

Ref:
(official use only)

FAREHAM

BOROUGH COUNCIL

Local Plan Part 3: The Welborne Plan Modifications Consultation

Please return to Fareham Borough Council by 5pm on Monday 9 March 2015

This form has three parts:

Part A – Personal Details.

Part B – Comment section for Main Modifications.

Part C – Comment section for Minor Modifications.

Part A: Personal Details

Title	Mr
Name	Barrie Thomasson
Address	██████████ ██████████ ██████████ ██████████
Email Address	████████████████████
Telephone No.	██████████
Organisation represented*	

* Only agents need complete organisation box.

Part B – Comment section for Main Modifications

You will need reference to the following document to make a comment:

- Schedule of Main Modifications proposed to the Welborne Plan

Representations should relate only to the Main Modifications and should not seek to repeat previous representations or request further changes to the published plan. Representations on Main Modifications need to focus on the grounds of soundness and legal compliance as set out in National Planning Policy Framework – namely that it is:

- **Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

Which Main Modification(s) do your comments relate to?

MM1	<input type="checkbox"/>	MM9	<input type="checkbox"/>	MM17	<input type="checkbox"/>
MM2	<input type="checkbox"/>	MM10	X	MM18	X
MM3	<input type="checkbox"/>	MM11	<input type="checkbox"/>	MM19	X
MM4	<input type="checkbox"/>	MM12	<input type="checkbox"/>	MM20	<input type="checkbox"/>
MM5	<input type="checkbox"/>	MM13	<input type="checkbox"/>	MM21	<input type="checkbox"/>
MM6	<input type="checkbox"/>	MM14	<input type="checkbox"/>	MM22	<input type="checkbox"/>
MM7	<input type="checkbox"/>	MM15	<input type="checkbox"/>	MM23	<input type="checkbox"/>
MM8	<input type="checkbox"/>	MM16	<input type="checkbox"/>		

Please provide comments on why you consider the Council’s proposed Main Modification(s) to the Welborne Plan (as you have specified above) to not be legally compliant or unsound.

The wording of MM10 is weak. It enables the Council to completely remove any requirement for affordable housing over the life of the entire Welborne development. The initial statement, 'Development at Welborne shall provide a total of 30% affordable housing.' Appears to be an absolute requirement that 30% of affordable housing is provided at Welborne. However, the next sentences effectively remove this requirement. They allow the Council to remove the requirement if it can be shown that the provision affordable housing is not viable. Is it worth the Inspector asking the Council if it already knows that the developers do not wish to provide as much as 30% affordable housing? It will be easy for a developer to demonstrate to the Council that any proportion of affordable housing is not viable and therefore be able to gain acceptance for the proportion that the developer wishes to provide. This could be nil. The references to viability in MM10 completely remove any requirement for the provision of affordable housing.

MM18 indicates that any planning application will contain justification that the requirements for the potable water supply the waste water infrastructure will be met. It is an unfortunate fact that this can only be demonstrated after any development phase has been completed. To enable public confidence in the analyses, reports, and other documentation provided with a planning application these must be available for public review and criticism. No part of any planning application for Welborne can be allowed to be subject to commercial confidentiality provisions.

MM19 indicates that any planning application will contain justification that the requirements in respect of flood risk will be met. It is an unfortunate fact that this can only be demonstrated after any development phase has been completed. To enable confidence in the analyses, reports, and other documentation provided with a planning application these must be available for public review and criticism. No part of any planning application for Welborne can be allowed to be subject to commercial confidentiality provisions. If subsequent to the development it is found that flooding has become a problem will the developers have any liability for damage to property and correction of infrastructure?

Date

Part C – Comment section for Minor Modifications

You will need reference to the following documents to make a comment:

- Schedule of Minor Modifications proposed to the Welborne Plan

Representations should relate only to the Minor Modifications and should not seek to repeat previous representations or request further changes to the published plan.

Which Minor Modification(s) do your comments relate to?

AM1	<input type="checkbox"/>	AM18	<input type="checkbox"/>	AM35	<input type="checkbox"/>	AM52	<input type="checkbox"/>
AM2	<input type="checkbox"/>	AM19	<input type="checkbox"/>	AM36	<input type="checkbox"/>	AM53	<input type="checkbox"/>
AM3	<input type="checkbox"/>	AM20	<input type="checkbox"/>	AM37	<input type="checkbox"/>	AM54	<input type="checkbox"/>
AM4	<input type="checkbox"/>	AM21	<input type="checkbox"/>	AM38	<input type="checkbox"/>	AM55	<input type="checkbox"/>
AM5	<input type="checkbox"/>	AM22	<input type="checkbox"/>	AM39	<input type="checkbox"/>	AM56	<input type="checkbox"/>
AM6	<input type="checkbox"/>	AM23	<input type="checkbox"/>	AM40	<input type="checkbox"/>	AM57	<input type="checkbox"/>
AM7	<input type="checkbox"/>	AM24	<input type="checkbox"/>	AM41	<input type="checkbox"/>	AM58	<input type="checkbox"/>
AM8	<input type="checkbox"/>	AM25	<input type="checkbox"/>	AM42	<input type="checkbox"/>	AM59	<input type="checkbox"/>
AM9	<input type="checkbox"/>	AM26	<input type="checkbox"/>	AM43	<input type="checkbox"/>	AM60	<input type="checkbox"/>
AM10	<input type="checkbox"/>	AM27	<input type="checkbox"/>	AM44	<input type="checkbox"/>	AM61	<input type="checkbox"/>
AM11	<input type="checkbox"/>	AM28	<input type="checkbox"/>	AM45	<input type="checkbox"/>	AM62	<input type="checkbox"/>
AM12	<input type="checkbox"/>	AM29	<input type="checkbox"/>	AM46	<input type="checkbox"/>	AM63	<input type="checkbox"/>
AM13	<input type="checkbox"/>	AM30	<input type="checkbox"/>	AM47	<input type="checkbox"/>	AM64	<input type="checkbox"/>
AM14	<input type="checkbox"/>	AM31	<input type="checkbox"/>	AM48	<input type="checkbox"/>	AM65	<input type="checkbox"/>
AM15	<input type="checkbox"/>	AM32	<input type="checkbox"/>	AM49	<input type="checkbox"/>	AM66	<input type="checkbox"/>
AM16	<input type="checkbox"/>	AM33	<input type="checkbox"/>	AM50	<input type="checkbox"/>	AM67	<input type="checkbox"/>
AM17	<input type="checkbox"/>	AM34	<input type="checkbox"/>	AM51	<input type="checkbox"/>		

Please provide your comments on each of the proposed Minor Modifications that you have ticked above.

Date