

# **PLANNING OBLIGATIONS & AFFORDABLE HOUSING SPD FOR THE BOROUGH OF FAREHAM (EXCLUDING WELBORNE)**

## **Summary of Responses and Initial Council Response**

### **Introduction**

This document has been prepared in response to a request from the Inspector undertaking the Examination to the Development Sites and Policies (DSP) Plan. It sets out a summary of the representations received during the consultation on the Planning Obligations and Affordable Housing Supplementary Planning Document (SPD) for the Borough of Fareham (Excluding Welborne). It provides an initial response to those representations which will inform the progression and revision of the SPD.

The draft SPD provides more detailed guidance in relation to the Policy CS20 on 'Infrastructure and Development Contributions' of the adopted Core Strategy (Local Plan Part 1).

### **Consultation**

The draft Planning Obligations and Affordable Housing Supplementary Planning Document (SPD) for the Borough of Fareham (Excluding Welborne) was made available for public consultation between the 25th June and the 6th August 2014. It was available on the Council's website and hard copies were available to view at all the Borough's libraries. A letter or email was sent to everyone on the Council's consultation database to inform them of the consultation.

The Council received 7 responses on the draft SPD from a variety of respondents. A list of all these respondents, alongside a summary of their representation can be seen in Table 1 of this document. Alongside each representation is a comment from Council Officers setting out their initial response, including revisions that are considered necessary to the SPD.

### **Summary of the representations**

Of the 7 responses received, 3 had no direct comment to make on the SPD (Environment Agency, Natural England and Fareham Society). Southern Water and English Heritage requested some minor additional wording, whilst Hampshire County Council recommended a slight format change to give greater clarity. RSPB also sought additional text in reference to mitigation under the Habitats Regulations, but also wanted some text (regarding a variable Solent Disturbance and Mitigation Project rate for one bedroom flats) removed.

### **Initial response to representations and potential revisions to the draft SPD**

Following initial consideration of the responses, the Council is minded to make a number of changes to the draft SPD. The extent and nature of those changes are set out in Table 1.

None of the representations raised substantial objections to the overall content of the SPD, and so, therefore, it is unlikely that any major changes to the overall structure of the SPD will be made.

It will be necessary make minor amendments to the Planning Obligations and Affordable Housing SPD to ensure that, where appropriate, is it consistent with the Welborne Planning Obligations and Affordable Housing SPD, and therefore amendments to the text are suggested in our response.

### **Next Steps**

A final SPD can be adopted by the Council as it relates to Policy CS20 of the adopted Core Strategy (Part 1), which sets out the Council's policy on Infrastructure and Development Contributions.

The proposed revisions to the draft SPD outlined in Table 1 will be developed further and will form the basis of the final SPD. It is anticipated that the final Planning Obligations and Affordable Housing Supplementary Planning Document (SPD) for the Borough of Fareham (Excluding Welborne) will be considered for adoption by the Council's Executive in autumn/winter 2014.

**PLANNING OBLIGATIONS & AFFORDABLE HOUSING SPD FOR THE BOROUGH OF FAREHAM (EXCLUDING WELBORNE)**  
**TABLE 1**

<b>Ref.</b>	<b>Name of Respondent</b>	<b>Document Paragraph</b>	<b>Details of Representation</b>	<b>Initial Council Response</b>
FPO001a	Southern Water	n/a	Request additional test that recognises that utility infrastructure will be achieved through agreements with service providers is inserted. This is to be consistent with paragraphs 6.75 and 6.76 of the Welborne Planning Obligations and Affordable Housing SPD.	The Council will insert text into the document to ensure consistency in both SPD's.
FPO002a	Environment Agency	n/a	No comment	n/a
FPO003a	English Heritage	Para 4.6 and section 6	Development-specific planning obligations may offer opportunities for funding improvement to and the mitigation of adverse impacts on the historic environment. Reference to these opportunities could be made within paragraph 4.6 and section 6 of the SPD.	The text in document will be revised to make reference to the possibility of funding to mitigate negative impacts on the historic environment.
FPO003b	English Heritage	n/a	With regard to the viability of a scheme when considering the level of affordable housing or infrastructure contribution required, English Heritage also trusts that the Council would be particularly willing to consider a reduction in either contribution where viability was an issue and the scheme would deliver other public benefits in the form of the conservation or enhancement of heritage assets.	The Council's priorities relating to the protection and enhancement of the Historic Environment are set out in Policy DSP6 of the Development Sites & Policies Plan. Any proposal which secured public benefits in the form of the conservation or enhancement of heritage assets would have to be considered in light of the proposal as a whole, through the planning application process.

Ref.	Name of Respondent	Document Paragraph	Details of Representation	Initial Council Response
FPO004a	Hampshire County Council	n/a	<p>The document should be more explicit about the types of obligations that can be secured and the types of improvements the Borough will expect to be funded by section 106 contributions. The obligations that can be secured fall into three categories:</p> <ol style="list-style-type: none"> <li>1. Obligations that are not restricted by CIL</li> <li>2. Obligations that are site specific</li> <li>3. Obligations that relate to CIL and must be considered alongside the 123 list.</li> </ol> <p>It would be useful for these areas to be identified separately within the document for clarity.</p>	The Council will consider re-formatting the document to improve the clarity between the different types of contribution.
FPO005a	Natural England	n/a	No comment	n/a
FPO006a	The Fareham Society	n/a	No comment	n/a
FPO007a	RSPB	Para 6.7	The SPD should also state that large developments, such as Welborne, may be required to provide additional bespoke mitigation measures (e.g. SANGs) and undergo individual assessment under the Habitats Regulations.	The Council will consider if further text can be incorporated into the document to give further clarity to likely mitigation measures in relation to the nature of proposals. It should be noted that matters associated with Welborne will be referred to in the Welborne Planning Obligations and Affordable Housing SPD.
FPO007b	RSPB	Appendix B Para B11	B11 should also be amended to highlight that large development, such as Welborne, may be required to provide additional bespoke mitigation measures (e.g. SANGs) and undergo individual assessment under the Habitats Regulations.	The Council will consider if further text can be incorporated into the document to give further clarity to likely mitigation measures in relation to the nature of proposals. It should be noted that matters associated with Welborne will be referred to in the Welborne Planning Obligations and Affordable Housing SPD.

Ref.	Name of Respondent	Document Paragraph	Details of Representation	Initial Council Response
FPO007c	RSPB	Appendix B Para B16	We strongly recommend that the reference to a reduced rate for one bedroom properties without parking provision be removed.	Further discussion on this matter is expected between all the authorities involved in the Solent Disturbance and Mitigation Project over the next few months. Once a consensus of opinion is reached the Council will reflect it in the SPD.