

Appendix 1:

Methods of Engagement

Contents

Regulation 18 Draft Local Plan Consultation	Page 2
• Web page	Page 2
• Fareham Today	Page 3
• Consultation letter/Statement of Representation & Fact	Page 6
• Summary of people/organisations invited to make comment	Page 9
• Press release	Page 9
• Document availability	Page 10
• Community Action Meetings & Exhibitions	Page 11
• Story Map	Page 16
• Methods of Response	Page 23
Regulation 18 Issues and Options Consultation	Page 32
• Web page	Page 32
• Fareham Today	Page 32
• Consultation letter/Statement of Representation & Fact	Page 38
• Summary of people/organisations invited to make comment	Page 40
• Press release	Page 41
• Document availability	Page 42
• Community Action Meetings & Exhibitions	Page 42
• Methods of Response	Page 56
Regulation 18 Draft Local Plan Supplement Consultation	Page 76
• Web page	Page 76
• Fareham Today	Page 76
• Consultation letter/Statement of Representation & Fact	Page 81
• Summary of people/organisations invited to make comment	Page 83
• Press release	Page 84
• Document availability	Page 84
• Community Action Meetings & Exhibitions	Page 85
• Methods of Response	Page 96
Regulation 19 Publication Local Plan Consultation	Page 110
• Web page	Page 110
• Fareham Today	Page 110
• Consultation letter/Statement of Representation & Fact	Page 113
• Summary of people/organisations invited to make comment	Page 115
• Press release	Page 116
• Document availability	Page 117
• Virtual Exhibition	Page 118
• Methods of Response	Page 120
Regulation 19 Revised Publication Local Plan Consultation	Page 126
• Web page	Page 126
• Fareham Today	Page 126
• Consultation letter/Statement of Representation & Fact	Page 130
• Summary of people/organisations invited to make comment	Page 134
• Press release	Page 134
• Document availability	Page 135
• Community Action Meetings and Exhibitions	Page 135
• Virtual Exhibition	Page 142
• Fareham's Business Letter	Page 146
• Methods of Response	Page 147

1.0 Regulation 18 Draft Local Plan Consultation

1.1 Web page

The consultation was publicised on the Council's website as follows:

The screenshot displays the Borough Council website's 'Draft Local Plan Consultation' page. The page is titled 'Draft Local Plan Consultation' and includes the following sections:

- Introduction:** The Council is asking for comments until Friday 8 December on the Draft Local Plan. This is the first opportunity for comment on the new Local Plan. There will be further opportunities to comment as the Plan advances, which are set out in our [consultation schedule](#).
- Purpose:** The Draft Local Plan sets out potential policies and opportunities for development in the Borough (i.e. proposed sites in the Council's preferred development strategy). The ultimate purpose of a Local Plan, once adopted, is to establish how much housing and land for employment will be needed and where it will go, alongside protecting and enhancing the environment and delivering infrastructure. It will be used to determine planning applications.
- Important Note:** It is important to highlight that the Draft Local Plan contains the Council's proposed policies and allocations for consultation. Nothing has been decided yet.
- Find out more about the Draft Local Plan:** You can find out more about what the Draft Local Plan is and why we are consulting on it by reading the [Special Edition of Fareham Today](#) (15 MB). You can read the [Draft Local Plan](#) (114 MB) in full or navigate to the section of interest to you using the buttons further down the page. If you are interested in a site we have proposed at one of our preferred sites for development please click the [Development Allocation button](#). The evidence used to support the Draft Local Plan can be found on the [Supporting Evidence webpage](#).
- Comment on the Draft Local Plan by Friday 8 December:** There are a number of ways that you can comment on the Draft Local Plan. The online comments form is the easiest form to use as it allows you to choose what part of the Draft Local Plan you want to comment on without having to know the exact name of it.
 - [Online comments form](#)
 - [Printable comments form \(also available in Latvian\)](#) (17 KB)
- There also forms that are more targeted towards (landowners, developers etc):**
 - [Online comments form for developers etc](#)
 - [Editable comments form PDF for developers etc](#) (173 KB)
- Exhibitions and CAT Meetings:** We are running a number of exhibitions and Community Action Team (CAT) meetings where you will have the chance to find out about proposals for your local area and speak directly to planning officers and Councillors. The exhibitions will be open to all and run from 2-6pm, and the CAT meetings will run from 7-9.30pm.
 - Wednesday 25 October Local Plan CAT Meeting, Portchester Community School (ticketed event)
 - Thursday 26 October Local Plan CAT Meeting, Holy Rood Church, Stubbington Room
 - Wednesday 9 November Local Plan CAT meeting, Ferringham Hall, Ferringham
 - Friday 10 November Local Plan CAT Meeting, Warsash Victory Hall (ticketed event)
 - Monday 13 November Local Plan CAT Meeting, St Peter's Church, Titchfield
 - Tuesday 21 November from 3:00-7:00pm at Ferringham Hall's Octagon Room (this is an exhibition only)
- Please note that due to the venue sizes, the CAT meetings at Victory Hall in Warsash and Portchester Community School will be ticketed. Tickets can be booked by phoning 01329 296 100 or emailing consultation@fareham.gov.uk. Two tickets per person will be allowed. You do not need tickets for any of the exhibitions or other CAT Meetings.**

The page also features a navigation menu with 'Home', 'What's On', 'Latest News', 'Report it', 'Apply for it', and 'Pay for it'. Below the main content, there are icons for 'Strategic Policies', 'Housing', 'Employment', and 'Retail'. At the bottom, there is a 'Draft Local Plan Chapter Links' section with the following links:

- [Strategic Policies](#) (14 MB)
 - SP1 - Presumption in Favour of Sustainable Development
 - SP2 - Strategic Site at Welborne
 - SP3 - Strategic Development Site at Daedalus (Employment)
 - SP4 - Strategic Opportunities at Fareham Town Centre
 - SP5 - Development in the Countryside
 - SP6 - Development in Strategic Gaps
 - SP7 - New Residential Development in the Countryside
 - SP8 - Change of use to Garden Land
- [Housing](#) (14 MB)
 - H1 - Strategic Housing Provision
 - H2 - Provision of Affordable Housing
 - H3 - Affordable Housing Exceptions sites
 - H4 - Adaptable and Accessible Dwellings
 - H5 - Older persons' and Specialist Housing Provision
 - H6 - Loss of Older Persons' and Specialist Housing Provision
 - H7 - Self and Custom Built Homes
 - H8 - Houses in Multiple Locations
 - H9 - Self-contained Annexes and Extensions
 - H10 - Gypsies, Travellers, and Travelling Showpeople
 - H11 - Development Proposals within Solent Breezes Holiday Park





1.2 *Fareham Today*

The special edition of Fareham Today magazine was available from 18th October on the Council's website and paper copies were circulated as follows:

- o delivered to businesses and residents registered on the Fareham Today distribution list
- o made available at all draft local plan consultation meetings and exhibitions
- o made available at Ferneham Hall and libraries, community centres, leisure centres, doctors' surgeries and sheltered housing schemes throughout the Borough
- o Electronic versions were also emailed to interested residents upon request.

This magazine provided information on why the Council requires a Local Plan, why the Council are consulting on the Plan at this stage and further detail on the housing and employment sites allocated in the Plan. It also provided details of the representation procedures and how to access electronic and hard copies of the Draft Fareham Local Plan 2036 and supporting documents.

The Special Edition of the Fareham Today is set out on the following pages:



Fareham TODAY

Special Housing Update | October 2017

FAREHAM LOCAL PLAN 2036

WHAT IS A LOCAL PLAN AND WHY IS IT NEEDED?

Every council responsible for planning decisions should have a Local Plan. This sets out the opportunities for development in its area, as well as what will or will not be permitted. It looks at housing, employment space and places where retail and leisure facilities should be provided.

The Local Plan should also identify areas to be protected, such as valued countryside, community and leisure buildings, and open spaces. Some of these community assets may also be improved through new developments.

Every time the Council receives a planning application it looks at the Local Plan to see whether the development is needed and appropriate for the area.

REVIEWING FAREHAM'S LOCAL PLAN

There is immediate pressure for new homes to be built in Fareham to meet the needs of residents now and in the future. Ensuring this happens in a planned way is a priority for the Council, which is why it began a review of its Local Plan two years ago.

The Draft Local Plan, for which the Council is asking for residents' views now, when adopted, help determine planning applications and developments in Fareham until 2036.

HOW DO WE DEVELOP A LOCAL PLAN?

There are five stages in total. It begins with a consultation and this is happening now. We are in the first stage.

- Stage 1 - Autumn 2017**
The Council set out its ideas in a Draft Local Plan, which is our preferred development strategy. We ask the community and other interested parties, such as developers and authorities responsible for roads, health and education services, to give us feedback.
- Stage 2 - Summer 2018**
Once this feedback has been received, the Local Plan is revised. This will again be shared with the community and interested parties for feedback.
- Stage 3 - Autumn 2018**
The Council will consider the feedback from Stage 2 and propose further amendments before submitting the Local Plan to the Government for independent examination.
- Stage 4 - Estimated Winter 2018**
During the examination of the Local Plan, the community will be able to raise any outstanding issues with the Government Inspector. The Inspector will then report on his findings.
- Stage 5 - Estimated Summer 2019**
The Council will adopt the Local Plan once the Government Inspector has found it to be sound. It is only at this stage that all of the policies in the new Local Plan will be used to determine planning applications.

www.facebook.com/farehambc | www.twitter.com/farehambc

Fareham Today - Special Housing Update - October 2017

FOREWORD

BY LEADER OF FAREHAM BOROUGH COUNCIL, COUNCILLOR SEAN WOODWARD

We have a responsibility to have in place a robust Local Plan to control development in Fareham in the interests of residents. However, it also falls to the Council to ensure local housing needs are met.

It is a sad fact that many people are struggling to get onto the housing ladder in an area they call home. Affordability is a real issue but changes in demographics have had an impact too. People are living longer – in fact Fareham has one of the highest number of residents aged 65+ in the UK. On top of that many more people now live alone, for instance the divorce rate is high, meaning two parents might both need a family home. All of this has an impact on housing numbers.

The Government has changed the way future housing needs are calculated and, by following its guidance, we have determined that more than 8,000 new homes must be built in Fareham between now and 2036.

Wellborne will eventually play a major part in addressing this issue, however it is well documented that there has been a considerable delay caused by land ownership issues. Although this situation has recently been resolved, the Council is in a somewhat vulnerable position as sufficient houses have not been built over the past few years. This means that there is some catching up to do.

This delay had a bearing on the recent Casleigh Road, Portsmouth, appeal when the developer successfully challenged the Council's decision to refuse planning permission.

All of these factors mean the Council has to ensure that we have an adequate housing supply to meet our needs, particularly within the next five years.

We are now reviewing our Local Plan to make sure we continue to have a strategic approach to planning based on the latest housing need data for Fareham right up to 2036.

Our aim is to use as many brownfield* sites as possible and work has already been done to identify some of these places through the vision for Fareham Town Centre. However, these homes combined with Wellborne will not be able to provide all of the 8,000 new homes needed. Around 2,500 will need to be found on greenfield** sites.

Generally our long term strategy is to have fewer, larger developments that should bring additional community infrastructure benefits for residents. However, in the short term we propose to bring forward some smaller sites to help provide the homes that are needed more quickly.

If we do not take control of this issue developers will put pressure on us to force building into areas that we will all find unpalatable.

This special edition of Fareham Today gives you an overview of the Draft Local Plan and how we believe Fareham can meet the challenge of our housing shortage. There are lots of opportunities for you to find out more and take part in our consultation on the Draft Local Plan (see page 12). I look forward to seeing your feedback.

***Brownfield sites – have previously been built on**

****Greenfield sites – have never been built on**



Fareham Today - Special Housing Update - October 2017

01292236100 | customerservices@fareham.gov.uk | www.fareham.gov.uk

FAREHAM: A GROWING BOROUGH

Fareham is a Borough with a growing population. It's a popular place to live and to work. Add to that factors such as longer life expectancy and a decline in new homes being built since the recession, and it is not surprising that the area now has a shortfall in housing. The biggest impact of this is that younger generations are finding it increasingly difficult to get on the property ladder as first time buyers or renters.

This isn't just a problem in Fareham. Nationally there's been an increase in the number of 20 to 34-year-olds still living with their parents. The average house price in Fareham now stands at more than £275,000* while the average wage is less than £20,000. This means a first-time buyer would need savings of £66,750 (based on a 19% deposit) before being able to buy one of these homes.

The Council now has the challenge to find more land for development in order to create housing to meet the needs of today's young people and future generations. The main way it can do this is to review its Local Plan to find more space for building new homes.

* Figure according to National Housing Federation 2016
** Average deposit according to Which? National Property Survey 2016



BETWEEN 2017 AND 2036 THERE WILL BE

14,000 MORE OVER 65s

5,000 MORE OVER 85s

2017 OVER 65s: 22% OF POPULATION

2036 OVER 65s: 31% OF POPULATION

Fareham Today - Special Housing Update - October 2017

01292236100 | customerservices@fareham.gov.uk | www.fareham.gov.uk



FINDING SPACE FOR NEW DEVELOPMENTS

Changes to the way the Government requires us to calculate future housing needs mean that we now have to build more than 8,000 new homes in Fareham by 2036.

Many of these new homes will be built in Welborne and on brownfield sites in the town centre and elsewhere. However, these sites do not offer the full solution. Welborne, for example, has been considerably delayed following years of land ownership issues, so will not be able to deliver 6,000 homes by 2036. It will take longer than that.

Brownfield sites ready for new homes
In the Draft Local Plan the Council wants to encourage the redevelopment of brownfield sites which have become vacant, such as Fareham Magistrates' Court. This area could provide new homes quickly.

Similarly the Civic Quarter - the area near the Council's Civic Offices - could be used to provide around 100 homes with complementary retail or leisure space and a redeveloped Daborn Road multi-storey car park with approximately 600 car parking spaces. The Civic Gardens would be protected and pedestrian links between this area and West Street would be improved. In the longer term the Market Quay car park site would be redeveloped to provide homes, retail and leisure facilities in the town centre. To enable this to happen part of the surface car park would become a new multi-storey. This could provide around 100 new homes.

Greenfield sites for future housing needs
The Council recognises that not all of the additional homes can be accommodated on brownfield sites, so some greenfield sites need to be found. In fact, following a call for



sites, the Council has funded about 200 sites to consider. More than 10,000 houses were proposed on greenfield sites across the Borough. We have narrowed this down to sites which could accommodate a total of 2,100 homes. However, this must be balanced with protecting the most important countryside and the character of our communities. Our preferred approach would enable us to protect the important gaps which exist between our major settlements such as between Fareham, Stubbington and the Western Wards. Generally our long term strategy is to have fewer, larger developments that should bring additional community benefits for our residents. We will work towards encouraging road improvements and creating more classroom spaces where

needed. We will also work with the NHS to encourage the timely provision of improved access to health care. In the short term we are looking to bring forward some smaller sites to help provide the homes that are needed more quickly. **Space for industry and employment**
The Council also needs to make more space for businesses to start up and expand in Fareham to support the local economy. The Draft Local Plan identifies land and buildings suitable for existing and expanding employment and business uses, which in turn will provide jobs, goods and services for the community. Most of the future need for employment land and buildings could be provided on two strategic sites, Duddles and Welborne.

WHY ISN'T WELB...



When the Council first adopted the Welborne Plan in 2015 it was anticipated it would create 6,000 homes by 2036, with work starting in 2016/17. Since then there have been delays caused by land ownership disputes.

In August 2017, Buckland Development Ltd announced that they had purchased the Dean Farm Estate resulting in them being the majority landowner at Welborne. This has paved the way for a more comprehensive approach to delivery.

Once a Welborne planning application has been approved, work is likely to begin in 2019. However, this is later than originally anticipated so it is extremely unlikely that 6,000 new homes will be built by 2036.



BORNE ENOUGH?



The importance of addressing Fareham's immediate housing shortage

Whilst Welborne will solve a significant proportion of Fareham's housing shortage, it will not provide all the new homes required. Equally the first homes to be built will not be delivered as early as they are needed. A recent planning appeal by the developers of Carleigh Road in Portchester has highlighted the need for new homes to be built sooner than can be achieved at Welborne. The Government Inspector who decided the appeal felt that new housing was not being brought forward quickly enough in the Borough. As a result, Fareham needs to address this immediate need for housing, particularly over the next five years, whilst developing a new Local Plan that will accommodate all housing need up until 2036.

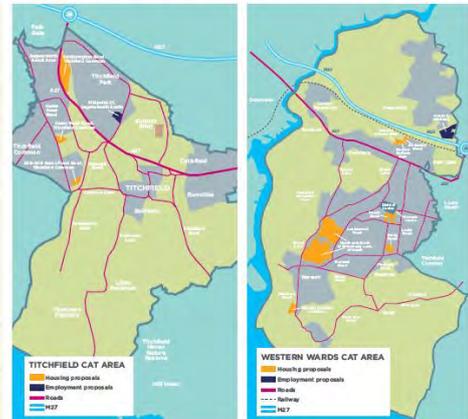


Fareham needs more new homes now

POTENTIAL NEW HOUSING AND EMPLOYMENT SITES

The Council wants to encourage the redevelopment of brownfield sites in the first instance but new greenfield sites will also need to be found for development around the Borough. We looked at lots of different sites that were put forward for development before coming up with a preferred development strategy. However, now it's your turn. What do you think? Do you think there might be issues with any of the sites we have proposed? Are there things we haven't addressed? Do you think there are better ways to meet our housing or employment need?

We would encourage you to have a good look at all of the information on our website where we have detailed all of the sites put forward. Tell us if you think there are better options that would meet our housing need. The maps on these pages show the sites we have selected. Details of all the sites can be found on our website: www.fareham.gov.uk/localplanconsultation or you can find out more at our exhibitions - see back page for details.





TAKING PRIDE IN FAREHAM

As well as shaping future housing and employment developments that will happen in Fareham, the Draft Local Plan has an important role in creating a Borough that residents can continue to be proud of and that meets local needs. This added community value is a vital part of sustainable planning.

Protecting open spaces
The Draft Local Plan proposes policies that will protect existing open spaces. It sets out that, where significant development does happen, new open spaces should be created or improvements should be made to existing open spaces. This all helps to protect and preserve the feel of Fareham as a green Borough.

Creating more leisure facilities
The Council expects developers to provide suitable recreational space alongside their housing proposals. This adds value to new developments and enriches communities.

Re-energising the day and night time economy
An important part of the Council's ideas for Fareham Town Centre is to re-energise this area to make it a more attractive place for residents to spend their leisure time, both by day and in the evenings.

"...a Borough that residents can continue to be proud of and that meets local needs."

FAREHAM LOCAL PLAN 2036

We've tried to anticipate some of the questions you may have. However, if you have a question that we haven't answered please email consultation@fareham.gov.uk or see the telephone numbers under the 'Who Can I Talk To?' section below.

How do I find out more about the Draft Local Plan?
We've organised public exhibitions that will take place across the Borough from 2:00pm - 6:00pm which will feature maps and diagrams of the proposed sites. Council Officers will be on hand to answer any questions you may have.

Community Action Team (CAT) meetings will follow the exhibitions and start at 7:00pm. At these meetings the Leader of Fareham Borough Council will begin with an introduction explaining about why we need a new Local Plan. The Council's Director of Planning and Regulation will then look at the proposed site allocations in more detail. Full details of the meetings can be found on the back page of this document and on the Council's website: www.fareham.gov.uk and via social media.

How can I have my say on the Draft Local Plan?
We have tried to make it easy for everyone to have their say so there are a number of ways to get involved.

There is a dedicated webpage which has a link to a comment form. You can access this here: www.fareham.gov.uk/planning/localplanconsultation. Comments can be made online or if you prefer, you can print it out and send it to us at Consultation Team, Fareham Borough Council, Civic Offices, Civic Way, Fareham PO16 7AZ.

Comments forms will also be available from libraries at Fareham, Gosport, Locks Heath, Portchester and Stubbington and from the Civic Offices. If you are unable to access any of the above you can phone the Consultation Team who will post a form out to you. Call 01329 824409.

When can I have my say?
The consultation starts on Wednesday 25 October with comments being accepted up until Friday 8 December.

Who will decide where new housing goes?
This is a collaborative process. We have looked at lots of different sites that were put forward for development before coming up with a preferred development strategy. However, now it's your turn. What do you think? Do you think there might be issues with any of the sites we have proposed? Are there things we haven't addressed? Do you think there are better ways to meet our housing or employment needs?

Why do we need the early delivery of housing?
The delay with Welborne which was caused by land ownership disputes means we have some catching up to do. This was highlighted at the recent Cranleigh Road, Portchester, appeal. The Government Inspector allowed the developer's appeal as he felt that new housing was not being brought forward quickly enough in the Borough. As a result, Fareham now needs to address the immediate need for housing.

Why did the Council not know more homes would be needed when Welborne was planned?
Welborne has evolved over many years. When the Welborne Plan was adopted in 2015 the expectation was that 6,000 new homes would be built by 2036. The significant delays caused by land ownership issues mean fewer homes will now be built by that time. In fact we anticipate around 4,000 up until 2036 with the rest to follow in later years.

We also need more homes because the current Local Plan for Fareham only runs until 2026. We are now rolling that Plan forward so we need to plan for housing need for a further ten years, until 2036.

Where did these housing numbers come from?
The Partnership for Urban South Hampshire (PUSH) commissioned an independent review of housing need on behalf of and within each of the 12 local authorities in south Hampshire. It was this review, which followed Government guidance, that indicated the number of homes needed in Fareham.

Who can I talk to about this?
If your enquiry is about the consultation and the meetings taking place you can call the Consultation Team on 01329 824409. If your enquiry relates to the content of the Draft Local Plan, please call the Planning Team on 01329 824601.

*PUSH is a joint committee through which all local authorities in South Hampshire can work together cooperatively.

FIND OUT MORE

The Council is sharing more detail on its Draft Local Plan during exhibitions taking place between 2:00pm and 6:00pm followed by a CAT meeting from 7:00pm to 8:30pm. Due to the venue sizes, the Portchester and Warsash meetings will be ticketed. Tickets can be booked by phoning 01329 236100 or emailing consultation@fareham.gov.uk. Up to two tickets per person will be allocated. You do not need tickets for any of the exhibitions or other CAT Meetings. The final date at Ferneham Hall has been added as a fairly central location for any residents unable to attend their local exhibition.

Portchester Community School Wednesday 25 October	Holy Rood Church, Stubbington Thursday 26 October
Ferneham Hall, Solent Room Wednesday 8 November	Victory Hall, Warsash Friday 10 November
St Peter's Church, Titchfield Monday 13 November	EXHIBITION ONLY Ferneham Hall Tuesday 21 November, 3pm - 7pm

For more information about the Draft Local Plan please contact the Council's Planning Team on 01329 824601.

FAREHAM BOROUGH COUNCIL

1.3 Consultation letter/statement of representation and fact

The following letter was sent out to all companies, individuals and organisations who were registered on our Local Plan Consultation Database including statutory consultees. This was sent by email where possible. If no email was held, a paper copy was posted. This text was also provided in the civic offices and libraries as the statement of consultation.



Dear Sir/Madam

Regulation 18 Consultation – Fareham Borough Council Draft Local Plan

Fareham Borough Council is launching the first stage of consultation on the draft version of the Plan (Draft Fareham Local Plan 2036). This consultation is starting on Wednesday 25th October 2017 and will run until Friday 8th December 2017. This consultation is part of the initial stages of plan production and is being carried out under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The consultation on the Draft Local Plan will help inform how the Borough will develop up until 2036. The ultimate purpose of a Local Plan once adopted is to establish how much housing and land for employment will be needed and where it will go, alongside protecting and enhancing the environment and delivering infrastructure. There are further opportunities for comments as this Plan advances through to its final adoption stage, when it will fully replace the Adopted Borough Plan (excluding Welborne) and be used in the determination of planning applications. Further information on these consultation stages and our current timetable can be viewed on our website:

<http://www.fareham.gov.uk/PDF/planning/LocalDevelopmentScheme2017.pdf>

The Draft Local Plan and all supporting documents and evidence can be viewed on our website: www.fareham.gov.uk/planning/localplanconsultation.aspx. From our website you will also be able to complete our comment forms (i.e. make representations). Hard (paper) copies of comments forms will also be made available, at the locations and times details below.

During this consultation paper copies of the Draft Local Plan, as well as the Habitats Regulation Assessment, Sustainability Appraisal, Policies Map and Strategic Housing Land Availability Assessment will be made available for viewing at the locations and times below. If you would like to view any other supporting evidence, please call 01329 236100 and ask for the Planning Strategy Team, who will be able to make any documents available for viewing in the Civic Office reception, at the times detailed below.

Location	Opening Times
Fareham Borough Council Civic Offices, Civic Way Fareham PO16 7AZ	Monday to Thursday 8.45am to 5.15pm Friday 8.45am to 4.45pm
Fareham Library Osborn Road Fareham PO16 7EN	Monday, Thursday and Friday 9.30am to 7pm Tuesday and Wednesday 9.30am to 5pm Saturday 9.30am to 4pm
Portchester Library West Street Portchester PO16 9TX	Monday and Friday 10am to 1pm & 2pm-7pm Tuesday and Thursday 10am to 1pm & 2pm to 5pm Wednesday 10am to 1pm Saturday 9.30am to 1pm

Lockswood Library Lockswood Centre Locks Heath District Centre SO31 6DX	Tuesday, Wednesday and Friday 9.30am to 5pm Thursday 9.30am to 7pm Saturday 9.30am to 1pm
Stubbington Library Stubbington Lane Stubbington PO14 2PP	Monday and Friday 9.30am to 7pm Tuesday and Thursday 9.30am to 5pm Wednesday and Saturday 9.30am to 1pm
Gosport Discovery Centre High Street, Gosport PO12 1BT	Monday to Friday 9am to 7pm Saturday 9am to 5pm
Lee on Solent Library 14 High Street Lee on Solent PO13 9BZ	Monday 10am to 1pm Tuesday 10am to 5pm Thursday 10am to 7pm Friday 10:30am to 1pm Saturday 9:30am to 1pm
Bridgemary Library 74 Brewers Lane Gosport PO13 0LA	Monday 2pm to 5pm Tuesday 9:30am to 1pm Thursday 9:30am to 1pm and 2pm to 7pm Friday and Saturday 9:30am to 1pm

Fareham Borough Council will be holding exhibitions and Community Action Team (CAT) meetings during October and November at which residents can find out more about the review of the Borough's Local Plan.

The exhibitions will be open to all and will run from 2-6pm before the CAT meetings from 7-8.30pm on the following dates and locations:

- Wednesday 25 October Local Plan CAT Meeting, Portchester Community School (ticketed event)
- Thursday 26 October Local Plan CAT Meeting, Holy Rood Church, Stubbington Room
- Wednesday 8 November Local Plan CAT meeting, Ferneham Hall, Fareham
- Friday 10 November Local Plan CAT Meeting, Warsash Victory Hall (ticketed event)
- Monday 13 November Local Plan CAT Meeting, St Peter's Church, Titchfield
- Tuesday 21 November from 3:00-7:00pm at Ferneham Hall's Octagon Room (this is an exhibition only)

More information on the exhibitions and CAT meetings, including dates and venues can be found on our website:

http://www.fareham.gov.uk/have_your_say/cats/intro.aspx.

If you have any queries, or would like to request paper copies of the comments forms, please email planningpolicy@fareham.gov.uk, telephone 01329 236100, or write to:

Planning Strategy Team
Fareham Borough Council
Civic Offices
Civic Way

Fareham
Hants
PO16 7AZ

Yours faithfully

Richard Jolley
Director of Planning and Regulation

1.4 *Summary of people/organisations invited to make comment and the methods of engagement*

Stakeholder Group	Consultation and engagement methods used
Local Residents and Business/General Public	<ul style="list-style-type: none">• Online information and survey on Council website• Press releases• Publication of Fareham Today magazine online and in print (sent to households and available in libraries)• Staffed pop-up exhibitions held throughout the Borough• Community Action Team meetings held throughout the Borough• Email or letter updates sent to Local Plan Consultation Database• Social Media posts
Specific Consultees	<ul style="list-style-type: none">• Individual meetings• Email or letter updates• Written responses
Neighbouring boroughs and other local authorities affected by Fareham's Local Plan	<ul style="list-style-type: none">• Individual and group meetings• Email or letter updates• Written responses
Infrastructure and service providers	<ul style="list-style-type: none">• Individual and group meetings• Email or letter updates• Written responses

1.5 *Press Release*

The following press release was made on 19th October 2017:
[Draft Local Plan Exhibitions and CAT Meetings](#)

Wednesday 25 October marks the start of a series of Community Action Team (CAT) meetings and Exhibitions taking place for across the Borough so residents can find out more about the review of the Draft Local Plan.

The first event takes place in Portchester Community School. Residents are reminded that, due to limited space at this venue, they will need tickets to attend the CAT meeting which follows that same evening. There is a similar issue at the Warsash CAT Meeting which takes place on Friday 10th November. Tickets

can be booked in advance by phoning 01329 236100 or emailing consultation@fareham.gov.uk. Up to two tickets will be allocated per person.

Exhibitions take place from 2-6pm and will be followed by CAT meetings on the same day at 7:00pm. Meetings will finish at 8.30pm. Tickets are not needed for meetings in Stubbington, Fareham or Titchfield.

- Wednesday 25 October Draft Local Plan CAT Meeting, Portchester Community School (ticketed event)
- Thursday 26 October Draft Local Plan CAT Meeting, Holy Rood Church, Stubbington
- Wednesday 8 November Draft Local Plan CAT meeting, Ferneham Hall, Fareham
- Friday 10 November Draft Local Plan CAT Meeting, Victory Hall, Warsash (ticketed event)
- Monday 13 November Draft Local Plan CAT Meeting, St Peter's Church, Titchfield

An extra date for the Draft Local Plan Consultation exhibition has been added to the calendar to allow anyone who may have missed the first round of engagement events to get involved. This will take place on Tuesday 21 November from 3-7pm at Ferneham Hall's Octagon Room.

The Local Plan looks at housing, employment space, and places where retail and leisure facilities should be provided. It also earmarks areas to be protected, such as countryside, community and leisure buildings, and open spaces.

At the exhibitions and meetings residents can find out about proposals for specific areas and speak directly to Councillors and planning officers.

ENDS

For further information contact:

Jan Lasnon, PR & Marketing Manager, Tel: 01329 824302

fax: 01329 550576, e-mail: publicity@fareham.gov.uk

1.6 *Document Availability*

During the consultation period, the following documents were made available for public consultation:

- Draft Local Plan (Regulation 18 version)
- Sustainability Appraisal
- Habitats Regulations Screening Assessment
- Equalities Impact Assessment
- A large number of evidence base documents (such as the SHLAA and interim Infrastructure Delivery Plan)
- Representations form

Electronic copies of the documents were made available for viewing online on the Council's website at:

<http://www.fareham.gov.uk/planning/localplanconsultation.aspx>

In addition, paper copies of key documents were also made available for viewing at the Civic Offices (at the normal opening times) and in libraries within the Borough.

1.7 *Community Action Team Meetings and Local Plan Exhibitions*

The following Community Action Team (CAT) meetings and public exhibitions were organised to promote and provide information on the consultation:

- Wednesday 25 October - Portchester Community School – Exhibition and CAT meeting (250 capacity for CAT meeting - ticketed event)
- Thursday 26 October - Holy Road, Stubbington Room – Exhibition and CAT meeting
- Wednesday 8 November - Ferneham Hall, Fareham – Exhibition and CAT meeting
- Friday 10 November - Warsash Victory Hall – Exhibition and CAT meeting (220 capacity for CAT meeting – ticketed event)
- Monday 13 November - St Peter's Church, Titchfield – Exhibition and CAT meeting
- Tuesday 21 November – Ferneham Hall, Fareham (Drop-in exhibition 3-7pm)
- Friday 24 November – Fareham Shopping Centre (Drop-in exhibition 2-5pm)

The exhibitions were open to all, staffed by Planning Strategy and Communication Team Officers, and unless mentioned otherwise ran from 2-6pm at the above venues. The CAT meetings followed the exhibitions and were held between 7-8:30pm. An additional CAT meeting was held at Warsash Victory Hall from 8:40-10:10pm, due to the number of individuals interested in attending the meeting. The drop-in exhibitions enabled members of the public to view more details on the allocated housing and employment sites on display boards, speak to Officers if required, and provide their comments either on hard copies or the online version of the comments form.

At the exhibitions, poster displays guided attendees through the process of the production of the Draft Local Plan and present site allocations, and capacities in a logical way. The exhibitions were dispersed across the Borough, reflecting locations the proposed housing and employment sites in the Draft Local Plan. Copies of the Draft Local Plan and evidence base were available for inspection and copy of the Policies Map was laid out on a table for the public to view and discuss with Officers. A number of Officers from the Planning Strategy and Regeneration team were available at the exhibitions to answer questions, provide clarity and talk through the Local Plan process.

The Exhibition displays are set out on the following pages:

WE'RE CONSULTING ON OUR DRAFT LOCAL PLAN

YOUR VIEWS MATTER

- The consultation boards focus on the Draft Local Plan and sites proposed for potential development
- We would like to know what you think about our draft proposals and policies
- Your opinions will make sure we have allocated the right sites
- You can also comment on possible sites for development not in the Draft Local Plan

Have your say by **FRIDAY 8 DECEMBER**

Complete a comments form online at www.fareham.gov.uk/localplanconsultation

Ask us for a paper copy - phone **01329 236100**

FAREHAM
BOROUGH COUNCIL

WHAT IS A LOCAL PLAN?

Every council responsible for planning decisions should have a Local Plan. It allocates space for:

Housing
Employment
Retail
Countryside
Open space
Leisure facilities
Community buildings

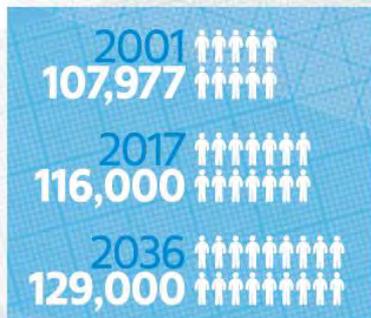
When the Council receives a planning application it looks at the current Local Plan to see whether the development is needed and appropriate for the area.

FAREHAM
BOROUGH COUNCIL

FAREHAM IS GROWING

Fareham is a Borough with a growing population. These factors are helping to drive up our need for more housing.

Fareham's Projected Population Growth



FAREHAM
BOROUGH COUNCIL

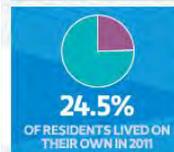
FAREHAM IS A CHANGING BOROUGH

The way we choose to live is changing too. Factors such as divorce mean more families now require two homes rather than one.

Residents are living longer



More people living alone



Hard to get on the housing ladder



FAREHAM
BOROUGH COUNCIL





PROTECTING THE BOROUGH

Changes to the way the Government requires us to calculate future housing needs mean that we now have to build more than 8,000 new homes in Fareham by 2036.

Our aim is to use as many brownfield sites as possible and work has already been done to identify some of these places through the vision for Fareham Town Centre. However, these homes combined with Welborne will not be able to provide all of the 8,000 new homes needed. Around 2,500 will need to be found on greenfield sites.

We need a robust Local Plan to protect as much green space as we can.

*Brownfield sites – have previously been built on

**Greenfield sites – have never been built on



OUR HOUSING NEED IS URGENT

The Cranleigh Road planning appeal highlighted the need for housing within the next five years.

The Government Inspector found that housing was not being built quickly enough in Fareham.

We need to look at suitable brownfield and greenfield sites to meet our housing need and protect green spaces.



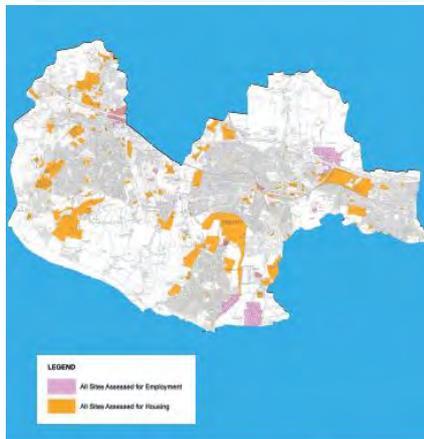
WHY ISN'T WELBORNE ENOUGH?

The Welborne Plan for a new 6,000 home community was adopted in 2015.

Land ownership disputes have caused significant delays. Work is now likely to start in 2019 rather than 2016.

Welborne will solve a major part of Fareham's housing shortage, but it will not create all the new homes required by 2036.

The delays also mean that the first homes built at Welborne will not be delivered as early as they are needed.



CALL FOR SITES

In 2016 we asked developers and landowners to tell us about sites they would like to propose for development.

This is known as 'a call for sites' and every Council has to do it when preparing their Local Plan.

Around 200 sites were assessed for either housing or employment development.

These would have provided 10,500 extra homes on top of Welborne.



CHOOSING THE PROPOSED SITES

When choosing the sites for housing and employment in the Local Plan we considered a number of factors including:

- Impact on local roads
- How likely it was to get built
- Impact on local views
- Impact on local wildlife etc

We have tried to choose as many brownfield sites as possible.

With a limited amount of brownfield sites available, greenfield sites will have to be used. We preferred Greenfield sites that were close to already built up areas

We want to know whether you think we are proposing the right sites.

You can also suggest sites you think should be developed instead.

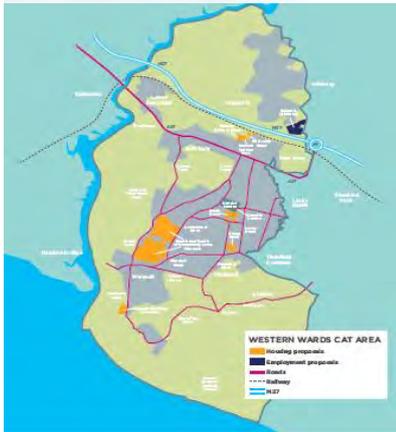


WHAT ABOUT INFRASTRUCTURE?

We understand that people are concerned about the impact of development on local services such as Doctors' surgeries and schools as well as infrastructure such as roads. For this reason, where possible, we propose building larger sites.

This is so the developer can be required to contribute to infrastructure to support new development.

We are also working closely with partners who provide key services such as the Clinical Commissioning Group and Hampshire County Council to help them plan for future demand.



PROPOSED SITES: WESTERN WARDS

HOUSING PROPOSED	Estimated numbers
Beacon Bottom East	5
Beacon Bottom West	30
North and South of Greenaway Lane, Warsash	700
Warsash Maritime Academy	100
Heath Road	71
Genesis Centre	35
Raley Road	49
69 Botley Road	24
EMPLOYMENT SPACE	
Solent 2, Whiteley	23,500m ²



PROPOSED SITES: TITCHFIELD

HOUSING PROPOSED	Estimated numbers
Southampton Road, Titchfield Common	400
Hunts Pond Road, Titchfield Common	38
399-409 Hunts Pond Road, Titchfield Common	10
EMPLOYMENT SPACE	
Midpoint 27, Segensworth South	4,700m ²



PROPOSED SITES: CROFTON

HOUSING PROPOSED	Estimated numbers
Newgate Lane South, Peel Common	475
Stubbington Lane	12
Sea Lane	8

EMPLOYMENT SPACE	
Swordfish Business Park, Daedalus West	8,000m ²
Faraday Business Park, Daedalus East	40,000m ²



PROPOSED SITES: FAREHAM

HOUSING PROPOSED	Estimated numbers
Funtley Road North	23
Funtley Road South	55
Wynton Way	13
Hampshire Rose	18
North Wallington and Standard Way	21
Military Road	26
Pinks Hill	80
335-337 Gosport Road	8

TOWN CENTRE HOUSING PROPOSALS	Est. Numbers
Fareham Station East	120
Fareham Station West	96
Delme Court	11
Former UTP site, Western Way	24
Crofton Conservatories	69
Magistrates Court	45
Civic Area	100
Market Quay	100
Lysses Car Park	26
Wykeham House School	15

EMPLOYMENT SPACE	
Standard Way	2,000m ²



PROPOSED SITES: PORTCHESTER

HOUSING PROPOSED	Estimated numbers
Downend Road East, Portchester	350
Romsey Avenue	225
Cranleigh Road	120
Moraunt Drive	49



WHAT HAPPENS NEXT?



The majority of exhibitions and CAT meetings were well attended. It was clear that many people had concerns about the sites allocated in the Draft Local Plan, so it was important to explain and clarify details on the sites and provide further detail on the site selection process to members of the public at the exhibitions.

At the CAT meetings, a presentation was given by the Leader of the Council and the Director of Planning and Regeneration on the Draft Local Plan. The presentations reflected the Draft Local Plan process and the allocated sites that were relevant to the CAT meeting being held.

1.8 *Story Map*

The following interactive story map was available online throughout the consultation period and was publicised via social media:





Fareham's Draft Local Plan

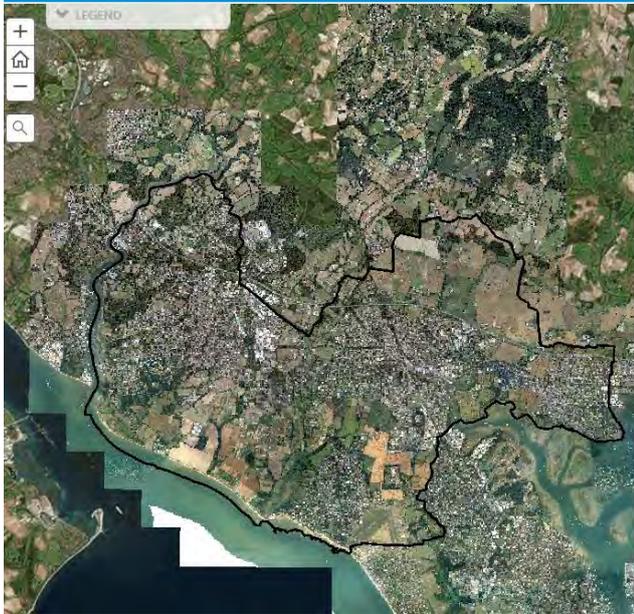
What is a Local Plan?

Every council responsible for planning decisions should have a Local Plan. It

allocates space for:

- Housing
- Employment
- Retail
- Countryside
- Open space
- Leisure facilities
- Community buildings

When the Council receives a planning application it looks at the current Local Plan to see whether the development is needed and appropriate for the area.



Fareham's Draft **FAREHAM** BOROUGH COUNCIL

Fareham's Draft Local Plan

Updating our Local Plan

We are now updating our Local Plan to make sure our Plan is based on the latest housing need data for Fareham up to 2036.

We are consulting on the Draft version up until Friday 8 December.

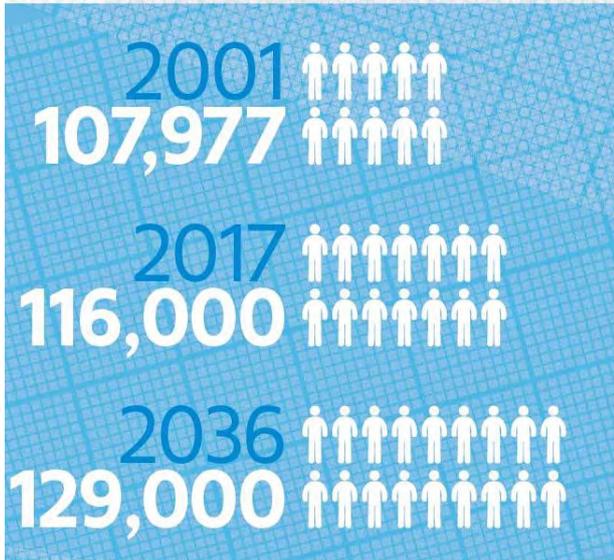
Scroll through these slides to find out more about our proposals and why we need to find more housing in Fareham. You can explore the maps later on to find out about our draft proposals for your local area.

It is important to highlight that the Draft Local Plan contains the Council's proposed policies and allocations for consultation. Nothing has been decided yet.

You can find out more and comment via the [Local Plan Consultation Webpage](#)



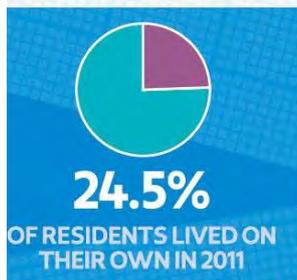
Fareham's Projected Population Growth



Residents are living longer



More people living alone



Hard to get on the housing ladder

£275,000*
AVERAGE HOUSE PRICE
*Figure according to National Housing Federation 2016

£30,000
AVERAGE WAGE

£46,750**
DEPOSIT NEEDED FOR FIRST TIME BUYER
**Average deposit according to Which? National Property Survey 2015



Fareham's Draft Local Plan

A growing population

Fareham is a Borough with a growing population. It is a popular place to live and work. These factors are helping to drive up our need for more housing.



Fareham's Draft Local Plan

The way we live is changing

If you also consider factors such as longer life expectancy, a decline in new homes being built since the recession, it is not surprising that the area now has a shortfall in housing.

The way we choose to live is changing too. Factors such as divorce mean more families now require two homes rather than one. More people are also living alone.

The biggest impact of these changes is that younger generations are finding it increasingly difficult to get on the property ladder as first time buyers or renters.





Fareham Town Centre



Fareham's Draft Local Plan

Why isn't Welborne enough?

The Welborne Plan for a new 6,000 home community was adopted in 2015. Land ownership disputes have caused significant delays. Work is now likely to start in 2019 rather than 2016.

Welborne will solve a major part of Fareham's housing shortage, but it will not create all the new homes required by 2036.

The delays also mean that the first homes built at Welborne will not be delivered as early as they are needed.



Fareham's Draft Local Plan

Protecting the Borough as much as we can

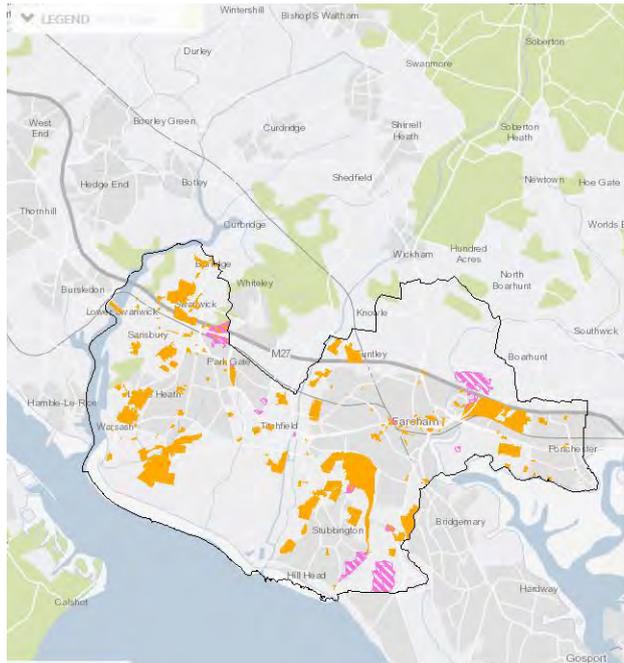
Changes to the way the Government requires us to calculate future housing needs mean that we now have to build more than 8,000 new homes in Fareham by 2036.

Our aim is to use as many brownfield* sites as possible and work has already been done to identify some of these places through the vision for Fareham Town Centre. However, these homes combined with Welborne will not be able to provide all of the 8,000 new homes needed. Around 2,500 will need to be found on greenfield** sites.

We need a robust Local Plan to protect as much green space as we can.

*Brownfield sites – have previously been built on
**Greenfield sites – have never been built on





Fareham's Draft Local Plan

Call for Sites

In 2016 we asked developers and landowners to tell us about sites they would like to propose for development.

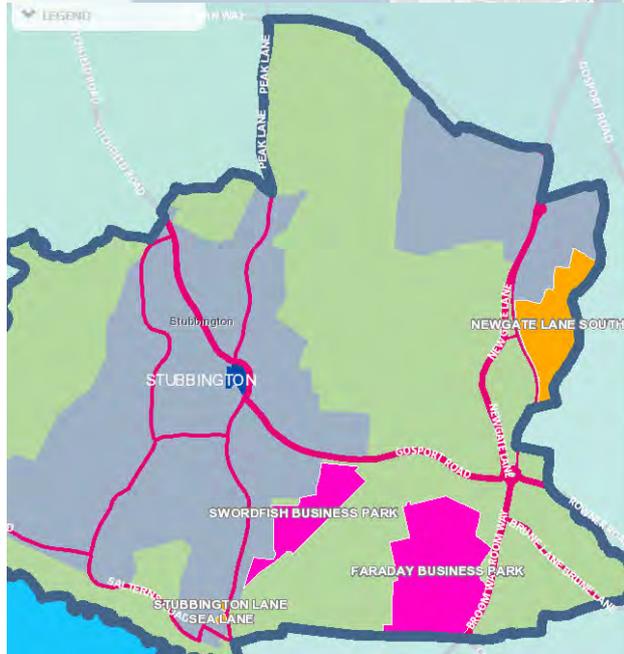
This is known as 'a call for sites' and every Council has to do it when preparing their Local Plan.

Around 200 sites were assessed for either housing or employment development.

These would have provided 10,500 extra homes on top of Welborne.

You can explore the map on the left to find out more about the sites that were assessed.

Click on the magnifying glass icon on the left of the page to search for a specific place or road.



Fareham's Draft Local Plan

Proposed sites in Crofton

HOUSING PROPOSED		Estimated numbers
Newgate Lane South, Peel Common		475
Stubbington Lane		12
Sea Lane		8
EMPLOYMENT SPACE		
Swordfish Business Park, Daedalus West		8,000m ²
Faraday Business Park, Daedalus East		40,000m ²

The map on the left shows the housing proposals, which are coloured orange and the employment proposals in pink.

Click on the proposals and then the link to find out more about each one.

Use the [online comments form](#) to have your say on the sites.





Fareham's Draft Local Plan

Proposed sites in Fareham

HOUSING PROPOSED	Estimated numbers
Funtley Road North	23
Funtley Road South	55
Wynton Way	13
Hampshire Rose	18
North Wallington and Standard Way	21
Military Road	26
Pinks Hill	80
335-337 Gosport Road	8

EMPLOYMENT SPACE	Estimated numbers
Standard Way	2,000m ²

The map on the left shows the housing proposals, which are coloured orange and the employment proposals in pink.

Click on the proposals and then the link to find out more about each one.

Fareham's Draft Local Plan

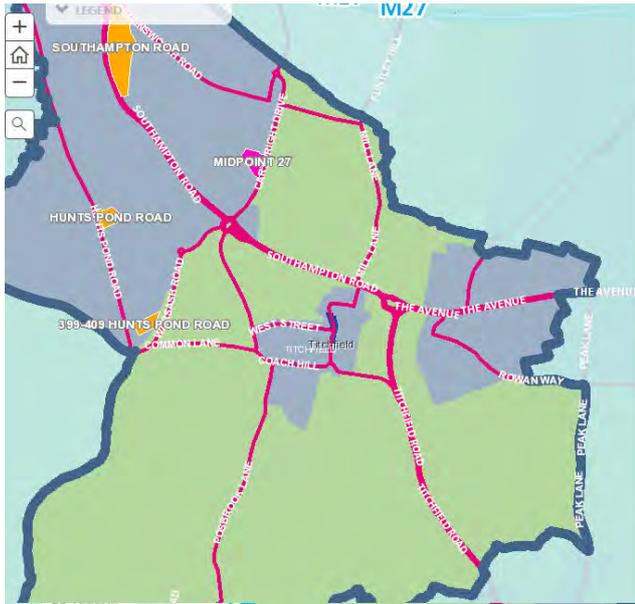
Proposed sites in Portchester

HOUSING PROPOSED	Estimated numbers
Downend Road East, Portchester	350
Romsey Avenue	225
Cranleigh Road	120
Moraunt Drive	49

The map on the left shows the housing proposals, which are coloured orange and the employment proposals in pink.

Click on the proposals and then the link to find out more about each one.

Use the [online comments form](#) to have your say on the sites.



Fareham's Draft Local Plan

Proposed sites in Titchfield

HOUSING PROPOSED	Estimated numbers
Southampton Road, Titchfield Common	400
Hunts Pond Road, Titchfield Common	38
399-409 Hunts Pond Road, Titchfield Common	10
EMPLOYMENT SPACE	
Midpoint 27, Segensworth South	4,700m ²

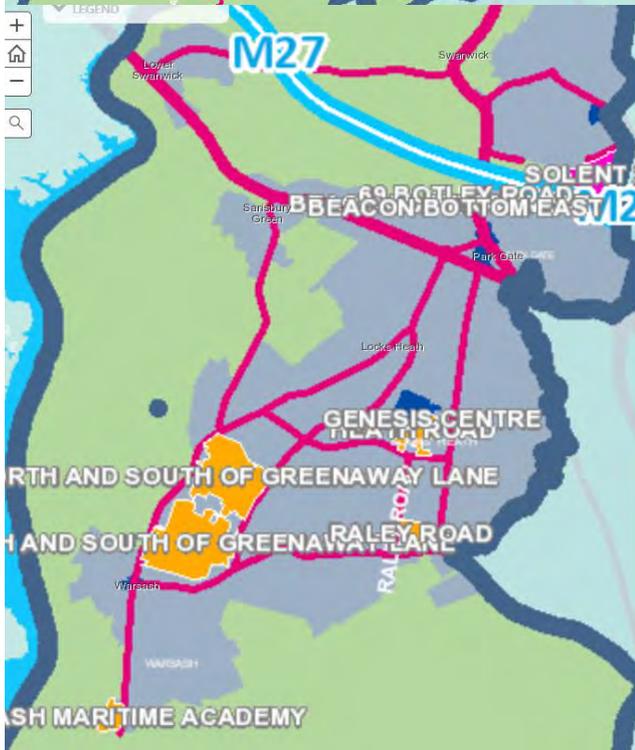
The map on the left shows the housing proposals, which are coloured orange and the employment proposals in pink.

Click on the proposals and then the link to find out more about each one.

Use the [online comments form](#) to have your say on the sites.

Fareham's Draft Local Plan

Proposed sites in the Western Wards

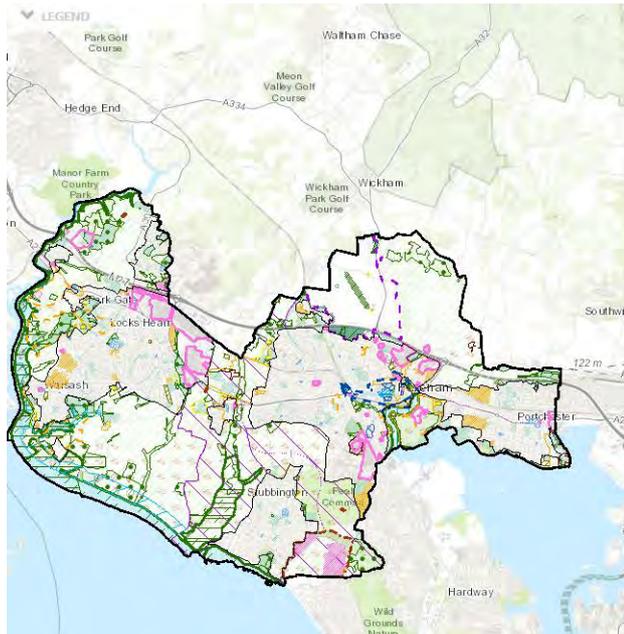


HOUSING PROPOSED	Estimated numbers
Beacon Bottom East	5
Beacon Bottom West	30
North and South of Greenaway Lane, Warsash	700
Warsash Maritime Academy	100
Heath Road	71
Genesis Centre	35
Raley Road	49
69 Botley Road	24
EMPLOYMENT SPACE	
Solent 2, Whiteley	23,500m ²

The map on the left shows the housing proposals, which are coloured orange and the employment proposals in pink.

Click on the proposals and then the link to find out more about each one.

Use the [online comments form](#) to have your say on the sites.



Fareham's Draft Local Plan

More than just housing and employment

The Draft Policies Map identifies all of the different proposed sites in Fareham that are contained in the Draft Local Plan.

You can search the map to find out about our draft proposals. Click on the legend at the top of the page to find out what each proposal is.

Click on the magnifying glass icon on the left of the page to search for a specific place or road.



Fareham's Draft Local Plan

What happens next?

There are five stages involved in developing the new Local Plan. This consultation forms the first stage and runs up until Friday 8 December.

You can comment or find out more at the [Local Plan Consultation Webpage](#).



1.9 Methods of Response

The Council encouraged comments to be made online via the Draft Local Plan Consultation webpage, at <http://www.fareham.gov.uk/planning/localplanconsultation.aspx>, where an on-line survey was available for completion.



Click on the sites in the draft proposal map and a new tab will open with details of the proposed allocation.

Please select the proposed site you want to comment on:

- | | | |
|---|--|--|
| <input type="radio"/> FTC1 Civic Area | <input type="radio"/> FTC8 Lysses Car Park | <input type="radio"/> HA18 Funtley Road North, Funtley |
| <input type="radio"/> FTC2 Market Quay | <input type="radio"/> FTC9 Wykeham House School | <input type="radio"/> HA20 North Wallington and Standard Way, Wallington |
| <input type="radio"/> FTC3 Fareham Station East | <input type="radio"/> FTC10 Delme Court | <input type="radio"/> HA21 Hampshire Rose, Fareham |
| <input type="radio"/> FTC4 Fareham Station West | <input type="radio"/> HA8 Pinks Hill, Wallington | <input type="radio"/> HA22 Wynton Way, Fareham |
| <input type="radio"/> FTC5 Crofton Conservatories | <input type="radio"/> HA10 Funtley Road South, Funtley | <input type="radio"/> HA24 335 – 357 Gosport Road, Fareham |
| <input type="radio"/> FTC6 Magistrates Court | <input type="radio"/> HA16 Military Road, Wallington | <input type="radio"/> EA5 Standard Way, Wallington |
| <input type="radio"/> FTC7 Former UTP Site | | |

Do you wish to comment on another proposed site or policy?

- Yes
 No

Powered by Snap Surveys

Please provide your contact details below. Doing this will help us to understand where people's views are coming from. Your name and address may be published but it will not be used for any other purposes.

Name

Organisation/Company (if you are representing one)

Address Line 1

Address Line 2

Address Line 3

Town

Postcode

Email

Thank you for having your say on the Draft Local Plan. Please click submit.

Powered by Snap Surveys

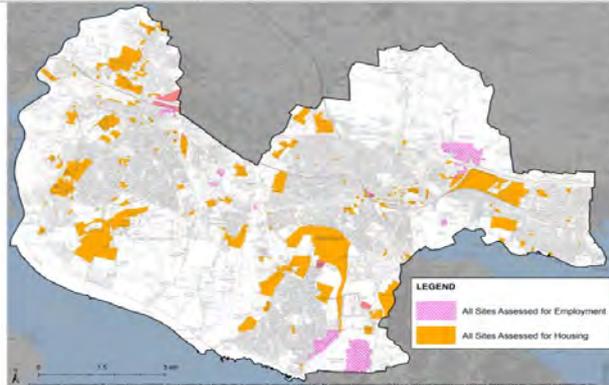
What would you like to comment on?

- A site proposed for development e.g. housing in the Draft Local Plan
- A site not proposed for development that you think would be suitable
- A chapter or policy in the Draft Local Plan
- Part of the evidence base that supports the Draft Local Plan
- An area important to your community that you think should be allocated Local Green Space

← Back | Reset | Save | Next →

Powered by SnapSurveys

Option 2: ticked 'A site not proposed for development that you think would be suitable':



The map above shows all of the possible development sites considered by the Council. Only a small proportion became our preferred sites in the Draft Local Plan. Please tell us if there are any sites not included in the Draft Local Plan that you think are a better option for meeting our housing need. You can find view the Strategic Housing Land Assembly Assessment (SHLAA) in our [evidence base](#) to find out more about all the potential sites that were assessed.

What alternative site do you think should be included in the Draft Local Plan?

Please comment on why you think it is more suitable than the sites proposed in the Draft Local Plan

← Back | Reset | Save | Next →

Powered by SnapSurveys

If Option 3 is ticked 'A chapter of policy in the draft local plan':

- Introduction
- Vision and Strategic Priorities
- Development Strategy
- Strategic Policies
- Housing
- Employment
- Retail
- Community Facilities and Open Space
- Natural Environment
- Design
- Infrastructure (including Transport)
- Development Allocations (chapter introduction)
- Implementation and monitoring
- Other

← Back | Reset | Save | Next →

Powered by SnapSurveys

Example of when Infrastructure (including Transport) is ticked:

Please select the policy in infrastructure (including transport) you wish to comment on.

- INF1 – Infrastructure Delivery
- INF2 – Sustainable Transport System
- INF3 - Road Network Improvements
- INF4 - Renewable and Low Carbon Energy

← Back | Reset | Save | Next →

Powered by SnapSurveys

If Option 4 is ticked 'Part of the evidence base that support the Draft Local Plan':

What area of evidence would you like to comment on?

<input type="radio"/> Introduction	<input type="radio"/> Housing	<input type="radio"/> Natural Environment
<input type="radio"/> Vision	<input type="radio"/> Employment	<input type="radio"/> Design
<input type="radio"/> Development Strategy	<input type="radio"/> Retail	<input type="radio"/> Infrastructure
<input type="radio"/> Strategic Policies	<input type="radio"/> Community Facilities	

Powered by
SnapSurveys

If for example 'Employment' was ticked:

What evidence document would you like to comment on?

EV30- PUSH Economic and Employment Land Evidence Base Paper

EV31 – Employment Land Review

EV32- Maritime Futures: Solent Waterfront Sites

Powered by
SnapSurveys

If 'EV31 – Employment Land Review' was ticked:

Please tell us the paragraph number in EV31 – Employment Land Review you want to comment on

What do you want to say about it?

Comment below

Powered by
SnapSurveys

If Option 5 was ticked 'An area important to your community that you think should be allocated Local Green Space':

Open space policies already protect the majority of Fareham's recreation grounds and open space. However, a 'Local Green Space' can provide further protection. There are certain criteria that need to be met such as the space being reasonably close to and special to a local community for it to become designated. Please tell us below if you would like to suggest an area.

What is the location of the area you think should be allocated as Local Green Space?

Please tell us why you think it is should be allocated as Local Green Space?

Do you wish to comment on another proposed site or policy?

Yes

No

Powered by
SnapSurveys



The Paper response form is set out below:

Comment on the Draft Fareham Local Plan 2036

How to have your say

Complete this form and submit it to the Council by Friday 8 December 2017. Please return to Consultations, Fareham Borough Council, Civic Offices, Fareham PO16 7AZ.

Please provide your contact details at the end of this survey. Doing this will help us to understand where people's views are coming from. Your name and address may be published but it will not be used for any other purposes.

What would you like to comment on?

- | | |
|--|---|
| <input type="checkbox"/> A site allocated for housing | <input type="checkbox"/> Natural Environment |
| <input type="checkbox"/> A site allocated for employment | <input type="checkbox"/> Design |
| <input type="checkbox"/> Strategic Policies | <input type="checkbox"/> Infrastructure (including Transport) |
| <input type="checkbox"/> Housing | <input type="checkbox"/> Development Allocations (chapter introduction) |
| <input type="checkbox"/> Employment | <input type="checkbox"/> Implementation and monitoring |
| <input type="checkbox"/> Retail | <input type="checkbox"/> Other |
| <input type="checkbox"/> Community Facilities and Open Space | |

Please provide the name of the site allocation or policy you want to comment on:

What do you want to do?

- | | | |
|--------------------------|--------------------------|--------------------------|
| Support | Object | Comment |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Please provide your comment below:



What would you like to comment on?

- A site proposed for development e.g. housing in the Draft Local Plan
- A site not proposed for development that you think would be suitable
- A chapter or policy in the Draft Local Plan
- Part of the evidence base that supports the Draft Local Plan
- An area important to your community that you think should be allocated Local Green Space

Please provide the name of the draft site, policy etc you want to comment on:

What do you want to do?

- | | | |
|--------------------------|--------------------------|--------------------------|
| Support | Object | Comment |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Please provide your comment below:

A bit about you

You will need to provide your contact details at the end of this survey. This is a legal requirement in order for your comments to be taken into account and your address may be published. It will not be used for any other purposes.

Name

Organisation/Company (if you are representing one)

Address Line 1

Address Line 2

Address Line 3

Town

Postcode

Email

Thank you for having your say on the Local Plan.



FAREHAM LOCAL PLAN 2036

The developer focused response form is set out below:



Comment on the Draft Fareham Local Plan 2036

How to have your say

Complete this form to comment on the Draft Local Plan. Please submit it to the Council by Friday 8 December 2017. You can download the pdf and type on to it before emailing it back to consultation@fareham.gov.uk. You can leave more than one comment.

Provide us with your details

You will need to provide your contact details at the end of this survey. This is a legal requirement in order for your comments to be taken into account and your address may be published. It will not be used for any other purposes.

Please provide the proposed policy, page number or paragraph number in the Draft Local Plan or Evidence Base you want to comment on

Please comment below.

Please provide the proposed policy, page number or paragraph number in the Draft Local Plan or Evidence Base you want to comment on

Please comment below.

Please provide the proposed policy, page number or paragraph number in the Draft Local Plan or Evidence Base you want to comment on

Please comment below.

Please provide the proposed policy, page number or paragraph number in the Draft Local Plan or Evidence Base you want to comment on

Please comment below.

A bit about you

You will need to provide your contact details at the end of this survey. This is a legal requirement in order for your comments to be taken into account and your address may be published. It will not be used for any other purposes.

Your details

Name

Organisation/Company (if you are representing one)

Address Line 1

Address Line 2

Address Line 3

Town

Postcode

Your agent's details (if applicable)

Name

Organisation/Company (if you are representing one)

Address Line 1

Address Line 2

Address Line 3

Town

Postcode

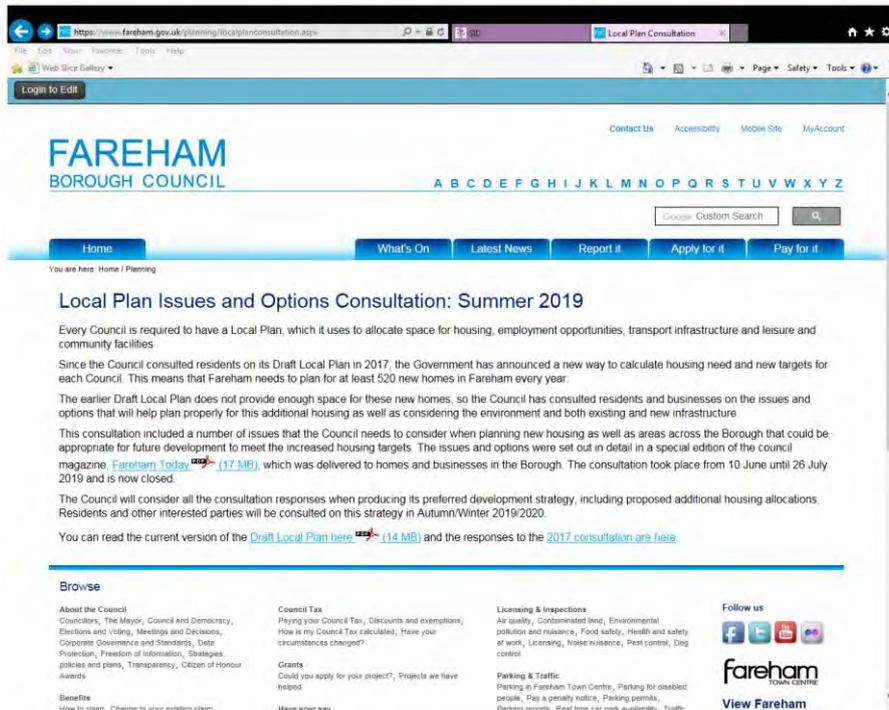
FAREHAM
BOROUGH COUNCIL



2.0 **Regulation 18 Issues and Options Consultation**

2.1 **Web page**

The consultation was publicised on the Council's website explaining the background and reasons for the consultation and how residents could take part, together with a link to the Fareham Today special edition and the online survey as set out below:



2.2 **Fareham Today**

The consultation document for the Issues and Options consultation took the form of a special edition of the Fareham Today magazine as this was considered to be the most accessible form. The content of the special edition of Fareham Today included:

- Introduction by the Executive Leader of the Council
- Explanation of why the consultation was taking place
- A summary of recent planning issues in the Borough
- Explanation of the key issues in the Borough around housing need
- A description of a number of areas of the Borough which could be used for future development (with maps)
- Details of the forthcoming Community Action Team (CAT) meetings and exhibitions
- Explanation of the timeline for further development of the Fareham Local Plan.

The magazine also contained questions about the key issues and possible areas for future development which residents and businesses were invited to respond to through the online and paper survey and in person at meetings and exhibitions.



The special edition of Fareham Today magazine was available from 10th June 2019 on the Council's website and paper copies were circulated as follows:

- 51,000 copies delivered to businesses and residents throughout the Borough
- made available at all draft local plan consultation meetings and exhibitions
- made available at Ferneham Hall and libraries, community centres, leisure centres, doctors' surgeries and sheltered housing schemes throughout the borough.

Electronic versions were also emailed to interested residents.

The Special Edition of the Fareham Today is set out below:

The graphic consists of two main parts. On the left is the cover of 'Fareham TODAY' magazine, which is blue with white and yellow text. It says 'Local Plan Update | June 2019' at the top, 'Fareham TODAY' in large letters, 'HAVE YOUR SAY ON FUTURE DEVELOPMENT IN FAREHAM' below that, and a 'DEADLINE 26 JULY' stamp. At the bottom, it says 'FAREHAM BOROUGH COUNCIL'. On the right is a vertical timeline titled 'TIMELINE' on a blue background. The timeline is marked with years 2019, 2020, 2021, and 2022. It details five stages of the consultation process:

- 2019**: **STAGE 1: Spring–Summer 2019**
The Council sets out key issues and potential options for future development in this consultation. We will seek feedback from the community and interested parties, such as developers and authorities responsible for roads, health and education services. Once this feedback has been received, the Council will consider the best way forward.
- 2020**: **STAGE 2: Autumn 2019 – Winter 2019/20**
Having considered all the previous responses, the Council will consult on its preferred development strategy including proposed additional allocations. This will again be shared with the community and interested parties for further feedback.
- 2020**: **STAGE 3: Spring 2020 (Publication of Local Plan)**
The Council will consider all the previous responses and launch a further consultation on the plan it intends to submit to Government for independent examination in Summer 2020.
- 2021**: **STAGE 4: Autumn 2020 – Winter 2020/21 ESTIMATED (Examination)**
During the examination of the submitted Local Plan, the community will be able to raise any outstanding issues with the Government Planning Inspector. The Inspector will report on their findings.
- 2021**: **STAGE 5: 2021 – ESTIMATED (Adoption)**
The Council will adopt the Local Plan once the Government Inspector has found it to be 'sound'. It is at this stage that all the policies in the new Local Plan will be used to determine planning applications.

At the bottom of the timeline, it says: 'For more information visit www.fareham.gov.uk/localplanconsultation'.

FOREWORD

BY COUNCILLOR SEÁN WOODWARD
EXECUTIVE LEADER OF FAREHAM BOROUGH COUNCIL



IT IS VITAL FOR US TO ACT QUICKLY SO THAT DECISIONS CAN BE MADE LOCALLY, AND WE CAN AVOID LOSING ANY FURTHER APPEALS



When we began our review of Fareham's Local Plan in the autumn of 2015 we knew that many people were struggling to get on the housing ladder. Affordability and changing demographics here and across the country meant more homes were needed.

Despite Government assurances about local authorities having sufficient time to plan for changes, the Council still lost an appeal against its decision to reject development at Cranleigh Road in Portchester. This was a landmark decision in respect of the Council's five-year land supply position.

In 2018, a few months after the Council's Draft Local Plan consultation was complete, the Government announced dramatic changes to the National Planning Policy Framework (NPPF), which sets out the planning policies for England.

A major part of the revision to the NPPF is a formula that is applied to determine how much housing is needed in each part of the country. Following a period of uncertainty it was confirmed in February 2019 that the number of houses that the Government wants built in Fareham each year has shot up to at least 520. The Council objected to the Government's consultation as it was clearly reverting to a 'top-down' approach, where central rather than local government determine housing numbers regardless of local circumstances.

Another new element to the NPPF introduced by Government is an annual Housing Delivery Test. This will be used to make sure councils are meeting targets in terms of how many new houses have been built over the previous three years. If councils fail the test, a higher housing target will be imposed on them in future years. This is despite the fact that, generally, it is developers and not councils that build houses. That said, the Council will usually be able to reduce the amount of time a developer has to build homes, once permission has been granted, to accelerate delivery.

Some good news is that Fareham passed its first test in November 2018, having delivered 137% of the new homes expected in 2015/16. However, the test is being phased in so that the number of houses we will be measured against will increase each year as the Government's new figures come into play.

As you can see, it is vital for us to act quickly so that decisions can be made locally, and we can avoid losing any further appeals like Cranleigh Road. A robust Local Plan will help control development and meet the needs of local people in terms of homes and employment as well as protecting our most valued green spaces.

This special edition of Fareham Today takes forward our new Local Plan taking into consideration the new Government housing demands and the challenges we now face to meet them. This consultation marks the start of many opportunities for you to find out more and have your say on the new Local Plan. You will find all the details on pages 18 & 19.

2 Fareham Today - Local Plan Update - June 2019

Have your say at www.fareham.gov.uk/localplanconsultation

WHY ARE WE CONSULTING AGAIN?

THE LOCAL PLAN IS ABOUT MORE THAN NEW HOUSES. THE COUNCIL WILL ALSO BE LOOKING AT WHERE NEW JOBS CAN BE CREATED AND LEISURE OPPORTUNITIES PROVIDED.

Local plans need to be reviewed every five years. Our current Local Plan is split into three parts; the first part was adopted in 2011, and parts two and three were adopted in 2015.

In 2015, the Council began a process to update the Local Plan based on a growing population and housing shortage, which is a challenge mirrored across the south-east. After consultation on the Draft Local Plan in 2017, work on this version had to pause when the Government announced it was introducing a new way to calculate housing need across the country that would help achieve its targets of building 300,000 new houses every year. Following changes to the National Planning Policy Framework (NPPF) and subsequent announcements from the Government on housing need, there has been a significant increase in the number of houses that the Council now needs to plan for.

We are now consulting on how we want to build on the work that was done in 2017. Many of the draft policies set out two years ago, such as ensuring good design and encouraging residents to build their own homes, are still valid. It will be necessary to reassess all the housing sites previously identified for development, which have not already received planning permission. It is also important that we work out when and how the Council can meet the new housing requirements to ensure we achieve the Government's delivery targets each year.

Of course, the Local Plan is about more than new houses, the Council will also be looking at, for example, where new jobs can be created and leisure opportunities provided.

NEW HOUSING NUMBERS FOR FAREHAM
It has taken some time for the Government to clarify exactly how each council should calculate the number of new houses that need to be permitted for their area. However, over the past few months the Government has made significant changes to the NPPF. As a result, every local authority has seen its housing need figures affected and must therefore make plans to ensure these homes are delivered.

For Fareham, the number of houses that need to be built has increased. The starting point is currently a minimum of 520 houses each year. The Council will also need to have a suitable buffer on top of this figure so any delays on existing sites do not prevent the Council from meeting its housing need. This is a significant increase and means that the Draft Local Plan we consulted on in 2017 does not provide for enough new houses.

The Council is now consulting on issues and options that will help it plan properly for this additional housing, as well as considering the environment, and both existing and new infrastructure.



OUR OBLIGATION TO HELP OTHER AREAS

As a starting point, each council needs to plan for the number of houses handed down to them by the Government. Where councils cannot meet their need due to a lack of suitable land for new development, councils are obliged to work with their neighbours to help them deliver their 'unmet' need. This is to ensure that the number of new houses demanded by the Government can be met.

The Council is committed to working with the Partnership for Urban South Hampshire (PUSH), which includes 12 South Hampshire authorities, to agree how any 'unmet need' can be addressed. PUSH does not set the figures, it acts as a forum for discussion and debate between the councils.

Have your say at www.fareham.gov.uk/localplanconsultation

Fareham Today - Local Plan Update - June 2019

RECENT DEVELOPMENTS

As someone who knows the Borough well, you will be aware that there have been many new planning applications approved, others refused, and infrastructure improvements taking place in Fareham.



Daealus
Solent Airport at Daealus and the development of its business parks has been a major success story for the Council and our Borough. Through its 2018 Daealus Vision, it has been able to unlock the potential of the airfield's land to create new commercial opportunities particularly within the aviation sector. It has also made this 369-acre site more attractive to visitors and new businesses. Since 2015, 650 jobs have been created and flights have increased by 50 per cent. In 2018, Fursley Business Park at Daealus scooped two prestigious awards at the South Coast Property Awards for 'Development of the Year' and 'Business Park Innovation of the Year'.

The Council now wants to build on this success by responding to business needs and delivering further land and property for commercial use. Employment growth opportunities will follow, along with more community facilities and improved airport infrastructure.

Great strides have been made at Daealus to create more jobs in Fareham. This work needs to continue here and at different sites to provide local work for residents.

Do you know of any suitable land in the Borough which you think could provide new employment opportunities?



Transport network improvements

There has been extensive work to improve the road infrastructure in Fareham and this is ongoing. Improvements at Newgate Lane North and the A27 Western Way, Peel Common roundabout and St Margaret's roundabout were completed in summer 2018. This was followed by making the A27 between Segensworth and the Titchfield Gyratory a dual carriageway. Improvements to the A27 at the Awinon/Station roundabout, and a new southern section of Newgate Lane.

Commitments have also been made to redesign Junction 10 on the M27 and it has recently been confirmed that the 4.5km Stubbington Bypass is to be agreed.



4 Fareham Today - Local Plan Update - June 2019

Have your say at www.fareham.gov.uk/localplanconsultation



Improving air quality in Fareham

In 2017, Fareham was one of 23 local authorities identified as having areas likely to exceed guidelines levels of nitrogen dioxide by 2020. The exceedance for Fareham is minimal at just 0.53ug/m³.

This was a potential issue on the Defra roundabout through Eastern and Western Way and onto the A27 by Fareham train station, including the A27 from Market Quay 'through-about', and onto the Portchester Road A27. The Council has been awarded Government funding to address this potential issue and has announced four measures to improve air quality in Fareham: upgrading traffic lights adding to cycle routes; providing better information at bus stops and making changes to the cycle of the traffic signals at the Quay Street junction.

RAPID IMPROVEMENTS TO AIR QUALITY IN FAREHAM
RAPID IMPROVEMENTS TO AIR QUALITY IN FAREHAM
ON AIR QUALITY IS ALREADY BEING MADE.

Appeals successfully defended

The Council continues to rigorously apply the relevant policies of its current Local Plan to planning applications, ensuring good developments in the right locations.

In January 2019, the Council successfully defended its decision not to grant permission to Bargate Homes for up to 150 new houses on land west of Old Street in Hill Head. Plus simply the Government's Planning Inspector dismissed the appeal based on the importance of protecting the Meon Valley landscape.

Weeks later, the Council successfully defended its decision not to grant permission to Bally Developments Ltd for 42 new



Have your say at www.fareham.gov.uk/localplanconsultation



Wellcome planning applications fail

A further consultation on the Wellcome Planning Application closed at the beginning of March 2019.

The application for up to 2,000 homes with supporting shops and community facilities, employment spaces, schools, parks and open spaces took into consideration feedback and added further detail to outline plans submitted in 2017.

The revised application includes a redesigned layout for Junction 10 of the M27, revisions to the local road network, and changes to how and where various community facilities will be provided.

These plans are now being considered by the Council. Due to the progression of the planning application, there is no intention to revisit the detailed site-specific policies in Part 2 of the current Local Plan - the Wellcome Plan. However, this Local Plan review will need to consider the timing and nature of delivery at Wellcome.

houses on land off Sopwith Way in Sowerwick. In this case the sensitive location of the development, which meant occupants would have no choice but to rely on their cars, and the character of the proposal not being in keeping with the rural location, meant the Inspector ruled in favour of the Council's decision to turn down the plans.

More recently, another appeal from Foreman Homes for up to 150 houses on land east of Postbrook Lane in Titchfield was also dismissed, with the Inspector upholding the Council's decision to refuse the application because of the potential impact on Grade II listed buildings and the valued landscape.



Fareham Today - Local Plan Update - June 2019



KEY ISSUES: FAREHAM'S HOUSING NEED

As you have already seen, the new Local Plan isn't just about housing. However, as the Government has increased the number of new houses that need to be built in the Borough, it is a major consideration in this consultation. The Council must think about a number of issues when planning new housing and welcomes residents' views on them.



Fareham's changing demographics
Fareham has a growing population - it's a popular place to live and work. Due to longer life expectancy and the push in new homes being built after the recession, we now have a short fall in housing. The younger generation often feel the biggest impact as they struggle to get on the housing ladder. More young people are living with their parents for longer. Another factor, such as relationship breakdown, is that more people now live on their own. We therefore need to ensure the Local Plan meets these changing local housing needs.

Making housing affordable

We want the homes built by developers to support the needs of local people wanting to get on the housing ladder. Our current Local Plan says that up to 40 per cent of homes on larger developments should be affordable housing. This includes a range of tenures aimed at people who can't afford to own or buy through market rates such as:

- SOCIAL RENTS:** offered at around 50 per cent of market rates.
- AFFORDABLE RENTS:** charged at up to 80 per cent of market rates.
- INTERMEDIATE HOUSING:** provide opportunities for people to achieve ownership on a part-rent, part-buy basis.

Planning the most suitable mix of shared ownership, affordable rent and social rent homes for local need, whilst ensuring development can occur, is an important issue. Getting this policy right within the new Local Plan is vital to gain new housing that can be provided at an affordable level.

**50%
80%** SOCIAL RENTS OFFERED UP TO 80% OF MARKET RATES AFFORDABLE RENTS APPROXIMATELY 50% UP TO 80% OF MARKET RATES

6 Fareham Today - Local Plan Update - June 2019

Have your say at www.fareham.gov.uk/localplanconsultation



Ensuring good home design

The Council wants to ensure the design of a home is adequate for its occupants and wishes to see the new Nationally Described Space Standards in its Local Plan. If successfully evidenced by the Council, this would help ensure developments would provide adequate living and bedroom space, sufficient storage and floors to ceiling heights.

Do you agree this is an issue the Council should be tackling? Are there any other elements of design you think are important?



Investigating self-build

The Council knows there are a number of Fareham residents who are interested in building their own homes. Building your own home typically involves individuals or groups commissioning the construction of a new home or homes. This could be done with them designing themselves or with a developer. For some this can be a more affordable way to achieve home ownership, particularly if an individual is able to do most of the building work themselves.

The Council could stipulate that developers of large sites must offer a small number of serviced plots where individuals can design and build their own home as part of a larger scheme. In 2017 we consulted on a draft policy suggesting that five per cent of homes on sites where 100 or more are being built should be self-build custom build. This policy could be amended if the Council has the evidence to suggest many more people wish to build their own homes in Fareham and there is suitable land where such housing could be developed.

If you are considering building your own home, and you haven't already registered, please visit our website to add your name to the list. www.fareham.gov.uk/selfbuild



Large or small developments

The Government stipulates that at least 10 per cent of the new developments in the Local Plan must be on small to medium sites of up to one hectare (around two and a half acres).

The Council's preference is that we have a mix of new houses built in a small number of larger cluster developments.

Ensuring that the right infrastructure is in place for our growing population is vital. The Council is looking to continue with its large 'cluster sites' approach, where infrastructure improvements are typically easier to design and deliver. Often schools and road improvements can be incorporated into larger development schemes, and when land is required for medical and healthcare facilities, this can be provided for. Developers are responsible for the delivery of suitable infrastructure through legal (Section 106) agreements signed with the Council.

In the following pages we will ask questions about specific areas in the Borough; however, do you agree with the overall approach we are proposing?

Have your say at www.fareham.gov.uk/localplanconsultation

Fareham Today - Local Plan Update - June 2019 7

KEY ISSUES:

The Local Plan has an important role in protecting the environment and determining where new development opportunities can be created, as well as providing facilities for the community. In this consultation, the Council wants to raise key issues and present potential options to ensure the development that happens from now until 2036 brings about the greatest benefits for the Borough.



PROTECTING GREEN SPACE IN YOUR COMMUNITY

The Government's National Planning Policy Framework allows councils to highlight small areas of open space to be protected in a similar way to green belt land.

These small parks, small areas of recreational grassland or woodland within or close to housing estates, should have importance to the community living around them. This might be for cultural, wildlife or recreational reasons.

The Council is keen for residents to highlight important areas that may meet the Government's criteria, so they can be included in the Local Plan and preserved for the community.

Are there any local areas of green space that you think the Council should protect?



STRENGTHENING RETAIL HEALTH

An important part of the Council's planning ideas is to bolster Fareham Town Centre, Portchester and Locks Heath District Centres and the local centres in the outlying wards.

It's important to make these traditional retail areas attractive places for residents to shop, live and spend their leisure time during the days and evenings. This calls for these centres to adapt to meet the needs of residents and visitors now and in the future. This could include more leisure attractions and new homes.

What type of development do you think should be encouraged both in the Town Centre and other centres?



FINDING SPACE FOR NEW HOMES

Whilst the Council is keen to provide the homes needed for Fareham, a careful balance will be needed to protect and manage the beautiful environment in which we live. Put simply we would call this using good growth principles.

Good growth means building homes and creating employment spaces in such a way as to improve quality of life whilst protecting the most valued natural and historic environments. Developments need to respect environmental protections and deliver opportunities for environmental gain, providing opportunities for reduced energy demand and waste production, whilst sensitively managing the countryside and valued landscapes. Good growth also means providing open spaces and leisure opportunities to encourage healthy and active lifestyles and encouraging more of us to use active forms of travel rather than the car.

The first step is for the Council to consider its overall strategy to identify the best areas in which good growth can be achieved across the Borough. The Local Plan plays an important role in determining where new developments should be located within the Borough, and what size they should be. This consultation document shows the broad areas being considered, including revisiting areas of previous consultation, such as the strategic gaps. After asking landowners and developers where development land might be found, we know there are such sites in Fareham Town Centre, the Western Wards, Thefield, Portchester and Shubbington. This includes brownfield sites, as well as a large number of greenfield sites.

URBAN AREAS

The Council considers it important to continue to encourage development on brownfield sites within our settlements, particularly Fareham, Portchester and the Western Wards.

Increasingly Government policy is looking to increase density of development especially in town centres, such as Fareham, served by public transport.



Do you support the Council in continuing to allocate brownfield sites that are likely to deliver homes in the period we are planning for?

Higher density developments include taller buildings and apartment blocks. Would you support this type of development where infrastructure, such as a railway station, exists?

6 Fareham Today - Local Plan Update - June 2019

Have your say at www.fareham.gov.uk/localplanconsultation

Have your say at www.fareham.gov.uk/localplanconsultation

Fareham Today - Local Plan Update - June 2019 8





10 Fareham Today - Local Plan Update - June 2019

Have your say at www.fareham.gov.uk/focallplanconsultation

Have your say at www.fareham.gov.uk/focallplanconsultation

Fareham Today - Local Plan Update - June 2019

FINDING LAND FOR NEW HOUSES

You can help the Council decide where development is best placed to meet the Borough's needs over the next fifteen years or so. Are there areas that you think would support future growth or that merit protection from any future development? You can also help the Council to decide which landscapes are the most valued across the whole of Fareham.

Are there areas that you think would support future growth or that merit protection from any future development?

What kind of landscapes do you value in the Borough?



13 Fareham Today - Local Plan Update - June 2019

Have your say at www.fareham.gov.uk/focallplanconsultation

The Council wants to encourage the redevelopment of brownfield sites but there are only so many available within the Borough. Greenfield sites will also need to be found to meet the Government's increased housing targets for Fareham. We have looked at all greenfield areas across the Borough, taking into account land ownership and other significant factors, to formulate our proposed approach.

LEGEND

- Urban areas
- Allocations proposed in Draft Local Plan 2017
- Countryside



© Crown copyright and database rights 2019 Ordnance Survey 10003910. Use of this data is subject to terms and conditions.

Land between Fareham & Stubbington

This is a large area of open countryside south of Fareham and to the north east of Stubbington.

The Council already proposed to allocate land east of the new Newgate Lane for housing in the 2017 consultation document.

Previous planning policies have designated this whole area as a strategic gap in order to prevent Fareham and Stubbington from merging and help to define distinctive communities. However, extensive areas have been promoted to the Council for development. Given the additional housing requirement, the Council is having to look again at the purpose of this existing strategic gap and its characteristics.

There is an approved application to build the Stubbington bypass within this area. The alignment of the new Stubbington bypass may limit the area's potential for development, particularly in terms of noise. Careful planning could prevent these two settlements from joining up whilst also delivering much-needed housing, which could bring with it significant community, leisure and environmental benefits.

Do you think this area could support good growth whilst preventing the two communities from joining up?

Have your say at www.fareham.gov.uk/focallplanconsultation



© Crown copyright and database rights 2019 Ordnance Survey 10003910. Use of this data is subject to terms and conditions.

Land west of Portchester

A large area to the north west of Portchester, known as Land West of Downend Road, has been promoted for development.

There are on-going discussions with both highway authorities and site promoters about whether access and capacity issues could be successfully overcome for development to come forward.

If the transport constraints could be resolved, do you think this area could support good growth?

This is in addition to the land the Council proposed to allocate to the east of Downend Road in the 2017 consultation document.

To the south west of Portchester whilst the Conleigh Road Appeal opened the door to development land close to the urban edge, areas of undeveloped valuable landscape remain along the coastal area. No further sites have been promoted to the Council in this coastal area since the 2017 consultation. Additionally, the Council recognises the importance of the undeveloped coast and its limited scope to accommodate further development.

Have your say at www.fareham.gov.uk/focallplanconsultation

Fareham Today - Local Plan Update - June 2019





Meon Valley
Some areas of land are being promoted for development within the Meon Valley.

This is an extensive area of highly valued landscape in the Borough which benefits from a number of environmental protections. The merits of this landscape have been recognised by recent appeal decisions at Old Street in Hill Head and land east of Frodoak Lane in Tickfield. These decisions endorsed the Council's view that the Meon Valley is an important landscape and that the proposed new housing would have had a negative impact.

Should the Council continue to protect this area from development?

For a long time the Council has been aware of the role of the open land in the Meon Valley in supporting the communities of Fareham and the Western Wards. This area is designated as a strategic gap. Going forward, the Council could also consider designating this area as a highly valued landscape.

The Council will also be working with PUSH to consider the potential for greenbelt land across local authority areas, and there could be scope for this area to become part of a South Hampshire greenbelt.



Land south of Locks Heath
Most of the land to the south of Locks Heath is not being promoted for development.

This area has few existing features, such as roads or buildings, and is largely in agricultural use. Additionally, the undeveloped landscape along the coast is highly valued by residents and visitors.

Would you support limited small-scale development in this area?

With this mainly rural landscape and isolated location it would be difficult to support large-scale development here, although some limited small-scale development may be appropriate adjacent to the existing urban areas.



Land around Swanwick station
The Council has already proposed to allocate land for housing development at Reason Bottom, but significant areas of land are also being promoted both north and south of the motorway within reasonable proximity to Swanwick station.

This area could be suitable for development, either on a small scale or more significant development close to the railway station?

Would you support small-scale development or larger scale if close to the railway station?



Land around Burridge
To date the Council has not considered proposing large-scale development here because of the relatively limited access to services.

This has been supported by a recent appeal decision at Sopwith Way. However, significant areas of land are being promoted in and around Burridge.

This area could be suitable for limited small-scale development close to the existing built-up areas in Burridge.

Would you support limited small-scale development in this area?



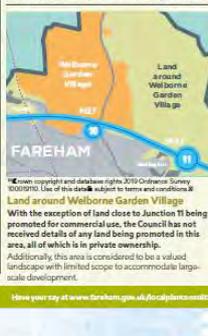
Land to the west of the Western Wards
The Council already proposed to allocate land for housing development north and south of Greenway Lane in the 2017 consultation and many of these sites have received a resolution to grant planning permission from the Council.

Other smaller areas have been promoted to the Council and where these are adjacent to the settlement, these could be considered good growth opportunities.

However, beyond the built-up area, there is an important stretch of undeveloped rural landscape alongside the Hamble river.

Given the valued landscape along the Hamble, it would be difficult to support large-scale development here, but, again, limited small-scale development may be appropriate close to the existing urban area.

Would you support limited small-scale development in this area?



Land around Welborne Garden Village
With the exception of land close to Junction 11 being promoted for commercial use, the Council has not received details of any land being promoted in this area, all of which is in private ownership.

Additionally, this area is considered to be a valued landscape with limited scope to accommodate large-scale development.



We've tried to anticipate some of the questions you may have. However, if you have a question that we haven't answered here please email consultation@fareham.gov.uk or use one of the telephone numbers under the 'Who can I talk to?' section below.



Why do housing numbers keep changing?
The Council has to follow the Government's current National Planning Policy Framework (NPPF) and associated guidance on the number of homes needed. This policy has changed significantly within the last year. This is not something that we have control over, but we must respond to it in the new Local Plan.

The guidance, broadly speaking, calculates how many homes are needed by taking into account household projections and affordability based on house prices compared to local salaries.

What is the Housing Delivery Test?
New Government guidance includes an annual Housing Delivery Test (HDT). This is a new annual measurement of housing delivery that looks back over the previous three years to check whether the number of houses built corresponds to the number required during the same period. The Government publishes these figures every November. If a council falls short, it could be required to increase the number of houses if permits in the following years.

The good news for Fareham is that when the first HDT results were published in February 2019, the Borough had delivered 127% of its housing target. This was based on the housing numbers in the adopted Local Plan rather than the Government's new target of a minimum of 520 homes a year.




How can a council ensure new houses are built beyond just giving planning permission?
Although the Council isn't in direct control of most housebuilding in the Borough there are a number of ways the Council can encourage delivery. These include reducing the amount of time for which a planning permission remains valid and working more closely with developers on their proposed delivery timescales.

What about the homes planned at Welborne?
Welborne has been delayed for more than five years because of ownership issues, land assembly issues and a delayed planning application. These were out of the Council's control but mean there is some catching up to do. New homes are not being built fast enough in Fareham. In fact, we currently anticipate only 4,000 of the 6,000 homes planned at Welborne will be built by 2036. Planning housing elsewhere is now necessary to meet greatly increased Government targets.

What happens if you don't have a Local Plan?
If a Council doesn't have a Local Plan it is not able to control where and how development takes place in the Borough. This means that whilst the Planning Committee may turn down an application because it does not accord with the Local Plan, if the Council is not meeting Government targets for new homes, then it could be very difficult to defend an appeal against the Council's decision.

An important part of any Local Plan is the ability to show a robust five-year housing land supply. In 2017 the Council lost an appeal because the Inspector did not accept the Council had an adequate five-year housing land supply.

What is a five-year housing land supply?
While the Local Plan covers developments happening in Fareham over the next 15 years, a percentage of all the new homes in the Plan must be delivered every five years to meet immediate need. The Council has to demonstrate that the Local Plan allows for the right number of new homes by showing when and where planned development is taking place.

What is sustainable development?
Sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs (more information can be found in the NPPF). There are many environmental, social and economic issues that have to be carefully considered when assessing whether a development is sustainable. For example, among other considerations, how people can access everyday services and facilities.

How is the Council dealing with the environmental impacts of proposed developments?
The Council recognises that without appropriate mitigation, new development could have a negative impact upon the Borough, such as via emissions from traffic and increased levels of wastewater. These effects could reduce the water quality of protected habitats such as Portsmouth Harbour and the Solent which are of considerable importance in terms of the wildlife they support.

A fundamental part of developing the Local Plan will be to fully understand what negative impacts could occur, and the Council will commission the necessary work to ensure that they are fully understood. Once the impacts have been identified, the Council will work with a broad range of organisations to identify and agree the necessary mitigation measures that will need to be put in place.

WHO CAN I TALK TO?
If your enquiry relates to the content of this consultation, please call the Planning Team 01329 824601
If your enquiry is about how you can have your say, call the Consultation Team 01329 824409



2.3 Consultation Letter/Statement of fact

The following letter was sent out to all companies, individuals and organisations who were registered on our Local Plan Consultation Database including statutory consultees. This was sent by email where possible. If no email was held, a paper copy was posted. This text was also provided in the civic offices and libraries as the statement of consultation:

Dear Sir or Madam,

Regulation 18 Local Plan Consultation (10 June-26 July 2019)

Fareham Borough Council is about to start consulting on our emerging Local Plan (i.e. Local Plan Review). This consultation sets out the issues and options for consideration as the Council prepares its new plan. The consultation is starting on Monday 10th June 2019 and will run until Friday 26th July 2019. This consultation is part of the initial stages of plan production and is being carried out under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The consultation will help inform how the Borough will develop up until 2036. The purpose of a Local Plan, once adopted, is to establish how much housing and land for commercial development will be needed and where it will go, alongside protecting and enhancing the environment and delivering infrastructure. Local Plans are used to determine planning applications.

You can find out more about what a Local Plan is and why we are consulting on it by reading the Special Fareham Today on our website

www.fareham.gov.uk/localplanconsultation

From this website you will be able to comment by completing our comments form (i.e. making representations) or email **localplanconsultation@fareham.gov.uk**



Alternatively, you can write to the **Consultation Team at Fareham Borough Council, Civic Offices, Civic Way, Fareham, Hampshire PO16 7AZ.**

During this consultation paper copies of the Special Fareham Today will be made available for viewing at the locations and times below.

Location	Opening Times
Fareham Borough Council Civic Offices, Civic Way Fareham PO16 7AZ	Monday to Friday 8.45am to 5.15pm
Fareham Library Osborn Road Fareham PO16 7EN	Monday 9am to 7pm Tuesday & Wednesday 9am to 5pm Thursday & Friday 9am to 7pm Saturday 9am to 5pm Sunday - Closed
Portchester Library West Street Portchester PO16 9TX	Monday 9:30am to 7pm Tuesday – Closed Wednesday, Thursday & Friday 9.30am to 5pm Saturday 9.30am to 1pm Sunday- Closed
Lockwood Library Lockwood Centre Locks Heath District Centre SO31 6DX	Monday – Closed Tuesday, Wednesday, Thursday and Friday 9.30am to 5pm Saturday 9.30am to 1pm Sunday- closed
Stubbington Library Stubbington Lane Stubbington PO14 2PP	Monday 9am to 7pm Tuesday 9am to 5pm Wednesday – Closed Thursday & Friday 9am to 5pm Sat 9.30am-1pm Sunday- closed
Gosport Discovery Centre High Street, Gosport PO12 1BT	Monday to Friday 9am to 7pm Saturday 9am to 5pm Sunday- closed
Lee on Solent Library 14 High Street Lee on Solent PO13 9BZ	Monday 10am to 1pm Tuesday 10am to 5pm Wednesday- closed Thursday 10am to 7pm Friday 10am to 1pm Saturday 9:30am to 1pm Sunday- closed
Bridgemary Library 74 Brewers Lane Gosport PO13 0LA	Monday 2pm to 5pm Tuesday 9:30am to 1pm Wednesday- closed Thursday 9:30am to 1pm and 2pm to 7pm Friday and Saturday 9:30am to 1pm Sunday- closed

The Council will be holding exhibitions and Community Action Team (CAT)

meetings during June and July at which residents can find out more about the review of the Borough's Local Plan.

The pop-up exhibitions will be open to all and run from noon-2pm (12:00-14:00) on the following dates and locations:

- Thursday 13th June - Locks Heath Shopping Centre, SO31 6DX
- Wednesday 19th June - Portchester Shopping Precinct, PO16 9UZ
- Monday 24th June - Fareham Shopping Centre, PO16 0PQ
- Monday 1st July - Stubbington Green, PO14 2LE

The exhibitions will be open to all and will run from 2-6pm (14:00-18:00) before the CAT meetings from 7-8.30pm (19:00-20:30) on the following dates and locations:

- Monday 8th July - CAT Meeting, Holy Rood Church, Gosport Rd PO14 2AS
- Tuesday 9th July - CAT Meeting, Cams Hill School, PO16 8AH
- Friday 12th July - CAT Meeting, Titchfield Community Centre, Mill St PO14 4AB
- Monday 15th July - CAT Meeting, Ferneham Hall, the meeting will be held in the Octagon Room, PO16 7DB
- Tuesday 16th July - CAT Meeting, Brookfield School, Brook Lane, SO31 7DU

More information on the exhibitions and CAT meetings, including dates and venues can be found on our website:

http://www.fareham.gov.uk/have_your_say/cats/intro.aspx.

If you have any queries about the consultation you can phone the Consultation Team on **01329 824409** or email localplanconsultation@fareham.gov.uk

If you have any queries about the review of the Local Plan, please contact the Council's Planning Team on **01329 824601**.

Yours faithfully

2.4 *Summary of people/organisations invited to make comment and the methods of engagement*

Stakeholder Group	Consultation and engagement methods used
Local Residents and Business/General Public	<ul style="list-style-type: none"> • Online information and survey on Council website • Press releases • Publication of Fareham Today magazine online and in print (sent to households and available in libraries) • Staffed pop-up exhibitions held throughout the Borough • Community Action Team meetings held throughout the Borough • Email or letter updates sent to Local Plan Consultation Database • Social Media posts
Specific Consultees	<ul style="list-style-type: none"> • Individual meetings • Email or letter updates • Written responses

Neighbouring boroughs and other local authorities affected by Fareham's Local Plan	<ul style="list-style-type: none"> • Individual and group meetings • Email or letter updates • Written responses
Infrastructure and service providers	<ul style="list-style-type: none"> • Individual and group meetings • Email or letter updates • Written responses

2.5 Press Release

The following press release was issued on 10th June 2019:

FAREHAM BOROUGH COUNCIL

Press Release

10 June 2019

New consultation for future development in Fareham

Residents in Fareham are being encouraged to have their say on future development in Fareham.

A special Fareham Today is available on the Council's website outlining issues and options for its emerging Local Plan. The consultation will run from Monday 10 June until 23:59 on Friday 26 July.

Since the Council consulted residents on its Draft Local Plan in 2017, the Government has announced a new way to calculate housing need. As a result Fareham now needs to plan for at least 520 new houses every year. This new figure means more space now needs to be found, so the Council has outlined a number of ways this could be achieved, whilst considering the environment and both existing and new infrastructure, through a series of issues and options. It is now asking Fareham residents and businesses for their views.

The Council will hold a series of pop up exhibitions in the coming weeks where residents can come along and ask questions. The consultation will also be on the agenda at Community Action Team (CAT) meetings being hosted by Cllr Sean Woodward and supported by planning officers.

Councillor Sean Woodward, Leader of Fareham Borough Council, said: 'Government changes to the National Planning Policy Framework mean we now have to plan for many more houses in Fareham. We are asking residents and businesses to tell us how they would prefer us to deliver these houses. I would encourage them to come along to a CAT meeting or exhibition where planning officers will be on hand to answer questions, and to read through the special Fareham Today. A printed copy will be delivered to houses and businesses over the next couple of weeks.'

The pop-up exhibitions will take place from 12:00pm-2:00pm:

- Locks Heath Shopping Centre, Thursday 13 June
- Portchester Shopping Precinct, Wednesday 19 June
- Fareham Town Centre, Monday 24 June
- Stubbington Green, Monday 1 July

Community Action Team (CAT) meetings run from 7:00pm-8:30pm and will be preceded by an exhibition from 2:30pm-8:00pm staffed by planning officers.

- Holy Rood Church, Stubbington, Monday 8 July
- Cams Hill School, Portchester, Tuesday 9 July
- The Garage Room, Titchfield Community Centre, Friday 12 July
- Ferneham Hall, Fareham, Monday 15 July
- Brookfield School, Sarisbury Green, Tuesday 16 July

Residents and workers in the Borough can have their say by:

- Completing an online comments form at: [Have Your Say on Future Development in Fareham](#)
- For more information about the Local Plan see Fareham Borough Council's website [here](#)
- Emailing localplanconsultations@fareham.gov.uk
- Writing to Consultation Team, Fareham Borough Council, Civic Offices, Civic Way, Fareham PO16 7AZ

ENDS



2.6 Document Availability

In addition to posting the special edition Fareham Today Magazine (the consultation document) to residents and businesses across the Borough, paper copies of key documents were also made available for viewing at the Civic Offices (at the normal opening times) and in libraries within the Borough throughout the consultation period.

2.7 Community Action Team Meetings and Local Plan Exhibitions

The Local Plan consultation was the featured topic in the five Summer 2019 Community Action Team (CAT) meetings. At each meeting, the Executive Leader of the Council gave a presentation on the issues and options for future development (as set out in Fareham Today) and took questions from the audience. A total of 273 residents attended the meetings. Prior to the meetings (2:30 - 6pm) an exhibition was held at each venue, where people could view the consultation banners, ask more detailed questions of planning officers and submit comments. Approximately 80 people attended these exhibitions. The CAT meetings took place at the following dates and venues:

Date (all 7-8.30pm)	Venue	Attendees
Monday 8 July	Holy Rood Church, Stubbington	72
Tuesday 9 July	Cams Hill School, Portchester	47
Friday 12 July	Titchfield Community Centre	35
Monday 15 July	Ferneham Hall, Fareham	43
Tuesday 16 July	Brookfield School, Sarisbury Green	76

The following presentation was given at each of the CAT meetings by the Executive Leader of the Council:

What is a Local Plan?

Every council has a Local Plan which it uses to:

- Allocate space for future development
- Plan for facilities and infrastructure
- Protect natural environment and green spaces

FAREHAM LOCAL PLAN 2036 UPDATE

FAREHAM BOROUGH COUNCIL

Why are we consulting again?

- Draft Local Plan consultation in 2017
- Change in the National Planning Policy Framework
- New housing numbers
 - At least 520 new homes each year
- Obligation to help other areas



FAREHAM
BOROUGH COUNCIL

Recent developments

- Solent Airport at Daedalus
- Transport network improvements
- Improving air quality
- Welborne planning application
- Appeals defended



FAREHAM
BOROUGH COUNCIL

The Key Issues

- Changing demographics
- Affordable housing
- Ensuring good home design
- Investigating self-build
- Large or small developments
- Encourage brownfield sites
- Protecting green space
- Strengthening retail health



FAREHAM
BOROUGH COUNCIL

Changing demographics

- Growing population
- Popular place to live and work
- Long life expectancy
- Relationship breakups



FAREHAM
BOROUGH COUNCIL

Affordable housing

- Current Local Plan:
 - Up to 40% of homes on larger developments should be affordable
- Range of tenancies:
 - Social rents
 - Affordable rents
 - Intermediate housing



FAREHAM
BOROUGH COUNCIL

Ensuring good home design

- Nationally Described Space Standards:
 - Adequate living and bedroom space
 - Sufficient storage
 - Floor to ceiling heights



FAREHAM
BOROUGH COUNCIL

Investigating self-build

- Can be more affordable
- Could stipulate that large sites must offer a small number of serviced plots
- Draft policy suggesting 5% of home on sites of 100+ should be self/custom build
- Please visit:
www.fareham.gov.uk/selfbuild



FAREHAM
BOROUGH COUNCIL

Large or small developments

- At least 10% of developments must be on small to medium sites
- Large 'cluster sites' approach
- Infrastructure improvements:
 - Schools
 - Road improvements
 - Medical and healthcare facilities
- Developers are responsible for delivery of suitable infrastructure



FAREHAM
BOROUGH COUNCIL

Encourage brownfield sites

- Important to continue to encourage development on brownfield sites
- Government policy looks to increase densities of development
 - Taller buildings
 - Apartment blocks



FAREHAM
BOROUGH COUNCIL

Protecting green space

- NPPF allows councils to highlight small area of open space to be protected
- The Council is keen for residents to highlight local areas of green space that should be protected



FAREHAM
BOROUGH COUNCIL

Strengthening retail health

- Important to bolster local centres
- Make them attractive for residents to shop, live and spend leisure time
- More leisure attractions and new homes



FAREHAM
BOROUGH COUNCIL

Planning from now until 2036



FAREHAM
BOROUGH COUNCIL

Finding Land for New Homes

Land between Fareham and Stubbington:

- Large area of open countryside
- Identified as a strategic gap
- Stubbington bypass will run through the area
- Extensive land promoted for development, careful planning could prevent two settlements joining up & support good growth



FAREHAM
BOROUGH COUNCIL

Finding Land for New Homes

Land west of Portchester:

- To the north-west, land known as 'Land west of Downend Road' promoted for development
- Access and capacity issues
- Could support good growth
- Undeveloped valuable landscape along coastal area to the south-west



FAREHAM
BOROUGH COUNCIL

Finding Land for New Homes

Meon Valley:

- Some areas of land have been put forward for development
- Highly valued landscape
- Designated as a strategic gap
- The Council could protect this area from development



FAREHAM
BOROUGH COUNCIL

Finding Land for New Homes

Land south of Locks Heath:

- Rural landscape
- Valued coastal scape
- Difficult to support large development
- May support limited small-scale development



FAREHAM
BOROUGH COUNCIL

Finding Land for New Homes

Land around Welborne Garden Village:

- Not promoted for housing development
- Considered a valued landscape
- Limited scope for large scale development



FAREHAM
BOROUGH COUNCIL

Finding Land for New Homes

Land around Swanwick station:

- Significant areas of land promoted north and south of the motorway within reasonable proximity to Swanwick railway station
- May support small-scale development or larger scale close to the railway station



FAREHAM
BOROUGH COUNCIL

Finding Land for New Homes

Land around Burridge:

- Not identified for large scale development
- Limited access to services
- Could support small-scale development



FAREHAM
BOROUGH COUNCIL

Finding Land for New Homes

Land to the west of Western Wards:

- Smaller areas promoted for development
- Important stretch of rural landscape
- May support limited small-scale development, where lie close to the urban area



FAREHAM
BOROUGH COUNCIL

What Next?

Spring – Summer 2019: Issues and options consultation

Autumn 2019 – Winter 19/20: Development strategy consultation

Spring 2020: Publication of Local Plan

Autumn 2020 – Winter 20/21: Estimated examination

2021: Estimated adoption of the Local Plan

FAREHAM
BOROUGH COUNCIL

Have Your Say

You can give your views until Friday 26 July by:

- Filling in a comments form at:
www.fareham.gov.uk/localplanconsultation
- Emailing:
localplanconsultation@fareham.gov.uk
- Completing a paper survey

FAREHAM
BOROUGH COUNCIL

As well as the exhibitions which accompanied the CAT meetings, a series of pop-up exhibitions were held between 12-2pm at shopping centres around the Borough where residents could view the consultation banners, ask more detailed questions of planning officers and submit comments. Approximately 60 people visited these exhibitions. The exhibitions were held on the following dates:

Date	Venue
Thursday 13 June	Locks Heath Shopping Centre
Wednesday 17 June	Portchester Shopping Centre
Monday 24 June	Fareham Town Centre
Monday 1 July	Stubbington Village Centre

The pop-up exhibitions display banners are set out below:

HAVE YOUR SAY ON FUTURE DEVELOPMENT IN FAREHAM

The Council wants your help to consider the issues and options for future development in Fareham as it updates the Draft Local Plan.

Since the Council asked for your views on its Draft Local Plan in 2017, the Government has changed its housing targets (now at least 520 new homes in Fareham every year). The earlier Draft Local Plan doesn't provide enough space to do this, so the Council needs to prepare an updated version.



Information about the issues and options for future development in the Borough can be found in a special edition of the Council magazine, *Fareham Today* which you can read at www.fareham.gov.uk and which will be sent to homes and businesses by the end of June.

You can give your views until Friday 26 July by:

Filling in the comments form at
www.fareham.gov.uk/localplanconsultation

Emailing localplanconsultation@fareham.gov.uk

Writing to the Consultation Team:
Fareham Borough Council, Civic Offices,
Civic Way, Fareham, Hampshire PO16 7AZ

For a paper copy of the comment form please call 01329 236100.



POTENTIAL AREAS FOR DEVELOPMENT



Land between Fareham and Stubbington

This is a large area of open countryside south of Fareham and to the north east of Stubbington.

The Council already proposed to allocate land east of the new Newgate Lane for housing in the 2017 consultation document.

Previous planning policies have designated this whole area as a strategic gap in order to prevent Fareham and Stubbington from merging and help to define distinctive communities. However, extensive areas have been promoted to the Council for development. Given the additional housing requirement, the Council is having to look again at the purpose of this existing strategic gap and its characteristics.

There is an approved application to build the Stubbington bypass within this area. The alignment of the new Stubbington bypass may limit the area's potential for development, particularly in terms of noise.

Careful planning could prevent these two settlements from joining up whilst also delivering much needed housing, which could bring with it significant community, leisure and environmental benefits

Do you think this area could support good growth whilst preventing the two communities from joining up?



POTENTIAL AREAS FOR DEVELOPMENT



Land west of Portchester

A large area to the north west of Portchester, known as land West of Downend Road, has been promoted for development.

There are on-going discussions with both highway authorities and site promoters about whether access and capacity issues could be successfully overcome for development to come forward.

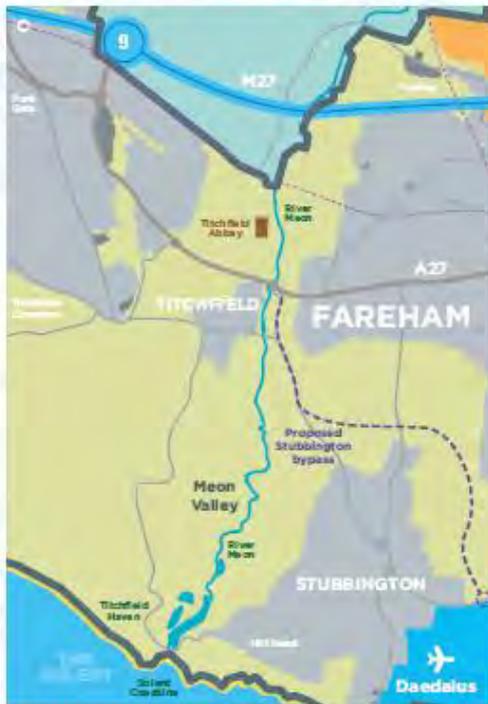
This is in addition to the land the Council proposed to allocate to the east of Downend Road in the 2017 consultation document.

To the south west of Portchester, whilst the Cranleigh Road Appeal opened the door to development land close to the urban edge, areas of undeveloped valuable landscape remain along the coastal area. No further sites have been promoted to the Council in this coastal area since the 2017 consultation. Additionally, the Council recognises the importance of the undeveloped coast and its limited scope to accommodate further development.

If the transport constraints could be resolved, do you think this area could support good growth?



POTENTIAL AREAS FOR DEVELOPMENT



Meon Valley

Some areas of land are being promoted for development within the Meon Valley.

This is an extensive area of highly valued landscape in the Borough which benefits from a number of environmental protections. The merits of this landscape have been recognised by recent appeal decisions at Old Street in Hill Head and land east of Posbrook Lane in Titchfield. These decisions endorsed the Council's view that the Meon Valley is an important landscape and that the proposed new housing would have had a negative impact.

For a long time the Council has been aware of the role of the open land in the Meon Valley in separating the communities of Fareham and the Western Wards. This area is designated as a strategic gap. Going forward, the Council could also consider designating this area as a highly valued landscape.

The Council will also be working with PUSH to consider the potential for greenbelt land across local authority areas, and there could be scope for this area to become part of a South Hampshire greenbelt.

Should the Council continue to protect this area from development?



POTENTIAL AREAS FOR DEVELOPMENT



Land south of Locks Heath

Most of the land to the south of Locks Heath is not being promoted for development.

This area has few urbanising features, such as roads or buildings, and is largely in agricultural use. Additionally, the undeveloped landscape along the coast is highly valued by residents and visitors.

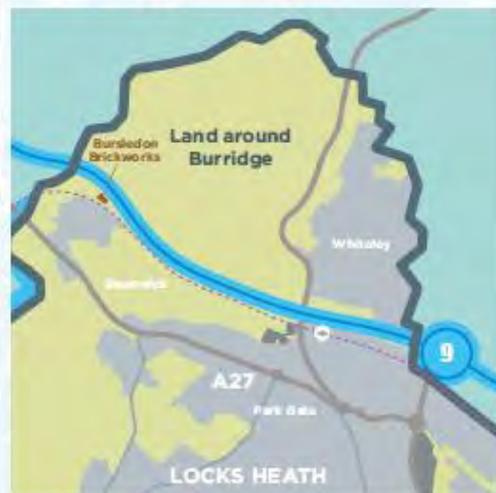
With this mainly rural landscape and isolated location it would be difficult to support large-scale development here, although some limited small-scale development may be appropriate adjacent to the existing urban areas.

Would you support limited small-scale development in this area?



POTENTIAL AREAS FOR DEVELOPMENT

POTENTIAL AREAS FOR DEVELOPMENT



Land around Swanwick station

The Council has already proposed to allocate land for housing development at Beacon Bottom, but significant areas of land are also being promoted both north and south of the motorway within reasonable proximity to Swanwick station.

This area could be suitable for development, either on a small scale or more significant development close to the railway station.

Would you support small-scale development or larger scale if close to the railway station?

Land around Burridge

To date the Council has not considered proposing large-scale development here because of the relatively limited access to services.

This has been supported by a recent appeal decision at Sopwith Way. However, significant areas of land are being promoted in and around Burridge.

This area could be suitable for limited small-scale development close to the existing built-up area in Burridge.

Would you support limited small-scale development in this area?



POTENTIAL AREAS FOR DEVELOPMENT



Land to the west of the Western Wards

The Council already proposed to allocate land for housing development north and south of Greenaway Lane in the 2017 consultation and many of these sites have received a resolution to grant planning permission from the Council.

Other, smaller areas have been promoted to the Council and where these lie adjacent to the settlement, these could be considered good growth opportunities. However, beyond the built-up area, there is an important stretch of undeveloped rural landscape alongside the Hamble river.

Given the valued landscape along the Hamble, it would be difficult to support large scale development here, but, again, limited small-scale development may be appropriate close to the existing urban area.

Would you support limited small-scale development in this area?



POTENTIAL AREAS FOR DEVELOPMENT



Land around Welborne Garden Village

With the exception of land close to Junction 11 being promoted for commercial use, the Council has not received details of any land being promoted in this area, all of which is in private ownership.

Additionally, this area is considered to be a valued landscape with limited scope to accommodate large-scale development.



2.8 *Methods of Response*

The Council encouraged comments to be made online via the Local Plan Consultation webpage, at <http://www.fareham.gov.uk/planning/localplanconsultation.aspx>, where an on-line survey was available for completion.

The Council also provided an option of submitting representations by completing a hard copy of the representations form which were available on request or could be picked up at any of the public exhibitions or CAT meetings. Representations could also be made in writing to the Planning Strategy Team or by email to consultation@fareham.gov.uk.

The following survey was available online and in paper format:

Have Your Say on Future Development in Fareham



Since the Council asked for your views on its Draft Local Plan in 2017, the Government has changed its housing targets (now at least 520 new houses in Fareham every year).

The earlier Draft Local Plan does not provide enough space for this, so the Council is considering a number of issues and options for future development as the Council prepares an updated version.

We have set out the key issues and options for future development in a Special Edition of the Council magazine, Fareham Today, which you can read online at www.fareham.gov.uk and which will be available in libraries. It will also be delivered to homes and businesses in the Borough by the end of June.

You can comment on these issues and options by completing this survey by **Friday 26 July 2019**. Alternatively you can comment online at www.fareham.gov.uk/haveyoursay.

We will use your feedback comments as we build the Council's preferred development strategy which we will consult you about later in the year.

Please provide us with your details

Please provide your contact details at the end of this survey. Doing this will help us to understand where people's views are coming from. Your name and address will not be published or used for any other purposes and will only be kept until the Local Plan is adopted.

FAREHAM
BOROUGH COUNCIL

Our approach

In planning for new housing and development, the Council thinks that Fareham should follow these principles:

- Encourage 'good growth' which means building homes and creating employment opportunities in such a way as to improve quality of life whilst protecting the most valued and historic environments.
- Ensure new housing reflects Fareham's changing demographics, with longer life expectancy and young people struggling to get on the housing ladder.
- Provide the most suitable mix of shared ownership, affordable rent and social rent homes to meet local needs.
- Provide a small number of sites where residents can build their own homes.

Do you agree with this approach? Please give your comments below.

Land for future employment opportunities



The Council wants to build on the success of Solent Airport at Daedalus and the development of the business parks there, which have created 650 jobs, by responding to business needs and delivering further land and property for commercial use. Employment growth opportunities will follow along with more community facilities and improved airport infrastructure.

Great strides have been made at Daedalus to create more jobs in Fareham. This work needs to continue here and at other sites to provide local work for residents.

Do you know of any suitable land in the Borough which you think could provide new employment opportunities?

Ensuring good home design



The Council wants to ensure that the design of a home is adequate for its occupants and wishes to use the new Nationally Described Space Standards in its Local Plan.

If successfully evidenced by the Council this would help ensure developments would provide adequate living and bedroom space, sufficient storage and floor to ceiling heights.

Do you agree that this is an issue that the Council should be tackling?

Are there any other elements of design that you think are important?

Large or small developments



The Government stipulates that at least 10 per cent of the new developments in the Local Plan must be on small to medium sites of up to one hectare (around two and a half acres).

The Council's preference to date has been to see most of the new homes built in a small number of larger cluster developments.

Ensuring that the right infrastructure is in place for our growing population is vital. The Council is looking to continue with its large 'cluster sites' approach, where infrastructure improvements are typically easier to design and deliver. Often schools and road improvements can be incorporated into larger development schemes, and when land is required for local public medical and healthcare facilities, this can be provided for. Developers are responsible for the delivery of suitable infrastructure through legal (Section 106) agreements signed with the Council.

Do you agree with the overall approach we are proposing? (You can comment on specific areas of the Borough later in the survey)

Urban areas



The Council considers it important to continue to encourage development on brownfield sites (which have previously been built on) within our settlements, particularly in Fareham, Portchester and the Western Wards.

Do you support the Council in continuing to allocate brownfield sites that are likely to deliver homes in the period we are planning for?

Higher Density Developments



Increasingly Government policy is looking to increase densities of employment especially in town centres, such as Fareham, serviced by public transport.

Higher density developments include taller buildings and apartment blocks.

Would you support this type of development where infrastructure, such as a railway station, exists?

Protecting green space



The Government's National Planning Policy Framework (NPPF) allows councils to highlight small areas of open space to be protected in a similar way to greenbelt land.

These small parks, small areas of recreational grassland or woodland within or close to housing estates, should have importance to the community living around them. This might be for cultural, wildlife or recreational reasons.

The Council is keen for residents to highlight important areas that may meet the Government's criteria, so they can be included in the Local Plan and preserved for the community.

Are there any local areas of green space that the Council should protect?

Strengthening retail health



An important part of the Council's planning ideas is to bolster Fareham Town Centre, Portchester and Locks Heath District Centres and the local centres in the outlying wards.

It's important to make these traditional retail areas attractive places for residents to shop, live and spend their leisure time during the days and evenings. This calls for these centres to adapt to meet the needs of residents and visitors now and in the future. This could include more leisure attractions and new homes.

What type of development do you think should be encouraged both in the Town Centre and other centres?

Investigating self-build



The Council knows of Fareham residents who are interested in building their own homes.

Building your own home typically involves individuals or groups commissioning the construction of a new home or homes. This could be something they design themselves or with a developer. For some this can be a more affordable way to achieve home ownership, particularly if an individual is able to do most of the building work themselves.

The Council could stipulate that developers of large sites must offer a small number of serviced plots where individuals can design and build their own home as part of a larger scheme. In 2017 we consulted on a draft policy suggesting that five per cent of homes on sites where 100 or more are being built should be self-build/custom-build. This policy could be amended if the Council has the evidence to suggest many more people wish to build their own homes in Fareham and there is suitable land where such housing could be developed.

If you are considering building your own home and haven't already done so, please visit www.fareham.gov.uk/selfbuild where you can register your interest.

Finding Land for New Homes

The Council wants to encourage the redevelopment of brownfield sites, but there are only so many available within the Borough. Greenfield sites will also need to be found to meet the Government's increased housing targets for Fareham.

We have looked at all greenfield areas across the Borough, taking into account land ownership and other significant factors, to formulate our proposed approach.

We have identified a number of possible areas for future development and would like your views on these. You can comment on some or all of the areas. In addition, are there areas that you think would support future growth or that merit protection from any future development? You can also help the Council to decide which landscapes are the most valued across the whole of Fareham or support future growth.



- | | |
|--|--|
| <input type="radio"/> Land between Fareham and Stubbington (go to page 12) | <input type="radio"/> Land around Swanwick Station (go to page 16) |
| <input type="radio"/> Land west of Portchester (go to page 13) | <input type="radio"/> Land around Burridge (go to page 17) |
| <input type="radio"/> Meon Valley (go to page 14) | <input type="radio"/> Land to the west of the Western Wards (go to page 18) |
| <input type="radio"/> Land south of Locks Heath (go to page 15) | <input type="radio"/> Areas that would support future growth (go to page 19) |

Land between Fareham and Stubbington



This is a large area of open countryside south of Fareham and to the north east of Stubbington.

The Council already proposed to allocate land east of the new Newgate Lane for housing in the 2017 consultation document.

Previous planning policies have designated this whole area as a strategic gap in order to prevent Fareham and Stubbington from merging and help to define distinctive communities. However extensive areas have been promoted to the Council for development. Given the additional housing requirement, the Council is having to look again at the purpose of this existing strategic gap and its characteristics.

There is an approved application to build the Stubbington bypass within this area. The alignment of the new Stubbington bypass may limit the area's potential for development, particularly in terms of noise.

Careful planning could prevent these two settlements from joining up whilst also delivering much needed housing, which could bring with it significant community, leisure and environmental benefits.

Do you think this area could support good growth whilst preventing the two communities from joining up?

Land west of Portchester



A large area to the north west of Portchester, known as land West of Downend Road, has been promoted for development.

There are on-going discussions with highway authorities and site promoters about whether access and capacity issues could be successfully overcome for development to come forward.

This is in addition to the land the Council proposed to allocate to the east of Downend Road in the 2017 consultation document.

To the south west of Portchester, whilst the Cranleigh Road Appeal opened the door to development land close to the urban edge, areas of undeveloped valuable landscape remain along the coastal area. No further sites have been promoted to the Council in this coastal area since the 2017 consultation. Additionally, the Council recognises the importance of the undeveloped coast and its limited scope to accommodate further development.

If the transport constraints could be resolved, do you think this area could support good growth?

Meon Valley



Some areas of land are being promoted for development within the Meon Valley.

This is an extensive area of highly valued landscape in the Borough which benefits from a number of environmental protections. The merits of this landscape have been recognised by recent appeal decisions at Old Street in Hill Head and land east of Posbrook Lane in Titchfield. These decisions endorsed the Council's view that the Meon Valley is an important landscape and that the proposed new housing would have had a negative impact.

For a long time the Council has been aware of the role of the open land in Meon Valley in separating the communities of Fareham and the Western Wards. This area is designated as a strategic gap. Going forward, the Council could also consider designating this area as a highly valued landscape.

The Council will also be working with PUSH to consider the potential for greenbelt land across local authority areas, and there could be scope for this area to become part of a South Hampshire greenbelt.

Should the Council continue to protect this area from development?

Land south of Locks Heath



Most of the land to the south of Locks Heath is not being promoted for development.

This area has few urbanising features, such as roads or buildings, and is largely in agricultural use. Additionally, the undeveloped landscape along the coast is highly valued by residents and visitors.

With this mainly rural landscape and isolated location it would be difficult to support large-scale development here, although some limited small-scale development may be appropriate adjacent to the existing urban areas.

Would you support limited small-scale development in this area?

Land around Swanwick Station



The Council has already proposed to allocate land for housing development at Beacon Bottom, but significant areas of land are being promoted both north and south of the motorway within reasonable proximity to Swanwick station.

This area could be suitable for development, either on a small scale or more significant development close to the railway station?

Would you support small-scale development or large scale if close to the railway station?

Land around Burridge



To date the Council has not considered proposing large scale development here because of the relatively limited access to services.

This has been supported by a recent appeal decision at Sopwith Way. However, significant areas of land are being promoted in and around Burridge.

This area could be suitable for limited small-scale development close to the existing built-up area in Burridge.

Would you support limited small-scale development in this area?

Land to the west of the Western Wards



The Council already proposed to allocate land for housing development north and south of Greenaway Lane in the 2017 consultation and many of these sites have received a resolution to grant planning permission from the Council.

Other, smaller areas have been promoted to the Council and where these lie adjacent to the settlement, these could be considered good growth opportunities. However, beyond the built-up area, there is an important stretch of undeveloped rural landscape alongside the Hamble river.

Given the valued landscape along the Hamble, it would be difficult to support large scale development here, but, again, limited small-scale development may be appropriate close to the existing urban area.

Would you support limited small-scale development in this area?

You can help the Council decide where development is best placed to meet the Borough's needs over the next fifteen years or so. Are there areas that you think would support future growth or that merit protection from any future development?

What kind of landscapes do you value in the Borough?

A bit about you

Please enter your contact details below to help us understand where people's views are coming from. Your name and address will not be published or used for any other purposes and will only be kept until the Local Plan is adopted.

Name	<input type="text"/>
Organisation/ Company (if you are representing one)	<input type="text"/>
Address Line 1	<input type="text"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text"/>
Town	<input type="text"/>
Postcode	<input type="text"/>

For more information on the privacy policy for Fareham Borough Council, please visit:
www.fareham.gov.uk/privacy.aspx

Join the E-panel Mailer to find out the results

The E-panel is an emailing system we use to send residents latest consultation news, dates of important events in the Borough, and dates of upcoming Community Action Team (CAT) meetings. To join, you must live in the Borough, be aged 18 years or over and have an email address that we can use to contact you.

Please provide your details below:

Full name	<input type="text"/>
Post code	<input type="text"/>
E-mail address	<input type="text"/>

What will we do with your data

The information you are providing will be used solely so that the Council can email you with details of consultations, dates of important events in the Borough and upcoming Community Action Team (CAT) meetings.

The Council will retain the information for a period not exceeding 5 years. The information may be shared with other Council departments but not published in public. Survey reports will not contain any detail concerning individuals.

Any views or opinions expressed in the surveys will be quoted anonymously and not attributed to an individual. Only summarised results will be shared with our partner organisations, which may include data broken down into demographics.

By submitting your name, post code and contact email address above, you agree to how we use your data and the period of time we will retain it.

Planning Strategy Database

The Planning Strategy team have a consultation database which is used to notify organisations and individuals who have expressed an interest in being kept informed at key stages of the production of planning documents such as the Draft Local Plan 2036.

We use this database to consult on the production of new documents or updates to existing planning documents, in accordance with the methods as set out in our Statement of Community Involvement (SCI).

You can sign up by completing the online form at www.fareham.gov.uk/planningdatabase

Thank you for taking part

Please return your survey to the Consultation Team, Civic Offices, Civic Way, Fareham, PO16 7AZ



3.0 **Regulation 18 Draft Local Plan Supplement Consultation**

3.1 *Web page*

The consultation was publicised on the Council's website as follows:

3.2 *Fareham Today*

The special edition of Fareham Today magazine was available from 13th January 2020 on the Council's website and paper copies were circulated as follows:

- o delivered to businesses and residents throughout the Borough
- o made available at all draft local plan consultation meetings and exhibitions
- o made available at Ferneham Hall and libraries, community centres, leisure centres, doctors' surgeries and sheltered housing schemes throughout the borough

Electronic versions were also emailed to interested residents.

This magazine provided information on the additional policies and housing allocations which have been. It also provided details of the representation procedures and how to access electronic and hard copies of the Draft Local Plan Supplement and supporting documents.

The Special Edition of the Fareham Today is set out on the following pages:



Local Plan Special | January 2020

Fareham TODAY

HAVE YOUR SAY ON OUR STRATEGY FOR FUTURE DEVELOPMENT IN FAREHAM

DEADLINE 1 MARCH

FAREHAM
Borough Council

TIMELINE: 2017-2021

AUTUMN 2017
Draft Local Plan
The Council consulted on a draft Local Plan including housing and employment sites to meet identified need.

SPRING/SUMMER 2018
Issues and Options
The Council set out its key issues and options for addressing the changes in national policy. A summary of the feedback is available on pages 4 & 5.

EARLY 2020
Local Plan Supplement
We are currently seeking views on the revised Development Strategy, including proposed additional allocations and some new policies.

SPRING/SUMMER 2020
Publication Plan
We will launch a further consultation on the Publication Plan. At this stage, comments must relate to the soundness of the plan, and respondents will be asked whether they would like to attend the examination hearings and make their comments directly to the appointed Inspector.

AUTUMN/WINTER 2020/21 (tentative)
Examination
During the examination of the submitted Local Plan, the community will be able to raise any outstanding issues with the Government Planning Inspector either in writing through hearings and/or in person at the hearings. The Council will receive a report detailing the Inspector's findings.

Responses from the consultation were reviewed and will be taken into account in the Publication Plan. Changes made to the NPPF at this time resulted in the Council needing to find additional ways to meet new housing figures.

We have collated the responses from the previous consultation and used them, alongside a range of technical work, to inform the revised Development Strategy and some new policies that are required by the new NPPF.

The Council will consider all the responses received to date. Alongside the technical work, the Council will work to develop the final draft of the new Local Plan, known as the Publication Plan. It intends to submit to Government for examination.

All responses received during the consultation on the Publication Plan will be shared with the Planning Inspector appointed to examine the plan.

2021
Adoption of Local Plan
The Council will adopt the Local Plan once the Government Planning Inspector has found it to be sound. It is at this stage that all the policies in the new Local Plan will be used to determine planning applications.

For more information visit www.fareham.gov.uk/localplanconsultation

FOREWORD

BY COUNCILLOR SEÁN WOODWARD
EXECUTIVE LEADER OF FAREHAM BOROUGH COUNCIL



In the summer we consulted on the key issues and options for future development in Fareham. Discussing the nature of new housing, where developments should happen and which valued landscapes should be protected within the Borough has helped to inform the preparation of a revised Development Strategy that will give residents and developers certainty for the future.

The past three years have been a challenging landscape for planning and we have been acutely aware of the struggles some people have to get on the housing ladder. At the same time the Government has made dramatic changes to its planning policies, introducing a top-down approach to housing targets that means the number of houses required in Fareham has shot up. The impact of this will be character-changing for the Borough so it is vital that we regain control of development locally. A robust and forward-thinking Local Plan is the answer.

Our neighbours are facing the same struggle. We are already working with other local authorities to discuss how we will deliver the Government's targets together. It is clear that some councils cannot meet their own housing need with the land available to them. Through the Partnership for South Hampshire, which is a collaboration of all South Hampshire councils, we are seeking a joint approach that will balance the needs of the Borough with the region.

There is also the task of balancing the demand of Government housing targets with our legal obligation to protect wildlife habitats and the desire to maintain valued landscapes by achieving nitrate neutrality (see pages 8 & 9). At this time, these requirements appear to be at odds and our obligation to meet the Government's Housing Delivery Test is a real concern. Again, we are working with other local councils, Government organisations and interested parties to find a solution.

In the meantime, we are moving through the stages of plan preparation and closer to the stage where the new Local Plan can be submitted to the Government's Planning Inspector for independent scrutiny. This consultation presents you with an opportunity to comment on the revised Development Strategy for the Borough which the Council considers is appropriate in order to meet the development requirements to 2036.

Importantly, before that happens, we are seeking your views again. Your feedback from the Issues and Options consultation in the summer of 2019 has led us to propose additional areas for development and new draft planning policies to create a supplement to the draft Local Plan that we consulted on in 2017.

You can request a copy of the supplement from the Council or view an online version on the Council's website. You can find out more about this in the pages of this special edition of Fareham Today, on the Council's website and at various consultation opportunities as set out on page 19.

2 Fareham Today - Local Plan Special - January 2020 [Have your say at www.fareham.gov.uk/localplanconsultation](http://www.fareham.gov.uk/localplanconsultation)

WHERE ARE WE NOW?

In 2015 the Council began preparing for new homes to be built in the Borough in response to a growing population and housing shortage - something being experienced across the region.

This called for a change to the key document for setting a development strategy to respond to local housing, employment and leisure need.

Since the Council began consulting on its new draft Local Plan in 2017, the Government has overhauled its National Planning Policy Framework (NPPF) and introduced a new top-down approach to calculating how many new homes we need to plan for.

This was a significant change for Fareham because it increased the number of houses for which the Council needs to find land. The minimum is currently 520 houses each year with a suitable buffer on top in case of delays that could prevent the Council from meeting Government housing targets.

As a result, we had to go back a step to review our Development Strategy and find new sites to accommodate additional housing up until 2036.

ISSUES AND OPTIONS

With so much change driven by national Government in the past three years, it is vital to maintain a clear and comprehensive strategy for planning in Fareham. The Local Plan must be justified, effective and evidence-based because it will be open to challenge and scrutiny. It must also look to the future and provide clarity on development in years to come.

With this in mind, last summer we consulted on the key Issues and Options that would help inform an updated Development Strategy for Fareham's new Local Plan. You'll find a summary of the feedback we received over the page.

NPPF explained The National Planning Policy Framework (NPPF) sets out how councils should calculate and plan to meet future housing demand both separately in their own districts and boroughs, and by working with neighbouring authorities across regions such as South Hampshire.

It also sets out how the Five Year Housing Land Supply (5YHLS) and new Housing Delivery Test (HDT) work together to assess housing targets are met and maintained.

3 Fareham Today - Local Plan Special - January 2020 [Have your say at www.fareham.gov.uk/localplanconsultation](http://www.fareham.gov.uk/localplanconsultation)



YOUR VIEWS

We held a consultation for the new Local Plan between June and July 2019; residents were encouraged to find out more and give their views across a comprehensive range of Issues and Options.



Artistic impression of Rose Court (currently under construction on the former Hampshire Rose pub site in Highlands Road)

Many respondents felt new homes should be built in an eco-friendly manner and that residents should have sufficient access to green/open space.

NB External materials/colour will be different from that shown.



Housing

There was overwhelming support for the development of brownfield sites in urban areas. Respondents were supportive of higher rise developments, up to three or four stories, in locations with good transport infrastructure, such as a railway station.

Many respondents felt new homes should be built in an eco-friendly manner and that residents should have sufficient access to green/open space. Residents want any new homes to be in keeping with the area. They have concerns that modern homes are too small, not well sound-proofed and built with insufficient parking. They were also concerned about large scale developments because of the infrastructure requirements, and suggested a balance between large and small sites.



Green space and protected sites

There was strong support for retaining and protecting green space, particularly in the context of new development. Concerns were raised about protecting the coastal areas and rising sea levels.

There was a strong desire to protect the Meon Valley against development because of its valued landscape, historical significance and wildlife. In the Western Wards concerns were raised about protecting wildlife habitat and the scenic environment. Spaces identified as valued landscapes were green spaces, coastal areas and open space. Other areas people wanted to see protected included historic areas, parks, and trees.

There was strong support for retaining and protecting green space, particularly in the context of new development.

Concerns about traffic were a constantly recurring theme both in terms of new homes and employment spaces. We understand that many people want to know specific details about potential sites rather than the broad-brush options outlined in the consultation. However, understanding public opinion on the points discussed has allowed the Council to take on board the views of a wide range of interested parties and understand the support for some options over others. All of the points raised have been fed into the Local Plan Supplement, and, in particular, the revised Development Strategy.

You can read the new Local Plan Supplement at www.fareham.gov.uk/consultations

REVISED DEVELOPMENT STRATEGY

...the Local Plan Supplement contains a policy that recognises the importance of all of the Borough's important landscapes...

Our revised Development Strategy sets out how the Council proposes to meet development needs to 2036. It is underpinned by a number of factors, including landscape, the need to recognise settlement identity and conforming to national policy.

Strategic gaps have long been important in shaping development that has occurred in the Borough. They have an important role in separating settlements and maintaining the distinct identities of towns, villages and urban areas. However, landscape is also an important issue when considering new developments.

In two appeal cases, which the Council successfully defended in 2018, the protection of valuable landscapes was a key deciding factor for the Planning Inspector. The Council has taken note and followed a landscape-led approach to revising its Development Strategy. Landscapes identified as having a distinctive character have helped determine the revised Development Strategy, demonstrating where



large scale development may not be suitable because of the impact on the landscape.

In addition, the Local Plan Supplement contains a policy that recognises the importance of all of the Borough's important landscapes whilst highlighting the areas of special landscape quality.

All councils should be delivering ten per cent of their housing on sites smaller than one hectare. We know that large developments can be delayed and this can have a serious impact on the number of houses built in a year whereas smaller sites can usually be built relatively quickly.

We are not far off this requirement, so the Council is proposing to introduce a new policy as part of its revised Development Strategy to support small scale development and five dwellings where it is well served by local facilities and does not negatively impact on the existing built form of the area.

The risk of falling behind in delivering new homes is a problem the Council wants to avoid as it would have consequences for the Borough under the new NPPF such as falling the new Housing Delivery Test (see opposite).

The risk of falling behind in delivering new homes is a problem the Council wants to avoid as it would have consequences for the Borough...

Our approach is to put a buffer in place so that if planned housing falls behind in some developments, the Council will not fail the Government demands and miss its targets.

Another important element of the revised Development Strategy is the need to co-operate with neighbouring authorities in situations where they cannot meet their housing need. We anticipate this being an issue for Fareham due to the strong probability that Portsmouth City Council and Gosport Borough Council will be unable to accommodate their housing numbers. We are therefore proposing two Strategic Growth Areas where developments could meet the principles of good growth (see pages 14-15).



What is the Housing Delivery Test? The Housing Delivery Test (HDT) is used to determine whether the required amount of housing has been delivered over the previous three years.

It was introduced by the Government in 2018 and is being phased in over three years. The Council passed the first test in 2018 and is likely to pass the second for houses delivered up until March 2019. However, next year's test will be far more challenging as the pass rate increases. Councils that achieve less than 95 per cent of their housing target will have to produce an action plan to increase housing delivery. Councils that fail the test at 85 per cent or lower, will need to bid in a 20 per cent buffer to the SYHLS. In Fareham this would mean over 500 homes would need to be built in each of the next five years.

What is the SYHLS? When submitting a Local Plan to the Government's Planning Inspector, the Council needs to show where, and how, it plans to meet its housing requirement over a rolling five-year period. This is known as the Five Year Housing Land Supply (SYHLS).

Unfortunately, Fareham has not had a housing land supply exceeding five years since 2016 because of delays to planned development. One of the reasons the Council plans to incorporate an appropriate buffer in its new Local Plan is to mitigate the effects of further delays that may arise in the future.



BALANCING WILDLIFE PROTECTION AND NEW DEVELOPMENT



...no planning permissions have been granted for housing proposals that cannot demonstrate nitrate neutrality within Fareham since February 2019.

The Solent is internationally important for its wildlife and has several areas designated as European Protected Sites.

Balancing the need to protect the waders and wildfowl that visit the Solent against new residential developments is an important responsibility for the Council. It is also one that is threatening to prevent the Borough from meeting its Government housing targets.

Protecting wildlife from harmful development

Natural England is the Government's advisor for nature conservation and a statutory consultee for all planning applications. In February 2019, Natural England updated its advice to local councils to reflect recent European case law. The result is that for every planning application for new homes, from a single property onwards, the Council must now carry out a Habitat Regulations Assessment (HRA) to decide whether the proposed development will have an adverse effect upon any European Protected Sites (EPS).

If an adverse effect is considered likely, the Council needs to take a view on whether this can be mitigated in some way. It must then consult Natural England on the detail of any proposed mitigation and take account of any advice received in response.



Why the change in advice?

Natural England stepped up its advice to councils around the Solent in relation to levels of nitrates entering the channel in wastewater from new dwellings.

It says this is likely to have a significant effect upon EPS and the wildlife they support. Natural England advises that developments should be nitrate neutral. This means any development will not result in a net increase to the amount of nitrates entering the Solent.

Natural England has also advised the Council that there is the potential for significant effects from omnibuses from increased traffic along roads within 200 metres of EPS well beyond the boundaries of Fareham. The Council has commissioned work across the Borough to assess whether this is indeed the case.



The impact on planning in Fareham

Where developers are not able to demonstrate that their proposals maintain or reduce the levels of nitrates leaving their site, mitigation measures will need to be identified.

As a direct result of the new Natural England advice, no planning permissions have been granted for housing proposals that cannot demonstrate nitrate neutrality within Fareham since February 2019. Welborne Garden Village was able to demonstrate nitrate neutrality, a position that was supported in consultation with Natural England.

This could have consequences for the Council meeting its Housing Delivery Test (HDT) (see page 7). It's working hard to find a resolution because, by carrying out its legal duties to protect wildlife habitats, it is falling in another to provide for new housing in line with Government targets.

A number of councils within South Hampshire are facing the same issue. Fareham is working with other members of the Partnership for South Hampshire (PSH) to address the issue with the Environment Agency, Natural England, Southern Water, Ministry of Housing, Communities & Local Government (MHCLG) and Department for Environment, Food & Rural Affairs (DEFRA).

Welborne Garden Village was able to demonstrate nitrate neutrality, a position that was supported in consultation with Natural England.

Fareham Today - Local Plan Special - January 2020

Have your say at www.fareham.gov.uk/localplanconsultation

Have your say at www.fareham.gov.uk/localplanconsultation

Fareham Today - Local Plan Special - January 2020



Fareham Today - Local Plan Special - January 2020

Have your say at www.fareham.gov.uk/localplanconsultation

Have your say at www.fareham.gov.uk/localplanconsultation

Fareham Today - Local Plan Special - January 2020



PROPOSED HOUSING SITES AND POLICIES

A new development of approximately 150 homes is proposed at Rookery Farm. The site is considered suitable for development because of its proximity to Swanwick Railway Station, and pedestrian and cycle routes from the site to Botley Road and the local shops at Park Gate as well as links to Whiteley. The site is currently an aggregates recycling plant and the landowner, Raymond Brown Group, has put the site forward for development.



150
APPROXIMATE NUMBER OF HOMES PROPOSED FOR THE ROOKERY FARM DEVELOPMENT

10%
PERCENTAGE OF HOMINGS THAT SHOULD BE DELIVERED ON SITE SMALLER THAN ONE HECTARE



Two other smaller sites are also proposed within this Local Plan consultation: 20 Botley Road in Park Gate and 52 The Avenues in Farnham.

Both are within existing urban areas and close to existing facilities. By supporting these smaller sites, the Council is responding to feedback from the Issues and Options consultation earlier this year, and indeed following advice from Government about including them in the mix.

There is also a proposal to allocate a new Sheltered Housing scheme near Cams Aiders that will help meet demand for housing to suit some of our more senior residents.

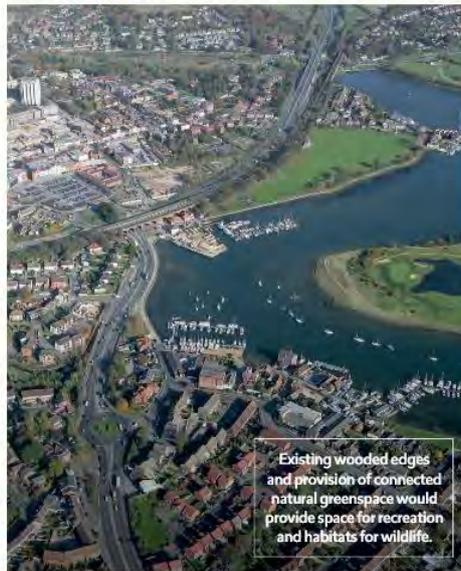


There is also a proposal to allocate a new Sheltered Housing scheme near Cams Aiders...



Setting new standards
We are also aware that many residents are concerned about the quality of new housing being built in the Borough, especially the feeling that houses are getting smaller and the impact this has on families looking for a new home. For that reason the Council is planning to introduce a policy adjusting the Government's Space Standards for new homes, so that everyone wanting a new home has one fit for their needs.

PLANNING FOR THE FUTURE



Existing wooded edges and provision of connected natural greenspace would provide space for recreation and habitats for wildlife.

Changes in the way the Government requires us to calculate housing need in our Borough have resulted in uncertainty for residents and developers. We want to provide greater clarity beyond the lifetime of the Local Plan which lasts up to 2036.

By identifying two Strategic Growth Areas (SGAs) in Farnham we will be able to plan for longer-term growth, even up to 2050.

These areas are proposed for inclusion in the new Local Plan as the Council will need to prepare to meet housing need across a wider area than just Farnham Borough. Working with neighbouring councils to help them meet unmet housing need in their own areas is something that we have to consider as we develop our Local Plan.

The two areas will also demonstrate how the Council is trying to follow principles of good growth for future development. Our intention is to work with the landowners and promoters in these SGAs, as well as key partners, to develop Council-led masterplans so that they may become areas for development in the future. The two SGAs identified are the land north of Downend and south of Farnham. These were two of the eight areas that we consulted upon in the Issues and Options consultation in the summer of 2019.

The SGA north of Downend would be subject to a masterplan informed by principles of new attractive, sustainable, walkable neighbourhoods well connected to existing settlements and infrastructure, including a safe new crossing at Downend Road bridge. Existing wooded edges and provision of connected natural greenspace would provide space for recreation and habitats for wildlife.

The masterplanning approach for the SGA south of Farnham would be to set out a compelling mix of distinctive residential neighbourhoods benefiting from good connections to existing settlements and infrastructure including the Rapid Transport bus services. The area would continue to provide a sizeable but smaller strategic gap between settlements, with ecological parkland connecting the Aiver and Moon valleys.

These areas would deliver a welcome mix of different sized homes that would be available to buy, rent and self-build.



WELBORNE

GARDEN VILLAGE UPDATE



Construction of a new community to the north of Fareham has moved a step closer, after the Council's Planning Committee resolved to grant outline planning permission for Welborne Garden Village.

The plans from Buckland Development Ltd include up to 6,000 new homes with new district and local centres, schools, shops and community facilities.

Other features of the development:

- major improvements to Junction 10 on the M27 (turning it into an all-moves junction);
- more than 1,000,000 ft² of employment space creating around 6,000 new jobs;
- community and health facilities;
- a local pub and hotel;
- one new secondary school, three new primary schools, nursery and pre-schools;
- sports facilities, play areas and allotments;
- 270 acres of natural green space.

This is a hugely important strategic site and should deliver approximately 60 per cent of the housing required within the Fareham Borough between now and 2036. Real progress has been made with the Council's Planning Committee recently giving its approval to the scheme. However, additional greenfield sites will need to be developed for new housing to provide certainty that the new higher Government housing targets can be met.



What happens next?
A detailed planning agreement between the Council and Buckland Development Ltd will now be finalised over the coming months.

There remains a significant funding gap for work on Junction 10 of the M27. Lobbying for funding from Government will now begin and development will not be able to commence until all the funding is in place.



More information about Welborne can be found on the developer's website at: www.welbournegardenvillage.co.uk

Images supplied by Buckland Development Ltd.

16 Fareham Today - Local Plan Special - January 2020

Have your say at www.fareham.gov.uk/localplanconsultation

Have your say at www.fareham.gov.uk/localplanconsultation

Fareham Today - Local Plan Special - January 2020 17

CLIMATE CHANGE COMMITMENT

The Council's commitment to mitigating the effects of climate change remains as strong as ever.

We are fully aware of the requirements of the legal and policy framework on climate change; furthermore, the Council supports the global, national and local movement to address the effects of climate change, especially when planning future development in Fareham. The impact of climate change should be an underpinning principle in both plan-making and decision-taking.

The Local Plan Supplement includes a strategic policy on climate change, pulling together many of the strands of climate change mitigation identified in the draft Local Plan of 2017.

In the new Local Plan, we will set out everything that new developments will deliver to address climate change, including reducing flood risk, maximising water efficiency and supporting renewable energy production.

Whilst there is no requirement to set a separate carbon emissions reduction target in the Local Plan it will nevertheless contribute to achieving national carbon reduction targets.

16 Fareham Today - Local Plan Special - January 2020

Have your say at www.fareham.gov.uk/localplanconsultation

HAVE YOUR SAY

Your views are really important to us so we've scheduled Community Action Team (CAT) meetings and pop-up exhibitions across the Borough.

You'll find everything relating to our consultation in one place at www.fareham.gov.uk/localplanconsultation

POP-UP EXHIBITIONS ACROSS THE BOROUGH

Crofton Community Centre (Room 5), Stubbington 28 January from 1:00pm - 3:00pm	Wallington Village Hall (Small Lower Hall) 8 February from 5:30pm - 7:30pm
Portchester Parish Hall 31 January from 12:00pm - 3:30pm	Fareham Leisure Centre 18 February from 11:00am - 1:00pm
Victory Hall (Bartholomew Room), Warsash 3 February from 1:00pm - 3:00pm	Titchfield Community Centre (Moon Room) 24 February from 2:30pm - 4:30pm

COMMUNITY ACTION TEAM (CAT) MEETINGS

Titchfield Community Centre Friday 24th January 1800-1930	Holy Rood Church, Stubbington Thursday 13th February 1800-1930
Brookfield School, Sarisbury Green Monday 27th January 1800-1930	Cams Hill School, Portchester Monday 17th February 1800-1930
Fareham Community Church, West Street Tuesday 11th February 1800-1930	Exhibitions from 1700-1800 Before each CAT meeting begins

There are lots of ways to have your say:

Complete a survey online at: www.fareham.gov.uk/localplanconsultation
Write to us: Fareham Borough Council, Civic Offices, Civic Way, Fareham PO16 7AZ
Email localplanconsultation@fareham.gov.uk
Phone us to request a paper survey on 01329 829469

Paper surveys will also be available from libraries at Fareham, Gosport, Lee-on-the-Solent, Locks Heath, Portchester and Stubbington, and from the Civic Offices.

SUNDAY MARCH

1

DEADLINE TO HAVE YOUR SAY

16 Fareham Today - Local Plan Special - January 2020

Have your say at www.fareham.gov.uk/localplanconsultation

Fareham Today - Local Plan Special - January 2020 18

3.3 Consultation Letter/Statement of representation and fact

The following letter was sent out to all companies, individuals and organisations who were registered on our Local Plan Consultation Database including statutory consultees. This was sent by email where possible. If no email was held, a paper copy was posted. This text was also provided in the civic offices and libraries as the statement of representation and fact:



FAREHAM

BOROUGH COUNCIL

Regulation 18 Local Plan Consultation (13th January - 1st March 2020)

Fareham Borough Council is launching the next stage of consultation on Draft Fareham Local Plan 2036. The outcomes of the Issues and Options consultation in July 2019 and further technical work has informed the new Supplement to the Draft Local Plan 2036. The Supplement contains a revised Development Strategy, proposals for additional housing sites and new policies on development and the natural environment.

The purpose of a Local Plan, once adopted, is to establish how the Borough will develop up until 2036, how much housing and land for commercial development will be needed and where it will go. Alongside this, Local Plans set out policies to protect and enhancing the natural and built environment, and to deliver the infrastructure needed to support growth. Policies within Local Plans are used to determine planning applications.

In accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012, the Council now invites comments on the supplement during a consultation period from **Monday 13th January to Sunday 1st March 2020**.

Should you wish to comment on this consultation you can do so by;

- completing a survey either in paper form (paper copies should be available in libraries or at the Council offices),
- completing the survey online at www.fareham.gov.uk/localplanconsultation

Alternatively you can write to the Consultation Team, Fareham Borough Council, Civic Offices, Civic Way, Fareham, PO16 7AZ, or send an email to - localplanconsultation@fareham.gov.uk.

Paper copies of the Draft Local Plan 2036 Supplement and the Special Edition Fareham Today are available to view at the locations listed below. Copies of all supporting evidence documents and the special edition of Fareham Today is available at www.fareham.gov.uk/localplanconsultation. If you would like to view paper copies of the supporting evidence, please call 01329 824601.

Location	Opening Times
Fareham Borough Council Civic Offices, Civic Way Fareham PO16 7AZ	Monday to Friday 8.45am to 5.15pm
Fareham Library Osborn Road Fareham PO16 7EN	Monday 9am to 7pm Tuesday & Wednesday 9am to 5pm Thursday & Friday 9am to 7pm Saturday 9am to 5pm Sunday - Closed
Portchester Library West Street Portchester PO16 9TX	Monday 9:30am to 7pm Tuesday – Closed Wednesday, Thursday & Friday 9.30am to 5pm Saturday 9.30am to 1pm

	Sunday- Closed
Lockswold Library Lockswold Centre Locks Heath District Centre SO31 8DX	Monday – Closed Tuesday, Wednesday and Friday 9.30am to 5pm Thursday- 9.30am to 7pm Saturday 9.30am to 1pm Sunday- closed
Stubbington Library Stubbington Lane Stubbington PO14 2PP	Monday 9am to 7pm Tuesday 9am to 5pm Wednesday – Closed Thursday & Friday 9am to 5pm Sat 9.30am-1pm Sunday- close

The Council will be holding exhibitions and Community Action Team (CAT) meetings during January and February at which residents can find out more about the review of the Borough's Local Plan.

The CAT meetings are open to all and will run from 18:00-19:30 as follows:

Friday 24 th January	The Garage Room, Titchfield Community Centre, PO14 4AB
Monday 27 th January	Brookfield School, Sarisbury Green, SO31 7DU
Tuesday 11 th February	Fareham Community Church, Upper Hall, 171 West Street, PO16 0EF
Thursday 13 th February	Holy Rood Church, Stubbington, PO14 2AS
Monday 17 th February	Cams Hills School, Portchester, PO16 8AH

There will be an exhibition before each CAT meeting from 17:00-18:00 where members of the Planning Strategy team will be available to provide more information and answer any queries.

In addition, officers of the Council will be available at a number of 'pop-up' exhibitions throughout the Borough during the consultation. Please see below the following dates, times and locations:

Monday 20 th January	Crofton Community Centre (Room 5), Stubbington PO14 2PP	13:00-15:00
Friday 31 st January	Portchester Parish Hall, Portchester, PO16 9PY	13:30-15:30
Monday 3 rd February	Victory Hall (Bartholomew Room), Warsash SO31 9HW	13:00-15:00
Thursday 6 th February	Wallington Village Hall (Small Lower Hall), Broadcut, PO16 8ST	17:30-19:30
Wednesday 19 th February	Fareham Leisure Centre, Park Lane PO16 7JU	1100-1300
Monday 24 th February	Titchfield Community Centre (Meon Room) PO14 4AB	1430-1630

If you have any queries about the consultation you can phone the Consultation Team on 01329 824409 or email localplanconsultation@fareham.gov.uk

If you have any queries about the Local Plan, please contact the Council's Planning Strategy Team on 01329 824601.

3.4 *Summary of people/organisations invited to make comment and the methods of engagement*

Stakeholder Group	Consultation and engagement methods used
Local Residents and Business/General Public	<ul style="list-style-type: none"> • Online information and survey on Council website • Press releases • Publication of Fareham Today magazine online and in print (sent to households and available in libraries) • Staffed pop-up exhibitions held throughout the Borough • Community Action Team meetings held throughout the Borough

	<ul style="list-style-type: none"> • Email or letter updates sent to Local Plan Consultation Database • Social Media posts
Specific and General Consultees	<ul style="list-style-type: none"> • Individual meetings • Email or letter updates • Written responses
Neighbouring boroughs and other local authorities affected by Fareham's Local Plan	<ul style="list-style-type: none"> • Individual and group meetings • Email or letter updates • Written responses
Infrastructure and service providers	<ul style="list-style-type: none"> • Individual and group meetings • Email or letter updates • Written responses

3.5 *Press Release*

The following press release was issued on 13th January 2020:

FAREHAM
BOROUGH COUNCIL

Press Release

13 January 2020

Have your say on our strategy for future development in Fareham

Fareham Borough Council is inviting residents to have their say on future development across the Borough by taking part in a consultation on the new Local Plan which is open until midnight on Sunday 1 March.

A Local Plan Supplement document has been developed following the Issues and Options consultation held last summer and sets out how the Council proposes meeting new national housing targets, identifying a small number of new housing sites and policies, as well as potential areas for strategic growth.

Residents can attend one of five Community Action Team (CAT) meetings where there will be an opportunity to find out more about the proposals or attend one of the various exhibitions taking place across the Borough.

CAT meetings will be held from 5pm until 7.30pm as follows:

- Friday 24 January – The Garage Room, Titchfield Community Centre.
- Monday 27 January – Brookfield Community School, Salisbury Green.
- Tuesday 11 February – Fareham Community Church, (Upper Hall) 171 – 173 West Street.
- Thursday 13 February – Holy Rood Church, Stubbington.
- Monday 17 February – Cams Hills School, Portchester.

Exhibitions will take place from 5pm to 6pm prior to each CAT meeting.

If you are unable to make any of our CAT meetings there will also be a number of pop-up exhibitions at venues across the Borough from 20 January through to 24 February as follows:

- Drothon Community Centre (Room 5), Stubbington - 20 January from 1:00pm – 3:00pm.
- Portchester Parish Hall - 31 January from 1:30pm – 3:30pm.
- Victory Hall (Batholomew Room), Walsash - 3 February from 1:00pm – 3:00pm.
- Waitington Village Hall (Small Lower Hall) - 5 February from 5:30pm – 7:30pm.
- Fareham Leisure Centre - 19 February from 11:00am – 1:00pm.
- Titchfield Community Centre (Main Room) - 24 February from 2:30pm – 4:30pm.

Cllr Keith Evans, Executive Member for Planning and Development, said: 'I would urge residents to review the Local Plan Supplement as it provides detail on additional areas being put forward for development so we can meet the Government's new housing figures.'

Visit www.fareham.gov.uk/local-plan-consultation to view the Local Plan Supplement or take part in the survey by Sunday 1st March. Paper surveys are also available from libraries at Fareham, Locks Heath, Portchester and Stubbington, and from the Civic Offices.

END

3.6 *Document Availability*

During the consultation period, the following documents were made available for public consultation:

- Draft Local Plan Supplement
- Interim Sustainability Appraisal
- Strategic Housing and Employment Land Availability Assessment

- Infrastructure Delivery Plan
- Interim Transport Modelling Outputs
- Employment Study
- Viability Study
- Representations form

Electronic copies of the documents were made available for viewing online on the Council's website at:

<http://www.fareham.gov.uk/planning/localplanconsultation.aspx>

In addition, hard copies of all documents were also made available for viewing at the Civic Offices (at the normal opening times) and key documents in the libraries as set out in the consultation letter/statement.

3.7 *Community Action Team Meetings and Local Plan Exhibitions*

Community Action Team (CAT) meetings which focussed on the Fareham Local Plan supplement were held at venues throughout Fareham as detailed below, all meetings took place from 6-7.30pm:

CAT Meetings	Date	Approximate Attendance Numbers
The Garage Room, Titchfield Community Centre, PO14 4AB	Fri 24 January	60
Brookfield Community School, Sarisbury Green, SO31 7DU	Mon 27 January	40
Fareham Community Church, 171-173 West Street, PO16 0EF	Tues 11 February	50
Holy Rood Church, Stubbington, PO14 2AS	Thurs 13 February	60
Cams Hill School, Portchester, PO16 8AH	Mon 17 February	45
<i>1st Sarisbury Green Scouts Hall, Botley Road, SO31 1ZJ (3pm)</i>	<i>Thurs 20 February</i>	110
<i>1st Sarisbury Green Scouts Hall, Botley Road, SO31 1ZJ (6pm)</i>	<i>Thurs 20 February</i>	

At each meeting the Executive Leader of the Council and the Planning Strategy Manager gave presentations on the progress of the Local Plan and the Supplement document and Consultation. These were followed by an opportunity for questions from the audience. The CAT meetings also included an opportunity to view exhibition displays from 5-6pm and Planning Strategy Officers were present to answer questions and guide people through the proposals. Information banners, paper surveys, consultation documents and maps were made available.

The presentation given by the Executive Leader is set out below:

What is the Local Plan?

Every council has a Local Plan which it uses to:

- Allocate space for future development
- Plan for facilities and infrastructure
- Protect natural environment and green spaces



FAREHAM
BOROUGH COUNCIL

Why are we consulting again?

Following the draft Local Plan consultation in 2017 the National Planning Policy Framework changed:

- Fareham's new housing requirement became 520+ new homes each year and
- An obligation to help other areas exists



FAREHAM
BOROUGH COUNCIL

'Issues & Options' consultation 2019

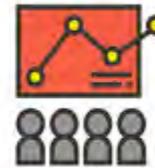
- 273 residents attended five Community Action Team meetings
- 140 people attended exhibitions
- 487 residents completed surveys
- 1600 individual comments received
- 79 responses from statutory bodies, developers and neighbouring authorities



FAREHAM
BOROUGH COUNCIL

Feedback

- Strong views on what types of housing to build; the future of retail and leisure space; roads and transport; infrastructure capacity
- Strong support for preserving distinct communities; protecting landscape for health, well-being and wildlife; environmental concerns
- Range of views about which locations could support new further development



FAREHAM BOROUGH COUNCIL

What factors have shaped our proposals?

- Maintain the character of our distinct communities
- Preserve our valued landscapes, natural environment and wildlife
- Minimise environmental impact and address climate change
- The concerns about and the capacity of infrastructure e.g health & schools to meet additional population
- The ambition to encourage green transport and more active travel modes
- Meet our housing need and encourage diversity through a mix of sites

FAREHAM BOROUGH COUNCIL

Designated webpage

You will find all the documents, information, and the online survey at

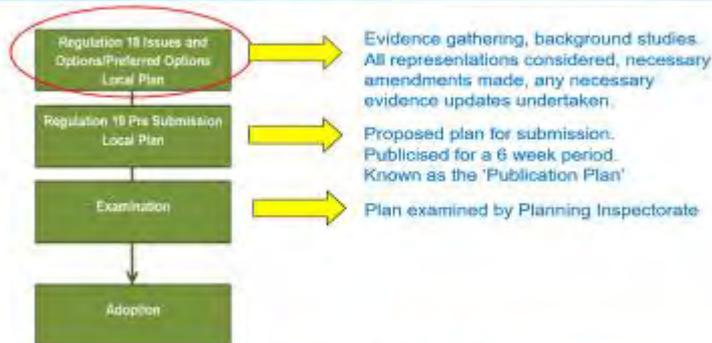
www.fareham.gov.uk/localplanconsultation



FAREHAM BOROUGH COUNCIL



The Local Plan Process



FAREHAM BOROUGH COUNCIL Draft Local Plan 2036 Review

October 2017 Regulation 18 consultation began

- Over 2,500 responses were received

July 2018 Government introduced new methodology in NPPF

- Resulted in higher housing need for Fareham
- The Plan under development would not have met the new criteria
- Council commenced a review of the Draft Local Plan 2036 to address the increase in housing requirement

FAREHAM BOROUGH COUNCIL Issues and Options consultation

Summer 2019 The Council undertook a new Reg 18 Issues and Options consultation - feedback showed:

- Support for introducing space standards
- Mixed response on large vs small developments
- Concern about infrastructure delivery
- Support for brownfield over greenfield
- Higher density at transport nodes, 3-4 storeys
- Valued landscapes – green/open space, coastal areas



FAREHAM BOROUGH COUNCIL

Feedback on future growth

Good growth means encouraging:

- quality of life;
- environmental gain;
- opportunities for reduced energy demand and waste production;
- open space and leisure opportunities;
- healthy and active lifestyles, active forms of travel;

Whilst valuing natural and historic environments and respecting environmental protections.

FAREHAM
BOROUGH COUNCIL

Three Government changes

Higher annual housing need for Fareham

- 420-520 dwellings per annum

Greater scrutiny on delivery

- Diversity in the housing supply
- Delivery contingency/buffer

Duty to co-operate for unmet need

FAREHAM
BOROUGH COUNCIL

Housing requirement

Fareham Annual Housing Need (current data)	520
Plan Period (2020-2036)	16 years
Total Fareham Need	8,320
Plus Buffer of 10-15%	832- 1,248
Total Fareham Need plus Buffer	9,152 – 9,568
Plus unmet need	To be determined
Total Local Plan Housing requirement	To be determined

FAREHAM
BOROUGH COUNCIL

Approach to housing supply

Supply includes:

- Windfall assumptions approx. 70 homes a year
- Draft Local Plan allocations (plus new deliverable proposals)
- Sites with outline planning permissions / resolutions to grant
- Welborne - continue to review housing trajectory

Broad match between housing allocations and Fareham housing need suggests a 10-15% buffer is required

Ongoing work to finalise the supply before the Publication plan

FAREHAM
BOROUGH COUNCIL

Revised Development Strategy

Important factors have helped shape the spatial strategy:

- Landscape quality
- Settlement coalescence
- Climate change, flood zones and coastal management areas
- Protected areas for nature conservation and recreational purposes
- Sustainability and accessibility to services
- Close to transport corridors



FAREHAM
BOROUGH COUNCIL

Landscape quality proposals

Valued landscapes were highlighted in recent appeal decisions

Re-instate areas of 'special landscape quality' – major development will be deemed inappropriate – unless proposals can maintain landscape character



FAREHAM
BOROUGH COUNCIL

Strategic gaps

There are currently two strategic gaps in the Borough:

- Meon Valley
- Land between Fareham and Stubbington

The gaps provide:

- An important function to maintain settlement identity
- Dual role of protecting landscape quality

The Council proposes to retain & re-purpose the policy to focus on protecting settlement identity & ensure boundaries are consistent with this

FAREHAM
BOROUGH COUNCIL

Strategic gaps

There are currently two strategic gaps in the Borough:

- Meon Valley
- Land between Fareham and Stubbington

The gaps provide:

- An important function to maintain settlement identity
- Dual role of protecting landscape quality

The Council proposes to retain & re-purpose the policy to focus on protecting settlement identity & ensure boundaries are consistent with this

FAREHAM
BOROUGH COUNCIL

Housing requirement

Fareham Annual Housing Need (current data)	520
Plan Period (2020-2036)	16 years
Total Fareham Need	8,320
Plus Buffer of 10-15%	832- 1,248
Total Fareham Need plus Buffer	9,152 – 9, 568
Plus unmet need	To be determined
Total Local Plan Housing requirement	To be determined

FAREHAM
BOROUGH COUNCIL

Strategic Growth Areas (SGAs)

- Provide opportunities to address unmet need
- Consulting now gives residents some certainty and control as Local Plan develops
- These are **NOT** proposed allocations
- They could play a role in unmet need or longer term housing delivery recognising the need for Local Plan review
- The approach presents an opportunity for holistic 'council-led' master planning
- A proposed policy linking applications to masterplan

FAREHAM BOROUGH COUNCIL

SGA: North of Downend

One of 8 areas for growth consulted upon in July 2019

- Distinctive neighbourhoods but well related to existing settlements
- Transport links including multi-modal links to Rapid Transit network
- Network of interconnected natural greenspace with a variety of habitats and biodiversity

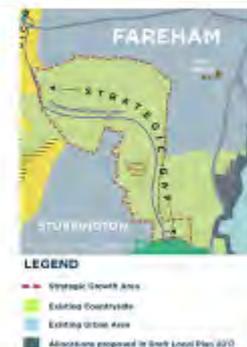


FAREHAM BOROUGH COUNCIL

SGA: South of Fareham

One of 8 areas for growth consulted upon in July 2019

- 3 main land holdings
- Retention of strategic gap
- Residential development plus social infrastructure (leisure hub, green space, ecological parkland, health centre)
- Mitigation opportunities - Brent Geese & Waders and Nitrogen offsetting
- Links to existing Eclipse bus way



FAREHAM BOROUGH COUNCIL

Proposed new policies

Housing

- Space standards
- Promoting small scale development to help diversify the supply
- Continuing to protect the Council in case of no 5YHLS

Climate change

- Over-arching policy including flood risk, biodiversity net gain, water efficiency and supporting renewable energy

Managing Flood Risk and SuDS

Tree protection policy

Air Quality Policy

- Including Air Quality Assessments and provision of EV charging points

FAREHAM
BOROUGH COUNCIL

Have Your Say

- Reg 18 consultation from 13th January to 1st March (6 weeks +)
- To comment on the 'Draft Local Plan 2036 Supplement' Technical Planning Document you need to submit an online (or paper) survey
- Information-giving events 5 x CAT meetings and 6 exhibitions
- Special edition of Fareham Today posted to every address in the Borough and available in libraries and Civic Offices
- Results of this consultation will feed into the Publication Plan

FAREHAM
BOROUGH COUNCIL

Supporting Documentation

A number of evidence documents support this consultation:

- Infrastructure Delivery Plan (IDP)
- Viability study for the Local Plan
- Sustainability Appraisal of new sites
- Employment study
- Interim Transport Modelling Outputs
- Strategic Housing and Employment Land Availability Assessment (SHELAA)

These documents have been updated since the draft Local Plan consultation in 2017 and are considered of relevance to this consultation

FAREHAM
BOROUGH COUNCIL

Next Steps

Outcomes of this consultation will be combined with the 2017 version of the Draft Local Plan 2036

Complete draft of the new Local Plan, known as the **Publication plan**.

Publication Plan will undergo a further round of consultation next spring/summer as the new Local Plan that the Council proposes to submit to Government.



FAREHAM
BOROUGH COUNCIL

A series of pop-up exhibitions were held at venues around the Borough where residents could view the consultation banners, ask more detailed questions of planning officers and submit comments.

The following table sets out the venues, dates and attendance numbers for the exhibitions:

Exhibitions	Date	Time	Approximate Attendance Numbers
Crofton Community Centre, Stubbington, PO14 2PP	Mon 20 January	13:00 - 15:00	20
Parish Hall, Assheton Court, Portchester, PO16 9PY	Fri 31 January	13:30 - 15:30	50
Victory Hall, 27 Warsash Road, Warsash, SO31 9HW	Mon 3 February	13:00 - 15:00	50
Wallington Village Hall, Broadcut, PO16 8ST	Thurs 6 February	17:30 - 19:30	40
Fareham Leisure Centre, Park Lane, PO16 7JU	Wed 19 February	11:00 - 13:00	30
Titchfield Community Centre, Mill Street, PO14 4AB	Mon 24 February	14:30 - 16:30	30

The consultation banners which were displayed at the exhibitions are set out on the following pages:



Our Supplement to the Local Plan balances residents' views with our requirement to meet Government-set housing need

We want to:

Maintain the character of our distinct communities	Preserve our cherished landscapes, natural environment and wildlife
Minimise environmental impact and address climate change	Manage congestion and encourage green and healthy travel
Work with partners to increase infrastructure eg health & schools	Meet our housing need and encourage diversity in the mix of sites

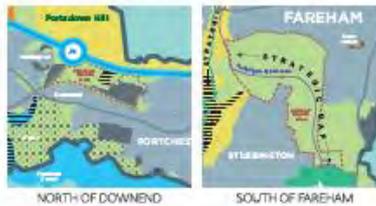


- Complete our online survey by March 1st at www.fareham.gov.uk/localplanconsultation
- Call for a paper copy on 01329 824409 or email localplanconsultation@fareham.gov.uk

FAREHAM
BOROUGH COUNCIL



We will develop Council-led masterplans for two new strategic growth areas so we can continue to manage and control development beyond 2036



Three additional housing allocations sites



FAREHAM
BOROUGH COUNCIL





Four additional housing policies

- SMALL SCALE DEVELOPMENT
- FIVE YEAR HOUSING LAND SUPPLY
- INTERNAL SPACE
- SHELTERED HOUSING AT CAMS ALDERS



Five new policies to protect the Natural Environment

- AIR QUALITY
- CLIMATE CHANGE
- FLOODING & DRAINAGE
- AREAS OF SPECIAL LANDSCAPE QUALITY
- TREES, WOODLAND & HEDGEROWS



FAREHAM
BOROUGH COUNCIL

3.8 *Methods of Response*

The Council encouraged comments to be made online via the Draft Local Plan Consultation webpage, at <http://www.fareham.gov.uk/planning/localplanconsultation.aspx>, where an on-line survey was available for completion.

The Council also provided an option of submitting representations by completing a paper copy of the survey which were available on request, from the Civic Offices

and libraries or could be picked up at any of the public exhibitions or CAT meetings.

Representations could also be made in writing to the Planning Strategy Team or by email to consultation@fareham.gov.uk.

The survey is set out below:



Why are we asking?

In 2017, shortly after the Council had asked for your views on the Draft Local Plan, the Government increased Fareham's housing requirement to a minimum of 520 new houses each year.

In order to plan for this new requirement the Council consulted on a number of issues and options in July 2019 and used this to inform the proposals which we are consulting on here.

Following this latest consultation, the Council will incorporate the outcomes with the 2017 draft plan to create an updated Local Plan which we will bring back to residents and partners prior to submission to the Government in Autumn 2020.

A special edition of the Council magazine, Fareham Today, has been created as a companion to the Supplement, outlining the additional policies and sites that the Council is proposing. This will be delivered to homes and businesses in the Borough by the end of January 2020. It is also available online alongside the Supplement itself and associated documents which can be found at www.fareham.gov.uk/localplanconsultation

How can I give my views?

We would like your views on the proposals. You can do this by completing this survey by 1st March 2020.

If your comments do not fit into the boxes, please attach more pages making sure to provide the question number you are commenting on.

What happens to my views?

We ask the views of residents to help us understand local priorities and inform our planning. Individual comments will not be published and will not be attributable to an individual in the reporting of the consultation. Further information about how we manage your data can be found in the next section or by viewing the Council Privacy Statement at www.fareham.gov.uk/privacy.aspx



A bit about you

Q1 Please enter your contact details below. These will not be published or used for any purpose, other than to understand your location and to help the analysis of the survey. It ensures local residents views are given proper consideration. If you would prefer, you can just leave the first 5 characters of your postcode, which anonymises your response. We do require this minimum level of information to incorporate your views. This information will only be kept until the Local Plan is adopted.

Name	<input type="text"/>
Organisation/ Company (if any)	<input type="text"/>
Address Line 1	<input type="text"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text"/>
Town	<input type="text"/>
Postcode (First 5 characters only)	<input type="text"/>

No comments will be attributable to an individual in the reporting of the consultation. To find out how the Council manage your data more information is available at www.fareham.gov.uk/privacy.aspx



Development Strategy



- LEGEND**
- Proposed new allocation
 - Strategic Growth Area
 - Coastal zone
 - Protected Areas for Nature Conservation
 - Welborne Garden Village
 - Countryside with areas of special landscape character
 - Countryside
 - Urban area
 - Allocations proposed in draft Local Plan 2017

We listened to the feedback from the Issues and Options consultation and have balanced the priorities of residents with the requirement to meet the housing need set by the Government.

We want to:

- Maintain the character of our distinct communities
- Preserve our valued landscapes, natural environment and wildlife
- Minimise environmental impact and address climate change
- Manage congestion and encourage green and healthy travel
- Work with partners to increase the capacity of infrastructure e.g health & schools
- Meet our housing need and encourage diversity through a mix of sites

We call this approach 'Good Growth'

In practice this means allowing development that meets the criteria to reduce energy demand and waste production; provide and protect open spaces and leisure opportunities; reduce reliance on cars and improve air quality.

Q2 Given that the Council must meet the requirement for additional housing, to what extent do you agree with the Council's definition of 'Good growth'?

- Strongly Agree
 Agree
 Neither Agree nor Disagree
 Disagree
 Strongly Disagree

Approach to Development Planning

The driving force behind this proposed development strategy is the need to find suitable, available and achievable sites in order to meet our Government-set housing need.

Our approach in Fareham is to have a robust, plan-led development strategy that:

- Provides certainty to residents and businesses
- Enables us to deter speculative, unsuitable and unsustainable development
- Allows us to work strategically with neighbouring local authorities and manage housing need across the area
- Provides sufficient contingency to avoid losing control of development should sites fail to deliver in the timeframe

Q3 To what extent do you agree with this overall approach to development?

- Strongly Agree
 Agree
 Neither Agree nor Disagree
 Disagree
 Strongly Disagree

Specific Housing Allocation Sites

In addition to the sites consulted on in 2017, the Council has identified three specific additional sites that are suitable for residential development subject to a number of conditions. All development sites are assessed through a rigorous process and reported in the [Strategic Housing and Employment Land Availability Assessment \(SHELAA\)](#) in the Evidence section.

Q4 Which specific site allocation would you like to comment on?

- Rookery Farm, Sarisbury
- 1-2 The Avenue, Fareham Town Centre
- 20 Botley Road, Park Gate

Q5 Is your response to the proposal for the housing site overall:

- Positive (Go to Q7)
- Neutral (Go to Q7)
- Negative (Go to Q6)

Q6 The themes below are taken from previous consultations. You can [tick up to three](#) of these if they match your concerns. You are able to add your own theme through the 'Other' option and will have an opportunity to comment more fully in a later section.

- Transport infrastructure (roads, traffic, public transport)
- Service infrastructure (health, schools etc)
- Impact on wildlife & loss of natural habitat
- Environmental impact (air quality, flood risk etc)
- Maintaining rural or coastal landscape
- Preserving way of life of our community
- Wellbeing & health of the population
- Other

Please state in a few words the theme of your concern:

Q7 Are there any specific comments about this site you wish to make?

- Yes
- No

Please provide your comments below:

Specific Housing Allocation Sites

In addition to the sites consulted on in 2017, the Council has identified three specific additional sites that are suitable for residential development subject to a number of conditions. All development sites are assessed through a rigorous process and reported in the [Strategic Housing and Employment Land Availability Assessment \(SHELAA\)](#) in the Evidence section.

Q8 Which specific site allocation would you like to comment on?

- Rookery Farm, Sarisbury
- 1-2 The Avenue, Fareham Town Centre
- 20 Botley Road, Park Gate

Q9 Is your response to the proposal for the housing site overall:

- Positive (Go to Q11)
- Neutral (Go to Q11)
- Negative (Go to Q10)

Q10 The themes below are taken from previous consultations. You can [tick up to three](#) of these if they match your concerns. You are able to add your own theme through the 'Other' option and will have an opportunity to comment more fully in a later section.

- Transport infrastructure (roads, traffic, public transport)
- Service infrastructure (health, schools etc)
- Impact on wildlife & loss of natural habitat
- Environmental impact (air quality, flood risk etc)
- Maintaining rural or coastal landscape
- Preserving way of life of our community
- Wellbeing & health of the population
- Other

Please state in a few words the theme of your concern:

Q11 Are there any specific comments about this site you wish to make?

- Yes
- No

Please provide your comments below:

Specific Housing Allocation Sites

In addition to the sites consulted on in 2017, the Council has identified three specific additional sites that are suitable for residential development subject to a number of conditions. All development sites are assessed through a rigorous process and reported in the Strategic Housing and Employment Land Availability Assessment (SHELAA) in the Evidence section.

Q12 Which specific site allocation would you like to comment on?

- Rookery Farm, Sarisbury
- 1-2 The Avenue, Fareham Town Centre
- 20 Botley Road, Park Gate

Q13 Is your response to the proposal for the housing site overall:

- Positive (Go to Q15)
- Neutral (Go to Q15)
- Negative (Go to Q14)

Q14 The themes below are taken from previous consultations. You can [tick up to three](#) of these if they match your concerns. You are able to add your own theme through the 'Other' option and will have an opportunity to comment more fully in a later section.

- Transport infrastructure (roads, traffic, public transport)
- Service infrastructure (health, schools etc)
- Impact on wildlife & loss of natural habitat
- Environmental impact (air quality, flood risk etc)
- Maintaining rural or coastal landscape
- Preserving way of life of our community
- Wellbeing & health of the population
- Other

Please state in a few words the theme of your concern:

Q15 Are there any specific comments about this site you wish to make?

- Yes
- No

Please provide your comments below:

Principle of Strategic Growth Areas

The Council believes that a master planning approach to development is the best way to provide certainty to residents and businesses for the medium and long-term future.

Planning for growth up to 2036 and beyond

To this end, two Strategic Growth Areas have been identified. These areas show the broad shape of development that the Council believes will be necessary in order to meet the future demands for housing, even beyond 2036. There is also potential for these sites to help deliver unmet need from neighbouring authorities should we be required to help.

Master planning approach

Rather than reacting to speculative planning applications across the Borough, taking a Council-led master planning approach allows us to take control of the process and ensure there is sufficient capacity to support this growth in terms of transport, health, education and other infrastructure. The two Strategic Growth Areas identified are North of Downend and South of Fareham.

We know that both areas are valued for their open countryside, and this would underpin the future masterplanning for both areas. The goal would be to set out distinctive residential neighbourhoods that are well connected to existing settlements and infrastructure, yet retain the important open character of their locations.

Strategic Growth Areas

Any development proposals in the Strategic Growth Areas would have to come forward in conjunction with the Council-led masterplan for the area, reducing the number of speculative applications across the whole borough and allowing the Council to manage development in a systematic way.

Policy: Strategic Growth Area 

Any development proposals in the Strategic Growth Areas should come forward in conjunction with a masterplan for the area, that reflects the principles of the Local Plan, developed by all relevant landowners, to ensure that comprehensive development can be achieved.

Proposals will not be permitted which would prejudice the delivery of a comprehensive development in advance of a robust masterplanning process.

Q16 There will be an opportunity to comment on each area separately, but for now:

In terms of the general masterplanning approach to Strategic Growth Areas would you say

- I agree with this approach (Go to Q18)
- I agree with this approach but I have some concerns (Go to Q17)
- I neither agree nor disagree with this approach (Go to Q18)
- I do not agree with this approach (Go to Q17)

Q17 The themes below are taken from previous consultations. You can **tick up to three** of these if they match your concerns. You are able to add your own theme through the 'Other' option and will have an opportunity to comment more fully in a later section.

- Transport infrastructure (Roads, traffic, public transport)
- Service infrastructure (health, schools etc)
- Impact on wildlife & loss of natural habitat
- Environmental impact (air quality, flood risk etc)
- Maintaining rural or coastal landscape
- Preserving way of life of our community
- Wellbeing & health of the population
- Other

Please state in a few words the theme of your concern:

Strategic Growth Area - North of Downend



LEGEND

- Strategic Growth Area
- Existing Countryside
- Existing Urban Area
- Allocations proposed in Draft Local Plan 2017

Summary

Development of a Council-led area wide masterplan North of Downend will be informed by the principles of good growth and the key concerns of residents. New homes will need to be built for people to live, within attractive, sustainable, walkable and safe neighbourhoods, well related to existing settlements and infrastructure and where new local facilities can be delivered.

Developers will have to produce a transport assessment and strategy, together with infrastructure delivery plan and deliver a safe new crossing at Downend Road bridge. The developments would need to provide high quality pedestrian and cycle links to the A27 Rapid Transit bus services connecting Fareham Town Centre and railway station, Portchester, Portsmouth and local employment hubs. As well as retaining existing Public Rights of Way it should provide a network of footpaths, cycleways and bridleways that link new and existing communities and facilities, and act as a recreational resource to promote health and wellbeing.

It will be important for the proposals to fit with the existing local settlement and respect the rural landscape through the maintenance and extension of existing wooded edges and provision of connected natural greenspace.

Proposals shall either provide directly, or provide the mechanism for the delivery of the following infrastructure:

- Off-site highway improvement and mitigations works; and
- Local schools and early-years childcare infrastructure (as identified by the Local Education Authority); and
- Open space including sports provision.

Q18 Is your response to the proposal for a strategic growth area north of Downend overall:

- Positive (Go to Q19)
- Neutral (Go to Q19)
- Negative (Go to Q20)

Please provide your comments below:

Q19

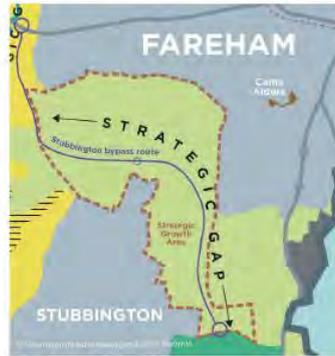
Q20 Please note that the Council has to meet the planning criteria under the National Planning Policy Framework and will be tested under the rules set out in the Town & Country Planning Act 2012. It is not enough to object to development in principle and objections can only be sustained according to certain criteria. It is the quality of the objection not the number of objections that the inspectorate considers.

Is your opinion that:

- There are other reasonable alternatives
- It is not based on evidence
- It is not consistent with national policy (National Planning Policy Framework)
- It is not deliverable in terms of timeframes or because of cross boundary issues
- It does not take into account the areas needs and those of its neighbouring authorities as determined by government
- Other

Please explain your answer below:

Strategic Growth Area - South of Fareham



- LEGEND**
- Strategic Growth Area
 - Existing Countryside
 - Existing Urban Area
 - Allocations proposed in Draft Local Plan 2017

Summary

Development of a Council-led area wide masterplan South of Fareham will be informed by the principles of good growth and the key concerns of residents. New homes will need to be built for people to live within attractive, sustainable, walkable and safe neighbourhoods, well related to existing settlements and infrastructure and where new local facilities can be delivered.

The settlements of Fareham and Stubbington will continue to be separated with a strategic gap between the settlements. Any developments must provide a mix of different sized homes available to buy, rent, self-build and must include provision for the elderly and those needing care.

New homes will need to be built for people to live within attractive, sustainable, and safe neighbourhoods, well related to existing settlements and infrastructure, so residents can easily walk to local shops, cafes, community spaces, sports, recreation and health facilities.

The development must have links with Rapid Transit bus services connecting to Fareham Town Centre, the railway station, other settlement centres and local employment hubs, supported by a transport assessment and strategy, together with an infrastructure delivery plan. As well as retaining existing Public Rights of Way there will be an Ecological Managed Parkland to create a major Green Infrastructure resource that will connect the Alver and Meon valleys through a variety of linked habitats and biodiversity. It will provide opportunities for health, recreation, learning, movement and wildlife.

Proposals shall either provide directly, or provide the mechanism for the delivery of the following infrastructure:

- Off-site highway improvement and mitigations works; and
- Local schools and early-years childcare infrastructure (as identified by the Local Education Authority); and
- Open space including provision of a sports pitch hub and associated facilities.

Q21 Is your response to the proposal for a strategic growth area South of Fareham overall:

- Positive (Go to Q22)
- Neutral (Go to Q22)
- Negative (Go to Q23)

Q22 Please provide your comments below:

Q23 Please note that the Council has to meet the planning criteria under the NPPF and will be tested under the rules set out in the Town & Country Planning Act 2012. It is not enough to object to development in principle and objections can only be sustained according to certain criteria. It is the quality of the objection not the number of objections that the inspectorate considers.

Is your opinion that:

- There are other reasonable alternatives
- It is not based on evidence
- It is not consistent with national policy (National Planning Policy Framework)
- It is not deliverable in terms of timeframes or because of cross boundary issues
- It does not take into account the areas needs and those of its neighbouring authorities as determined by government
- Other

Please explain your answer below:

Additional Housing Policies

It is the role of the Council as the Planning Authority to ensure there is a rolling supply of land available to meet the housing need. We can use our role positively to ensure that all new developments achieve the principles of good growth, meet strict conditions and high standards. In this section we set out four additional housing policies to achieve this.

Five Year Housing Land Supply policy

When submitting a Local Plan to the Government's Planning Inspector, the Council needs to show where, and how, it plans to meet its housing requirement over a rolling five-year period, known as the Five Year Housing Land Supply. It is crucial for the Council to have a policy in place to control what applications might be allowed if it cannot meet its five-year land supply target, so we can still set the parameters for shortfall applications and deter speculative applications that do not meet the overall housing strategy.



Policy: Five-Year Housing Land Supply

Where it can be demonstrated that the Council does not have a five-year supply of land for housing against the requirements set out in the Local Plan additional housing sites, outside the urban area boundary, may be permitted where they meet all of the following criteria:

- The proposal is relative in scale to the demonstrated five-year housing land supply shortfall;
- The proposal is sustainably located adjacent to, and well related to, the existing urban settlement boundaries, and can be well integrated with the neighbouring settlement;
- The proposal is sensitively designed to reflect the landscape character and setting of the settlement and to minimise any adverse impact on the countryside and, if relevant, the Strategic Gaps;
- It can be demonstrated that the proposal is deliverable in the short term, and the proposal would not have any unacceptable environmental, amenity or traffic implications.

Q24 In principle would you say:

- I agree with this approach
- I agree with this approach but I have some concerns
- I do not agree with this approach
- I don't know

Q25 Please provide any specific comments about this policy you wish to make below:

Small scale development policy

The Government recommends that all councils should be delivering ten per cent of their housing on sites smaller than one hectare. The Council has added an additional policy to manage the location, composition, design and scale of small developments.

In summary the Council proposes that developments of no greater than four dwellings are supported, outside of urban areas, if they are well related to an existing settlement boundary. They would need to be within a reasonable distance of public transport links and meet certain design criteria.



Policy: New small scale development outside defined urban area

New small scale housing development within or adjacent to existing areas of housing will be permitted subject to the following:

- The site is well related to the settlement boundary and,
- The site is within reasonable proximity to a high frequency bus route or a train station, and safe walking and cycling routes that connect to a local, district or town centre;
- It comprises development that does not adversely affect the predominant development form of the area, taking particular account of:
 - the building line and scale of adjacent houses;
 - plot size and proportion;
 - site coverage/ratio;
 - space between dwellings;
 - landscape and views through to countryside beyond
- It comprises development:
 - That is not greater than 4 units;
 - Where the design and external appearance of each house is demonstrably different, unless a terrace or semi-detached form is appropriate;
 - It does not extend the settlement frontage.

Q26 In principle would you say:

- I agree with this approach
- I agree with this approach but I have some concerns
- I do not agree with this approach
- I don't know

Q27 Please provide any specific comments about this policy you wish to make below:

Sheltered Housing Policy – Land South of Cams Alders

The need to provide housing for older people is growing increasingly more critical and for plan-making purposes the Council must determine the needs of people throughout the plan period. Based on the recommended ratios provided by the Elderly Accommodation Council, the greatest demand for future specialist provision within the Borough will be Sheltered Housing so the Council is proposing a new policy for Sheltered Housing on land south of Cams Alder to help meet this need.



Policy: Sheltered Housing – Land South of Cams Alder

Development will be permitted for sheltered housing provision and further general affordable housing provision. Planning permission will be granted provided that detailed proposals address the site-specific criteria set out below:

- The quantum of housing shall be consistent with the indicative site capacity of 80 dwellings, being a mix of sheltered housing and affordable residential;
- Proposals shall clearly demonstrate how the community benefits clearly outweigh the scale of the net loss of open space;
- A buffer shall be incorporated between development and the SINC;
- Retention and strengthening of the existing tree lined buffer around the perimeter of the site, as well as strengthening woodland links and green corridor network through to Fort Fareham to the south west;
- The provision of appropriate pedestrian and cycle links to the Bus Rapid Transit stop on Redlands lane;
- Building heights shall reflect the surrounding character and built form;
- Proposals should align with the principles set out in the Fareham Housing Greener Policy.

Q28 In principle would you say:

- I agree with this approach
- I agree with this approach but I have some concerns
- I do not agree with this approach
- I don't know

Q29 Please provide any specific comments about this policy you wish to make below:

Internal space standards

The Council considers it essential to the quality of life and social well-being of its residents that all new dwellings in the Borough provide sufficient living space. The starting point will be for all new homes, including subdivisions of larger properties and conversions, to exceed the minimum space requirements in Building Regulations.



Policy: Internal space standards

Development will be permitted for sheltered housing provision and further general affordable housing provision. Planning permission will be granted provided that detailed proposals address the site-specific criteria set out below:

- The quantum of housing shall be consistent with the indicative site capacity of 60 dwellings, being a mix of sheltered housing and affordable residential;
- Proposals shall clearly demonstrate how the community benefits clearly outweigh the scale of the net loss of open space;
- A buffer shall be incorporated between development and the SINC;
- Retention and strengthening of the existing tree lined buffer around the perimeter of the site, as well as strengthening woodland links and green corridor network through to Fort Fareham to the south west;
- The provision of appropriate pedestrian and cycle links to the Bus Rapid Transit stop on Redlands lane;
- Building heights shall reflect the surrounding character and built form;
- Proposals should align with the principles set out in the Fareham Housing Greener Policy.

Q30 In principle would you say:

- I agree with this approach
- I agree with this approach but I have some concerns
- I do not agree with this approach
- I don't know

Q31 Please provide any specific comments about this policy you wish to make below:

Natural Environment Policies

From coastal areas and river valleys, agricultural, rural and woodland landscapes to the parks and trees of the urban townscapes, the Borough of Fareham contains a rich and varied pattern of landscapes. These have evolved through natural and human influences, including prehistoric colonisation, roman influences, farming practices and the growth of the wrought iron and brickworks industries.

Safeguarding the environment

In the 2019 'Issues and Options' consultation respondents were clear about 'what and where' should be maintained and protected for us, future generations and the diverse wildlife that cohabit our Borough.

The potential effects of new residential development in South Hampshire upon the Solent have been widely reported in the media and we have a legal duty to consider the impact of new developments on the European Protected Sites (EPS). The Council is working hard to find a resolution to this issue alongside the Partnership for South Hampshire, Natural England, the Environment Agency and Southern Water. The final Draft Local Plan will include proposed policies on this issue.

Policies to address environmental threats

The threats to the natural environment come from climate change as well as urban development and we are proposing a wide range of additional policies to address these. You can comment on these here

Landscape and Areas of special landscape quality

In response to feedback from the 2019 'Issues and Options' consultation the Council has strengthened the Landscape policy adding further stringent criteria that would need to be met before development would be considered in the Hamble, Meon and Hook Valleys, Portsdown Hill and the Forest of Bere.



Policy : Landscape and Areas of special landscape quality

Development proposals will be supported that take account of the quality, local distinctiveness and the sensitivity to change of landscape character areas. Development in the countryside will be permitted where it contributes to and enhances the landscape with particular regard to:

- a) Intrinsic landscape character, quality and important features;
- b) Visual setting, including to/from key views;
- c) The landscape as a setting for settlements, including important views to, across, within and out of settlements;
- d) The landscape's role as part of the existing Local Ecological network;
- e) The local character and setting of buildings and settlements;
- f) Natural landscape features, such as trees, ancient woodland, hedgerows, water features and their function as ecological networks; and
- g) The character of the Borough's rivers and coastline, which should be safeguarded.

Applications for major development in the countryside within the Areas of Special Landscape Quality of the Hamble, Meon and Hook Valleys, Portsdown Hill and the Forest of Bere, will only be permitted where it can be demonstrated, through a proportionate landscape assessment, that the proposals satisfy the specific development criteria contained within the Council's Landscape Sensitivity Assessment for the character area in which the development is located.

Major development proposals must include a comprehensive landscaping mitigation and enhancement scheme to ensure that the development is able to successfully integrate with the landscape and surroundings. The landscaping scheme shall be proportionate to the scale and nature of the development proposed and shall be in accordance with the enhancement opportunities specified in the Council's Landscape Sensitivity Assessment.

Q32 In principle would you say:

- I agree with this approach
- I agree with this approach but I have some concerns
- I do not agree with this approach
- I don't know

Q33 Are there any comments you would like to make specifically about this policy?

Trees, woodland and hedgerows

Trees, woodlands and hedgerows are under increasing threat from pollution, disease and the pressures of the developing world. Over the last 100 years the tree canopy in our towns and cities has significantly declined. We want to protect them further through this new policy.



Policy: Trees, woodland and hedgerows

The removal of protected trees, groups of trees, woodland or hedgerows will only be permitted in exceptional circumstances and in accordance with the legislation, policy and good practice recommendations. Where protected trees are subject to felling, a replacement of an appropriate number, species and size in an appropriate location will be required.

A proposed loss or damage of non-protected trees, woodland or hedgerows which have high amenity values should be avoided, and if demonstrated as being unavoidable, appropriate replacement or compensation will be required.

Development proposals that affect trees, hedgerows and woodland must demonstrate that they have been informed by a full site survey, including an ecological survey and arboricultural method statement.

Where possible, opportunities for planting of new trees, woodlands and hedgerows should be identified and incorporated, particularly where this would help mitigate and adapt to the effects of climate change. New planting should be suitable for the site conditions, use native species where appropriate, build in resilience by a varied choice of species and be informed by and contribute to local character, and enhance or create new habitat linkages.

Q34 In principle would you say:

- I agree with this approach
- I agree with this approach but I have some concerns
- I do not agree with this approach
- I don't know

Q35 Are there any comments you would like to make specifically about this policy?

Managing flood risks and sustainable drainage systems

There are areas of the Borough at risk from flooding from sources such as rivers and the sea, some areas are prone to flooding from surface water. With climate change, the risks of flooding are likely to exacerbated. The policy meets the criteria set out in the National Planning Policy Framework that development should be directed away from areas at highest risk of flooding and ensures sufficient and sustainable drainage is in place.



Policy: Managing flood risk and Sustainable drainage systems

Planning permission will only be granted where:

- The proposal meets the sequential and exception tests as set out in the NPPF
- The proposal does not prejudice land required for current or future flood management, including natural floodplains.
- The development will be safe over its lifetime, taking into account the increased risk of flooding due to climate change and without increasing flood risk elsewhere.
- Any proposed flood protection, prevention and resilience measures address the specific requirements of the site and are appropriate to the character and biodiversity of the area.

Developments that are required to incorporate Sustainable Drainage Systems should ensure that:

- For greenfield sites, run-off rates do not exceed existing greenfield run-off rates and where possible, be reduced to minimum feasible rates.
- For brownfield sites, run off rates are reduced as close as reasonably practicable to greenfield run-off rates.
- Onsite surface water run-off is managed as close to the source as possible.
- Priority is given to SuDS which mimic and reflect natural drainage processes.
- Details for future maintenance over the lifetime of the development must be included with the proposal.

Q36 In principle would you say:

- I agree with this approach
- I agree with this approach but I have some concerns
- I do not agree with this approach
- I don't know

Q37 Are there any comments you would like to make specifically about this policy?

Climate change

As Local Planning Authority, the Council has a legal duty to help meet the requirements of the Climate Change Act 2008. We must ensure the Local Plan includes policies designed to ensure that the development and use of land contribute to the mitigation of, and adaption to, climate change. We want to go further and put in a robust policy that helps us play our part in tackling climate change.



Policy: Climate change

The Council promotes mitigation and adaptation to climate change through:

- A development strategy that minimises the need to travel by allocating sites and generally directing development to locations with better services and facilities, or where they are capable of being improved.
- Ensuring allocations in this Plan have taken account of climate change through the Strategic Flood Risk Assessment level 1 and 2 and through the sequential testing of sites, and the provision of a development management policy that ensures applications factor in climate change in their flood risk assessments.
- Integrating Green and Blue Infrastructure into the design of developments through approaches such as mandatory biodiversity net gain which will help to reduce CO₂ concentrations and mitigate the urban heat island effect, and the use of Sustainable Drainage Systems which helps reduce the risk of flooding.
- Adopting higher water efficiency standards to contribute to alleviating water stress and consumption across the Borough.
- Supporting the reuse and use of sustainably sourced materials and supporting the integration of energy efficiency, renewable and low carbon technologies into residential and commercial developments of all sizes.

Q38. In principle would you say:

- I agree with this approach
- I agree with this approach but I have some concerns
- I do not agree with this approach
- I don't know

Q39. Are there any comments you would like to make specifically about this policy?

Air quality

The largest contribution to poor air quality is road traffic and we have some hotspots that we have been working hard to improve. These are now within the EU limits at Portland Street and Gosport Road and Bath Lane where it crosses the A27. Residents are naturally concerned that increased development will lead to increased congestion and so we are proposing further air quality conditions in a specific new policy. Developers will need to show they can mitigate or counter the impact on air quality. The provision of electric charging points also features here.



Policy: Air Quality

Planning applications are required to assess the effects of development and its inherent increased demand on the road networks leading to increasing detrimental effects on air quality from initial concept phases of development design.

To counter the effects of development on air quality, all major developments should actively demonstrate through an Air Quality Assessment (AQA) that proposals will minimise emissions and contribute to the reduction of impacts on local air quality including the delivery of Green Infrastructure. Smaller scale development will be required to be Air Quality Neutral, with the need for an AQA to be agreed with the Local Planning Authority.

Development will be permitted where it:

- Positively contributes to the delivery of the Council's Air Quality Action Plan by mitigating the effects of development on air quality within Air Quality Management Areas (AQMAs) and/or any Clean Air Zones.
- Provides or makes provision for the charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations for:
 - One Electric vehicle (EV) charging point installation per residential dwelling with off-street parking; and
 - At least one EV rapid charge point in shared parking areas per 10 residential dwellings or 1,000m² of commercial floorspace.
- Demonstrates good practice and principles of design, minimising emissions and contributing to the reduction of transport impacts on local air quality.

Q40. In principle would you say:

- I agree with this approach
- I agree with this approach but I have some concerns
- I do not agree with this approach
- I don't know

Q41. Are there any comments you would like to make specifically about this policy?

[Evidence Base](#)

You can ask to view these evidence documents at the Civic Offices or view them online at www.fareham.gov.uk/localplandocs

Q42 What evidence document do you wish to comment on?

- Interim Sustainability Appraisal
- Strategic Housing and Employment Land Availability Assessment (SHELAA)
- Infrastructure Delivery Plan
- Transport Assessment
- Employment Study
- Viability Study
- No, I want to move on

Q43 Tell us the paragraph(s) number you wish to comment on?

Q44 What do you want to say about it?

- I want to support the evidence base
- I want to challenge the evidence base

Q45 Please provide your comments below (Attach more pages if required)

[Join the E-panel Mailer](#)

The E-panel is an emailing system we use to send residents latest consultation news, dates of important events in the Borough, and dates of upcoming Community Action Team (CAT) meetings.

[Join the E-panel Mailer to continue to be involved in consultations](#)

What we will do with your data if you join the E-panel

The information you are providing will be used solely so that the Council can email you with details of consultations, dates of important events in the Borough and upcoming Community Action Team (CAT) meetings.

The Council will retain the information for a period not exceeding 5 years. The information may be shared with other Council departments but not published in public. Survey reports will not contain any detail concerning individuals.

Any views or opinions expressed in the surveys will be quoted anonymously and not attributed to an individual. Only summarised results will be shared with our partner organisations, which may include data broken down into demographics.

By submitting your name, post code and contact email address above, you agree to how we use your data and the period of time we will retain it.

To join, you must live in the Borough, be aged 18 years or over and have an email address that we can use to contact you.

Please provide your details below:

Full name	<input type="text"/>
Post code	<input type="text"/>
E-mail address	<input type="text"/>

You can view the Council's Privacy Statement at www.fareham.gov.uk/privacy.aspx.

[Join the planning strategy database](#)

The Planning Strategy team have a consultation database which is used to notify organisations and individuals who have expressed an interest in being kept informed at key stages of the production of planning documents such as the Draft Local Plan 2036.

We use this database to consult on the production of new documents or updates to existing planning documents, in accordance with the methods as set out in our Statement of Community Involvement (SCI).

You can join the database by going to www.fareham.gov.uk/onlineforms/displayform.aspx?formid=psdc

[Thank you for taking part](#)

Please return your survey to:

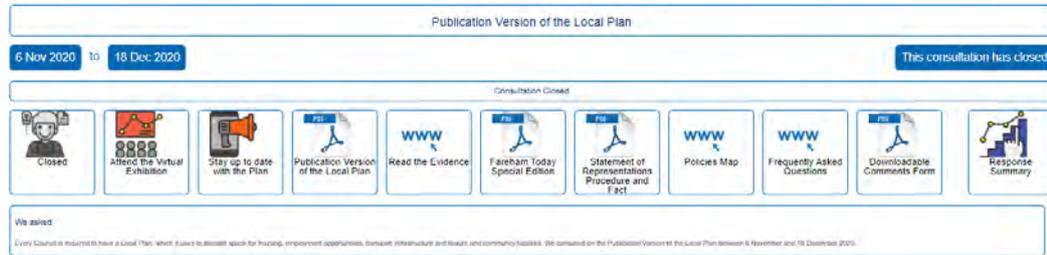
Consultation Team, Civic Offices, Civic Way, Fareham, PO16 7AZ



4.0 Regulation 19 Publication Plan Consultation

4.1 Web page

The consultation was publicised on the Council's website as follows:



4.2 Fareham Today

The special edition of Fareham Today magazine was available from 6th November 2020 on the Council's website and paper copies were circulated as follows:

- o delivered to businesses and residents throughout the Borough
- o Electronic versions were also emailed to interested residents.

This magazine provided information on the Publication Plan and details of the representation procedures and how to access the electronic version of the Publication Plan and supporting documents.

The Special Edition of the Fareham Today is set out on the following pages:



CONTEXT AND BACKGROUND

The Council began this Local Plan process in 2015 when the number of new homes the Council needed to give planning permission to each year was much lower. Since then, the population in our part of Hampshire has continued to grow and the shortage of housing has become more severe.

Alongside this, in 2018, the Government announced changes to its National Planning Policy Framework (NPPF). The way it calculated how many new homes each council had to plan for was changed – and for Fareham this meant a significant increase. As a result, we had to pause work on our new Local Plan and look again at possible sites for new homes.

In summer 2020 the Government began consulting on new changes to its methodology for calculating how many new homes areas should provide. Based on the new proposals, we would have to plan for at least 403 new homes a year. This is a decrease on the number for Fareham following the 2018 changes but still up on the original amount planned for in 2015.

Because this is such a significant change for Fareham, the Council has taken the view that it would be irresponsible to ignore it. However, the decision to plan for fewer numbers is not without risk as the Government may make further changes to its proposed methodology before it is implemented. As a result the Council will need to wait.

However, the decision to plan for fewer numbers is not without risk.

Have your say at www.fareham.gov.uk/localplanconsultation Fareham Today – Local Plan Special – Autumn 2020 3

WHAT HAVE WE DONE ALREADY?

Our work to develop our new Local Plan has been guided by national planning policy. We have also gathered extensive evidence, carried out technical assessments and worked with neighbouring authorities, statutory bodies and infrastructure providers.



Your views have also helped to shape the Publication Plan. Three public consultations have already taken place. In those consultations we asked for feedback on the sites being considered for new homes and employment areas, the policies to be included and the areas identified as important open spaces.

It is clear that some councils cannot meet their own housing need with the land available to them, and we are required to take a joint approach to balance the needs of the Borough with the rest of the region.

Your views have also helped to shape the Publication Plan.

All the comments we received have been considered in the preparation of this Publication Plan. You can find a summary of comments and main findings for each consultation on our website at: www.fareham.gov.uk/PublicationPlanEvidence

Have your say at www.fareham.gov.uk/localplanconsultation Fareham Today – Local Plan Special – Autumn 2020 4

WELBORNE
We have a separate Local Plan for the development of Welborne Garden Village (Local Plan Part 3: The Welborne Plan).

This development will see 6,000 new homes with distinct local centres for shops, community facilities and schools. The development also includes major improvements to Junction 10 of the M27 (so it can be used by traffic going both ways), health facilities, green spaces and employment areas.

Welborne Garden Village alone should deliver at least 40% of the housing required in the Borough up to 2037.

WHAT IS THE SCOPE OF THIS CONSULTATION?

As mentioned earlier, this stage of the consultation is known as the Publication stage or the Regulation 19 consultation, referring to the legislation that governs plan making. It is different from the three previous consultations (under Regulation 18) as it no longer seeks views on alternative options, but provides the opportunity to comment on specific questions or tests:

- LEGAL COMPLIANCE**
Does the Plan meet the legal requirements for plan making as set out by planning and environmental laws?
- SOUNDNESS**
Has the Plan been positively prepared? Is it justified, effective, and consistent with national policy?
- DUTY TO COOPERATE**
Has the Council engaged and worked effectively with neighbouring authorities and statutory bodies?

All responses to these questions will be forwarded to the Planning Inspector for consideration. Please note that only comments that address these questions can be taken into account. For more details about the questions for this consultation, please see pages 8-9.

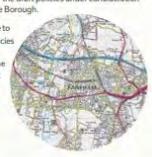
Have your say at www.fareham.gov.uk/localplanconsultation Fareham Today – Local Plan Special – Autumn 2020 5

HAVE YOUR SAY



VIRTUAL PUBLIC EXHIBITION

- We will be running a virtual public exhibition throughout the consultation. You will be able to watch short information videos, view display boards and submit questions for a Q&A.
- We are also creating a video presentation of the Publication Plan which will illustrate some of the key aspects and explain the points on which we are seeking feedback.
- You'll find a link to an interactive map that allows you to see how the draft policies under consideration apply across the Borough.
- You will be able to view all the policies together or simply select the ones of interest to you.



LOCAL PLAN TELEPHONE HELPLINE

- We recognise that not everybody is able to access the details of the Plan online. To help with this, we have a designated phone number - 01329 824601 - where you will be able to:
- Request paper copies of the survey
- Make an appointment to come into the Civic Offices to use a computer to access documents online.



Have your say at www.fareham.gov.uk/localplanconsultation Fareham Today – Local Plan Special – Autumn 2020 6



6 November – 18 December

Your views are really important to us, so we have made the Publication Plan and the feedback form as accessible as possible to everyone, while adhering to Government guidelines relating to coronavirus.



VIEWING DOCUMENTS

Normally the Plan and its evidence base would be available in the Civic Offices and libraries throughout the Borough. However, the Government has changed this requirement as a result of the effects of the Covid-19 pandemic. This means for this consultation, paper copies of the documents will not be available to view in the usual way.

Electronic copies of the Plan will, however, be available by pre-booked appointment in a Covid-secure environment at the Civic Offices in Fareham and you'll be able to submit any questions to the Planning Team. Please call 01259 824681 between 9am and 5pm to arrange an appointment and discuss your requirements.



Have your say at www.fareham.gov.uk/localplanconsultation



SUBMITTING YOUR COMMENTS

Comments on the Publication Plan must be made in writing. At this stage, representations must relate only to matters of legal compliance, the 'tests of soundness' and compliance with the Duty to Cooperate. We have developed a form to help you respond to the consultation as there are specific questions you will need to answer. If possible, we encourage people to submit comments online.

If you cannot use the online system, a printable copy of the response form is available to download from our website or on request from the Council at the Civic Offices or by calling 01259 824601.

Response forms can be returned by email to consultation@fareham.gov.uk or by post to the Consultation Team, Fareham Borough Council, Civic Offices, Civic Way, Fareham, PO16 7AZ.

The consultation begins on 6 November 2020 and comments must be received by no later than midnight on 18 December 2020. Only those representations made within this set period will be taken into account by the Inspector as part of the examination.

Have your say at www.fareham.gov.uk/localplanconsultation

WHAT DO YOU THINK?



The Government requires us to seek comments on the following points at this stage of the consultation.

Please tell us if you think we have complied or not complied with the following requirements when developing the Publication Plan and why you think this.

1 Matters of Legal Compliance

The Council set out its programme of work in the development of the new Local Plan in the Local Development Scheme prepared in September 2020. This document, together with the Statement of Community Involvement, sets out our strategy for involving the local community in the preparation and revision of the Local Plan forms the framework and timetable that we should follow.

The Council is also required to provide a Sustainability Appraisal (SA) which includes a Strategic Environmental Assessment (SEA) when it publishes a plan. This should identify the process by which the SA has been carried out, the information used to inform the process and the outcomes of that process. SA is a tool for assessing the extent to which the plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.

The new Local Plan should comply with all other relevant requirements of the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended.



Have your say at www.fareham.gov.uk/localplanconsultation

2 The Tests of Soundness

Plans are sound if they are:

- Proactively prepared** – the Plan seeks to meet the objectively assessed needs of the area, and is informed by agreements with other authorities, so that current need is accommodated where it is practical to do so, and is consistent with achieving sustainable development;
- Justified** – the Plan provides an appropriate strategy taking into account the reasonable alternatives, and based on proportionate evidence;

...the Plan enables the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework.

- Effective** – the Plan is deliverable over the plan period and based on an effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by any statements of opinion, ground, and
- Consistent with national policy** – the Plan enables the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework.



3 Complies with the Duty to Cooperate

As part of the plan preparation process, we are required to engage with neighbouring authorities and certain other bodies on strategic matters that cross administrative boundaries. We must provide evidence of how we have complied with that duty.

If you do not think that the Council has complied with the Duty to Cooperate you must provide evidence of this in your feedback.

As part of the plan preparation process, we are required to engage with neighbouring authorities and certain other bodies...



Have your say at www.fareham.gov.uk/localplanconsultation

Have your say at www.fareham.gov.uk/localplanconsultation



The consultation response form has two parts:

Part A	Part B
PERSONAL DETAILS. THESE ARE REQUIRED AND NEED ONLY BE PROVIDED ONCE	YOUR REPRESENTATIONS

Providing your feedback

You must state which paragraph, policy or page you are commenting on and which of the criteria (outlined on pages 8-9) you are referring to. Please provide as much detail as you can when explaining why you think the Council has or has not met the three criteria given.

You are required to complete a separate form for each representation you make. For example, you may wish to comment on a paragraph of text, a proposed policy and a site allocation. Each of these representations would need to be on separate Part B forms. This is so that the Inspector can view the representations on a particular chapter, policy or site together.

Participation in the examination by the Planning Inspector

Following consideration of your feedback and any amendments that are required, we will submit the Local Plan to the Government for examination. A Planning Inspector will be appointed to consider the Plan and comments from the consultation on behalf of the Secretary of State.

If you wish to take part in the hearing sessions you must outline why you think this is necessary in your response at this time.

The Inspector will decide the most appropriate procedure to hear from members of the public who would like to participate in hearings. This may be in writing or they may invite you to attend and speak at the hearing sessions.

It is vital that you express your wish to engage in the examination at this stage. Not doing so now may mean that you do not have the ability to be heard at the hearings. You can always change your mind later but without reflecting a potential with how there is no way for the Inspector to know to contact you.

Privacy

It is important that the Inspector and all participants in the examination process are able to know who has given feedback on the Publication Plan.

Therefore, all feedback received, including contact details, will be passed onto the Inspector. In addition, all comments will be made public on our website, including the names of those who submitted them. All other personal information will remain confidential.

Personal Data will be managed in line with the Council's Privacy Statement which can be found on our website.

Have your say at www.fareham.gov.uk/localplanconsultation

Have your say at www.fareham.gov.uk/localplanconsultation



FAREHAM LOCAL PLAN



4.3 Consultation Letter/Statement of representation and fact

The following letter was sent out to all companies, individuals and organisations who were registered on our Local Plan Consultation Database including statutory consultees. This was sent by email where possible. If no email was held, a paper copy was posted. This text was also provided on the Council's website as the statement of representation and fact:

Fareham Borough Council
Town and Country Planning (Local Planning) (England) Regulations 2012
Regulation 19: Publication of Local Plan
Statement of Representations Procedure (incorporating the Statement of Fact)

Notice is hereby given that Fareham Borough Council has published and is inviting comments on its Publication Plan which it intends to submit to the Secretary of State for independent examination.

The Fareham Local Plan 2037 will cover the Borough of Fareham excluding the area covered by Local Plan Part 3: the Welborne Plan. The Fareham Local Plan 2037 will set out the development strategy and policy framework for Fareham and once adopted, will be used to guide decisions on planning applications up to 2037. The Publication Plan, which the Council is now consulting on, includes the vision for the Borough, the overall strategy that directs the location of development, the sites that have been identified for development in the Borough, the policies that will be used to make decisions on planning applications, and how the plan will be monitored.

The Publication Plan is accompanied by a policies map which shows the policy allocations and designations.

Where to view the proposed submission documents:



The Publication Plan, the proposed submission documents and the relevant evidence base will be available for inspection from 6 November 2020 until 18 December 2020:

- a. on the Council's website at <https://www.fareham.gov.uk/localplanconsultation>
- b. subject to Covid 19 restrictions, by prior appointment at the Fareham Borough Council Offices during office hours:

Office opening hours (excluding Bank Holidays) are:

Monday to Thursday 8.45 a.m. to 5.15 p.m.

Friday 8.45 a.m. to 4.45 p.m.

The Town and Country Planning (Local Planning) (England) (Coronavirus) (Amendment) Regulations 2020¹ temporarily removes the requirement to provide hard copies of Local Plan documents for inspection in Council offices and other public locations in the Borough, in response to the coronavirus pandemic.

Period of publication for representations:

The Council will receive representations on the Fareham Local Plan 2037 for a six-week period which runs from **6 November 2020 until 11.59pm on 18 December 2020**. As set out in the Town and Country Planning (Local Planning) (England) Regulation 20 (2), **any representations must be received by the date specified**.

How to make representations:

Representations can be made through the following means:

- Online: By using the Council's online response form at <https://www.fareham.gov.uk/localplanconsultation>
- Copies of the response form are available to download from the Council's website at: <https://www.fareham.gov.uk/localplanconsultation>. These can be emailed to consultation@fareham.gov.uk or posted to address below.
- Paper copies of the response form are available upon request by telephoning 01329 824601.
- Paper copy response forms should be sent to the Consultation Team, Fareham Borough Council, Civic Offices, Civic Way, Fareham, PO16 7AZ and must be received within the six-week consultation period stated above.

Content and structure of representations

Following the consultation period, the Local Plan will be submitted for examination by an independent Planning Inspector, appointed by the Secretary of State. The Inspector's role is to examine whether the submitted plan meets the tests of soundness (as defined in the National Planning Policy Framework paragraph 35) and meets all the relevant legislative requirements, including the duty to co-operate.

The Planning Inspector will consider representations made during this period of consultation. Any comments on the Publication Plan should specify the matters to which they relate and the grounds on which they are made.

Only the following matters will be of concern to the Planning Inspector:

¹ <https://www.legislation.gov.uk/uksi/2020/731/introduction/made>

- **Legal Compliance** – does the plan meet the legal requirements for plan making as set out by planning and environmental laws?
- **Soundness** – has the plan been positively prepared, is it justified, effective, and consistent with national policy?
- **Meeting the Duty to Cooperate** – has the Council engaged and worked effectively with neighbouring authorities and statutory bodies?

The Council has produced a [Special Edition of its Fareham Today](#) publication to help those wishing to respond to the consultation.

Request for further notification of Local Plan progress

When making a representation you can ask to be notified at a specified address of any of the following:

- Submission of the Fareham Local Plan to the Secretary of State for examination
- Publication of the recommendations of the person appointed to carry out the independent examination of the Fareham Local Plan on behalf of the Secretary of State
- Adoption of the new Fareham Local Plan

It is important that the Planning Inspector and all participants in the examination process are able to know who has given feedback on the Publication Plan. All comments received will therefore be submitted to the Secretary of State and considered as part of a public examination by the Inspector. In addition, all comments will be made public on the Council's website, including the names of those who submitted them. All other personal information will remain confidential and will be managed in line with the Council's Privacy Statement.

The Examination Process

The examination is open to the public. Subject to the venue's seating availability, anyone can attend to listen to the discussions but there are strict rules which apply to those who wish to participate. If you wish to appear at the examination as a participant, such a request must be made as part of the representation on the Publication Plan. The right to appear and be heard by the Inspector at a hearing session is defined in the Planning and Compulsory Purchase Act 2004 section 20 (6).

4.4 *Summary of people/organisations invited to make comment and the methods of engagement*

Stakeholder Group	Consultation and engagement methods used
Local Residents and Business/General Public	<ul style="list-style-type: none"> • Online information and survey on Council website • Press releases • Publication of Fareham Today magazine online and in print (sent to households and available in libraries) • Virtual Exhibition • Email or letter updates sent to Local Plan Consultation Database • Social Media posts
Specific Consultees	<ul style="list-style-type: none"> • Individual meetings • Email or letter updates • Written responses
Neighbouring boroughs and other local authorities affected by Fareham's Local Plan	<ul style="list-style-type: none"> • Individual and group meetings • Email or letter updates • Written responses
Infrastructure and service providers	<ul style="list-style-type: none"> • Individual and group meetings • Email or letter updates • Written responses

4.5 *Press Release*

The following press release was issued on 6th November 2020:

Press Release

Local Plan consultation and virtual exhibition

6 November 2020

Local Plan consultation and virtual exhibition

A virtual exhibition as part of the latest consultation into the Fareham Local Plan - the blueprint for development in the Borough for the next 16 years - starts this week.

The consultation on the Publication Version of the Local Plan starts on Friday 6 November and runs until Friday 18 December.

Government restrictions to contain the spread of the coronavirus means that this consultation will be different to previous consultations. Public exhibitions at various locations around the Borough, where people can find out more details about the plan, have been replaced with a virtual exhibition.

The virtual exhibition can be found online and provides all the information that would have been available at the public meetings and face-to-face exhibitions with officers.

The exhibition and the feedback form where residents can have their say on the publication document, can be found at www.fareham.gov.uk/localplanconsultation

Those people who are not able to access the exhibition or the details of the Plan online can call 01329 824601 where they will be able to:

- Request paper copies of the survey
- Once the current Covid-19 lockdown ends, make an appointment to come into the Civic Offices to access the Plan during office hours - Monday to Thursday, 8.45am to 5.15pm; Friday, 8.45am to 4.45pm

The current version of the Local Plan has significantly fewer new homes allocated across the Borough than previous versions of the Plan. A proposed change in Government guidance meant the Council is able to significantly reduce by the number of new homes being planned for Fareham over the next 16 years through this Local Plan.

The minimum number of new homes that Fareham is now required to deliver is reduced from 520 to 403 per year. That means that the following sites originally put forward for development are now no longer in the Plan:

- Strategic Growth Area: South of Fareham
- Land west of Downend Road in the Strategic Growth Area: North of Downend
- Rookery Farm, Swanwick
- Newgate Lane South, Peel Common
- Romsey Avenue, Portchester
- Pinks Hill, Wallington
- Military Road, Wallington
- North Wallington
- Standard Way, Wallington

Executive Member for Planning and Development, Cllr Keith Evans, said: "This consultation is a further opportunity for residents across Fareham to have their say on how we frame development across the borough for the next 16 years."

"Our growing population means there is an increasing pressure on us and all local authorities to provide new homes for people, but we must do that in a strategic and managed way to ensure we retain everything that has made Fareham such an attractive place for people to live and work."

"This Plan sets out how we aim to do that and what we think the borough will look like in 16 years, and I urge everyone to have their say, visit the virtual exhibition and provide us with the feedback we need to make sure this plan works for everyone."

4.6 *Document Availability*

During the consultation period, the following documents were made available for public consultation:

- Publication Local Plan
- Sustainability Appraisal
- Habitats Regulations Screening Assessment
- Equalities Impact Assessment

- A large number of evidence base documents (such as the SHELAA and Infrastructure Delivery Plan)
- Representations form

Electronic copies of the documents were made available for viewing online on the Council's website at:

<http://www.fareham.gov.uk/planning/localplanconsultation.aspx>

Due to the Coronavirus pandemic the requirement to provide paper copies of the documents was removed, however appointments could be made to inspect the online versions in the Civic Offices.

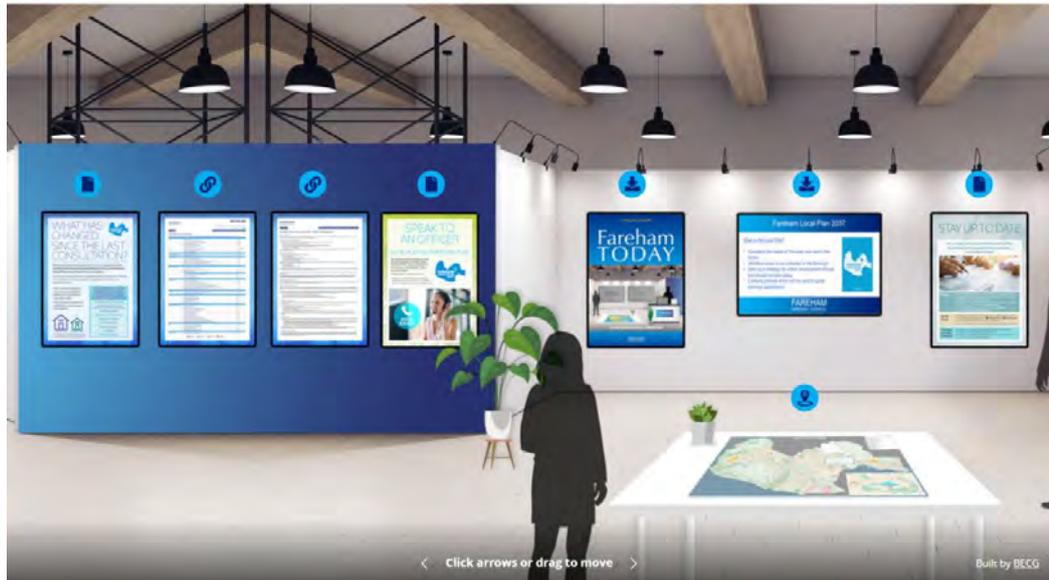
4.7 *Virtual Exhibition*

The Council provided an online exhibition to support the consultation which included a number of videos and presentations to explain Local Plan preparation and the proposed approach the Council has taken as well as links to the Plan, the policies map and evidence base. There was also a large 'frequently asked questions' section as well as links to the response forms.

Examples of the available content of the exhibition is shown below:



FAREHAM BOROUGH COUNCIL



WELCOME

Thank you for attending this Covid-Secure Virtual Exhibition.

You will be able to find out what's contained in the Publication Version of our new Local Plan, what's changed since the last consultation, plus how and what you can comment on.

WHY GO VIRTUAL?

The coronavirus pandemic means we have had to find new ways to seek your views.

The Virtual Exhibition provides all the information that would have been available at the public meetings and face-to-face exhibitions with officers.

You can find out how people without online access can get involved on the 'Speak to an Officer' Exhibition Board.

HOW THE EXHIBITION WORKS

There are a number of virtual boards spread across the room, each on a different topic.

Click on them to watch short films, view display boards and an interactive map showing all the draft policies under consideration as well as guidance on what you can comment on.

HAVE YOUR SAY!

It is recommended that you work through the boards going from left to right so that you get the fullest understanding of the Plan and what you can comment on.

The 'Have Your Say' board will take you to the consultation form where you will be able to comment on individual policies.

WHAT HAS CHANGED SINCE THE LAST CONSULTATION?



We last consulted with you earlier this year on a Supplement to the Local Plan which proposed limited additional areas for development, alongside more ways to protect our green spaces.

Since then the Government has proposed further changes to its Planning Practice Guidance. If the proposed changes go ahead without any amendments, then:

- The minimum number of homes we are required to deliver a year will reduce from 520 to 403
- This is almost a quarter less (22.5%) than we previously consulted on.



520
JANUARY 2020



403
DECEMBER 2020

The minimum number of homes we are required to deliver a year has reduced

DUE TO THE REDUCED HOUSING NUMBERS, THE FOLLOWING SITES PROPOSED IN EARLIER CONSULTATIONS NO LONGER APPEAR IN THE PUBLICATION PLAN

Strategic Growth Area: South of Fareham
Land west of Downland Road in the Strategic Growth Area: North of Downland
Rookery Farm, Swarwick
Navigate Lane South, Peal Common
Ramsay Avenue, Portchester
Pinks Hill, Wallington
Military Road, Wallington
North Wallington
Standard Way, Wallington

SPEAK TO AN OFFICER

LOCAL PLAN TELEPHONE HELPLINE

We recognise that not everybody is able to access the details of the Plan online. To help with this, we have a designated phone number - 01329 824601 - where you will be able to:

- Request paper copies of the survey
- Subject to Covid-19 restrictions, make an appointment to come into the Civic Offices to use a computer to access documents online.







01329
824601

STAY UP TO DATE

You can stay up to date with the progress of the Local Plan and the results of this consultation in a number of ways:



E-panel

- Review regular emails and be the first to take part in consultations and engagement events, get feedback from previous consultations and be invited to important events in the future.
- Also get the latest Covid-19 related guidance and information for Fareham
- You can sign up using the [online registration form](#)
- For more information, please contact us on 01329 236100 or email consultations@fareham.gov.uk

Social Media

- We have social media accounts to promote consultations, events and high profile planning applications: [@farehambc](#) and [@FarehamBC](#)
- You can also get the results of previous consultations
- You can ask questions and comment on planning issues using social media

Planning Strategy Database

- We maintain a database of local people and organisations who are interested in the development of the Local Plan
- Members are contacted about upcoming consultations on the Local Plan
- You can sign up using the [online form](#)

4.8 Methods of Response

The Council encouraged comments to be made online via the Local Plan Consultation webpage, at <http://www.fareham.gov.uk/planning/localplanconsultation.aspx>, where an on-line survey was available for completion.

The Council also provided an option of submitting representations by completing a paper copy of the survey which were available on request. Representations could also be made in writing to the Planning Strategy Team or by email to consultation@fareham.gov.uk.

The response form is set out on the following pages:

FAREHAM Local Plan 2037

Introduction

The Council has published the Publication Version of the Local Plan. This consultation is the final stage before the Plan is submitted to a Government Planning Inspector for independent examination.

The Statement of Representations Procedure and Statement of Fact sets out how and when you can view the Local Plan and respond to the consultation.

You can make comments on the Plan, known as representations, up to 18 December 2020.

What can I make a representation on?

This consultation is different from previous ones as it no longer seeks views on alternative options. You will be asked whether you think the Plan is:

- **Legally Compliant:** Does the Plan meet the legal requirements for plan making as set out by planning laws?
- **Sound:** Has the Plan been positively prepared? Is it justified, effective, and consistent with national policy?
- **Complies with the Duty to Co-operate:** Has the Council engaged and worked effectively with neighbouring authorities and statutory bodies?

You can make a representation on any part of the plan, but only comments that address the three questions above can be taken into account.

You can find out more about each of the questions by reading Fareham Today and the Frequently Asked Questions.

What happens next?

A Planning Inspector will be appointed to consider the Plan and comments from the consultation on behalf of the Secretary of State. All representations will be forwarded, together with the Publication Plan, to the Planning Inspector for consideration.

PERSONAL DETAILS

Data Protection Privacy Statement – Consultation on the Local Plan in accordance with regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012

In order to deliver services to the citizens and communities in Fareham Borough, it is necessary for the Council to collect, gather and process personal data.

In relation to the consultation on the Local Plan in accordance regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, Fareham Borough Council will collect and process personal data for the following processing purposes:

- Receiving representations to the consultation and submitting the Local Plan for examination in public.

The Council is processing this personal data by virtue of the following Lawful Basis:

- Compliance with a legal obligation
- Performance of a task carried out in the public interest.

Consultation responses will be entered onto the online consultation form. The company that host the online consultation form, Snap Surveys are ISO 27001 certified and will store the data on a secure UK server.

The Town and Country Planning (Local Planning) (England) Regulations 2012 requires that, when the Council submits the Local Plan and associated documents to the Secretary of State, for examination in public, the responses made to the consultation on the Local Plan must also be submitted. This includes the personal data collected, such as name, address and contact details.

In addition, any representations submitted will be made available on the Fareham Borough Council website. Addresses, email addresses and phone numbers will not be published.

Representations linked to plan making will be retained for no more than 5 years following adoption of the Local Plan. We will not keep this information for longer than is necessary.

You have certain rights under the General Data Protection Regulations (GDPR) in respect of your personal information. More information about your rights can be found on the Council's website or on request.

A1 Is an Agent Appointed?

Yes

No

A2 Please provide your details below:

Title:	<input type="text"/>
First Name:	<input type="text"/>
Last Name:	<input type="text"/>
Job Title: (where relevant)	<input type="text"/>
Organisation: (where relevant)	<input type="text"/>
Address:	<input type="text"/>
Postcode:	<input type="text"/>
Telephone Number:	<input type="text"/>
Email Address:	<input type="text"/>

A3 Please provide the Agent's details (if applicable):

Title:	<input type="text"/>
First Name:	<input type="text"/>
Last Name:	<input type="text"/>
Job Title: (where relevant)	<input type="text"/>
Organisation: (where relevant)	<input type="text"/>
Address:	<input type="text"/>
Postcode:	<input type="text"/>
Telephone Number:	<input type="text"/>
Email Address:	<input type="text"/>

You can check which paragraph, policy etc you want to comment on by looking at the Publication Local Plan.

You can find out more about what you can comment on by reading Fareham Today and the Frequently Asked Questions.

B1 Which part of the Local Plan is this representation about?

- A paragraph Go to B1a
- A policy Go to B1b
- The policies map Go to B1c

B1a Which paragraph? Please enter the correct paragraph found in the Local Plan e.g. 1.5 would be the fifth paragraph in Chapter 1 (Introduction).

B1b Which Policy? Please enter the correct Policy Codes found in the Local Plan e.g. HA9 – Heath Road, is the Housing Allocation policy for Heath Road, Locks Heath

B1c Which part of the Policies Map?

B2 Do you think the Publication Local Plan is:

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

B4c Your suggested revised wording of any policy or text:

B5 If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

Yes, I want to take part in a hearing session No, I don't want to take part in a hearing session

B5a Please outline in the box below why you consider it necessary to take part in the hearing session(s):

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.

FAREHAM
BOROUGH COUNCIL

5.0 Regulation 19 Revised Publication Local Plan

5.1 Web page

The consultation was publicised on the Council's website as follows:

The screenshot shows a consultation page titled "Have Your Say on the Local Plan Consultation". It features a banner with the text "HAVE YOUR SAY ON REVISIONS TO FAREHAM'S LOCAL PLAN" and a "DEADLINE 30 JULY" badge. Below the banner, there is a search bar for "Revised Publication Local Plan" and a date range from "18 Jun 2021" to "30 Jul 2021". A "Get Involved" section contains various icons for actions like "Make a Representation (Comment)", "Attend the Virtual Exhibition", "Stay up to date with the Plan", "Attend a CAT Meeting or Exhibition event", "Publication Version of the Local Plan", "Policies Map", "Fareham Today Special Edition", "Statement of Representations Procedure and Fact", "Frequently Asked Questions", and "Read the Evidence". There is also a "Downloadable Comments Form" link. A "We are asking" section provides details about the consultation process and contact information for the Consultation Team.

5.2 Fareham Today

The special edition of Fareham Today magazine was available from 6th November 2020 on the Council's website and paper copies were circulated as follows:

- o delivered to businesses and residents throughout the Borough
- o electronic versions emailed to interested parties.

This magazine provided information on the Revised Publication Plan and details of the representation procedures and how to access the electronic version of the Revised Publication Plan and supporting documents.

The Special Edition of the Fareham Today is set out on the following pages:

Fareham TODAY



DEADLINE 30 JULY

HAVE YOUR SAY ON OUR STRATEGY FOR FUTURE DEVELOPMENT IN FAREHAM

FAREHAM BOROUGH COUNCIL

FOREWORD

BY COUNCILLOR SEÁN WOODWARD,
EXECUTIVE LEADER OF FAREHAM BOROUGH COUNCIL



Welcome to this special issue of Fareham Today, which details the progress we are making in developing a new Local Plan for the Borough and explains how you can have your say.

At the end of 2020 we consulted on our proposed Publication Plan which set out how we planned to meet the Government's target for new homes required across Fareham, while protecting our green spaces and the character of our communities, and I'd like to thank all those who took the time to comment on those proposals. However, as you will see, the required number of new houses has now changed again!

It is the Government's National Planning Policy Framework (NPPF) and not the Council that determines how many new houses must be built each year. The NPPF contains a formula that all local authorities across the country must use to calculate the number of houses required for their area. The calculation is made using a combination of housing need figures from 2016, local wages and local house prices.

In 2020 the Government consulted on further changes to the NPPF which included using data from 2018 rather than data from 2016 to identify housing need. This would have been the third change to the NPPF in three years. It was welcomed by this Council, as the 2018 data reduced the number of homes required for Fareham from 520 to 403 a year – a drop of almost 23%.

Unfortunately, the Government rowed back on this long overdue change and has now reverted to using the older 2016 data. As a result, the Government housing demand on Fareham has increased once again, this time exacerbated because the difference between wages and house prices has risen further, to 541 new houses each year.

We have worked hard to try to find the best way to deliver these additional houses without compromising the distinct characteristics of the Borough. Part of the proposed approach is for a significant number of new homes in Fareham town centre, which would in turn help to support our high street. And as Welborne moves towards delivery it will clearly play a critical role in meeting our housing requirements going forward through the new Local Plan and well beyond.

You'll find details of the proposed new sites for development in this issue of Fareham Today. However, you'll find significantly more detail in the Local Plan section of the Council's website. I would urge you to take the time to look at the proposals carefully, as this is the final opportunity to have your say before the new, Revised Publication Plan is submitted to the Government for examination.

Housing number requirement changes since 2017

Year	Requirement	Stage
2017	452	DRAFT LOCAL PLAN
2019	520	ISSUES AND OPTIONS SUPPLEMENT
2020	520	SUPPLEMENT
2020	403	PUBLICATION LOCAL PLAN
2021	541	REVISED PUBLICATION LOCAL PLAN

GOVERNMENT'S CONSULTATION PROPOSAL

Have your say at www.fareham.gov.uk/localplanconsultation

WHERE ARE WE NOW?

FAREHAM HOUSEHOLD PROJECTIONS

Year	2021 Projection	2037 Projection
2014 PROJECTIONS	50,729	56,538
2018 PROJECTIONS	50,058	53,606

Figures provided by Office for National Statistics

Since the Council began this Local Plan process in 2015, the number of houses the Government requires us to build each year has changed numerous times – resulting in a significant increase.

This is largely due to changes made by Government to the National Planning Policy Framework (NPPF) three years ago. The changes included a new formula to calculate how many houses each council has to plan for resulting in an increase to Fareham's requirement. As a result, in 2017 we had to look again at our draft Local Plan to find possible new sites for more houses.

Fast forward to summer 2020, the Government consulted on further change to the formula which would have used updated data from 2018 rather than 2016 to identify housing need. This decision would have been good news for Fareham as, if implemented, our requirement would have fallen considerably to 403 new houses a year.

In winter 2020 however the Government did an about turn and Fareham now has to plan for at least 541 new houses a year rather than the 403 we consulted on for our proposed Publication Plan at the end of last year. This means, once more, we have had to find new sites for development. You'll find the details on pages 6-11.

Growing need for new employment sites

In addition to the housing requirement, new evidence has also emerged around future employment needs revealing a need to find more sites for jobs. This is good news for Fareham as it will give more people an opportunity to find work locally and is also a sign that people continue to want to live and work in the Borough, which is great news for our local economy.

As a result of the changes to housing and employment requirements, and some revisions informed by the previous consultation on our proposed Publication Plan in 2020 the Council is now consulting on a Revised Publication Plan.

What is the purpose of a Local Plan?

In summary, the Local Plan will, when adopted:

- Provide the strategy for the residential and business development up to 2037.
- Set out where new homes, employment areas and enterprise parks, shops and community facilities should be.
- Show how historic and natural environments should be protected and enhanced.
- Guide decisions on planning applications.

Once approved, together with the Welborne Plan it will provide a development blueprint for the Borough.

Last chance to have your say

It's important to have your say on this Revised Publication Plan as the next step is for it to be submitted to a Planning Inspector for independent examination on behalf of the Government.

Have your say at www.fareham.gov.uk/localplanconsultation

Fareham Today - Local Plan Special - Summer 2021

THE STORY SO FAR

Our work to develop our new Local Plan is guided by national planning policy which is often referred to as the NPPF (National Planning Policy Framework). It involves a huge amount of detailed work that we use to inform our approach. For example, we gather extensive evidence and carry out technical assessments. We also work with neighbouring authorities, statutory bodies and infrastructure providers to help understand how we can best work together to both meet our needs, and help towards understanding those of our neighbours.



The needs of our neighbours are really important as a major part of plan-making specified in the NPPF is the 'Duty to Cooperate'. This element requires local authorities to work together to meet the needs of a region rather than just looking at their own housing requirements. Throughout our discussions with some of our neighbours it has become clear that some couldn't meet their own housing need with the land available to them. We must take this into account when working on our own Local Plan by balancing the needs of the Borough with the rest of the region. If we don't show that we have tried to help our neighbours our proposed Revised Publication Plan may not be signed off when submitted for inspection.

More than 200 sites in the countryside were put forward for consideration by developers amounting to around 10,000 homes in total. More than 920 were discounted as unsuitable. Your views, which have been submitted across four public consultations, have also helped to shape the Plan. In those consultations we asked for feedback on the sites being considered for new homes and employment areas, the policies to be included, including our approach to protecting and enhancing the historic and natural environments, and the areas identified as important open spaces.

All the comments we received in your responses have been considered in the preparation of this Revised Publication Plan. You'll find a summary of these on our website in the Statement of Consultation, together with our main findings at:

www.fareham.gov.uk/PublicationPlanEvidence

WELBORNE

We have a separate plan for the development of Welborne Garden Village. This development will see 6,000 new homes with district and local centres for shops, community facilities and schools. The development also includes major improvements to Junction 10 of the M27 (as it can be used by traffic going both ways), health facilities, green spaces and employment areas.

Welborne Garden Village alone should deliver at least 34% of the housing required in the Borough by 2037.

HOMES PLANNED FOR WELBORNE

Year	Homes Planned
2021	3,610
2037	6,000

Have your say at www.fareham.gov.uk/localplanconsultation

Fareham Today - Local Plan Special - Summer 2021





If you have already taken part in a consultation about the Local Plan you may be wondering why we are seeking your views again.

As stated earlier, the numbers of new houses required for the Borough and the need for new employment sites have both changed since we consulted you in late 2020. We are now asking for your views on how we propose to respond to these changes.

As with the Publication Plan in late 2020, this is a very specific consultation which only invites comment on three specific questions or tests. As a reminder, we would ask that you focus your responses on the suggested changes.

<p>LEGAL COMPLIANCE Does the Plan meet the legal requirements for plan making as set out by planning laws?</p>	<p>SOUNDNESS Has the Plan been positively prepared? Is it justified, effective, and consistent with national policy?</p>	<p>DUTY TO COOPERATE Has the Council engaged and worked effectively with neighbouring authorities and statutory bodies?</p>
---	---	--

All responses to these questions will be submitted, together with the Revised Publication Plan, to a Planning Inspector for independent examination on behalf of the Government.

For more details about the questions for this consultation, please see page 12.

Have your say at www.fareham.gov.uk/localplanconsultation Fareham Today - Local Plan Special - Summer 2021 5

TOWN CENTRE LIVING

Space for 655 more new homes in Fareham Town Centre

Consistent with many others across the country, our town centre faces huge challenges, both from the economic downturn and from changing shopping habits.

As outlined in our town centre vision back in 2017, we think a good way to counter this is to bring more residents into the town centre. If we include the sites identified in last year's Publication Plan, we have now identified space for more than 900 homes in Fareham's town centre.



Whilst we are continuing our support for local businesses through our 'Shop Local' campaign, we believe that a mixed-use development approach that combines retail and leisure facilities with housing, could help to create a vibrant community providing around 655 additional homes to help meet the needs of the Borough's growing population, whilst providing local retail and leisure businesses with potential customers right on their doorstep.

Building on the Council's vision set out in 'Planning the Future of Fareham Town Centre' in 2017, the Revised Publication Plan proposes the allocation of a broad location of housing growth within the heart of the town centre of approximately 620 homes, new retail and leisure provisions as well as significant improvements to the public spaces. We have also added three more sites providing a further 35 homes.

Have your say at www.fareham.gov.uk/localplanconsultation Fareham Today - Local Plan Special - Summer 2021 6

URBAN LIVING

Around 40 homes in Portchester, Park Gate and Titchfield

We've also looked further afield to maximise development opportunities in other built-up areas where new residents can benefit from existing road networks, shops and services.



Have your say at www.fareham.gov.uk/localplanconsultation Fareham Today - Local Plan Special - Summer 2021 7

MAKING FAREHAM FUTURE PROOF

While the Council has to meet its housing requirement as set out in the Government's National Planning Policy Framework (NPPF), it is the 'how' and 'where' that is really important. Whatever decisions we make must be evidence-based so that they are clear and stand up to scrutiny.



As part of our work in producing the Revised Publication Plan, we have looked at the role that 'Strategic Gap' designations play in the context of an increased housing requirement and how the function of a Strategic Gap can be maintained whilst helping to meet the new housing requirement.

There are two strategic gaps in Fareham, namely the Meon gap and the Fareham/Stubington strategic gap, and their purpose is to separate settlements and maintain the characteristics of our towns, villages and urban areas.

Given the higher housing requirement we now have to meet, we are proposing some development within the Fareham/Stubington strategic gap where we feel development can be accommodated without compromising the important role this strategic gap plays.

Have your say at www.fareham.gov.uk/localplanconsultation Fareham Today - Local Plan Special - Summer 2021 8



EDGE OF TOWN LIVING

Consistent with our development strategy and the ideals of good growth, the first place we have looked for new sites is within town centres and existing urban areas. So far we have identified spaces for around 650 more houses in and around the town centre, however more houses are still needed. The Council considers the next

best alternative to be building on the edge of existing settlements across a small number of clusters. Although this type of new development will never be popular (unless you are one of the many asking a new house), larger sites typically bring with them community benefits such as shops, schools and sports pitches. Our approach means both new residents and those living in the local area get to enjoy them.



Have your say at www.fareham.gov.uk/localplanconsultation

Fareham Today - Local Plan Special - Summer 2021 - 9

BUILDING ON COUNCIL OWNED LAND

Affordable homes for local people

Providing affordable homes in places where we know they are needed is a major priority for the Council. Residents tell us they want to be able to stay near their existing community and networks, for example where their children are already in school or close to a workplace.



Some of the sites detailed will be redeveloped with all homes being replaced. However we'll take the opportunity to redevelop sites where possible so that extra homes can be built to help meet Fareham's local housing need.

The numbers shown above are approximate and for additional homes on each site. These are all new sites proposed in the Revised Publication Plan.

10 Fareham Today - Local Plan Special - Summer 2021

Have your say at www.fareham.gov.uk/localplanconsultation

LAND FOR EMPLOYMENT SPACE

Four new sites for jobs

Supporting employment prospects in and around the Borough is more important than ever as we look to support economic recovery in the wake of the Covid-19 pandemic.



Four additional locations are proposed in the Revised Publication Plan to provide a variety of office, industrial and warehousing/logistics employment space. They'll provide much needed flexibility in the market whilst supporting

economic recovery, creating opportunities for thousands of new jobs. We have chosen these sites as they are located in areas which benefit from good transport links and are close to existing settlements.

Have your say at www.fareham.gov.uk/localplanconsultation

Fareham Today - Local Plan Special - Summer 2021 - 8

TELL US WHAT YOU THINK



This consultation is asking for your views on the changes we have made in this Revised Publication Plan. All of the comments made on the Publication Plan in late 2020 still count, however, we are now asking for your comments on our additional proposals. We are required to ask you about these areas by the Government under what's known as the Regulation 19 consultation phase on the following three points:

1. Matters of Legal Compliance

- The Council has set out its revised programme of work in the development of the new Local Plan in the Local Development Scheme prepared in June 2021.
- This document, along with the Statement of Community Involvement (which sets out our strategy for involving the local community in the preparation and revision of the new Local Plan) forms the homework and timetable that we should follow.
- The Council is also required to provide a Sustainability Appraisal (SA) report when it publishes a plan. This should show how the SA has been carried out, the information we used as part of the process and what the outcomes were. An SA is a tool for assessing how the plan, when judged against other reasonable options, will help to achieve our environmental, economic and social objectives.
- The new Local Plan should comply with all other relevant requirements of the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended.



11 Fareham Today - Local Plan Special - Summer 2021

Have your say at www.fareham.gov.uk/localplanconsultation



2. The Tests of Soundness

Plans are sound if they are:

- Positively prepared** – the Plan seeks to meet the housing and employment needs of the area, and is informed by agreements with other authorities, so that it can meet its commitments where it is practical to do so, and is consistent with achieving sustainable development.
- Justified** – the Plan provides an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence.

...the Plan enables the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework.

- Effective** – the Plan is deliverable over the plan period and based on effective joint working on cross-boundary strategic matters that have been dealt with either then deferred, as evidenced by any statements of common ground, and
- The Plan is consistent with national policy** – meaning it enables the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework.

3. Complies with the Duty to Cooperate

As part of the plan preparation process, we are required to engage with neighbouring authorities and certain other bodies on strategic matters that cross administrative boundaries. We must provide evidence of how we have complied with that duty.

If you do not think that the Council has complied with the Duty to Cooperate you must provide evidence of this in your feedback.

As part of the plan preparation process, we are required to engage with neighbouring authorities and certain other bodies...



Have your say at www.fareham.gov.uk/LocalPlanConsultation Fareham Today - Local Plan Special - Summer 2021

HAVE YOUR SAY!

Your views are important to us, so we have made the Plan and the feedback form as accessible as possible.

Public exhibitions
We hope to run a number of public meetings and public exhibitions subject to Covid-19 restrictions. All dates of meetings and exhibitions will be listed on our website and social media pages.

Submitting your comments
Comments on the Revised Publication Plan must be made in writing. Representations must relate only to matters of legal compliance, the 'tests of soundness' and compliance with the Duty to Cooperate.

The consultation response form has two parts:

- A Personal details:** These are required and shouldn't be omitted.
- B Your Representations:**

Each representation you make requires a separate sheet stating which paragraph, policy or policies you are commenting on and to which of the three criteria you are referring. For example, if you wish to comment on a paragraph of fact, a proposed policy and a site allocation, each of these representations needs to be on separate Part B forms so that the Inspector can view the representations on a particular chapter policy or site together.

The consultation begins on Friday 18 June 2021 and comments must be received by us no later than midnight on Friday 20 July 2021.

The representations made within this period will be submitted to a Planning Inspector for independent examination on behalf of the Secretary of State.

If you wish to take part in the hearing sessions it is vital that you outline why you think this is necessary in your representations at this time. The Inspector will decide the most appropriate procedure to hear from members of the public who would like to participate in hearings. This may be in writing, or they may invite you to attend and speak at the hearing sessions. It is your choice whether you want to attend these hearings, but you must indicate your interest at this stage.

However, we will also be having virtual exhibitions on our website. These will include:

- Display boards and short films to illustrate the key aspects of the plan and explain the process we will use to assess feedback.
- A facility to ask planning questions about different aspects of the Plan.

Have your say at www.fareham.gov.uk/localplanconsultation

THERE ARE LOTS OF WAYS TO HAVE YOUR SAY:

- Online:** you can find our online response form on our website at www.fareham.gov.uk/localplanconsultation. A printable version is also available to download.
- email:** you can email a request for a printed response form at localplanconsultation@fareham.gov.uk
- Phone:** for anyone unable to access details of the Plan online, we have a designated phone number - 01329 824601 - where you can make appointments to look at documents, request paper copies of the survey, hear information about the consultation, the process and how to respond.
- Post:** completed forms can be sent to the email address above, or to the Planning Strategy Team, Fareham Borough Council, Civic Offices, Civic Way, Fareham, PO16 7AZ.
- Paper Surveys:** subject to Covid restrictions, these will also be available from libraries at Fareham, Gosport, Leasath, Porthchester and Stubbington, and from the Civic Offices.

Privacy: all feedback, including contact details, will be passed onto the Inspector and participants in the examination process so they know who has given feedback on the plan. All comments will also be made public on our website, including the names of those who submitted them. All other personal information will remain confidential. Personal Data will be managed in line with the Council's Privacy Statement which can be found on our website.

Have your say at www.fareham.gov.uk/localplanconsultation Fareham Today - Local Plan Special - Summer 2021

TIMELINE: 2017-2022

- Autumn 2017 - early 2020**
A Draft Local Plan was produced and consulted on. However, changes made to the National Planning Policy Framework (NPPF) just after led to the Council having to prepare an Issues and Options consultation and a supplement to the Draft Local Plan to demonstrate how the increased housing figures were going to be met.
- Autumn 2020**
Taking into account the responses from the previous consultations, alongside finalised technical work, the Council developed a final draft of the new Local Plan, known as the Publication Plan. The Plan was produced on the back of further proposed changes to the NPPF on calculating housing need resulting in a lower housing requirement at that time.
- SPRING 2021**
Unfortunately, the Government decided against pressing ahead with its proposed changes to calculating housing need. Fareham's housing requirement has subsequently gone back up. New employment evidence has also meant the Council had to review existing employment at locations and identify additional sites to meet the new requirements. We collated the responses from the previous consultation and used them alongside additional technical work to propose revisions to the Publication Plan.
- Autumn 2021**
Submission of the Plan to the Secretary of State, preparing for examination.
- Winter 2021 - Spring 2022 (estimated) - Examination**
During the examination, the Planning Inspector may invite further comments either in writing through matters and issues or in person at the hearings. The Council will receive a report detailing the Inspector's findings.
- Autumn - Winter 2022 (estimated) - Adoption**
The Council will adopt the Local Plan once the Government Planning Inspector has found it to be sound. At the point of the adoption in the new Local Plan will be used to decide planning applications.

For more information visit www.fareham.gov.uk/localplanconsultation

5.3 Consultation letter/statement of representation and fact

The following letter was sent out to all companies, individuals and organisations who were registered on the Council's Local Plan Consultation Database including statutory consultees. This was sent by email where possible. If no email was held, a paper copy was posted. This text was also provided in the civic offices and libraries as the statement of consultation.

Fareham Borough Council
Town and Country Planning (Local Planning) (England) Regulations 2012



**Regulation 19: Revised Publication of Local Plan
Statement of Representations Procedure (incorporating the Statement of Fact)**

Notice is hereby given that Fareham Borough Council has published and is inviting comments on revisions to its Publication Plan contained in the Revised Publication Local Plan which it intends to submit to the Secretary of State for independent examination.

The Fareham Local Plan 2037 will replace the adopted Fareham Local Plan Parts 1 and 2. The Fareham Local Plan 2037 sets out the development strategy and policy framework for Fareham and once adopted, will be used to guide decisions on planning applications up to 2037. The Revised Publication Local Plan, which the Council is now consulting on, includes the addition of further sites that have been identified for development in the Borough to meet increased housing and employment need, as well as amendments to the policies that will be used to make decisions on planning applications in accordance with changes to legislation and as a result of previous Regulation 19 responses. These changes are indicated using struck through text and with additional text in red. The Revised Publication Local Plan is accompanied by a revised policies map which shows the policy allocations and designations.

Where to view the proposed submission documents:

The Revised Publication Local Plan, the proposed submission documents and the relevant evidence base, including any documents which have been amended or updated since the Publication Local Plan consultation in late 2020 will be available for inspection from 18 June 2021 until 30 July 2021:

- c. on the Council’s website at <https://www.fareham.gov.uk/localplanconsultation>
- d. subject to Covid 19 restrictions, by prior appointment at the Fareham Borough Council Offices during office hours:

Office opening hours (excluding Bank Holidays) are:
Monday to Thursday 8.45 a.m. to 5.15 p.m.
Friday 8.45 a.m. to 4.45 p.m.

During this consultation the revised Publication Local Plan and paper copies of the survey will be available for viewing at the libraries below.

Location	Opening Times
Fareham Library Osborn Road Fareham PO16 7EN	Monday & Tuesday 9.30am to 4.30pm Wednesday & Thursday 9.30am to 1.30pm Friday 9.30am to 4.30pm Saturday 9.30am to 4pm Sunday - Closed
Portchester Library West Street Portchester PO16 9TX	Monday 9:30am to 5pm Tuesday – Closed Wednesday 9.30am to 1.30pm Thursday 9.30am to 5pm Friday - Closed Saturday 10am to 12 midday Sunday- Closed



Lockswood Library Lockswood Centre Locks Heath District Centre SO31 6DX	Monday – Closed Tuesday, Wednesday & Thursday 9.30am to 5pm Friday- Closed Saturday- 10am to 12 midday Sunday- Closed
Stubbington Library Stubbington Lane Stubbington PO14 2PP	Monday & Tuesday 9.30am to 5pm Wednesday & Thursday – Closed Friday 9.30am to 5pm Sat 10am to 12 midday Sunday- Closed
Gosport Discovery Centre High Street, Gosport PO12 1BT	Monday, Tuesday & Wednesday- 9.30am – 4.30pm Thursday - Closed Friday - 9.30am to 4.30pm Saturday – 9.30am to 4pm Sunday- Closed

Period of publication for representations:

The Council will receive representations on the **revisions to** the Publication Plan for a six-week period which runs from **18 June 2021 until 11.59pm on 30 July 2021**. As set out in the Town and Country Planning (Local Planning) (England) Regulation 20 (2), **any representations must be received by the date specified.**

How to make representations:

Representations can be made through the following means:

- Online: By using the Council’s online response form at <https://www.fareham.gov.uk/localplanconsultation>
- Copies of the response form are available to download from the Council's website at: <https://www.fareham.gov.uk/localplanconsultation>. These can be emailed to consultation@fareham.gov.uk or posted to address below.
- Paper copies of the response form are available upon request by telephoning 01329 824601 or from local libraries
- Paper copy response forms should be sent to the Consultation Team, Fareham Borough Council, Civic Offices, Civic Way, Fareham, PO16 7AZ and must be received within the six-week consultation period stated above.

Content and structure of representations

Following the consultation period, the Revised Publication Local Plan will be submitted for examination by an independent Planning Inspector, appointed by the Secretary of State. The Inspector’s role is to examine whether the submitted plan meets the tests of soundness (as defined in the National Planning Policy Framework paragraph 35) and meets all the relevant legislative requirements, including the duty to co-operate.

The Planning Inspector will consider representations made during this period of consultation **as well as representations made in respect of the Publication Local Plan during the previous period of consultation which took place from 16 November 2020 until 18 December 2020.**

Any comments on the **Revised Publication Local Plan** should specify the matters to which they relate and the grounds on which they are made.

Only the following matters will be of concern to the Planning Inspector:

- **Legal Compliance** – does the plan meet the legal requirements for plan making as set out by planning and environmental laws?
- **Soundness** – has the plan been positively prepared, is it justified, effective, and consistent with national policy?
- **Meeting the Duty to Cooperate** – has the Council engaged and worked effectively with neighbouring authorities and statutory bodies?

Request for further notification of Local Plan progress

When making a representation you can ask to be notified, at a specified address, of any of the following:

- Submission of the Revised Publication Local Plan to the Secretary of State for examination
- Publication of the recommendations of the Planning Inspector on behalf of the Secretary of State
- Adoption of the new Fareham Local Plan

It is important that the Planning Inspector and all participants in the examination process are able to know who has given feedback on the Revised Publication Local Plan. All comments received will therefore be submitted to the Secretary of State and considered as part of a public examination by the Inspector. In addition, all comments will be made public on the Council’s website, including the names of those who submitted them. All other personal information will remain confidential and will be managed in line with the Council’s Privacy Statement.

The Examination Process

The examination is open to the public. Subject to the venue’s seating availability and any Covid-19 restrictions, anyone can attend to listen to the discussions but there are strict rules which apply to those who wish to participate. If you wish to appear at the examination as a participant, such a request must be made as part of the representation on the Publication Plan. The right to appear and be heard by the Inspector at a hearing session is defined in the Planning and Compulsory Purchase Act 2004 section 20 (6).

In light of Covid-19 restrictions, the examination may take place virtually. Full details of how the examination will take place and how people can attend to listen will be provided.

5.4 *Summary of people/organisations invited to make comment and the methods of engagement*

Stakeholder Group	Consultation and engagement methods used
Local Residents and Business/General Public	<ul style="list-style-type: none"> • Online information and survey on Council website • Press releases

	<ul style="list-style-type: none"> • Publication of Fareham Today magazine online and in print (sent to households and available in libraries) • Virtual Exhibition • Community Action Team meetings held throughout the Borough • Email or letter updates sent to Local Plan Consultation Database • Social Media posts
Specific Consultees	<ul style="list-style-type: none"> • Individual meetings • Email or letter updates • Written responses
Neighbouring boroughs and other local authorities affected by Fareham's Local Plan	<ul style="list-style-type: none"> • Individual and group meetings • Email or letter updates • Written responses
Infrastructure and service providers	<ul style="list-style-type: none"> • Individual and group meetings • Email or letter updates • Written responses

5.5 *Press Release*

The following press release was issued on 18th June 2021:

Press Release

18 June 2021

Time to have your say on Fareham's Revised Publication Local Plan

Fareham Borough Council has launched a consultation on its proposals to achieve housing numbers required by Government as it moves towards finalising a new Local Plan for the Borough.

The consultation is now online [here: http://www.fareham.gov.uk/localplanconsultation](http://www.fareham.gov.uk/localplanconsultation) and will run until the Friday 30 July. The Council is encouraging all those who live and work in the Borough to take the time to have their say.

With Government restrictions still in place it remains unclear as to whether or not physical meetings will go ahead. However, all relevant information, including a presentation about the latest proposals, is available from the Council's [online exhibition: https://www.fareham.gov.uk/have_your_say/localplan/intro.aspx](https://www.fareham.gov.uk/have_your_say/localplan/intro.aspx)

Anyone who is unable to access the exhibition or the details of the Revised Publication Local Plan online can call 01329 824601 where they will be able to:

- Request paper copies of the consultation survey
- Make an appointment to come into the Civic Offices to access the Plan during office hours - Monday to Thursday, 8.45am to 5.15pm; Friday, 8.45am to 4.45pm

As with previous consultations, a special edition of Fareham Today will also be hand-delivered to every household across the Borough between 25 June and 3

July. This sets out how residents can have their say from the safety of their own homes. Consultation respondents must confirm whether they think the Council has complied with certain requirements when developing the Revised Publication Local Plan and why, so this special addition of Fareham Today will also advise how to respond correctly.

If you commented on the Publication Plan back in November and December 2020, there is no need to repeat your comment. They will be sent to the Planning Inspector examining the plan in addition to all responses received on this consultation.

Executive Leader of Fareham Borough Council, Councillor Seán Woodward, said: “The development of our Local Plan has been complicated and set back by a number of changes outside our control. The Government’s National Planning Policy Framework (NPPF) has determined that that our housing requirement should be increased yet again and we have been working tirelessly to deliver a Local Plan which achieves these additional houses without compromising the area’s distinctive characteristics which is a huge challenge.

“This consultation is the final opportunity for our residents to have their say before the new Revised Publication Local Plan is submitted to the Government for consideration. I urge everyone to have their say so we can ensure that the Plan works for all the residents of Fareham.”

5.6 *Document Availability*

During the consultation period, the following documents were made available for public consultation:

- Revised Publication Local Plan
- Sustainability Appraisal
- Habitats Regulations Screening Assessment
- Equalities Impact Assessment
- A large number of evidence base documents (such as the SHELAA and Infrastructure Delivery Plan)
- Representations form

Electronic copies of the documents were made available for viewing online on the Council’s website at:

<http://www.fareham.gov.uk/planning/localplanconsultation.aspx>

Due to the Coronavirus pandemic the requirement to provide paper copies of the documents was removed, however appointments could be made to inspect the online versions in the Civic Offices.

5.7 *Community Action Team Meetings and Local Plan Exhibitions*

The following web-page set out the CAT Meetings and Exhibition Events which were held throughout the Borough and the arrangements put in place to ensure that people felt safe in light of the continuing Covid pandemic:

CAT (Community Action Team) Meetings and Exhibition Events

Due to coronavirus restrictions we are running Local Plan events slightly differently this year. We have launched a virtual exhibition on our website. It contains information about the Revised Publication Local Plan, how to get

involved and details on how to speak to a Planning Officer over the phone. [Click here to visit the virtual exhibition](#)

The safety of our residents is our primary concern and therefore we are making every effort to ensure that any event we put on allows for appropriate social distancing. We have rearranged our Local Plan events so that they fall after the government's planned date for lockdown easing. While we hope this does not change, our approach will be led by the government social distancing rules and safety guidance.

We are limiting the number of people at our Local Plan events to ensure that all our residents feel safe. We ask that you please reserve a space at an event by following the links below:

- To reserve a space at an Exhibition event [click here](#)
- Reserve a space at a CAT Meeting [click here](#)
- If an event becomes full you will be invited to join our [waiting list](#) and we shall notify you if any additional spaces become available.

Those without online access can phone 01329 236100.

What dates are the Exhibitions and CAT Meetings

The exhibitions and CAT meetings will be held on the following dates:

- Fareham Community Church, Tuesday 20th July
- Portchester Community Centre, Wednesday 21st July
- Warsash Victory Hall, Thursday 22nd July
- Titchfield Community Centre, Friday 23rd July
- Holy Rood Church, Stubbington, Monday 26th July

Exhibition Events

Exhibition events welcome residents to come and view our Local Plan Exhibition. This provides you with the opportunity to learn about the Local Plan and ask our Planning Officers questions. The events will run from 3:00pm until 5:30pm. You are invited to book a half an hour time slot to come and view the exhibition.

To reserve a space please follow [this link](#)

CAT Meetings

At these events residents are invited to come and listen to a presentation given by our Executive Leader and Head of Planning and Development about the Local Plan with time for questions at the end. The meetings will begin at 6:00pm and end at 7:30pm.

The meetings will be held at the same venues and on the same dates as the exhibitions listed above.

To reserve a space please follow [this link](#)

At the exhibitions, poster displays guided attendees through the process of the production of the Revised Publication Local Plan and presented the site allocations, and other changes made to the Revised Publication Local Plan. The were held across the Borough, to ensure thorough coverage. A number of Officers from the Planning Strategy team were available at the exhibitions to answer questions, provide clarity and talk through the Local Plan process.

In line with lifting of Coronavirus restrictions from 19th July, the following press release made on 14th July outlined the changes to the CAT meetings:

Press Release

14 July 2021

Come and have your say on Fareham's Local Plan

Do you want to have your say on the next step towards our new Local Plan? The Council will be running a series of public meetings and exhibitions across the Borough from 20-26 July about its Revised Publication Local Plan.

The exhibitions are 3-5:30pm and each one will be followed later that day by a Community Action Team (CAT) meeting from 6-7:30pm. At these meetings, residents will be able to watch a presentation and ask questions about the Plan.

The dates and locations are as follows:

- Tuesday 20 July – Fareham Community Church
- Wednesday 21 July – Portchester Community Centre
- Thursday 22 July – Victory Hall, Warsash
- Friday 23 July – Titchfield Community Centre
- Monday 26 July – Holy Rood Church, Stubbington

Following the Government's announcement on Monday there is now no need to book in advance to attend an exhibition. Our approach on the day will be to manage numbers to ensure venues do not get overly busy so visitors may be asked to wait for a few minutes until others have left.

For the CAT meetings we are retaining a booking system so we can monitor the number of people wishing to attend. Each venue has a fairly large capacity but if the number of registrations approaches that figure we will look to add an additional meeting at that venue.

Cllr Seán Woodward, Executive Leader of Fareham Borough Council, said: "I'm delighted that we are once again able to hold CAT meetings as a way for people to have their say after more than a year of it not being possible.

"Anyone who can't make an exhibition or CAT meeting, or who would like to know more in the meantime, can visit our virtual exhibition about the Plan on our website. Our Local Plan will influence the decisions we make about development in the Borough for years to come and residents' feedback will be crucial."

The Council's consultation on the Revised Publication Local Plan began on 18 June 2021 and runs until 30 July 2021. More information and a link to the virtual exhibition can be found here: www.fareham.gov.uk/localplanconsultation.

The displays which were made available at the exhibitions and CAT meetings are set out on the following pages:



WELCOME

Thank you for coming along to find out about the next stage of our Local Plan: the Revised Publication Plan.

Our exhibition sets out the main changes we have made since consulting on our Publication Plan last autumn.

You'll find maps setting out additional sites that will enable us to meet our increased housing requirement and new sites identified for employment space.

Officers are on hand to help and will try to answer any questions you may have, or direct you to the relevant information.

Safety

We want to ensure that all our residents feel safe while attending our events.

Therefore, please follow these COVID-19 safety measures:

Follow the one-way-system

We recommend wearing a face mask at all times while inside the building

We recommend staying at least 1m apart from fellow residents and Council staff

Leave the building by the end of your allotted time slot



WHAT HAS CHANGED SINCE THE LAST CONSULTATION?

At the end of 2020 we consulted on our Publication Plan that:

Planned to meet the Government's reduced target for new homes

Protected green spaces

Retained the character of our communities

Since then the Government has once again changed the way we have to calculate the number of homes required in the Borough. This means that housing demand has risen from 403 homes a year to 541. Additional employment sites have also been added to meet additional need.

Why has the housing requirement changed again?



Annual housing number requirement changes since 2017

The Government has changed the housing demand placed on Fareham a number of times since 2017:

In 2020 the Government consulted on proposed changes including using data from 2018 rather than data from 2014 to identify housing need

This would have reduced the number of homes required for Fareham from 520 to 403 a year – a drop of almost 23%

However, the Government reverted to using the older 2014 data, meaning our housing requirement has once again increased

The difference between wages and house prices has also risen, further increasing our housing requirement

The Council now has to allocate land for the construction of 541 new houses each year

The proposed new housing sites that are the focus of this Revised Publication Plan consultation will be outlined later in the exhibition



TOWN CENTRE LIVING

Space for 620 new homes in Fareham Town Centre

Like many others across the country Fareham town centre is facing many challenges, from economic downturn to changing shopping habits and there is a need for the centre to adapt.



While we continue to support local businesses through our Shop Local campaign, we believe that a mixed-use development approach would create a new vibrant community.

This approach would:

- Combine new homes with leisure and retail facilities
- Ensure new homes have access to existing services
- Provide local businesses with new customers on their doorstep



URBAN LIVING

Around 40 homes in Portchester, Park Gate and Titchfield

We've also looked further afield to maximise development opportunities in other built-up areas where new residents can benefit from existing road networks, shops and services.



Proposals include:

- 8 additional new homes at West Street, Portchester
- 9 additional new homes at Segensworth Road, Titchfield
- 6 additional new homes at Rookery Avenue, Swanwick
- 18 additional new homes at Botley Road, Park Gate



BUILDING ON COUNCIL-OWNED LAND

Affordable homes for local people

One of our main priorities is providing our residents with affordable homes close to their current communities and networks.

The provision of affordable housing at these locations (below) will contribute to meeting Fareham's local housing need.



Proposals include:

- 26 additional new homes at Menin House, Privett Road
- 55 homes at Henry Cart Drive
- 12 additional new homes at Redoubt Court
- 12 homes at Dore Avenue, Portchester

Some of the sites detailed will be redeveloped with all homes being replaced. However we'll take the opportunity to extend sites where possible so that extra homes can be built to help meet Fareham's local housing need.

EDGE OF TOWN LIVING

While larger development sites are often not popular, they create opportunities to create community facilities, such as shops, schools, and sports pitches, to be enjoyed by current and new residents alike.



A new community, made up of 1250 new homes, is planned on the land South of Longfield Avenue.

This development:

- Will be masterplanned, led by the Council
- Must maximise the beauty of the countryside location
- Provide a new sports hub for the Borough

The site will provide valuable habitat for wildlife as well as areas of open spaces for people to enjoy, a school and a local centre.

550 new homes are planned for the land to the north-west of Portchester.

There are proposals for improvements to the local road network. Traffic modelling has shown that current traffic levels and waiting times on roads in the area would actually reduce as a result.



These sites also includes plans for:

- New sports pitches
- A new Primary School
- A new Local Centre

These can be enjoyed by new and current residents alike.



EMPLOYMENT ALLOCATIONS

Supporting employment prospects in and around the Borough is more important than ever as we look to support economic recovery in the wake of the Covid-19 pandemic.



Four additional locations are proposed in the Revised Publication Plan, creating opportunities for hundreds of new jobs. They are located near good transport links and existing settlements.

The additional proposed sites are:

4,000m ² North of St. Margaret's Roundabout
4,750m ² North of Military Road, Wallington
11,200m ² at Little Park Farm, Segensworth
2,000m ² at Standard Road Way, Wallington



WHAT HAPPENS NEXT?

Whilst we have highlighted the main changes, you may want to review some of the information to support the Revised Publication Plan which is available on the Council's website before letting us know what you think.

If you can't attend one of our CAT meetings you'll find the presentation being given on our virtual exhibition at:

www.fareham.gov.uk/localplanconsultation

Once this consultation has ended, the Council will analyse and consider all of the feedback received in relation to the tests of soundness and legal compliance.

If you commented in late 2020 on the Publication Plan, you do not need to re-send your comments. We are looking for your views on the proposed revisions.

Below is an estimated timeframe for what happens next:

<p>Autumn 2021 The Revised Publication Plan, the evidence base documents and consultation responses, will be submitted to the Secretary of State for independent examination</p>
<p>Winter 2021- spring 2022 The revised Plan will be examined in public, which means that you can take part but you have to tell us now</p>
<p>Autumn - winter 2022 If the Plan is found sound, it will be presented to Fareham's Full Council for adoption. It will become part of the Council's Development Plan and will inform our planning decisions going forward</p>





WHAT YOU CAN COMMENT ON

The Revised Publication Plan consultation is similar to the consultation on the Publication Plan in that your responses must answer the following questions...

Does the Local Plan comply with the rules of...

 <p>LEGAL COMPLIANCE Does the Plan meet the legal requirements for plan-making as set out by planning laws?</p>	 <p>FOUNDATIONS Has the Plan been positively prepared? Is it justified, effective, and consistent with national policy?</p>	 <p>DUTY TO COOPERATE Has the Council engaged and worked effectively with neighbouring authorities and statutory bodies?</p>
---	---	--

We are only asking about the changes that have been made since the last consultation, at the end of 2020. If you commented in late 2020 on the Publication Plan, you do not need to re-send your comments. We are looking for your views on the proposed revisions.

The changes to the Plan have been highlighted in the planning documents and you must tell us which change you wish to comment on, on the representation form on the online survey.

For more information please visit our FAQs page: www.fareham.gov.uk/localplanconsultation



FILLING OUT THE SURVEY



There are lots of ways to have your say

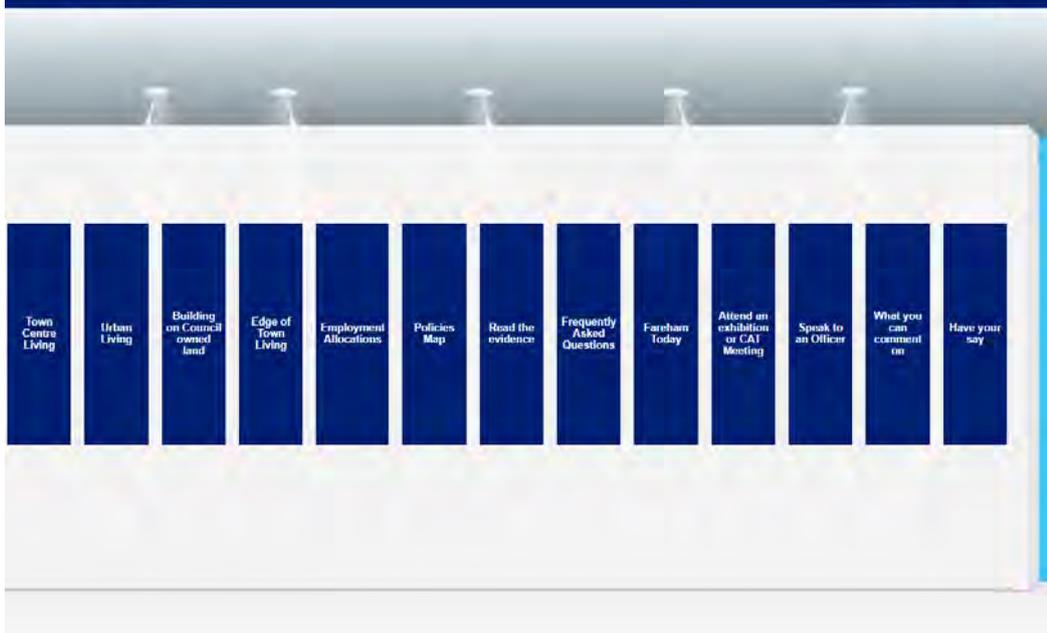
-  **Online:** The easiest way to have your say is to fill out an online response form on our website at www.fareham.gov.uk/localplanconsultation. A printable version is also available to download.
-  **email:** you can email to request a printed response form at localplanconsultation@fareham.gov.uk.
-  **Phone:** for anyone not able to access details of the Plan online, we have a designated phone number - **01329 824601** - where you can make appointments to look at documents, request paper copies of the survey, hear information about the consultation, the process and how to respond.
-  **Post:** completed forms can be sent to the email address above, or to the Planning Strategy Team, Fareham Borough Council, Civic Offices, Civic Way, Fareham, PO16 7AZ.
-  **Paper Surveys:** subject to Covid restrictions, these will also be available from libraries at Fareham, Gosport, Locks Heath, Porchester and Stubbington and from the Civic Offices.

5.8 Virtual Exhibition

The Council provided an online exhibition to support the consultation which included a number of videos and presentations to explain Local Plan preparation and the proposed approach the Council has taken as well as links to the Revised Publication Plan, the policies map and evidence base. There was also a large 'frequently asked questions' section as well as links to the response forms.

Examples of the available content of the exhibition is shown below:





Local Plan

Thank you for attending this virtual exhibition.

Why go virtual?

To ensure all our residents can interact with the Revised Local Plan consultation comfortably and safely, we have created a virtual exhibition. You will be able to find out what's contained in the Revised Publication Local Plan, what has changed since the last consultation and how you can submit feedback. You can find out how people without online access can get involved on the 'Speak to an Officer' exhibition board.

How the Exhibition works?

There are a number of virtual boards for you to click on and view. These include:

- Videos from our Executive Leader and Planning Officers
- Interactive maps
- A top-level overview of additional housing and employment sites
- Links to the Revised Publication Local Plan and supporting evidence base documents
- Plenty of information about how to get involved



You can work your way through the exhibition boards to learn all about the Local Plan, then the 'Have Your Say' board will take you to the consultation form where you can give feedback on the most recent changes to the Revised Publication Local Plan.

[Click to watch the Executive Leader's Welcome Video](#)

[Click to return to the Exhibition](#)



Search



Presenting the Revised Publication Plan

What has changed since the last exhibition and why?

At the end of 2020 we consulted on our proposed Publication Local Plan that:

- Planned to meet the Government's proposed reduced target for new homes
- Protected green spaces
- Retained the character of our communities

Since then the Government has rowed back on the way we have to calculate the number of homes required in the Borough. This means that housing demand has risen from 403 homes a year to 541. In addition, to meet newly identified need, further employment sites have also been added.

Why has the housing requirement changed again?

The Government has changed the housing demand placed on Fareham a number of times since 2017.



- In 2018, a few months after the Council's draft Local Plan consultation was complete, the Government announced significant changes to the National Planning Policy Framework, meaning the Draft Local Plan had to be re-written
- In 2019, the Government introduced a new way to calculate housing need in order to achieve their target of 300,000 homes nationally per year.
- In 2020 the Government consulted on further changes including using data from 2018 rather than data from 2014 to identify housing need.
- This would have reduced the number of homes required for Fareham from 520 to 403 a year – a drop of almost 23%.
- However, the Government reverted to using the older 2014 data, meaning our housing requirement has once again increased.
- The difference between wages and house prices has also risen, further increasing our housing requirement.
- The Council now has to allocate land for the construction of 541 new houses each year.
- The proposed new housing sites will be outlined later in the exhibition.

[Click to go to the next exhibition banner](#)

[Click to return to the exhibition](#)

Town Centre Living

Space for 620 new homes in Fareham Town Centre

Like many others across the country Fareham town centre is facing many challenges, from economic downturn to changing shopping habits and there is a need for the centre to adapt.



As outlined in our Town Centre Vision in 2017, we believe that a mixed-use development approach would create a new vibrant community.

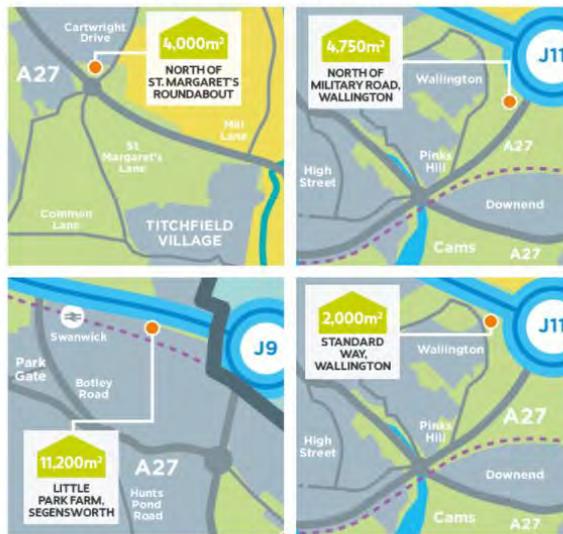
This approach would:

- Combine new homes with leisure and retail facilities
- Ensure new homes have access to existing infrastructure
- Provide local businesses with new customers on their doorstep

You can view the relevant pages in the Revised Publication Plan by following this [link](#) (30 MB)

Employment Allocations

Supporting employment prospects in and around the Borough is more important than ever as we look to support economic recovery in the wake of the Covid-19 pandemic.



Four additional locations are proposed in the Revised Local Publication Plan, creating opportunities for thousands of new jobs. They are located near good transport links and existing settlements.

The additional proposed sites are:

- 4,000m North of St. Margaret's Roundabout [link](#) (30 MB)
- 4,750m North of Military Road, Wallington [link](#) (30 MB)
- 11,200m² at Little Park Farm, Segensworth [link](#) (30 MB)
- 2,000m² at Standard Road Way, Wallington [link](#) (30 MB)

[Click to go to the next exhibition banner](#)

5.9 There was also a planning officer available to take telephone call queries at all times during Council office opening hours and members of the Communications team available to assist with any queries relating to completing the survey.

5.10 *Fareham's Business Letter*

The Revised Publication Plan Consultation was highlighted in the Council's e-letter to local businesses.

Fareham Today: Summer 2021 Local Plan Special Edition



This newsletter has been so successful in reaching businesses on matters regarding Coronavirus that Fareham Borough Council is taking this opportunity to inform business owners of other important local news.

The Council has now launched a consultation on its proposals to achieve housing numbers required by Government as it moves towards finalising a new Local Plan for the Borough. The consultation is now online here and will run until the Friday 30 July.

Supporting employment prospects in and around the Borough is also more important than ever as we look to support economic recovery in the wake of the Covid-19 pandemic. Businesses and employment spaces are an integral part of the Fareham Local Plan and, therefore, the Council welcomes business owners to read this special edition of [Fareham Today](#) and ensure they take the time to have their say.

With Government restrictions still in place it remains unclear as to whether or not physical meetings will go ahead. However, all relevant information, including a presentation about the latest proposals, is available from the Council's [online exhibition](#).

5.11 *Methods of Response*

The Council encouraged comments to be made online via the Revised Publication Local Plan Consultation webpage, at https://www.fareham.gov.uk/have_your_say/consultation/localplanreg19 where an on-line survey was available for completion. The Council also provided an option of submitting representations by completing a paper copy of the survey which were available on request. Representations could also be made in writing to the Planning Strategy Team or by email to consultation@fareham.gov.uk.

The response form, which was available online and as a downloadable version is set out on the following pages:

FAREHAM Local Plan 2037

Introduction

If you have already taken part in a consultation about the Local Plan you may be wondering why we are seeking your views again.

As a result of changes to housing and employment requirements set by the Government for the Borough, the Council is now consulting on a Revised Publication Local Plan.

The special edition of Fareham Today explains in greater detail how housing need is calculated and why it has changed.

The Statement of Representations Procedure and Statement of Fact sets out how and when you can view the Revised Publication Local Plan and respond to the consultation.

You can make comments on the Plan, known as representations, up to 30 July 2021.

What can I make a representation on?

While the Plan has been revised it remains in the final stages of consultation. This means that the consultation is very specific and does not seek views on alternative options. It invites comment on three specific questions; you will be asked whether you think the Plan is:

- **Legally Compliant:** Does the Plan meet the legal requirements for plan making as set out by planning laws?
- **Sound:** Has the Plan been positively prepared? Is it justified, effective, and consistent with national policy?
- **Complies with the Duty to Co-operate:** Has the Council engaged and worked effectively with neighbouring authorities and statutory bodies?

You can find out more about each of the questions by reading Fareham Today and the Frequently Asked Questions.

This consultation focuses on the changes to the Publication Local Plan that have made since the last round of consultation.

The changes have been highlighted on the Revised Publication Local Plan documents and you will be asked to state which revision or addition to the Plan you wish to make a representation about on the representation form. You can comment on as many changes as you would like however you will have to submit a separate form for each change.

What happens next?

A Planning Inspector will be appointed to consider the Plan and comments from the consultation on behalf of the Secretary of State. All representations will be forwarded, together with the Revised Publication Plan, to the Planning Inspector for consideration.

PERSONAL DETAILS

Data Protection Privacy Statement – Consultation on the Local Plan in accordance with regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012

In order to deliver services to the citizens and communities in Fareham Borough, it is necessary for the Council to collect, gather and process personal data.

In relation to the consultation on the Revised Publication Local Plan in accordance regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, Fareham Borough Council will collect and process personal data for the following processing purposes:

- Receiving representations to the consultation and submitting the Local Plan for examination in public.

The Council is processing this personal data by virtue of the following Lawful Basis:

- Compliance with a legal obligation
- Performance of a task carried out in the public interest.

Consultation responses will be entered onto the online consultation form. The company that host the online consultation form, Snap Surveys are ISO 27001 certified and will store the data on a secure UK server.

The Town and Country Planning (Local Planning) (England) Regulations 2012 requires that, when the Council submits the Local Plan and associated documents to the Secretary of State, for examination in public, the responses made to the consultation on the Local Plan must also be submitted. This includes the personal data collected, such as name, address and contact details.

In addition, any representations submitted will be made available on the Fareham Borough Council website. Addresses, email addresses and phone numbers will not be published.

Representations linked to plan making will be retained for no more than 5 years following adoption of the Local Plan. We will not keep this information for longer than is necessary.

You have certain rights under the General Data Protection Regulations (GDPR) in respect of your personal information. More information about your rights can be found on the Council's website or on request.

PERSONAL DETAILS

A1 Is an Agent Appointed?

Yes

No

A2 Please provide your details below:

Title:	<input type="text"/>
First Name:	<input type="text"/>
Last Name:	<input type="text"/>
Job Title: (where relevant)	<input type="text"/>
Organisation: (where relevant)	<input type="text"/>
Address:	<input type="text"/>
Postcode:	<input type="text"/>
Telephone Number:	<input type="text"/>
Email Address:	<input type="text"/>

A3 Please provide the Agent's details:

Title:	<input type="text"/>
First Name:	<input type="text"/>
Last Name:	<input type="text"/>
Job Title: (where relevant)	<input type="text"/>
Organisation: (where relevant)	<input type="text"/>
Address:	<input type="text"/>
Postcode:	<input type="text"/>
Telephone Number:	<input type="text"/>
Email Address:	<input type="text"/>

B1

Which part of the Revised Publication Local Plan is this representation about?

- A paragraph Go to B1a
- A policy Go to B1b
- The policies map Go to B1c
- A new housing allocation site Go to B1d
- The evidence base Go to B1e

B1a Which Paragraph? Please enter the correct paragraph found in the Revised Publication Local Plan, e.g. 1.5 would be the fifth paragraph in chapter 1

B1b Which Policy? Please enter the correct policy codes from the Revised Publication Local Plan, e.g. HA1 is Housing Allocation Policy 1- North and South of Greenaway Lane

B1c Which part of the Policies Map ?

B1d Which new housing allocation site? E.g. HA55- Land south of Longfield Avenue

B1e Which new or revised evidence base document ? E.g. Viability Assessment

B2 Do you think the Revised Publication Local Plan is:

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Revised Publication Local Plan legally compliant or sound?

B4b How would the modification(s) you propose make the Revised Publication Local Plan legally compliant or sound?

B4c Your suggested revised wording of any policy or text:

Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation. You do not need to resubmit any comments you made during a previous Publication Local Plan Consultation.

B5a If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

- Yes, I want to take part in a hearing session
- No, I don't want to take part in a hearing session

B5b Please outline in the box below why you consider it necessary to take part in the hearing session(s):

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.

FAREHAM
BOROUGH COUNCIL