

## **Community Infrastructure Levy Charging Schedule (Welborne) Consultation Q&A**

The Community Infrastructure Levy (CIL) helps local authorities deliver the infrastructure needed to support new development in their area. It is a charge which is collected from developers as part of the granting of permission for their project and is set out in the CIL Charging Schedule.

This consultation is into a partial review of that charging schedule in relation to Welborne and will take place from 19 June 2020 – 31 July 2020.

### **Funding Infrastructure at Welborne**

Welborne Garden Village will be a distinct new community of approximately 6,000 homes to the north of Fareham. A resolution to grant outline planning permission was approved by Fareham Borough Council in October 2019.

The Welborne Infrastructure Delivery Plan shows how the developer intends to meet the infrastructure requirements, expected to cost £308m, associated with the development.

The infrastructure will be paid for by financial contributions from the developer to the council and other providers through the signing of a Section 106 legal agreement, and by the developer providing some of the infrastructure on site.

On a site the size of Welborne, it is more effective for infrastructure to be delivered in this way because it ties the delivery of infrastructure to each phase of development to ensure it is delivered as and when it is needed.

### **What is the Council consulting on?**

The *Local Plan Part 3: The Welborne Plan* sets out the Council's intention to review the charging schedule for the CIL. Following a review, it was proposed to change the CIL for Welborne to £0 per square metre, and this is the subject of the consultation. Under the existing schedule the CIL would be in the region of £70m; this would be in addition to the £308m infrastructure costs agreed with the developers through the S106 Legal Agreement. Without the proposed change to CIL, the viability of the whole project would be significantly weakened such that the development would no longer be able to support the required level of affordable housing.

### **What impact will this have on other developments in the Borough?**

The review of the Charging Schedule to 'zero rate' for Welborne will have no impact on other developments within the Borough. These will continue to be charged as usual but will safeguard the delivery of all necessary infrastructure for Welborne.

### **What are the implications for infrastructure investment in the Borough?**

There are no implications for infrastructure investment in the Borough. Welborne will deliver the infrastructure required to mitigate its impact via the Section 106 Legal Agreement contributions. All other developments across the Borough will continue to pay through CIL or S106 as appropriate.

### **Why is the council consulting during the COVID-19 restrictions?**

If the review of the CIL liability is agreed it will ensure that the investment in critical infrastructure can be secured before building work starts.

The Government has encouraged councils to continue with any planned reviews and consultations despite the COVID-19 restrictions. The Council is therefore running this consultation in line with the provisions outlined in its published Statement of Community Involvement and has extended the consultation period from two weeks to six weeks to give people more time to respond.

### **Why can't this review wait until the Local Plan Review?**

One reason is that the Local Plan Review excludes the land allocated for Welborne Garden Village. The second, and more compelling reason, is that without a revision to the Charging Schedule, Welborne will become liable for CIL payments as soon as development starts, even though the scheme is not viable if CIL has to be paid on top of the £308M being paid through the S106 Legal Agreement.

### **When will the final decision be made?**

Following the consultation an independent inspector will examine the proposals in an informal public inquiry or if no-one has requested the right to be heard, through written representations, and report their findings and recommendations to the Council in writing. The Inspector's report will confirm whether the charging schedule should be approved, rejected, or approved with specified modifications. If the Inspector supports the change to CIL, it will then be taken to Full Council to seek adoption.

### **Can the decision every be reversed?**

The National Planning Practice Guidance (the statutory guidance for planning in England) makes provisions for charging authorities (the Borough Council in this case) to revise their charging schedule in whole, or in part, at any time. This review of the charging schedule is specifically in relation to Welborne; however, it is likely that following adoption of the Local Plan, the Council will undertake a full review of the charging schedule to consider market conditions and updated infrastructure needs, with a view to adjusting the standard charges across the Borough.

### **How do I respond to the consultation?**

Responses to the consultation can be made either online through the Council's consultation web page ([www.fareham.gov.uk](http://www.fareham.gov.uk)) or in writing via post to (CIL consultation, Planning strategy team, Fareham Borough Council, Civic Way, Fareham, PO16 7AZ.

### **How do I make a representation?**

Representations on the Draft Charging Schedule must be received by 11:59pm on 31<sup>st</sup> July 2020, and submitted via email to [planningpolicy@fareham.gov.uk](mailto:planningpolicy@fareham.gov.uk) or in writing to CIL consultation, Planning strategy team, Fareham Borough Council, Civic Way, Fareham, PO16 7AZ.

All representations received will be shared with the appointed Inspector for the examination process. Any person who has made representations about the Draft Charging Schedule may withdraw those representations at any time by giving notice in writing to the Council either by email or by post at the addresses given above.