

Comment on the Draft Fareham Local Plan 2036

How to have your say

Complete this form to comment on the Draft Local Plan. Please submit it to the Council by Friday 8 December 2017. You can download the pdf and type on to it before emailing it back to consultation@fareham.gov.uk. You can leave more than one comment.

Provide us with your details

Please provide your contact details at the end of this survey. Doing this will help us to understand where people's views are coming from. Your name and address may be published but it will not be used for any other purposes.

Please provide the proposed policy, page number or paragraph number in the Draft Local Plan or Evidence Base you want to comment on

Paragraph 1.4 and Background Papers 'Updating the Welborne Plan' and 'A Delivery Trajectory for Welborne'

Please comment below.

Buckland Development Ltd. (BDL) support the approach outlined in Paragraph 1.4 and the Background Papers 'Updating the Welborne Plan' and 'A Delivery Trajectory for Welborne'. The Welborne Plan has been the centrepiece for our Outline Planning Application submission and the principles and policies held within it have provided important certainty which have enabled our outline planning application proposals to be submitted. We continue to work positively with Fareham Borough Council (FBC) to deliver this important part of both the Adopted Local Plan and the Draft Plan 2036.

We also support the proposed revision of the development trajectories within the plan, which create some flexibility of delivery to respond to market conditions. Notwithstanding this, BDL remain committed to delivering the trajectories outlined in our OPA, however the additional policy flexibility is welcomed.

Please provide the proposed policy, page number or paragraph number in the Draft Local Plan or Evidence Base you want to comment on

Infrastructure Delivery Plan

Please comment below.

BDL would like to raise concerns regarding the proposed position on the Community Infrastructure Levy (CIL). Paragraph 2.7 of the draft Infrastructure Delivery Plan states that FBC do not intend to review their CIL Charging Schedule, and that this will remain in place. Currently, the CIL Charging Schedule does not permit CIL receipts being spent on Infrastructure within Welborne, however the Charging Schedule does not make Welborne CIL Exempt or Zero Rated. This creates a 'double charging effect' with Welborne being CIL liable and the policies of the Welborne Plan requiring comprehensive infrastructure contribution through Section 106. This has serious impacts on the viability of the development, and may lead to viability related policy provisions held in the Welborne Plan being activated in order to offset this factor.

Furthermore, the Welborne Plan at paragraphs 10.50 and 10.51 clearly commits to a review of the CIL Charging Schedule and the intention to make Welborne Zero Rated for CIL. BDL supports this position outlined in the Welborne Plan and requests this review is undertaken as soon as possible in order to ensure the principles of the Welborne Plan can be achieved in delivery.

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A bit about you

You will need to provide your contact details at the end of this survey. This is a legal requirement in order for your comments to be taken into account and your address may be published. It will not be used for any other purposes.

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Name

Organisation/Company (if you are representing one)

Address Line 1

Address Line 2

Address Line 3

Town

Postcode

Your agent's details (if applicable)

Name

Organisation/Company (if you are representing one)

Address Line 1

Address Line 2

Address Line 3

Town

Postcode