

FAREHAM
BOROUGH COUNCIL

**Welborne Planning Obligations
and Affordable Housing
Supplementary Planning Document**

Pre-Consultation Statement

June 2014

Pre-Consultation Statement

Introduction

- I This statement accompanies the Welborne Planning Obligations and Affordable Housing Supplementary Planning Document (SPD) which is published for 6 weeks of public consultation between 25 June and 6 August 2014.
- II The pre-consultation statement has been prepared in accordance with Regulation 12 (a) of the Town and Country Planning (Local Planning) (England) Regulations 2012.

1 Name of the Supplementary Planning Document

- 1.1 Welborne Planning Obligations and Affordable Housing SPD

2 Purpose of the Document

- 2.1 The Welborne Planning Obligations & Affordable Housing Supplementary Planning Document (SPD) sets out Fareham Borough Council's approach to securing satisfactory development and essential infrastructure for Welborne.
- 2.2 This builds upon the Local Plan Part 3: The Welborne Publication Draft Plan, which introduced the Council's intention to produce a Planning Obligations and Affordable Housing SPD to provide more detailed guidance on these matters.
- 2.3 The SPD sets out the Council's approach for the use of planning obligations to secure satisfactory development and essential infrastructure for Welborne, including the delivery of affordable housing.
- 2.4 It outlines the policy background to planning obligations, and affordable housing, sets out Welborne's infrastructure requirements and the Council's approach to developer funding at Welborne. It also outlines the Council's approach to addressing development viability at Welborne.
- 2.5 It will inform the review of the Borough Council's Community Infrastructure Levy charging schedule.
- 2.6 The document will provide a useful Development Management tool against which planning applications can be assessed.

3 Geographical coverage of the document

- 3.1 The SPD covers only the area of Welborne within the Borough of Fareham. The area of Welborne is defined by both policy WEL3 and the Policies Map in the Welborne Plan.

4 Persons consulted with in the preparation of the SPD

4.1 Informal internal consultation was undertaken throughout the development of the draft SPD from March until May 2014. This was through a small working group that included representatives from the following teams;

- Planning Policy;
- Development Management; and
- Planning Obligations.

5 How were people consulted throughout the preparation of the SPD?

5.1 The working group undertook a number of face-to-face meetings and exchanges of emails throughout the SPD preparation period, including a review for comments of the preliminary draft SPD. These comments were then taken into account when finalising the draft SPD that is the subject of this consultation.

5.2 The draft SPD that is the subject of this consultation was reviewed, and subsequently approved for consultation publication by the Fareham Borough Council Executive on 2 June 2014.

6 Summary of the main issues raised in preparation consultation

6.1 The main issues;

- The need to clearly outline the Council's approach to securing developer contributions to necessary infrastructure.
- The need to define the differences between CIL and Planning Obligations as well as different types of developer contributions.
- The need to explain the Council's proposals for considering any proposals for deferring contributions.
- The need to explain the Council's approach with regards to various types of infrastructure provision.
- The Council's approach to securing affordable housing and defining the right tenure mix.

7 How have those issues been addressed in the SPD?

7.1 Comments and discussion with the persons outlined above have helped shape the direction and detail of the draft SPD with amendments made to the document, where appropriate, throughout its preparation.

8 Availability of consultation documents

8.1 In accordance with regulation 13 of the Town and Country Planning (Local Planning) (England) Regulations 2012, the draft Welborne Planning Obligations

and Affordable Housing SPD, along with this pre-consultation statement will be made available for inspection for a period of the 6 weeks from **25 June - 6 August 2014** inclusive.

8.2 The documents will be available at the following places:

- Online: www.fareham.gov.uk/planning
- Fareham Borough Council Civic Offices (Planning Reception)
Civic Way, Fareham, Hampshire, PO16 7AZ.
- Fareham Library
Osborne Road, Fareham, PO16 7EN;
- Lockswood Library
Lockswood Centre, Locks Heath District Centre, Southampton, SO31, 6DX
- Portchester Library
West Street, Portchester, Hampshire, PO16 9TX
- Stubbington Library
Stubbington Lane, Stubbington, Fareham, PO14 2PP

9 How to comment on the draft SPD

- Online at www.fareham.gov.uk/planning where you can view the draft SPD and complete the online comment form; or
- Email the completed comment form to planningpolicy@fareham.gov.uk (PDF and MS Word versions of the form can be found at www.fareham.gov.uk/planning); or
- Post the completed comment form to Planning Strategy, Planning and Development, Fareham Borough Council, Civic Offices, Civic Way, Fareham, Hampshire PO16 7AZ; or
- Hand-in the completed comment form to the Planning Reception at the Fareham Borough Council Civic Offices.

9.1 No charges are incurred to download these documents from the website, inspect them at the Civic Offices or at any of the libraries in Fareham Borough.

9.2 The council may however make a reasonable charge if a request for a hard copy of the SPD is made, in accordance with Regulation 36 (3) of the 2012 regulations.

10 Next Steps

10.1 Following the 6-week consultation period, all comments that are received will be

considered and amendments made to the final SPD where they are deemed appropriate. Following this process, the final SPD will be taken to Fareham Borough Council members to seek approval for adoption.

- 10.2 Once adopted, the SPD will provide a useful Development Management tool against which planning applications can be assessed.
- 10.3 In addition, this pre-consultation statement will be updated with a summary of the consultation responses received on the draft SPD to form a consultation statement which will be published alongside the final SPD.