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Planning Strategy  
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25<sup>th</sup> July 2022

BDL010 / JGC

Dear Gayle

### **FAREHAM BOROUGH COUNCIL LOCAL PLAN EXAMINATION**

#### **Response on behalf of Buckland Development Limited in relation to the Local Plan Focussed Consultation.**

We are pleased to write, on behalf of our clients, Buckland Development Ltd (Buckland). Buckland are the promoters and Development Manager of Welborne. As you, and the Local Plan Inspector are aware, in this capacity, I appeared at the Local Plan examination session on Matter 7: Housing Land Supply, and provided evidence to this examination on the delivery of Welborne. Associated with this evidence, we also prepared a short delivery position statement, which was submitted to the examination and is held at document FBC081.

We have reviewed the Inspector's Post Hearings Letter (INSP015) and Fareham Borough Council's (FBCs) Post Hearings Letter topic paper on Housing Land Supply, which reflects the Inspector's recommendations in her letter, namely the pushing back of first completions at Welborne until 2024-25 and the reduction of the peak build out rate at Welborne to 260 dwellings per year.

However, as is common in the delivery of strategic scale sites, several aspects have been confirmed or have moved forward since this evidence was provided to the local plan examination, namely:

- The first two reserved matters applications for enabling infrastructure at Welborne have been submitted (planning application references (P/22/0867/RM and P/22/1020/RM)). These applications are expected to be determined in Summer 2022, with an anticipated start on site late Summer / early Autumn 2022.

- Three housebuilders have been selected to deliver the first phase of residential development, and legal discussions surrounding their appointment are well progressed. Indeed, heads of terms have recently been signed. Pre-application dialogue with FBC on the initial residential reserved matters applications has been scheduled to occur in August. Following these discussions, reserved matters applications for residential development are expected to be submitted in winter 2022.

- Work to secure the access at Boundary Oak School (an existing operation on the Welborne site) has begun on site, preventing this holding up the delivery of M27 J10.

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- Hampshire County Council have begun consultation on the side road orders related to the delivery of M27 J10, a key step in the programme.
- A non-material amendment planning application (P/17/0266/MA/A) has been approved for changes to the proposed alignment of the M27 J10 improvements, to reflect changes in technical highways guidance (LTN120).
- Condition 71 of the Outline Planning Application has been part-discharged (application reference P/17/0266/DP/D), following the submission of an Ecological Management Plan related to the M27 J10 works. This allows applications for protected species licences related to these works to progressed with Natural England.
- Continued progress has been made on the Strategic Design Code and Street Design Manual. A series of pre-application meetings have been held between Buckland, Hampshire County Council and Fareham Borough Council to resolve issues prior to submission.
- Details regarding pre-commencement S106 obligations related to the formation of the Health Steering Group, Affordable Housing Steering Group and Employment Training Plan have been submitted to FBC.

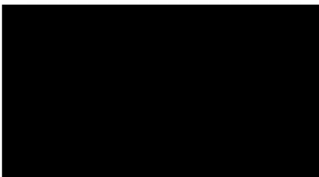
These aspects show immediate progress of the delivery of Welborne. In this context, it is considered that, whilst it is acknowledged that there has been some delay in the submission of residential reserved matters applications (and thus knock-on effects to completions), this will not constitute a delay of a full year, but more likely 3-6 months. Reviewing this alongside the material within the Housing Supply Topic Paper, we would consider that 150 occupations in 2024/25 would be a more accurate reflection of the current delivery programme at Welborne.

Buckland remain committed to an ambitious delivery rate at Welborne, given the size of the site, the opportunity for multiple housebuilders to operate on site at any one time, and the multitude of outlets (and markets) the site will be able to support. However, we would consider that an upper limit of 200-250 dwellings per year, is likely to be met at Welborne. This delivery rate has been reduced to reflect the requirement for 10% affordable housing in the early phases. If Buckland were able to increase the proportion of affordable housing in these early phases, the overall delivery rate would increase accordingly.

Finally, as the Inspector will be no doubt aware, a statement was made to The House of Commons last week from the Secretary of State for the Environment, Food and Rural Affairs, The Rt Hon George Eustice MP. This considered the nutrient neutrality issue which has been affecting (and postponing) many planning decisions over the last couple of years. Without considering this issue in detail, the confirmation from this Statement that all planning applications, including reserved matters applications, will be subject to Appropriate Assessment in these nutrient affected areas could potentially have significant effects on the delivery of Welborne. Whilst nutrient neutrality was considered as part of the Appropriate Assessment FBC undertook as part of the granting of Outline Planning Permission at Welborne, the subsequent change in Natural England guidance may reopen this issue for consideration.

Buckland remain committed to working collaboratively with FBC to deliver Welborne, and thus are pleased to continue our constructive dialogue surrounding the local plan process. If you have any questions or queries regarding the points raised in this letter, please do not hesitate to be in touch with me at your earliest convenience.

Yours sincerely



JOSEPH CARR  
Associate

