

Appendix A

Council's Changes that go to Soundness

[Reference numbers are consistent with those in the Council's consolidated schedule of changes – Core Document reference CD27D].

Change Number	Document Page No.	Section / Paragraph	Proposed Change (deleted text shown as struck through and additional text shown in bold)																																																							
1.1	1	1.2	The Core Strategy sets out the spatial vision, a series of objectives designed to achieve the vision; overarching key policy areas which provide focus and link the objectives to the spatial strategy; core delivery policies; and an implementation and monitoring framework and an infrastructure and delivery strategy which set out how the spatial strategy will be delivered.																																																							
1.2	1	1.3	The Site Allocations and Development Management DPD will include details of proposed land use designations and review settlement boundaries across the remainder of the the Borough and more including Fareham (outside the Town Centre AAP area), the Western Wards, Whiteley, Portchester, Stubbington and Titchfield. The site allocations for development will include housing, employment, retail, leisure, sport, community facilities and open space and will be in line with the principles established within the Core Strategy for each respective settlement. Detailed development management policies will also be included.																																																							
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4.2	18	4.11	Ensuring that Fareham meets this target will also rely on safeguarding existing employment sites areas from other forms of development and retaining them for employment uses that contribute towards economic development. All employment areas within the Borough play a part in making up Fareham's economic profile, and losing individual sites to other forms of development that do not contribute towards economic development would																																																							

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			<p>have a negative impact on the planned economic growth in the Borough. It is recognised that there will be cases in some existing employment sites where it can be proven that the permitted employment uses are no longer appropriate and/or in a particular location, and in these cases other uses will be considered. This may be where a particular unit has remained vacant for an extended period of time or where the existing use does not suit its immediate surroundings. Policies which identify and protect existing employment sites will be included in the Site Allocations & Development Management Policies DPD. <i>(Note also further Inspector change set out in [IC5])</i></p>																																																																								
4.3	19	CS1	<p>Add paragraph after 6th bullet point: Employment sites and areas will be reviewed through the Site Allocations and Development Management Development Plan Document, informed by the Employment Land Review.</p>																																																																								
4.4	20	4.18	<p>The Fareham Borough Strategic Housing Land Availability Assessment (SHLAA) offers details on the supply of land for housing within the Borough. The table below shows an identified supply (i.e. excludes windfalls) for a further 2,485 2,479 net additional dwellings across the Borough (excluding the SDA) within the remaining plan period up to 2026. There have been 1,637 housing completions from 2006 - 2010, which exceeds the target of 1,360 units during that 4 year period (4/5 of first five year requirement of 1,700). This reduces the residual phased requirements (shown in the table below), which have also been recalculated into 5 year supply periods (as per PPS3) starting from 2010.</p>																																																																								
4.5	20 - 21	4.18 (table)	<table border="1"> <thead> <tr> <th></th> <th>2006 - 2010</th> <th>2010 - 2015</th> <th>2015 - 2020</th> <th>2020 - 2026</th> <th>Totals</th> </tr> </thead> <tbody> <tr> <td>Housing Completions</td> <td>1,637</td> <td></td> <td></td> <td></td> <td>1,637</td> </tr> <tr> <td>Residual Requirement</td> <td></td> <td>943</td> <td>596</td> <td>553</td> <td>2,092</td> </tr> <tr> <td colspan="6">Identified housing supply to meet residual requirement</td> </tr> <tr> <td>Fareham</td> <td></td> <td>239</td> <td>136</td> <td>301</td> <td>676</td> </tr> <tr> <td>Portchester</td> <td></td> <td>10</td> <td>28</td> <td>19</td> <td>57</td> </tr> <tr> <td>Stubbington & Hill Head</td> <td></td> <td>52</td> <td>12</td> <td>0</td> <td>64</td> </tr> <tr> <td>Titchfield</td> <td></td> <td>12</td> <td>16</td> <td>0</td> <td>28</td> </tr> <tr> <td>Western Wards</td> <td></td> <td>1,192</td> <td>273 276</td> <td>13</td> <td>1,478</td> </tr> <tr> <td>Whiteley</td> <td></td> <td>166 160</td> <td>16</td> <td>0</td> <td>182 176</td> </tr> <tr> <td>Total</td> <td></td> <td>1,674 1,665</td> <td>481</td> <td>333</td> <td>2,485 2,479</td> </tr> <tr> <td>Surplus/Deficit</td> <td></td> <td>+728 +722</td> <td>-112 -115</td> <td>-220</td> <td>+393 +387</td> </tr> </tbody> </table>		2006 - 2010	2010 - 2015	2015 - 2020	2020 - 2026	Totals	Housing Completions	1,637				1,637	Residual Requirement		943	596	553	2,092	Identified housing supply to meet residual requirement						Fareham		239	136	301	676	Portchester		10	28	19	57	Stubbington & Hill Head		52	12	0	64	Titchfield		12	16	0	28	Western Wards		1,192	273 276	13	1,478	Whiteley		166 160	16	0	182 176	Total		1,674 1,665	481	333	2,485 2,479	Surplus/Deficit		+728 +722	-112 -115	-220	+393 +387
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			<p><i>Source: Hampshire County Council Housing Monitoring and SHLAA analysis. Data has a base date of 1st April 2010</i></p>
4.6	21	4.20	<p>In achieving the housing target for the Borough outside the SDA it is expected that no greenfield sites will be required over and above existing commitments. In line with PPS3, priority has been given to the reuse of previously developed land within the urban area. Residential gardens are no longer defined as previously developed land within PPS3. As Fareham's housing targets can be met without considering residential garden sites, such sites do not form part of the identified potential (except where extant planning permission exists). The position on the consideration of garden sites is clarified in Chapter 5 and Policy CS6 The Development Strategy. However the Council recognises that in recent years a proportion of new housing development has been on residential garden sites within the urban areas and that PPS3: Housing (June 2010) removed residential gardens from the definition of previously developed land. Proposals on residential garden sites will be considered against policy CS17 in particular.</p>
4.9	22	CS2	<p>CS2 Housing Provision</p> <p>3,729 dwellings will be provided within the Borough to meet the South Hampshire sub-regional strategy housing target between 2006 and 2026, excluding the SDA. Favourable consideration Priority will be given as a priority to the reuse of previously developed land within the existing urban areas.</p> <p>Housing will be provided through;</p> <ul style="list-style-type: none"> • completions between April 2006 and March 2010 (1,637 units); • sites that already have planning permission (1,434 1,440 units); • dwellings on previously developed land; • sites allocated in earlier local plans; • the Strategic Development Allocation at the former Coldeast Hospital; • the Strategic Development Location at Fareham Town Centre; and • new allocations and redesignations to be identified through the Site Allocations and Development Management DPD <p>The distribution and scale of development between</p>

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			<p>settlements within the borough will be in accordance with Policy CS6. The supply of sites will be kept up-to-date through a regular review of the Strategic Housing Land Availability Assessment which will identify sites. Those that are allocated will be done so through the Site Allocations and Development Management Development Plan Document. The Annual Monitoring Report will inform the pace of housing delivery and update the housing trajectory.</p>																					
4.10	25	4.33 (table)	<p>Delete table and table data source footnote.</p> <table border="1"> <thead> <tr> <th>Centre</th> <th>Convenience (gross sqm)</th> <th>Comparison (gross sqm)</th> </tr> </thead> <tbody> <tr> <td>Fareham</td> <td>Tesco superstore on the edge of centre Foundry site (2011) (3,900sq.m net sales floorspace of which 70% is for convenience goods)</td> <td>Potential development of large shops and stores (mainly over 500sq.m) from 2021. About 10,000 to 20,000 sq.m at 2021, with more by 2026.</td> </tr> <tr> <td>Locks Heath</td> <td>Convenience floorspace of up to 1,350 sq.m (2016)</td> <td>Limited comparison goods floorspace in line with existing commitments</td> </tr> <tr> <th>Centre</th> <th>Convenience (gross sqm)</th> <th>Comparison (gross sqm)</th> </tr> <tr> <td>Portchester</td> <td>Convenience floorspace of up to 1,350 sq.m (2016)</td> <td>Limited comparison floorspace from 2016</td> </tr> <tr> <td>Stubbington</td> <td>Convenience floorspace of up to 1,350 sq.m (2021)</td> <td>Limited comparison floorspace from 2021</td> </tr> <tr> <td>Strategic Development Area</td> <td>Large food store of about 3,000 sq.m net sales area</td> <td>Comparison goods floorspace in a large food store, and other shops (2021)</td> </tr> </tbody> </table> <p>Source: Based on the DTZ Fareham Retail and Centres Planning Study Update Summary and Conclusions</p>	Centre	Convenience (gross sqm)	Comparison (gross sqm)	Fareham	Tesco superstore on the edge of centre Foundry site (2011) (3,900sq.m net sales floorspace of which 70% is for convenience goods)	Potential development of large shops and stores (mainly over 500sq.m) from 2021. About 10,000 to 20,000 sq.m at 2021, with more by 2026.	Locks Heath	Convenience floorspace of up to 1,350 sq.m (2016)	Limited comparison goods floorspace in line with existing commitments	Centre	Convenience (gross sqm)	Comparison (gross sqm)	Portchester	Convenience floorspace of up to 1,350 sq.m (2016)	Limited comparison floorspace from 2016	Stubbington	Convenience floorspace of up to 1,350 sq.m (2021)	Limited comparison floorspace from 2021	Strategic Development Area	Large food store of about 3,000 sq.m net sales area	Comparison goods floorspace in a large food store, and other shops (2021)
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4.11	25	CS3	<p>CS3 Vitality and Viability of Centres</p> <p>Development will be permitted provided it maintains and enhances the current hierarchy of the retail centres:</p>																					
4.12	28	4.44	<p>The Council recognises that additional growth in the Borough, in-combination with growth in neighbouring authorities, without appropriate management and mitigation, could lead to adverse effects upon the European Sites. It will continue to work with the other PUSH authorities to provide further certainty on likely impacts and the implementation of any necessary avoidance or mitigation measures. Initial work on likely changes in atmospheric pollution has been completed and further work on the impact of these changes on the sites will be carried out when the necessary traffic information is available later this year. The Borough Council will also support any</p>																					

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			further work that may be required on assessing impacts on the New Forest, in particular recreational disturbance, and air quality and proposing any necessary avoidance or mitigation measures. The Borough Council also supports the 2002 Brent Goose Strategy and the 2010 Solent Waders and Brent Goose Strategy project and will continue to give suitable protection to identified important sites. The Borough Council will recognise the importance of the whole network of sites to maintain or enhance available feeding and roosting resources.
4.13	29	CS4	<p>This will include a suite of mitigation measures, with adequate provision of alternative recreational space, and support via developer contributions for access management measures within and around the European sites and mitigation for impacts on air quality due to road traffic, supported by developer contributions where appropriate. Development likely to have an individual or cumulative adverse impact will not be permitted unless the necessary mitigation measures have been secured.</p> <p>The Council will, through its Annual Monitoring Report, Local Air Quality Management and ongoing visitor surveys and related activities, scrutinise the effectiveness of the joint strategic approach to avoidance and mitigation of effects on European sites. It will adjust the rate, scale and/or distribution of housing or employment development across the Borough to respond to the findings of new evidence where appropriate, including the Solent Disturbance and Mitigation Project in order to preserve the integrity of European sites. .</p>
4.14	33	4.65	The SDA will connect initially with Junction 10 and in the longer term a link to with Junction 11 may be required.
4.15	34	4.68	The Council recognises the output from the study which indicates that issue of the Stubbington bypass would need to be reviewed in the medium and long term as in the short term, up to 2015, a positive cost benefit case in support of a bypass would be extremely difficult to substantiate, that there is little prospect of funding during the plan period, that a bypass is likely to worsen already congested junctions and links leading to Segensworth and M27 Junction 9, and is counter to the transport strategy of Reduce, Manage and Invest.
4.16	34	4.67	In particular, the key priorities in the short term (up to 2015) will be to complete the first phase of BRT up to Redlands Lane, which allows for cycling also, traffic control and priority measures at Peel Common roundabout, completion of Quay Street roundabout

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			alterations, online widening and construction of a shared use footway at Newgate Lane , replacement of Newgate Lane roundabouts with signals and priority measures and general improvements to walking and cycling infrastructure. However, it is recognised that, with the exception of BRT up to Redlands Lane and online widening of Newgate Lane , the presently known sources of funding are insufficient to fully implement the short term strategy.
4.17	34	4.71	The Core Strategy Infrastructure Delivery Plan identifies the currently known key transport infrastructure required to deliver the spatial strategy. Additional infrastructure will be identified in the SDA and Fareham Town Centre Area Action Plans and other DPD's.
4.18	35	CS5	New bullets to be added to 1. <ul style="list-style-type: none"> • Works identified at Newgate Lane, Fareham. • Potential for a rail station for the SDA
4.19	35	CS5	Addition to bullet point 2: <ul style="list-style-type: none"> • Access to the Strategic Development Area north of Fareham, including land at Junction 10 and 11 of the M27 motorway and from Junction 11 to the A32 (subject to the outcome of the sub regional transport modelling);
5.1	37	5.1	This approach means that no new greenfield development over and above existing commitments is expected in Fareham Borough, outside the SDA⁴. Clarified at South East Plan Examination - Panel Report August 2007 (paragraph 46.79)
5.2	39	5.11	Whilst the Council recognises that in recent years a large proportion of new housing development has been on residential garden sites within the urban areas, PPS3: Housing (June 2010) removed residential gardens from the definition of previously developed land. The Council, in accordance with PPS3 makes a presumption in favour of the re-use of previously developed land, and as such will only consider development on residential gardens in the settlement areas, where it results in significant environmental benefits, or contributes to the delivery of identified affordable housing needs, by way of 100% on-site provision. Significant environmental improvements may arise as a result of the following: where schemes involve the removal of existing dwellings which are out of scale or keeping with the prevailing character of the area and their replacement with high quality development; the erection of dwellings along a site frontage where the

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			development would help to provide and strengthen continuity to a street frontage; where the proposal enables the retention or improvement of existing desirable site features including buildings which would otherwise be threatened or lost; schemes which would enable remediation of land and the removal of land contamination.
5.3	39	5.12	The Strategic Housing Land Availability Assessment (SHLAA) indicates that, taking account of completions since the start of the plan period, the remaining housing requirement for the borough (outside of the SDA) is 2,092 units. The SHLAA shows a net housing potential of 2,479 2,485 dwellings which could be delivered on land already identified, which exceeds the remaining target by 387 393 dwellings. The SHLAA does not include a windfall allowance for dwellings which come forward on unidentified sites.
5.5	40	5.19	Any development that would be likely to have a significant effect on a European site either alone or in combination with other plans or projects will be subject to assessment under the Habitats Regulations at the project application stage. Development likely to have an individual or cumulative adverse impact will not be permitted unless the necessary mitigation measures have been secured. This may result in adjustments to the distribution of additional housing in the Borough shown in policies CS7-CS11 which is based on the current SHLAA.
5.6	41	5.20	Within Fareham, the SHLAA identifies potential for about 676 dwellings, whilst employment floorspace potential is calculated at around 13,000 sq ms. There are potential opportunities for further employment and retail development, particularly in Fareham town centre, identified in the employment and retail studies. In particular, Fareham town centre has strategic potential to accommodate further development. It presents The studies identify opportunities for retail expansion (including a new supermarket at the Foundry site of 3,900sq.m (net) sales floorspace, plus up to 20,000 sq ms gross of comparison retail floorspace), for office (10,000 sq ms), community and residential use (around up to 350 dwellings). The Fareham Town Centre Area Action Plan, Issues and Options document identified areas of potential development opportunity around the station, West Street, the Civic Centre and Market Quay.
5.7	41	5.23	In Whiteley, limited opportunities for further residential development have been identified in the SHLAA (176 182 dwellings).

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5.8	42	CS6	<p data-bbox="639 271 1075 300">CS6 The Development Strategy</p> <p data-bbox="639 338 1422 544">Development in the Borough will be permitted, where it is consistent with the character, accessibility, infrastructure and services of the settlement and has acceptable impacts on both the historic and natural environment. Opportunities will be taken to achieve environmental enhancement where possible.</p> <p data-bbox="639 584 1086 613">Development will be focussed in:</p> <ul data-bbox="687 636 1422 1111" style="list-style-type: none"> <li data-bbox="687 636 1422 775">• i. Fareham (Policy CS7), and the Western Wards & Whiteley (Policy CS9), Portchester, Stubbington & Hill Head and Titchfield (Policy CS11); <li data-bbox="687 797 1422 898">• ii. Land at the Strategic Development Locations to the North of Fareham (Policy CS13) and Fareham Town Centre; (Policy CS8); <li data-bbox="687 920 1422 1021">• iii. Land at the Strategic Development Allocations at the former Coldeast Hospital (Policy CS10) and former HMS Daedalus Airfield (Policy CS12); <li data-bbox="687 1043 1422 1111">• iv. In Portchester, Stubbington and Titchfield (Policy CS11) <p data-bbox="639 1151 1422 1496">In identifying land for development, the priority will be for the reuse of previously developed land, within the defined urban settlement boundaries including their review through the Site Allocations and Development Management DPD, taking into consideration its biodiversity / potential community value, the character, accessibility, infrastructure and services of the settlement and impacts on both the historic and natural environment. Opportunities will be taken to achieve environmental enhancement where possible.</p> <p data-bbox="639 1536 1422 1704">In the event that identified development needs cannot be accommodated on previously developed land in the urban settlements, the Council will favourably consider development on other sites in the following order of preference:</p> <ul data-bbox="663 1727 1390 1809" style="list-style-type: none"> <li data-bbox="663 1727 1390 1756">i. Derelict or vacant land in the urban settlements; <li data-bbox="663 1778 1390 1809">ii. Residential gardens in the urban settlements <p data-bbox="639 1861 1422 2007">In exceptional circumstances development on residential gardens in the urban settlements will be considered favourably where it results in significant environmental benefits, and/or is a wholly affordable housing scheme.</p>

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			<p>Development which would have an adverse effect on the integrity of protected European conservation sites which cannot be avoided or adequately mitigated will not be permitted. This will be informed by the results of ongoing surveys and research, including the Solent Disturbance and Mitigation Project, which may result in adjustments to the scale and/or distribution of development set out in policies CS7-CS13 and could reduce the overall level of development</p> <p><i>An additional change suggested by the Council in respect of this policy is not recommended. See main report (paragraph 31).</i></p>
5.9	43	New para. inserted below 5.27	<p>The Site Allocations and Development Management DPD will include details of proposed land use designations and review settlement boundaries in Fareham (outside the Town Centre Area Action plan area). The site allocations for development will include housing, employment, retail, leisure, sport, community facilities and open space and will be in line with the principles established in the Core Strategy for Fareham. Detailed development management policies will also be included.</p>
5.10	43	CS7	<p>CS7 Development in Fareham</p> <p>Development will be permitted within the Fareham settlement boundary where it contributes to one or more of the following:</p> <ul style="list-style-type: none"> • the provision of around 680 700 dwellings in the period 2010-26 (including around up to 350 within the Fareham Town Centre area); • employment floorspace for B1 development, in the region of 13,000sqm; • the expansion and strengthening of the role of the town centre, including a new supermarket on the Foundry site, of 3,900sq.m net sales floorspace and up to 20,000sq.m of additional comparison retail floorspace by 2024;
5.11	44	5.33	<p>The broad level of development for the town centre is set out in the table below. The Retail Study Update (2009) identifies a need for additional shopping provision within Fareham town centre. Significant potential has been identified through work undertaken for the Issues and Options stage of the Town Centre Area Action Plan. However, the initial work undertaken indicates that the</p>

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			<p>levels of development sought will be approximately that set out below. The detailed proposals will be set out in the Fareham Town Centre Area Action Plan. The exact scale of potential comparison floorspace required within the Town Centre will depend on its proposed location and the progress of other planned large scale retail developments outside the Borough, such as Portsmouth Northern Quarter.</p>								
5.12	45	Table at 5.33	<table border="1"> <tr> <td>Residential development</td> <td>up to Around 350 dwellings dependent on the development strategy adopted</td> </tr> <tr> <td>Employment development</td> <td>10,000sqm B1 office floorspace</td> </tr> <tr> <td>Retail development</td> <td>A new supermarket of 3,900 sq.m net plus 20,000sq.m additional comparison shopping by 2024.*</td> </tr> <tr> <td>Replacement health and communities centre facilities</td> <td></td> </tr> </table>	Residential development	up to Around 350 dwellings dependent on the development strategy adopted	Employment development	10,000sqm B1 office floorspace	Retail development	A new supermarket of 3,900 sq.m net plus 20,000sq.m additional comparison shopping by 2024.*	Replacement health and communities centre facilities	
Residential development	up to Around 350 dwellings dependent on the development strategy adopted										
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Retail development	A new supermarket of 3,900 sq.m net plus 20,000sq.m additional comparison shopping by 2024.*										
Replacement health and communities centre facilities											
5.13	45	CS8	<p>CS8 Fareham Town Centre Strategic Development Location</p> <p>The sub regional role of Fareham town centre will be strengthened through major proposals for retail, office, leisure and culture facilities which will be directed to this location. Development will be permitted where it is in accordance with the Fareham Town Centre Area Action Plan and makes provision for:</p> <ul style="list-style-type: none"> • a new supermarket on the Foundry site, of 3,900sq.m net sales floorspace • around up to 350 dwellings; • up to 20,000sq.m of additional comparison shopping floorspace; 								
5.14	46	5.36	<p>The Western Wards has the potential to accommodate a significant share of the development requirements, supported by a range of facilities and generally good public transport access. The main centre and facilities at Locks Heath district centre, is supported by smaller local facilities at Park Gate and Warsash. The Locks Heath district centre will provide additional shopping facilities. The Retail Study update identifies a need for about 1,350sqm (gross) convenience with some limited</p>								

Change Number	Document Page No.	Section / Paragraph	Proposed Change (deleted text shown as struck through and additional text shown in bold)
			additional comparison floorspace from 2016 onwards. Other identified needs include additional health facilities, cemetery provision, playing fields and allotments. The development of a new community hospital at Coldeast will contribute in assisting access to health facilities and address Community Strategy priorities. A significant amount of residential development can be accommodated within the Western Wards, with the SHLAA identifying the potential for 1,478 1,484 dwellings.
5.15	46	5.37	Additional limited development is proposed at Whiteley, with the SHLAA identifying the potential for 176 182 dwellings.
5.16	46	New para. inserted below 5.38	The Site Allocations and Development Management DPD will include details of proposed land use designations and review settlement boundaries in the Western Wards and Whiteley. The site allocations for development will include housing, employment, retail, leisure, sport, community facilities and open space and will be in line with the principles established in the Core Strategy for the Western Wards and Whiteley. Detailed development management policies will also be included.
5.17	46 - 47	CS9	<p>CS9 Development in the Western Wards & Whiteley</p> <p>Development will be permitted within the Western Wards and Whiteley settlement boundaries where it protects their setting and the natural, historic, biodiversity and cultural resources and contributes to one or more of the following:</p> <ul style="list-style-type: none"> • the provision of around 1,480 1,500 dwellings between 2010 and 2026 in the Western Ward settlements and around 180 dwellings at Whiteley; • economic development through the provision of 1,000sqm of B1 and 29,000sq.mof B2/B8 floorspace in the western ward settlements and around 46,000 23,000 sqm of B1 floorspace and 7,500 sqm of B2/B8 floorspace at Whiteley; • local facilities for business, leisure, culture or community facilities, including the provision of a community hospital, open space, sports pitches, allotments and cemetery provision at the former Coldeast Hospital site; • supports sustainable transport and an enhanced pedestrian environment; • supports the provision of additional access to and/or enhanced biodiversity at Chilling/Brownwich and in the Hamble Valley

Change Number	Document Page No.	Section / Paragraph	Proposed Change (deleted text shown as struck through and additional text shown in bold)																
			<p>where possible contributing to the conservation or enhancement of the interest features of nearby sites of national or international importance;</p> <ul style="list-style-type: none"> • expansion of the district centre, including additional convenience floorspace 1,350sqm gross from 2016 onwards; • a swimming pool in the Western Wards. 																
5.18	49	New para. inserted below 5.45	<p>The Site Allocations and Development Management DPD will include details of proposed land use designations and review settlement boundaries in Portchester, Stubbington & Hill Head and Titchfield. The site allocations for development will include housing, employment, retail, leisure, sport, community facilities and open space and will be in line with the principles established in the Core Strategy for Portchester, Stubbington & Hill Head and Titchfield. Detailed development management policies will also be included.</p>																
5.19	49-50	CS11	<p>CS11 Development in Portchester, Stubbington & Hill Head and Titchfield</p> <p>Small scale development will be permitted within the settlement boundaries of Portchester, Stubbington & Hill Head and Titchfield where it:</p> <ul style="list-style-type: none"> • protects the setting of the settlement; • protects their natural, historic, biodiversity and cultural resources; • contributes to the provision of green infrastructure; • maintains and strengthens the character, vitality and viability of district and local centres; • contributes to the following levels of development. <table border="1"> <thead> <tr> <th>Settlement Area</th> <th>Residential Development</th> <th>Employment Development</th> <th>Retail Development</th> </tr> </thead> <tbody> <tr> <td>Portchester</td> <td>Around 60 57 dwellings</td> <td>1,800sqm B1 300sqm B2/B8</td> <td>Convenience floorspace of up to 1,350sqm gross from 2016</td> </tr> <tr> <td>Stubbington & Hill Head</td> <td>Around 60 64 dwellings</td> <td></td> <td>Convenience floorspace of up to 1,350sqm gross from 2021</td> </tr> <tr> <td>Titchfield</td> <td>Around 30 28 dwellings</td> <td>650sqm B1</td> <td>No need identified</td> </tr> </tbody> </table>	Settlement Area	Residential Development	Employment Development	Retail Development	Portchester	Around 60 57 dwellings	1,800sqm B1 300sqm B2/B8	Convenience floorspace of up to 1,350sqm gross from 2016	Stubbington & Hill Head	Around 60 64 dwellings		Convenience floorspace of up to 1,350sqm gross from 2021	Titchfield	Around 30 28 dwellings	650sqm B1	No need identified
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Change Number	Document Page No.	Section / Paragraph	Proposed Change (deleted text shown as struck through and additional text shown in bold)
5.20	51	5.51	The central part of the airfield which incorporates the runways has been acquired by the Maritime and Coastguard Agency for its operational flying uses.
5.21	51	5.52	The remainder of area surrounding the operational airfield, including the taxiways, aircraft parking areas, hangars and existing buildings, has been acquired by SEEDA who has prepared an informal Visionary Framework ² for the site.
5.22	55	CS12	<ul style="list-style-type: none"> • it delivers, or facilitates the delivery of high quality development including: <ul style="list-style-type: none"> i appropriate utility service provision (water, waste water, energy and communications).
5.24	59	new paragraph after 5.91	The development of the SDA is due to start on site during 2014/15 and to be completed by 2031. The estimated housing trajectory, set out in Appendix 3 predicts that around 5,350 dwellings will be completed within the Plan period, though the AAP will explore mechanisms to expedite this rate of delivery.
5.25	62	5.108	<i>Council change not recommended: superseded by IC2.</i>
5.26	63	5.114	<i>Council change not recommended: superseded by IC2.</i>
5.27	64	5.115	The Strategy is based on the following key assumptions principles :
5.28	64	5.117	Until the AAP is finalised the Strategy will remain a live document developing further throughout the planning process with options to be ratified and tested as the Sub Regional Transport Model (SRTM) multi modal transport evidence base becomes available in mid 2011. The options to be tested by testing of the outcomes of the model will be undertaken to the satisfaction of the local Highway Authority, and the Highways Agency in order to ensure that the outputs will identify the likely any impact on the local or and strategic transport networks and that suitable mitigation measures can be delivered in order can be properly mitigated, and to ensure that there will be no unacceptable impact upon nearby local communities.
5.31	66	5.125	It focused on specific access issues and tested various potential transport interventions against a range of environmental and land-use issues. While the M27 Corridor Study and the earlier studies helped to inform the transport options for the SDA, the development of the preferred option will be reliant on the outcomes of the sub regional transport model and will be advanced through the AAP.
5.32	67	5.128	It is anticipated that the timing and outputs of this comprehensive modelling process will underpin a more detailed transport strategy and phasing plan to be

² Daedalus Visionary Framework, South East England Development Agency, January 2009

Change Number	Document Page No.	Section / Paragraph	Proposed Change (deleted text shown as struck through and additional text shown in bold)
			<p>progressed through the AAP and subsequent planning application. A Technical Note³, prepared on behalf of the Consortium, was submitted to the Highways Agency and TfSH in September 2010, this document defines a potential programme of highway improvements, and the forecast timing of the interventions, sufficient to mitigate the impacts of the SDA on the immediate junctions with the M27, and will assist in defining the work programme in respect of the transport strategy required to support the AAP.⁴ The Technical Note was prepared at the behest of the Highways Agency to provide them with a more detailed assessment of the impacts of the SDA, and development close to Junction 9 at Whiteley, upon the strategic highway network. The purpose of this Technical Note was to give the HA added confidence that an appropriate mitigation package was achievable and deliverable (funded by the developer). The Highways Agency subsequently provided comments on this technical note⁵.</p>
5.33	69	5.138	<p>The Core Strategy is accompanied by an separate infrastructure delivery plan which sets out the main items of social and physical infrastructure, and identifies in broad terms who will be expected to deliver it and by when. However the AAP will include a more detailed infrastructure delivery strategy which sets out the full extent of the physical and social infrastructure required to support the new community, the phasing and potential sources of funding. The AAP will also need to set out the management principles and demonstrate how all the social assets including green infrastructure will be maintained and managed.</p>
5.36	71-74	CS13	<p>CS13 North of Fareham Strategic Development Area</p> <p>Permission will be granted for the development of a Strategic Development Area to the north of Fareham following the adoption of an Area Action Plan and the preparation of a comprehensive masterplan for the development. The development will include provision for between 6,500- 7,500 dwellings, unless it is found that this level of housing cannot be delivered without adversely affecting the integrity of protected European conservation sites. If any potential adverse effects cannot be avoided or adequately mitigated, the level and</p>

³ Fareham North SDA Technical Note 2 (2010): Junctions 10 and 11 Capacity Analysis and Phased Mitigation (CE88)

⁴ Highways Agency Technical Response to Fareham North SDA Technical Note 2 (2010): Junctions 10 and 11 Capacity Analysis and Phased Mitigation (CE89)

⁵ Highways Agency Technical Response to Fareham North SDA Technical Note 2 (2010): Junctions 10 and 11 Capacity Analysis and Phased Mitigation (CE89)

Change Number	Document Page No.	Section / Paragraph	Proposed Change (deleted text shown as struck through and additional text shown in bold)
			<p>scale of development might would need to be reduced accordingly to ensure that there are no adverse effects on the integrity of any European sites. The development will also provide supporting environmental, social and physical infrastructure, retail and employment floorspace to both support the economic development and to contribute towards meeting the economic development objectives of the South Hampshire Sub-Region. The new community will aim to be as self-contained as possible, whilst complementing and supporting the established town centre of Fareham and adjoining settlements.</p> <p><u>The high level development principles are:</u></p> <ul style="list-style-type: none"> • the new development will create an inclusive and cohesive community, built upon the principles of sustainability; • the development will be an exemplar of sustainable design, and resource efficiency, and will minimise water consumption and carbon emissions arising from operational energy use in new and existing buildings and infrastructure within the SDA; • <i>(Council changes to 3^d bullet are not recommended: superseded by IC1.)</i> • the layout will create a connected network of Strategic Green Infrastructure, open spaces and recreational facilities that respects and enhances the landscape qualities of the area and meets the needs of the new community; and avoids or mitigates the potential ecological impacts of the development, and provides a net gain in biodiversity in the area. The basis for developing a Green Infrastructure Strategy will be to conserve and enhance the existing landscape, historic and ecological features on the site and adjacent areas, whilst linking new and established green spaces within the built environment and connecting the urban area to its wider rural hinterland; • the provision of Green Infrastructure to meet the recreational needs of additional residents, to contribute to the access networks to the natural environment and BAP targets to achieve a net gain for biodiversity, to make a

Change Number	Document Page No.	Section / Paragraph	Proposed Change (deleted text shown as struck through and additional text shown in bold)
			<p>positive contribution towards implementing the Partnership for Urban South Hampshire Sub-Regional Green Infrastructure Strategy, and to ensure that any potential adverse effects on nationally and internationally protected sites identified through the SA/ HRA work are avoided. Where adequate mitigation or avoidance measures cannot be achieved on site through the provision of Green Infrastructure a financial contribution will be sought to provide off-site mitigation measures such as managing access to nationally or internationally important sites or the provision of off-site Green Infrastructure;</p> <ul style="list-style-type: none"> • green buffers will be incorporated into the layout to prevent coalescence with Knowle, Wickham, Funtley and Fareham; • the AAP and masterplan will be developed in accordance with the Emerging Transport Strategy, which is based on the following key principles; <ul style="list-style-type: none"> o The SDA will have high levels of self containment; o The SDA will address a significant proportion of trips through the development of robust reduce and manage policies; o Bus Rapid Transit (BRT) will form a key component of the access strategy; o Access will initially be via the A32 and junction 10 of the M27; o At a later stage a link road will may be required from the A32 to junction 11 of the M27; o A phasing plan will be agreed, setting out how the rate of development will be linked to the funding and provision of the necessary transport infrastructure. • the new link road and junction arrangements the longer term transport interventions will need to be carefully designed to minimise the impacts on the strategic road network and fully mitigate any environmental or traffic impacts. It will also need to help facilitate an effective Bus Rapid Transit system; • a balanced package of measures will be

Change Number	Document Page No.	Section / Paragraph	Proposed Change (deleted text shown as struck through and additional text shown in bold)
			<p>introduced to encourage smarter transport choices to meet the needs of the new development, and maximise the opportunities for sustainable travel; including the provision of a network of footpaths, cycleways and bridleways to enhance permeability within the site and to access the adjoining area; connection to the Bus Rapid Transit system; and effective measures to mitigate the transport impacts of the proposed development on the strategic and local road network;</p> <ul style="list-style-type: none"> • the development will provide supporting social and physical infrastructure; including a range of convenience and comparison shopping, local employment, health, community and leisure facilities centred around a new district centre, together with provision for pre-school, primary and secondary education. Up to three local centres will be provided to act as neighbourhood hubs for the provision of social infrastructure and local employment opportunities; • the layout will provide for a range of housing types, sizes and tenures to meet the needs of the new community and aim to provide between 30-40% affordable housing; • a Sustainable Drainage System will be fully integrated into the network of open spaces, to mitigate potential flood risk, allowing the SDA to adapt to climate change whilst providing biodiversity benefits and enhanced recreational opportunities. The development must also provide sewerage infrastructure.
5.37	75	CS14	<p>Acceptable forms of development will include that essential for provision of agriculture, forestry, and horticulture and required infrastructure. with † The conversion of existing buildings will be favoured.</p>
6.1	86-87	CS17	<p>CS17 High Quality Design</p> <p>All development, buildings and spaces will be of a high quality of design and be safe and easily accessed by all members of the community. Proposals will need to demonstrate adherence to the principles of urban design and sustainability to help create quality places. In particular development will be designed to:</p>

Change Number	Document Page No.	Section / Paragraph	Proposed Change (deleted text shown as struck through and additional text shown in bold)
			<ul style="list-style-type: none"> • respond positively to and be respectful of a contextual analyses of the key characteristics of the area, including heritage assets, landscape, scale, form, spaciousness and use of external materials. • provide continuity of built form, a sense of enclosure with active frontages to the street and safety of the public realm, • ensure permeable movement patterns and connections to local services, community facilities, jobs and shops, • create a sense of identity and distinctiveness and one that is legible, • enable and/or encourage a mix of uses and diversity in an area, • ensure that the public realm has pedestrian priority⁷⁶, is safe, secure, functional and accessible, and is constructed of quality materials and well maintained, • enable buildings to provide flexible accommodation, which can be adapted to suit all members of a community throughout their lifetime, • provide green infrastructure, including landscaping, open spaces, greenways and trees within the public realm, and • provide appropriate parking for intended uses taking account of the accessibility and context of a development and tackling climate change. <p>In addition new housing will be required to:</p> <ul style="list-style-type: none"> • secure adequate internal and external space, dwelling mix, privacy, and sunlight and daylight to meet the requirements of future occupiers. <p>Demonstration of adherence to the principles must be set out within design and access statements, and/or where relevant, design codes, briefs, frameworks or masterplans, and to include a contextual analysis. Where relevant, a report by a licensed assessor which sets out compliance with the BREEAM and/or Code for Sustainable Homes level operating at the time of any application for planning permission.</p> <p><i>(The further Council change to this policy is not recommended: superseded by IC8)</i></p>
6.2	86	CS19	<u>CS19 Gypsies, Travellers and Travelling Showpeople Population</u>

Change Number	Document Page No.	Section / Paragraph	Proposed Change (deleted text shown as struck through and additional text shown in bold)
			<p>Gypsy and Traveller and Travelling Showpeople pitches will be permitted or allocated in accordance with current government policy to meet the needs identified in the Gypsies and Travellers and Travelling Showpeople Accommodation Assessments updated as necessary. Any specific sites identified within the Borough will be allocated in the Site Allocations and Development Management Development Plan Document.</p> <p>In identifying sites through the Site Allocations and Development Management Development Plan Document for Gypsies and Travellers and Travelling Showpeople, previously developed land within or on the edge of urban areas will be considered before sites in rural locations. The site must be suitable for this type of accommodation in that it meets the criteria below and there is a realistic likelihood it will come forward during the plan period, taking into account site constraints such as flood risk, access to the highway network and infrastructure.</p> <p>Planning permission will be granted, or site allocations proposed, where the following criteria can be met:</p> <ul style="list-style-type: none"> • The site must be suitable for this type of accommodation and have a realistic likelihood it will come forward during the plan period, taking into account land value and site constraints such as flood risk, access to the highway network and infrastructure; • Previously developed land within or on the edge of urban areas will be considered before sites in rural locations; • The site is accessible to shops, schools and health facilities by public transport, on foot or by cycle; • In the case of Travelling Showpeople sites, the site includes sufficient space for storage and maintenance of equipment and the parking and manoeuvring of all vehicles associated with the occupiers; • The site is capable of being provided with adequate on - site services for water supply, power, drainage, sewage disposal and waste disposal facilities.
6.3	86	6.38	<p>The Council will seek contributions or measures in line with government regulations and guidance although the approach is being reviewed through a tariff on development to finance the necessary infrastructure. Currently this is provided by DCLG Circular 05/2005 and</p>

Change Number	Document Page No.	Section / Paragraph	Proposed Change (deleted text shown as struck through and additional text shown in bold)
			Community Infrastructure Levy regulations. The tariff based approach is currently referred to as the Community Infrastructure Levy (CIL) (as at April 2010), but is being reviewed by government.
6.4	87	6.40	The Core Strategy Infrastructure Delivery Plan identifies the known key infrastructure required to deliver the spatial strategy. Additional infrastructure will be identified in the SDA and Town Centre Area Action Plans and other DPD's.
6.5	87	CS20	Development will be required to provide or contribute towards the provision of infrastructure either through planning conditions, legal agreement or directly through the service provider. Contributions or provision will may also be required to mitigate the cumulative impact of development upon existing infrastructure. Detailed guidance on provision or contributions is or will be set out in Supplementary Planning Document(s) including any standard charges introduced through a tariff the Community Infrastructure Levy.
6.8	91	CS22	Policy CS22 Development in Strategic Gaps Land within a Strategic Gap will be treated as countryside. Development proposals will not be permitted either individually or cumulatively where it significantly affects the integrity of the gap and the physical and visual separation of settlements. Strategic Gaps have been identified between Fareham/Stubbington and Western Wards/Whiteley (the Meon gap); and Stubbington/Lee on the Solent and Fareham/Gosport. Their boundaries will be reviewed in accordance with the following criteria:- a) The open nature/sense of separation between settlements cannot be retained by other policy designations; b) The land to be included within the gap performs an important role in defining the settlement character of the area and separating settlements at risk of coalescence. c) In defining the extent of a gap, no more land than is necessary to prevent the coalescence of settlements should be included having regard to maintaining their physical and visual separation.
A3.1	110	Appendix 3: Housing Trajectory	Delete Appendix 3 and replace with updated Housing Trajectory (see below).

Change Number	Document Page No.	Section / Paragraph	Proposed Change (deleted text shown as struck through and additional text shown in bold)
A4.1	115 - 124	Appendix 4: Infrastructure Requirements and Delivery	Delete Appendix 4.
A5.1	124	Glossary	Employment Areas - A combination of adjacent employment sites that together form a larger area that significantly contributes towards economic development. Individual employment areas will be identified and mapped in the Site Allocations SPD
A5.2	124	Glossary	Employment Sites - Individual buildings or plots that contribute towards economic development. This may be an office block; an open storage yard; an industrial unit; a warehouse etc A number of adjacent employment sites combined may form an employment area.
A5.3	125	Glossary	<p>Previously Developed Land (PDL) - Land which is or was occupied by a permanent structure and any associated fixed surface infrastructure.</p> <p>The definition includes defence buildings, but excludes:</p> <ul style="list-style-type: none"> - Land that is or has been occupied by agricultural or forestry buildings. - Land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures. - Land in built-up areas such as private residential gardens, parks, recreation grounds and allotments, which, although it may feature paths, pavilions and other buildings, has not been previously developed. - Land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings). <p>There is no presumption that land that is previously-developed is necessarily suitable for housing development nor that the whole of the curtilage should be developed.</p>
PM1	130	Proposals Map	Delete 'INSET' (x2) from map and amend legend: SPD INSET SITE ALLOCATION MAP BOUNDARIES (see Core Strategy pre-submission draft proposals map below)
PM2	135	Coldeast Map A	Replace Inset Map A - Coldeast with 2 plans (see maps A1 and A2 below):

Change Number	Document Page No.	Section / Paragraph	Proposed Change (deleted text shown as struck through and additional text shown in bold)
			<p>A1 Showing allocations and designations which are being removed from the Proposals Map, as follows: Coldeast Hospital (DG10) Public Open Space (R4) - part Health Facility Allocations Coldeast Hospital FS4) - part Local Gaps (C12) Community Facility Allocations (FS1)</p> <p>A2 Showing new allocations and designations being added to the Proposals Map, as follows: Coldeast Hospital Strategic Development Allocation (CS 10) Mixed Use Allocation Allotments / Cemetery & Community Facilities Housing Allocations</p>
PM3	136	Daedalus Map B	<p>Replace Inset Map B - Daedalus with 2 plans (see maps B1 and B2 below):</p> <p>B1 Showing designations which are being removed from the Proposals Map, as follows: Daedalus Airfield (DG12).</p> <p>B2 Showing new designations being added to the Proposals Map, as follows: Daedalus Airfield Strategic Development Allocation (CS12) Employment, Open Space & Allotment Allocation at Hangars West Employment Allocation at Hangars East Employment and MCA/Airfield Operations.</p>

Fareham Housing Trajectory for the Borough (excluding North of Fareham Strategic Development Area.)
[See change A3.1]

Plan Year	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2006/26
Past Completions	581	548	320	188																	1637
Projected Completions					262 258	333 339	464 468	371	235	353	67	36	0	25	56	56	56	55	55	55	2479 2485
PLAN - Phased Strategic Allocation	340	340	340	340	340	220	220	220	220	220	94	94	94	94	93	92	92	92	92	92	3729
MONITOR - No. dwellings above or below cumulative requirement	241	449	429	277	199 195	312 314	556 562	707 713	722 728	855 861	828 834	770 776	676 682	607 613	570 576	534 540	498 504	461 467	424 430	387 393	-
PLAN - Annualised Strategic Allocation	186	186	186	186	186	186	186	186	186	186	186	186	186	186	186	186	186	186	186	186	3720
MANAGE - Annual requirement taking account of past and projected completions	186	166	144	134	131	122	107	79	55	39 38	7	0 4	-4	-4 -5	-9 -10	-22 -23	-42 -43	-74 -76	-139 -142	-332 -338	-387 -393

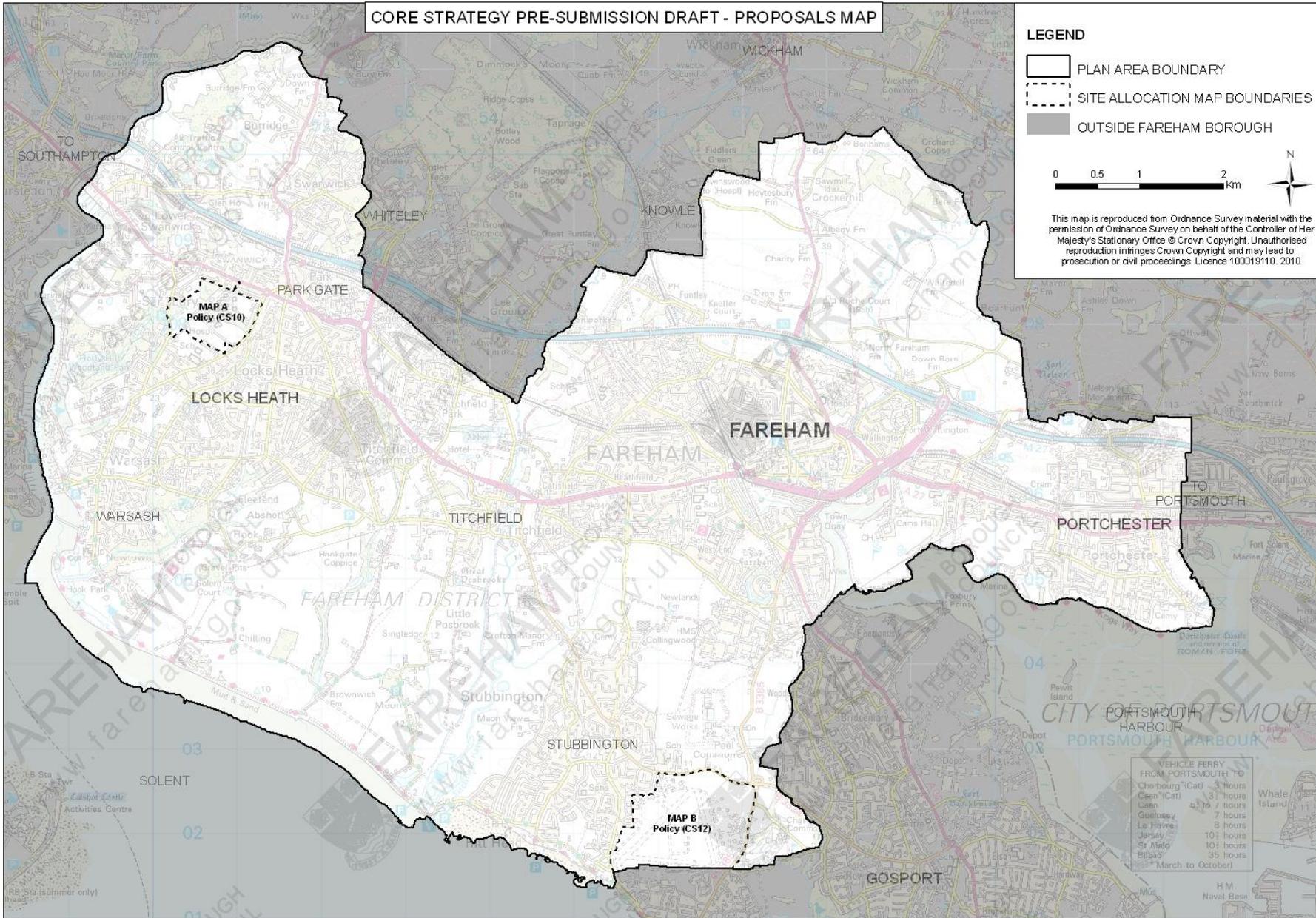
CORE STRATEGY PRE-SUBMISSION DRAFT - PROPOSALS MAP

LEGEND

-  PLAN AREA BOUNDARY
-  SITE ALLOCATION MAP BOUNDARIES
-  OUTSIDE FAREHAM BOROUGH



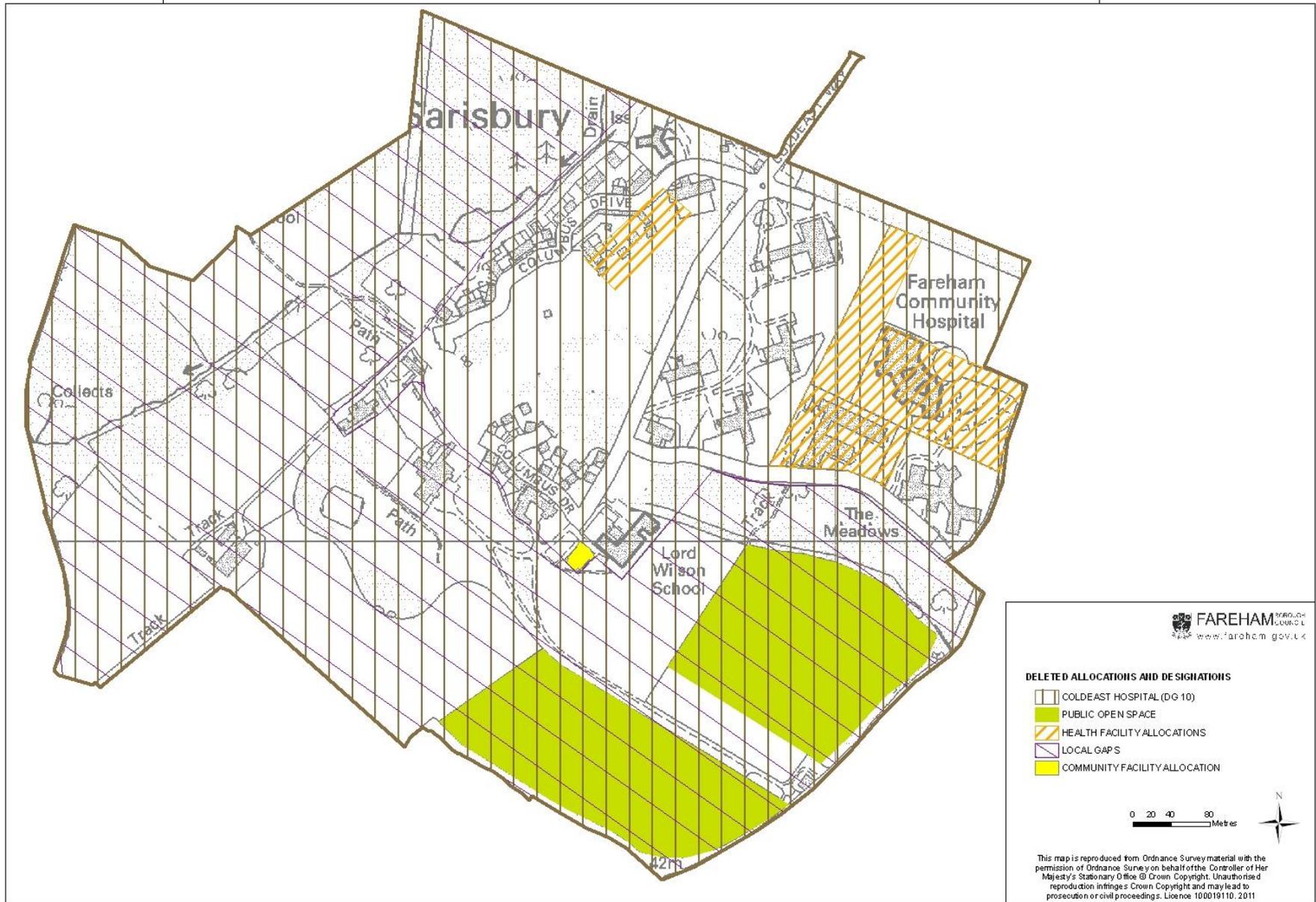
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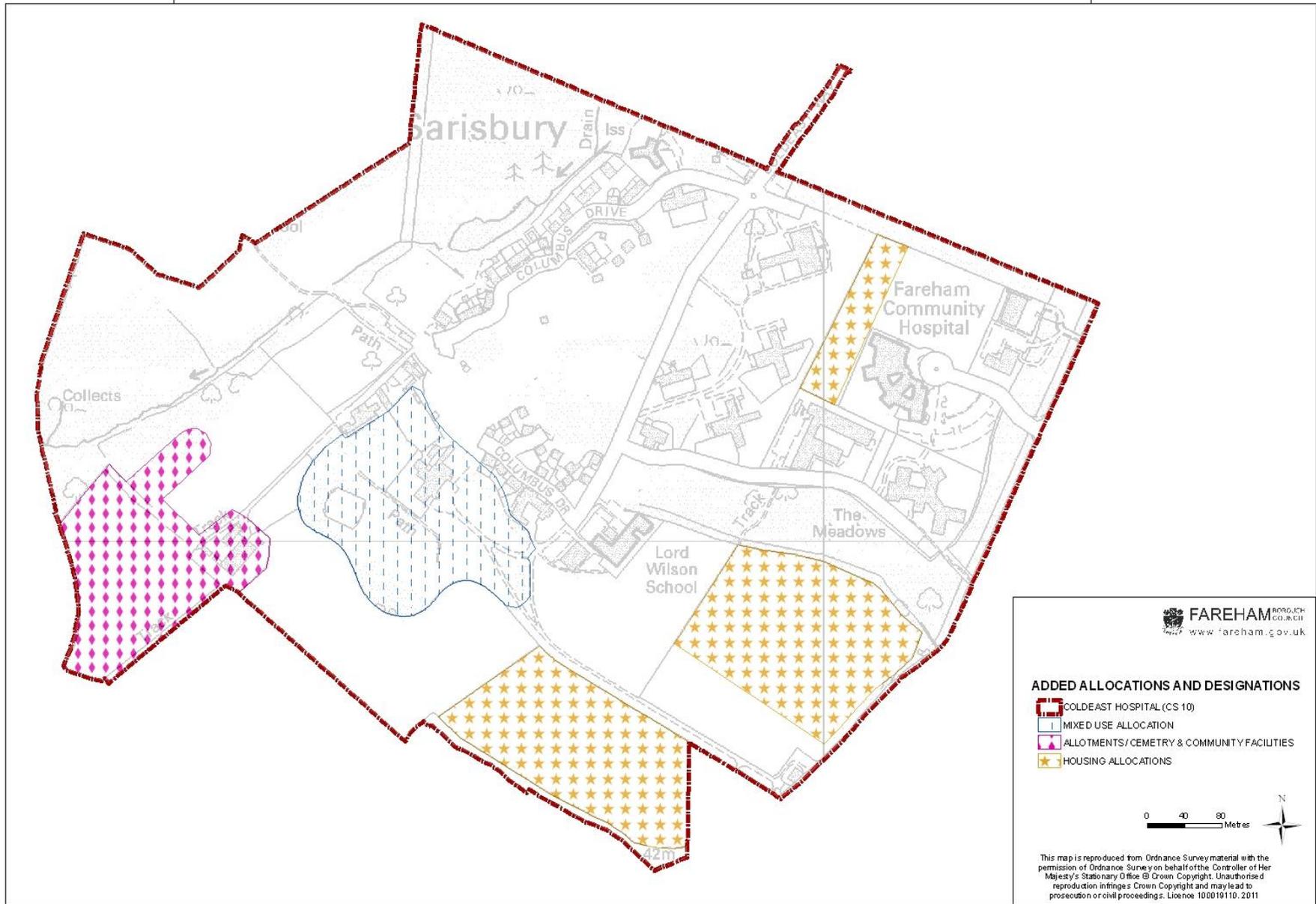


VEHICLE FERRY
FROM PORTSMOUTH TO

Cherbourg (1000)	3 hours
Caen (1000)	3 1/2 hours
Caen	4 1/2 hours
Guernsey	7 hours
Le Havre	8 hours
Jersey	10 1/2 hours
St Malo	10 1/2 hours
Bilbao	20 hours

(March to October)





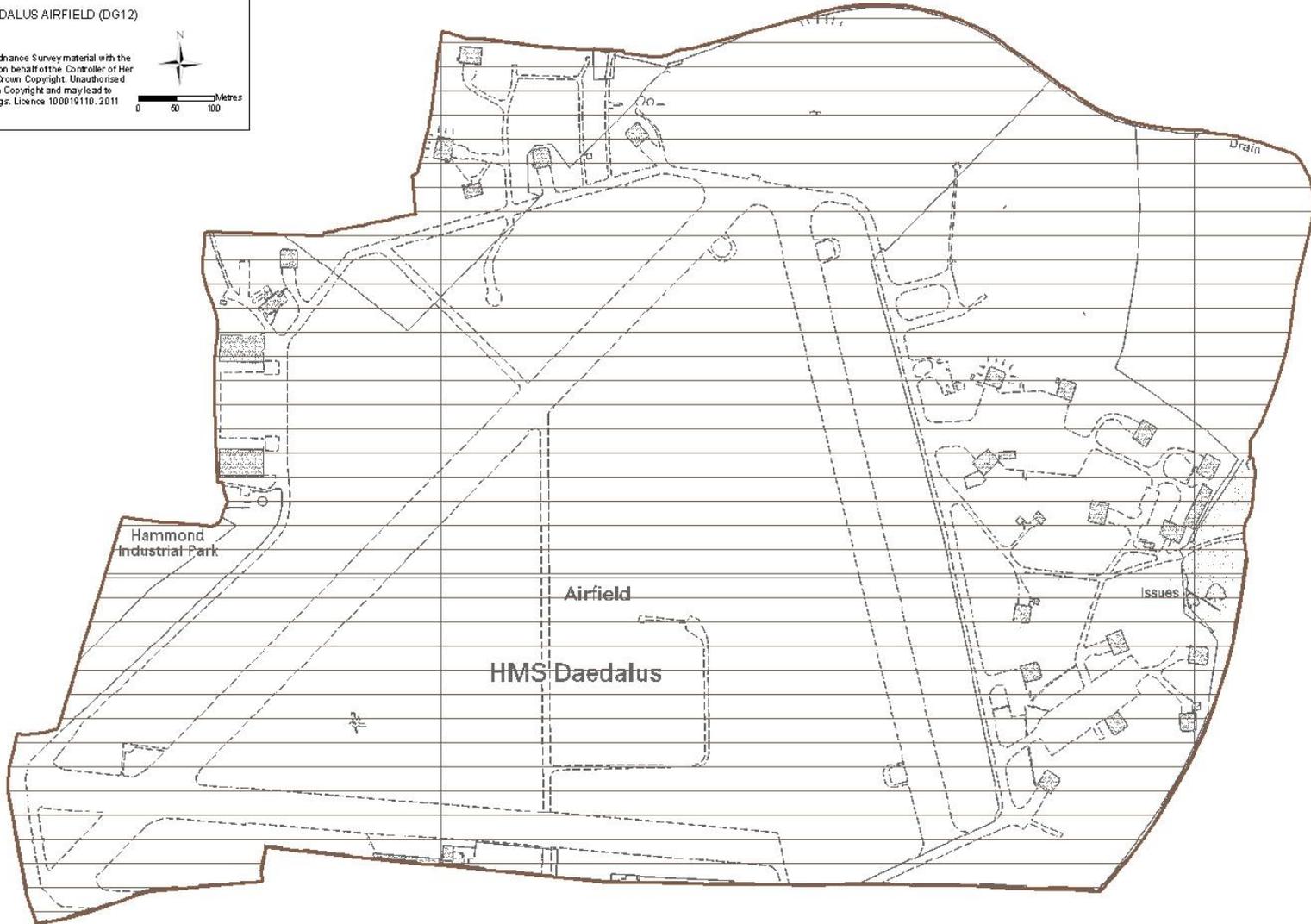
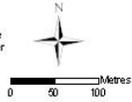
CORE STRATEGY PRE-SUBMISSION DRAFT - PROPOSALS MAP B1: DELETED ALLOCATIONS & DESIGNATIONS



DELETED ALLOCATIONS AND DESIGNATIONS

 DAEDALUS AIRFIELD (DG12)

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CORE STRATEGY PRE-SUBMISSION DRAFT - PROPOSALS MAP B2: ADDED ALLOCATIONS & DESIGNATIONS



ADDED ALLOCATIONS AND DESIGNATIONS

-  DAEDALUS AIRFIELD SDA (CS12)
-  EMPLOYMENT, OPEN SPACE & ALLOTMENT ALLOCATION AT HANGARS WEST
-  EMPLOYMENT ALLOCATION AT HANGARS EAST
-  EMPLOYMENT AND MCA/AIRFIELD OPERATIONS

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