Learn more about the proposed new community to the North of Fareham
Over the years, the Borough of Fareham has continually adapted to meet changing economic, social and environmental circumstances. Today, it faces new challenges as we strive to make it an even better and more prosperous place in which to live, work and spend leisure time.

This month sees an important step in this process with an independent inspection of the Council’s draft Core Strategy at an Examination in Public. The draft Core Strategy outlines our vision and plans to manage the challenges facing the Borough over the next 15 – 20 years. It identifies where new housing and businesses should be built, as well as highlighting areas for protection from development. It looks at new infrastructure, such as roads, open space and community facilities. It takes into account housing, economic, flood management, transport and environmental considerations. It is informed by national Government guidance, evidence from studies and views from local communities and businesses.

It includes the proposed development over the next 20 years of a sustainable new community in the North of Fareham to provide homes and jobs alongside new facilities such as shops and schools. The Council believes that developing a new distinct community is the most sustainable way to meet the Borough’s needs. The alternative would be a number of ad hoc developments across the Borough with no opportunities for new facilities, putting pressure on and changing the character of existing towns and villages. Areas of countryside would be lost between some of the towns and villages in the Borough, and there would be significant pressure on existing infrastructure such as schools, doctors, dentists and public transport.

In this special issue of Fareham Today, we set out details about our plans so that you have accurate information about the proposed new community, what it means for you and for the Borough and how you can continue to give us your views and get involved. Working with local businesses and communities has been an important part of our work so far. We are committed to developing these relationships so that we continue to have a Borough of which we can all be justifiably proud.

Proposed new community to the North of Fareham

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The changing face of Fareham

Over the years, Fareham has continually adapted to meet the changing economic, social and environmental needs of residents. Since its origins as the Saxon village of Ferneham, what we know now as Fareham Borough has grown considerably. Fareham itself grew from a small village dependent on farming to an area famed for brick and tile-making in the 17th century and then to a bustling market town by the 20th century. Its High Street of Georgian and Victorian buildings is one of the best county-town streets in southern England.

The Borough’s towns and settlements grew significantly in the 18th and 19th centuries. In more recent years, Whiteley and the western wards – Sarisbury, Locks Heath, Park Gate, Titchfeld Common and Warsash – have been developed to meet this growth. The western wards now rival the town of Fareham in terms of size and population.

Over the past 40 to 50 years, the Borough’s population has almost doubled and will continue to grow. According to projections by the Government’s Office of National Statistics, which take account of recent trends in births, deaths and people moving in and out of the Borough, its total population will increase by 9.6% by 2026. People are living longer which means that there will be a rise in the number of people who are over 65 years old. This age group is projected to increase by 44% by 2025. The rise in the number of people who are aged over 85 is expected to double by 2025.

This projected population increase, together with the fact that there is likely to be a rise in the number of households as more people live on their own, means there is a continuing need for new housing. Within this, the need for new affordable housing is particularly pressing.

At the same time, the 21st century brings other new challenges, such as providing jobs for local people to allow Fareham’s economy to continue to grow. Many residents travel out of the Borough to work in neighbouring areas, but just as many travel into the Borough for employment. The challenge is to provide more job opportunities for local people, reducing the need for travel.

Fareham Borough Council plays an important role in managing the need for development with the social, environmental and economic circumstances of the area. The Borough is growing and we need to plan for that. Difficult decisions have to be made to ensure the right balance, not just for now but for the future too.

Did you know?
• Over the past 40 to 50 years, the population of the Borough has almost doubled and will continue to grow.
• The Borough’s population is expected to rise by nearly 10% by 2026.
• The number of people in the Borough aged over 85 is expected to double by 2025.

A decision based on local housing need

The Council’s decision to support the development of a new community to the North of Fareham is based on local housing need. The Government believes significant levels of new development will be needed across the country to meet future demand for housing and other facilities. However, it says that this need must be determined at a local level and take into account the needs and aspirations of communities.

The Council has undertaken a variety of consultation and community engagement about the Borough’s future housing, economic, social and environmental needs. When asked for their views, most people who responded across the Borough said they would rather local housing need was met with a new community than extending existing towns and villages.

The potential development of a new community is an exciting opportunity for the Borough’s future, and its prosperity. The new community will be just that – a sustainable community with businesses, homes and facilities – not just a housing development. It will provide for the long term development needs of the Borough to 2031 and beyond. It will ensure that supporting infrastructure such as schools, shops and public transport is developed alongside new homes. At the same time as creating a vibrant new community and complementing other parts of the Borough, it will relieve pressure to build onto existing communities so that they can maintain their own character and identity.

The need for affordable housing

Affordability issues
• Average house prices are still just below their 2007 peak.
• The fall in house prices since 2007 and historically low interest rates have increased affordability. However, this has been affected by difficulties in getting mortgages and the need for high deposits.
• It is estimated that a total household income of £48,600 is needed to purchase a first time buyer property. The average individual annual income in the Borough is £26,520.
• Starting rents for two-bedroom accommodation in the private rented sector have increased to £151 per week in 2010, a rise of 10% on 2009 prices.

Local housing needs
• The number of families on the Council’s Housing Waiting List was 2,240 in January 2011, which has risen by 17% over the previous year, and 27% over the last three years.
• The total number of people seeking housing advice is increasing, and was around 1,200 in 2010/11.
• Looking ahead, it is estimated that the Borough needs 421 new affordable homes every year, based on recent studies.
A good quality of life – now and in the future

A sustainable approach

One of the key elements of a new community is its sustainability and making it a place where people want to live, work and visit, not just today but in the future too.

When we asked you for your views, you told us that any new community should provide an opportunity for sustainable living. As a result, we are committed to ensuring that the new community would be a shining example of this. It would be based on the concept of a convenient and self-sufficient community. This would include:

- Designing buildings, streets and open spaces to the highest possible standards, with the latest ‘green’ technologies incorporated where possible
- Providing jobs within and near to the new community and encouraging working from home so that the need to travel by car is reduced
- Creating neighbourhoods that are convenient, with local shops, schools and other facilities and open spaces within easy walking distance of homes
- Incorporating features for best use of energy and water and to minimise waste
- Introducing a new, faster bus system, new cycling and walking routes within and outside the community that are attractive to use
- Improved motorway access
- Providing affordable housing and facilities for young people and families
- Protecting and enhancing the environment, including local woodlands and wildlife sites within and near to the new community
- Providing green spaces for local residents and communities to use, such as community gardens, recreational and educational space
- Providing community facilities, including doctors, dentists, schools and churches

Job creation

As well as housing and new facilities it is planned that the new community will be a major location for new jobs, as business units will form part of the development.

There will be a wide range of job opportunities ranging from offices and manufacturing, together with shops, restaurants, schools and space for those who would like to start their own business. It is likely that there will be around 7000 new jobs of various types available. In particular, there will be a new employment area near to junction 11 of the M27.

Public Transport

An important part of travelling to and from the new community will be centred around a new Bus Rapid Transit (BRT) system. This will enable passengers to make quick journeys on high quality vehicles around the new community and to adjoining centres at Fareham, Gosport and Portsmouth.

The routes for the Bus Rapid Transit network for the wider area are shown on the map opposite. The route between Gosport and Fareham is already under construction and is expected to be complete in early 2012.

We would also be investigating rail links with the possible development of Totton Halt.

Learning lessons

Finding out how other areas of the country have successfully met the challenges of population growth is an important part of our work, and we and other councils share good practice about developments across the UK. There are a number of areas where new communities are being planned and we will work with these councils to share knowledge and experience.
Community Action Team (CAT) meetings
Summer 2011

Why should I go along?
The Executive Leader of Fareham Borough Council, Cllr Seán Woodward will be talking about the proposed new community to the North of Fareham.

When and where will they take place?
The CAT meetings will start at 7pm until 8.30pm and take place in six areas across the Borough.

- Crofton - Tuesday 7 June
  Holy Rood Church, Gosport Road, Stubbington

- Titchfield - Thursday 9 June
  The Malt Rooms, Titchfield

- Western Wards - Wednesday 15 June
  Sarisbury Green Community Centre, The Green, Sarisbury

- Fareham Town - Monday 20 June
  Neville Lovett School, St Anne’s Grove, Fareham

- Portchester - Tuesday 19 July
  Portchester Parish Hall, Assheton Court, Castle St, Portchester

Where will I find out more?
For more information visit: www.fareham.gov.uk/cats
email: cats@fareham.gov.uk
tel: 01329 236100

Learn more about the proposed new community to the North of Fareham

Choices and Difficult Decisions

The clear and growing need for more housing and increased job opportunities in the Borough means that the Council faces some difficult decisions. Doing nothing is not an option. The issue will not go away. For the Council, it means a clear role in community leadership and engagement. We believe it is better to plan and manage growth than to allow things to develop on their own where we all have little or no say in the future.

The alternative is to meet future need by allowing smaller housing developments on the edge of existing towns and villages. These housing developments would mainly be selected from the sites shown on the map overleaf, which landowners and developers have told the Council they are keen to build on.

In many cases, this would result in existing towns and villages merging and losing their own sense of ‘local community’. Smaller developments will also not necessarily result in new facilities, as developers will assume that existing schools, surgeries and community facilities will extend their services to new residents. Experience tells us that this puts a great deal of pressure on already stretched local services.

By building a new community of up to 7,000 homes to the North of Fareham we will be able to ensure that it has new services and facilities such as shops, business premises, schools, doctors and dentists. New open spaces, play and sports facilities will be planned from the beginning in order to support people living in the new community and surrounding areas.

For the Council, it means a clear role in community leadership and engagement. We believe it is better to plan and manage growth than to allow things to develop on their own where we all have little or no say in the future.

In many ways the issue would seem to be a simple choice – should the needs of the Borough be met by extending existing local communities or planning a single new sustainable community?
What this plan tells you

The proposed area for the new community lies to the north of Fareham and the M27, and can be seen marked in blue on the map. The areas shaded in red are other sites that the Council has been asked to consider for development by land owners and developers. The new community would meet most of the development needs of the Borough over a twenty year period which would mean that these other sites would not be needed.
Where are we now?

Planning for today and the future

The Council takes its community leadership role very seriously and has undertaken a great deal of work and a variety of studies to determine the best options for a sustainable future for the Borough and its people. The proposal for a new community to the North of Fareham is still at an early stage and is set out in a document called the draft Core Strategy. It outlines the Council’s vision in managing the issues and challenges facing the Borough along with potential options for the next 15 – 20 years. It identifies where new housing and businesses will be built in the Borough, as well as highlighting areas that will be protected from future development. It also looks at new infrastructure needs, such as improved roads, open space and community facilities. It takes into account subjects such as housing need, economic prosperity, flood management, transport and environmental considerations. It also considers national Government policies and guidance as well as evidence from studies and the views local people, businesses and communities have given us during our work with them. The draft Core Strategy recommends that a sustainable new community is developed to provide up to 7,000 homes and facilities over the next 20 years.

In discussion with the Council, local landowners have developed a Strategic Masterplan which shows three potential ways in which a new community could be laid out.

The draft Core Strategy can’t be adopted formally by the Council before it is assessed by a Government Planning Inspector during an Examination in Public in May. If, after the Examination in Public, the Planning Inspector accepts the proposal for a new community, an Area Action Plan will be developed to provide a more detailed framework for the new community. It will set out information such as the types of houses, the level of affordable housing, the amount, nature and location of employment opportunities and how open spaces will be created and maintained.

Timeline for the planning process

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<th>Date</th>
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<tr>
<td>19 November 2010</td>
<td>Fareham Borough Council approved its draft Core Strategy which includes a proposal for a sustainable new community</td>
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<tr>
<td>28 February 2011</td>
<td>Fareham Borough Council submits its draft Core Strategy to the Secretary of State</td>
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<tr>
<td>17 May 2011</td>
<td>Start of the Examination in Public</td>
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<tr>
<td>August 2011</td>
<td>Inspector’s Report due to be sent to the Borough Council</td>
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If the Inspector accepts the draft Core Strategy:

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<th>Date</th>
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<td>September 2011</td>
<td>Core Strategy adopted</td>
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<tr>
<td>Autumn 2011 to Spring 2012</td>
<td>Community engagement on options for the new community</td>
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<tr>
<td>Summer 2012</td>
<td>Consultation on draft Area Action Plan for new community</td>
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<tr>
<td>Spring 2013</td>
<td>Examination in public on Area Action Plan for new community</td>
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<tr>
<td>Autumn 2013</td>
<td>Area Action Plan for new community adopted</td>
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Future key dates

- 2013 – Outline planning permission for new community sought
- 2014 – Detailed planning permission and infrastructure for new community sought
- 2014 – Preparation of site starts
- 2016 – Development of housing and other facilities

What is an Examination in Public?

The Council’s plans for the Borough and our preferred option of a new community – set out in our draft Core Strategy – will be examined by an independent inspector. We submitted our draft Core Strategy to the Secretary of State at the end of February so that he could determine its ‘soundness’. He appointed Michael Hetherington to conduct an Examination in Public as the Planning Inspector.

The Examination will take place in Fareham between 17 and 26 May 2011. All of the hearings are held in public, and the proposed new community will be considered on Tuesday 17 May in the Council Chamber at the Civic Offices in Fareham from 10am until 5pm.

During that time, the Planning Inspector will consider evidence submitted and call groups and representatives to take part in a discussion. The Planning Inspector will then put together a report of his findings which will be submitted to us in August at the earliest and will be a public document. It will be available on the Council’s website at www.fareham.gov.uk and the outcome will be published on the Planning Inspectorate’s website.
Partnership is key to the Borough’s future

To make sure all options are considered and that decisions are made in the best interests of the Borough, there is a range of groups and committees looking at all aspects of future development.

The Local Development Framework Steering Group has elected members from across the Council’s political groups and meets 12 times a year. Although it doesn’t have decision-making powers, the Group considers planning policy matters and makes recommendations to the Council’s Executive.

The Council’s Executive, which meets 12 times a year, makes formal decisions and recommendations. It operates like the Government’s Cabinet. It is made up of six Borough Councillors, including one who is appointed as the Executive Leader. Each member of the Executive has responsibility for a specific range of Council activities (sometimes called portfolios) and will act as the Council’s spokesman for those functions. The portfolio-holder for Strategic Planning and Environment has responsibility for the possible development of the new community.

Major issues, such as the submission of the draft Core Strategy, are also considered by Full Council meetings. The 31 Councillors meet seven times a year. All Councillors were involved in the debate on the draft Core Strategy before it was approved in November 2010. Dates of meetings are published on the Council’s website, together with agendas and reports.

To make sure major plans are robust, sustainable and workable, representatives from partner organisations, Government agencies and departments and specific interest groups are also involved.

A further piece of the jigsaw is the views and involvement of local people and businesses. Their views have been considered as part of the Council’s plans and decision-making processes and provided a valuable perspective on the needs of the Borough over the coming years. This includes the Community Liaison Group with representatives from Knowle Village, Wickham, Funtley, Wallington, etc.

The Government’s view about planning

The Government is currently proposing to abolish the South East Plan, but this does not mean that new housing is not needed, nor is it a signal for local authorities to stop making plans for their area. The Government is in fact encouraging councils to actively plan for new growth, as it believes that significant levels of new development will be needed across the country to meet future demand for housing and other facilities. The Government also believes that councils should be responsible for planning the number of new homes required to meet local need.

The South East Plan currently states that the new community to the North of Fareham should have at least 10,000 homes. However, taking account of recent studies, the Council feels that a figure of up to 7,000 homes is more appropriate for the site.

The Government wants local people to have a greater voice in issues affecting their area. It expects local councils to ‘genuinely lead’ their communities and meet local peoples’ housing needs. The Borough Council is committed to doing this. We started six years ago when we began working with local people, communities and businesses to understand their needs. Our work concluded by asking residents across the Borough who are members of the Council’s e-panel for their views. The results revealed that the majority of them preferred the idea of a new community to the North of Fareham to developing gaps between towns and villages. Facilities high on a list of their priorities were new schools, health facilities and shops. A fast reliable bus service and managing the traffic on local roads were also seen as important.
What’s so good about a sustainable community?

Why would we prefer a sustainable new community?

- The Borough of Fareham is a popular place to live, work and spend leisure time, and it's growing. We must plan for that. Developing a new community will ensure that demand won’t be met in an ad hoc way but will be planned properly for the future.

- Developing a new distinct community to the North of Fareham represents the most sustainable way of meeting the Borough’s needs. The alternative would be to develop a number of smaller extensions to existing areas which would increase pressure on community infrastructure such as doctors, dentists, schools etc and facilities and change the character of existing towns and villages.

- Providing a new community doesn’t mean just building new homes. It’s also about creating economic prosperity and continuing to make the Borough a great place to live, work and enjoy. It would have a new district centre, secondary school, primary schools, health facilities, offices, other employment opportunities and open space.

- A new community would give us the opportunity to meet high environmental standards with good quality and sustainable new homes. It will enable us to include effective travel systems (walking & cycling routes and public transport) and green living at the start of its development.

- Developing a new community would enable us to provide a wide range of housing choice to create a balanced community, including affordable housing.

- Developing proposals for detailed planning of a new community would include extensive involvement of local communities and businesses to make sure issues are addressed and needs met.

- Developing infrastructure such as roads, schools and community facilities would be phased alongside the development of a new community so that the needs of residents can be met as they arise.

- Providing a new community would mean that we can maintain existing areas of the Borough and protect their individual character. It would avoid large extensions to existing areas and all the difficulties this brings with inadequate infrastructure and facilities.

- Employment to meet the needs of local residents would be created within the community. Alongside this, there would be a range of travel to work options including walking, cycling, public transport and improved access to the motorway.

The neighbourhood illustrated below is designed to reflect the qualities found in many of our most popular and successful communities. Different land uses and activities are mixed together and facilities and services are planned to be within walking distance of home. The design of the neighbourhood provides people with a range of travel choices and makes them less dependent on the car.

At the heart of the community is a mixed use centre focused around a civic space. There are a good range of shops, services and local facilities which meet most of the day to day needs of the community. There are homes above many of the shops which maintains a sense of life and activity in the evenings.

The main movement routes lead into and meet in the centre which is also the focus of the public transport network. The neighbourhood streets lead towards the main public transport routes leading to the centre and surrounding neighbourhoods. This makes it convenient for people to walk, cycle or catch the bus.

The neighbourhood has a range of different types of homes. There are apartments and town houses in the centre and along the main movement routes, with terraced, semi detached and detached homes in the residential areas. The density of development is highest in the centre and gradually decreases towards the edge of the neighbourhood.
We know that the issues presented by the many needs of the Borough and its communities are complex. Here, we answer some of the questions most frequently asked about a new community and the choices for the Borough.

What is the North of Fareham Strategic Development Area and where is it?
It is a proposed new community to meet the needs of local people. It would provide homes and jobs alongside new community facilities. It would be located North of the M27 and predominately to the West of the A32.

When is the development likely to start and when will it be completed?
Work would start onsite in 2016 and be completed around 2030. Basic infrastructure such as roads would start in 2014, with housing and business sites starting in 2016.

How large is it?
The new community would provide up to 7,000 new homes as well as business premises and community facilities such as shops and schools.

Why do we need a new community?
People are living longer, there are more one-person households and people such as first time buyers, are finding it difficult to get onto the housing ladder. There is also a demand for affordable homes.

Isn’t it just another housing estate?
We have involved community groups, businesses and local people since 2005, including consultation on the South East Plan and the Fareham Core Strategy. We have listened to what people have told us as we have developed our vision and plans for the Borough and its future.

I thought the Government had scrapped the need for more local housing?
The Government’s proposed abolition of the South East Plan doesn’t mean that new housing is not needed, nor is it a signal for local authorities to stop making plans for their area. The Government believes significant levels of new development will be needed across the country to meet future demand for housing and other facilities.

Why develop to the North of Fareham?
Developing a new community to the North of Fareham is the best way of meeting the Borough’s needs. The alternative would be to develop a number of smaller developments, seek your views and let you know how to get involved.

How have you involved the local community so far?
We have involved community groups, businesses and local people since 2005, including consultation on the South East Plan and the Fareham Core Strategy. We have listened to what people have told us as we have developed our vision and plans for the Borough and its future.

How can I have a say in what’s happening?
You can sign up to the Council’s database by emailing us your contact details at planningpolicy@fareham.gov.uk or write to Planning Policy at Fareham Borough Council, Civic Offices, Civic Way, Fareham, Hants PO16 7AZ.

How can I have a say in what’s happening?
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Making a difference
Regular communication and community engagement is playing a vital role in helping to shape the Borough’s future – and it will continue to do so. A variety of consultation and engagement has taken place over recent years to understand the current and future needs of the Borough, its residents and its businesses.

Six years ago, we began working with local people, communities and businesses to hear their views about local development opportunities and to understand their needs. When we asked residents across the Borough who sit on the Council’s e-panel for their views, the results revealed that the majority of them preferred the idea of a new community as a way of meeting the Borough’s needs rather than building in countryside gaps between towns and villages. Facilities high on a list of their priorities were new schools (primary and secondary), shops and a health centre. A fast reliable bus service and effective management of traffic on local roads were also seen as important.

The e-panel survey is just one part of our extensive communication and consultation work so far on the future development needs of the Borough. We also put articles in Council publications, on our website and in the media. We sent out questionnaires, held workshops, exhibitions, meetings and consultation events for a variety of groups, businesses and communities as well as for our partner organisations.

When we were putting together our draft Core Strategy, we wanted to hear what local people thought makes somewhere a popular place to live, what’s important for employment opportunities, what makes a good community, how transport is best delivered and what is important for a healthy lifestyle. Among the things you told us you wanted were:

- A community with its own identity
- A mix of open spaces, a network of footpath and cycle routes providing services within walking distance of homes
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Keeping you informed and involved
As part of its community leadership role, the Council will publish information through a range of channels so that you have all the information you need to give us your views and to get involved. We want you to be able to play a part in the future of the new community at every stage.

Your views and involvement will continue to be key to the way in which the Borough develops. Over coming months and years, we will keep you up to date with developments, seek your views and let you know how to have a say in the planning of the new community, should it be approved.

We will be doing this in a variety of ways, including:

- Council and partner publications – including Fareham Today, news releases, residents’ surveys and business surveys.
- Events – including exhibitions, workshops, meetings (such as Community Action Team meetings which are held three times a year across the Borough) and the Examination in Public.
- Media – the local, regional, national and specialist print and broadcast media.
- Online and digital – including the Council’s website, partner websites where appropriate, the social media such as Twitter etc., text messaging and the e-Panel.

It’s about your future so get involved and make sure you have a real part in it!
Want to know more?

If you would like to know more about the issues facing the future of the Borough, how you can find out more about our preferred option for a sustainable new community and how you can give us your views or get involved please:

Visit our website at www.fareham.gov.uk
Phone us on 01329 236100 and ask for planning policy
Email us at planningpolicy@fareham.gov.uk

You can also sign up to the Council’s database by emailing us with your contact details at planningpolicy@fareham.gov.uk or writing to Planning Policy at Fareham Borough Council, Civic Offices, Civic Way, Fareham, Hants PO16 7AZ.

Follow us on Twitter: @FarehamBC

If you would like to attend a CATs meeting, see page 8 for details.