

## **Welborne – Position Statement**

**April 2022**

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### ***Work to Date***

Planning Permission for Welborne granted in September 2021 following the signing of the S106 Agreement. Buckland controls over 97% of Welborne allocation. No significant land which is required to deliver Welborne is held in a separate ownership.

The pre-commencement condition related to identifying and securing funding for the M27 J10 improvements was discharged in November 2021. Funding agreements for the M27 J10 improvements have now been signed and confirmed between Hampshire County Council, Homes England and Fareham Borough Council, as of 14<sup>th</sup> March 2022. Construction of junction improvements estimated to begin in 2023. Welborne can deliver up to 1,160 homes prior to opening of M27 J10 improvements, as set out in Condition 58 of the outline planning permission.

Initial ecology mitigation enabling works have already begun on site, under separate full planning permissions, to work to avoid seasonal ecological requirements from holding up development (P/18/1192/FP – J10 Enabling Works, P/21/1569/FP – protected species mitigation). Full planning permission obtained, and all pre-commencement conditions discharged for Dashwood SANG (which is in Winchester’s jurisdiction, planning reference 20/00882/FUL), which is a pre-occupation requirement. Works proposed to commence on establishment of SANG in Summer and Autumn 2022.

### ***Work Ongoing***

Ongoing dialogue with FBCs dedicated team of Welborne Officers on the Design Coding and enabling infrastructure means many of the anticipated issues have been discussed and resolved as part of the pre-application process. These discussions have been going on for a number of years, alongside the determination of the Outline Planning Application, as have conversations with technical teams at Hampshire County Council. There has been continued ongoing liaison with local community groups, including local Parish Councils, providing updates on development progress and discussion of key issues. This liaison is planned to continue throughout the delivery of Welborne.

Significant work ongoing on Design Coding, both sitewide and for initial phases of development – expected submission in May 2022. Streets Manual and Housing Strategy all being prepared also, with submission to a similar timeframe.

Initial strategic enabling infrastructure reserved matters applications being prepared, including utilities, site compounds and haul route network for access to Phase 1 – expected submission in May 2022. These applications will also include footpath connections and links which are required as part of the pre-occupation S106 obligations. Anticipated start on site to deliver strategic enabling infrastructure in Summer 2022. Early delivery of this infrastructure will enable swifter commencement of housing delivery.

The site is predominately arable farmland with very few constraints. Initial enabling works will seek to create serviced parcels for housebuilders to develop, removing uncertainty and speeding up the programmed delivery on site.

### ***Housing Delivery***

The selection of housebuilders for initial phases of development ongoing, with expected appointment in May 2022 and subsequent submission of reserved matters applications in Summer / Autumn 2022. Commencement of residential development anticipated in 2023, with first occupations expected within 2024 (2023/24 monitoring year).

With planning granted in September 2021 and first Occupations anticipated in early 2024, the delivery meets the average timescales of "2.3 years" as set out in the Lichfields 'Start to Finish' report which is widely quoted in many of the matter statements.

Initial residential phase to be in the areas north of Knowle Road. For the first phase of development, it is anticipated that three housebuilders will be operating on site. Housebuilders are advising that average delivery per outlet per year will be between 40-70 dwellings per year, based on activity on other sites. The village centre and some surrounding residential units will be delivered directly by a separate contractor, with development on site likely to start in late 2024.

Alongside initial residential phases north of Knowle Road, a similar strategy of providing enabling infrastructure and then residential development will occur at other locations within the site, increasing available outlets and delivery rates. Scale and size of Welborne will allow housing delivery rates to be maintained at a high level through the plan period. Multiple site accesses available once M27 J10 improvements are completed, which will lead to increased number of delivery outlets.

Likely to be primarily SME housebuilders operating on site, leads to ability to have more outlets on site and different products available, which increases absorption rates. Delivery figures at 258 homes per year (averaged over the plan period), are not radically different from the prevailing evidence in 'Start to Finish' or compared to other strategic scale sites.

Affordable housing delivery is reflected in this trajectory. The provision proposed is for 10% Affordable Housing unless cost overrun is identified associated with M27 J10. If the £10m cost overrun contribution is required, this leads to a minimum of 7.3% AH delivery for the first 1,000 units. It essential to note however, which is a matter reviewed at length in the Welborne Committee Report, that the ample funding which is now available for the junction is above the estimated cost requirement. Thus, the likelihood of these cost overruns being required is minimised.

The OPA requires a submission of a viability review at 1,800; 2,800; 3,800; 4,800 and 5,600 units for approval from FBC. Viability reviews are 'upwards only' from the position of 7.3% affordable housing, which is indeed a backstop only if the cost-overrun provision is required. If no cost overrun, the viability reviews are 'upwards only' from 10%. The viability review outcomes are to be agreed with FBC prior to 2,000; 3,000; 4,000; 5,500 and 5,800 occupations.

[JGC/BDL010]