

FAREHAM

BOROUGH COUNCIL

Minutes of the Welborne Standing Conference (to be confirmed at the next meeting)

Date: Thursday, 11 June 2015

Venue: Council Chamber - Civic Offices

PRESENT:

Henry Cleary OBE (Chairman)	Independent Representative
Councillor Seán Woodward	Fareham Borough Council
Councillor Keith Evans	Fareham Borough Council
Councillor John Bryant	Fareham North
Councillor Pamela Bryant	Fareham North
Councillor Katrina Trott	Fareham East
Richard Jolley	Fareham Borough Council
Councillor Patricia Stallard	Winchester City Council
Stuart York	Hampshire Constabulary
Clive Wright	Fareham Town Centre Management
Paul O'Beirne	Community Action Fareham
Revd Paul Bedford	Christians Together in Fareham
David Walton	Wallington Village Community Association
Sheila Chambers	Knowle Village Residents Association
Michael Carter	The Wickham Society
Brenda Clapperton MBE	The Fareham Society
Steve Opacic (for Steve Tilbury)	Winchester City Council
John Barker (for Hazel Warwick)	First Wessex
Stuart Tennent (for Ed Morell)	Funtley Village Society



Also Present:

Claire Burnett, Fareham Borough Council – Head of Planning Strategy and Regeneration; Adam Collier, Fareham Borough Council – Principal Planner (Strategy and Regeneration)

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from:

James Adgey	BST Group
Kevin Briscoe/Stewart Dunn	Hampshire Chamber of Commerce
Councillor Therese Evans	Wickham Parish Council
Councillor Peter Latham	Hampshire County Council
Peter Marsh	Fareham College
Laura McCulloch	Hampshire County Council
Ed Morell	Funtley Village Society
Phil Munday	Henry Cort Community College
Andrea Smith	Radian Housing Association
Bruce Voss	Homes & Communities Agency
Mike Taylor	Fareham Shopping Centre
Councillor Paul Whittle	Fareham Borough Council

2. MINUTES

It was AGREED that the minutes of the meeting of the Standing Conference held on 4 December 2014 be confirmed as a correct record.

3. MEMBERSHIP CHANGES

The following changes to the membership of the Standing Conference were reported:

Winchester City Council – Councillor Patricia Stallard (replacing Councillor Victoria Weston);

Fareham Youth Council – Roy Brown (replacing Janine Hensman);

Knowle Village Residents' Association – Sheila Chambers (replacing Barry Eades).

4. CHAIRMAN'S ANNOUNCEMENTS

The Chairman made announcements concerning: the formal process of questions and answers (minute 8 below refers); and the role of the Standing Conference relating to matters in the wider public interest rather than specific issues and his willingness to discuss this further on an individual basis if requested.

5. FBC UPDATE ON THE WELBORNE PLAN TIMETABLE

The Standing Conference received an update on the Welborne Plan from Claire Burnett, Head of Planning Strategy and Regeneration. The update covered events since the last meeting of the Standing Conference, including the Inspector's preliminary findings, the schedule of main modifications and subsequent additional consultation period, the Standing Conference workshop on 26 February 2015, the Council's submission of main modifications and

representations received on them, the Inspector's decision on 12 May 2015 and the subsequent Council meeting on 8 June 2015.

It was AGREED that:-

- (a) Claire Burnett be thanked for her update report;
- (b) it be noted that Toby Ayling the former Infrastructure and Delivery Officer (Welborne) had now left Fareham Borough Council;
- (c) the Standing Conference's thanks to Toby Ayling for his work in connection with Welborne be placed on record.

6. LANDOWNER UPDATE

The Chairman reported that the Landowner representatives were unable to be present but had supplied the following statement:

"JOINT LANDOWNER STATEMENT FOR THE STANDING CONFERENCE (11TH June 2015)

This statement has been prepared jointly by Buckland Development Ltd and BST Warehouses to provide members of the Standing Conference with an update of our planning application timetable.

At our last presentation to the Standing Conference in December 2014, we had been preparing for the potential to submit our planning application by the end of May 2015. This was subject to the outcome of the EIP and the Inspectors report which we had initially hoped would be published early in 2015. However, the Inspector requested a series of modifications to the Welborne Plan which required public consultation. As we all know, the Inspectors report was finally published on 12th May 2015 finding the Welborne Plan sound and this has now been formally adopted.

In the meantime, BST and BDL have continued to work together on the joint masterplan and infrastructure delivery in response to the Welborne Plan. Our respective teams have been collaborating to ensure a cohesive and integrated approach to the planning application process. Given the delay in the Inspectors report, we have had to review our original timetable and all associated work required by our teams. We now anticipate submitting our planning application within 6 months of agreeing the structuring plan with Fareham Borough Council. We are well advanced in developing our structuring plan and would hope to reach agreement with the Council soon.

Assuming that an application on this scale will take approx. 6 months for the Council to determine, we are already starting to prepare details for the first phase or phases of development so that they can be submitted for approval as soon as the Outline Planning Application is approved. We are working to a programme assuming an initial start on site during the end of 2016/ start of 2017 – this will allow for a series of public information and consultations events leading up to the Outline Planning Application and thereafter."

It was NOTED that the final approved Welborne Plan was available on the Council's website and, in addition, printed copies were being prepared and

anyone wishing to receive a copy was requested to notify Claire Burnett, Head of Planning Strategy and Regeneration.

7. LOOKING AHEAD - FUTURE ISSUES FOR STANDING CONFERENCE

The Standing Conference received a presentation from the Chairman entitled 'Welborne Standing Conference – Taking stock post Inspector's report'. The presentation included details of: Welborne – now at 3rd key stage; The Welborne Plan – what is fixed?; What next – the Outline Application (1); The outline application may well vary from the Welborne Plan; What next – the Outline Application (2); Funding? The S106 Agreement; Large schemes require careful phasing to ensure good delivery; With the right mix early success is achievable – other large schemes are instructive; and Key topics for the Standing Conference.

It was AGREED that:-

- (a) the Chairman be thanked for his presentation;
- (b) it be noted that the presentation slides would be posted on the Council's website with the proviso that they represented the Chairman's personal view of the situation;
- (c) members of the Standing Conference contact the Chairman concerning any topics they would like to see considered; and
- (d) the Chairman notify the developers that, in view of the amount of information that would be contained in the outline planning application, the sooner they could get the information out the better it would be.

8. QUESTIONS FROM STANDING CONFERENCE MEMBERS (QUESTIONS TO BE SUBMITTED TO CHAIRMAN AT LATEST BY CLOSE ON 8 JUNE)

The Chairman reported that questions had been submitted by David Walton, Wallington Village Association and by Funtley Village Society and that the questions, together with responses from Fareham Borough Council, had been circulated at the beginning of the meeting.

It was AGREED that Fareham Borough Council be thanked for providing the responses to the questions as shown below:

'Questions for Welborne Standing Conference (11/6/2015) from Funtley Village Society

Council's written response

1. Why do FBC now intend this amalgamation as Welborne public consultation was based on it being a stand-alone, self-contained development and this fact was also reiterated by FBC officials during Inspector Hoggers EiP in 2014?

The Council's commitment to undertake a Local Plan Review is set out in the

Council's Local Development Scheme (Revised September 2014). This commitment to a review was subsequently provided within both the Development Sites and Policies Plan and the Welborne Plan, through Main Modifications, as requested by the examination Inspector.

The Local Plan Review will be comprehensive in nature, updating and reviewing all components of the Borough's Local Plan: Part 1 Core Strategy; Part 2 Development Sites and Policies; and Part 3 The Welborne Plan, to form one Local Plan document.

The commitment to undertake a Local Plan Review does not change the development principles of Welborne as a distinct new community.

2. If LP3 is to 'dissapear' as a stand-alone development, then surely Funtleys miserly 50M settlement buffer must also 'go' and the strategic gap policy to prevent 'coalescence between settlements' must be equally applied to Funtley, the same as Newlands etc.

As confirmed in our response to question 1, the commitment to undertake a Local Plan Review does not change the development principles of Welborne as a distinct new community. The policy on maintaining settlement separation (WEL5) was found sound by the Inspector, following the inclusion of Main Modification 3 to the policy (Ref: paragraph 30 of the Inspector's Report on the Welborne Plan).

The purpose of the Local Plan Review will be to review and where evidence justifies, either revise existing policies, or develop new policies. Where evidence has not changed, then existing policies are likely to be included in their current form. Each existing policy will be reviewed on its own merits.

**3. How will the amalgamation on LP2 and LP3 effect dispersion of housing numbers, i.e. will Welborne have to grow (back to the 10,000 number) especially as some LP2 sites are already known and documented not to be easily deliverable, i.e. Reference, SHLAA Jan2014 Vol-3 id-0058
*Until the land (outside the boundary of extant permission P/10/0390/FP) can be secured in order to open up the site to development, it cannot be considered a deliverable site within the first five years of the plan. The site is, however, considered to be desirable location for housing development and could form a longer term development option.***

The total number of dwellings to be delivered at Welborne, 6000, as identified in the Welborne Plan, is not envisaged to increase as part of the Local Plan Review. All sites included within Local Plan Part 2: Development Sites and Policies were proven through the examination into the DSP Plan as being deliverable within the period to 2026. This includes the site referenced above, *Housing Site H6: East of Raley Road, Locks Heath*, where it is acknowledged that this site is a longer term option, i.e. beyond years 0-5, but nonetheless still deliverable within the Plan period to 2026.'

'Questions for Welborne Standing Conference (11/6/2015) From David Walton, Wallington Village Community Association

Council's written response

Q1. Has the preferred layout for M27/J10 been agreed by all parties (including the Highways Agency) and to what extent is the work, understood to cost some £45M, currently funded.

The preferred "all-moves" layout for Junction 10 of the M27 Motorway has been agreed by Fareham Borough Council, Hampshire County Council and Highways England (formerly the Highways Agency), as confirmed in the "Welborne Plan - Statement of Common Ground" CD-21, October 2014 (1).

Further details of the views of the individual parties on an "all-moves" layout of Junction 10 and confirmation that this should be progressed as the preferred option are given in the document "Welborne M27 Junction 10 – Preferred Option Note" (7 April 2014) (2).

A total of £14.9M has been allocated to date by central Government and the Solent LEP towards the cost of upgrading Junction 10 to an "all moves" junction. The balance of £20.1M of the total estimated cost of £35M will be secured from the site promoters/developers.

(1) Welborne Plan Examination Documents CD-21

(2) Welborne Plan Document Library ID: EV47

Q2. It is understood that in order to increase capacity on the M27 certain sections will be converted to a "Smart Motorway" that allows use of the Hard Shoulder. What are the timescales for this, is the work funded and between which Junctions will it apply?

Highways England (formerly the Highways Agency) is the organisation responsible for the operation of the M27 Motorway. Plans for improvements to the strategic road network, including the M27, over the next 5 years are set out in the document "Highways England Delivery Plan 2015-2020".

Enhancing the capacity of the M27 Motorway between Southampton and Fareham is one of a number of schemes programmed to start construction during this 5-year plan period, with anticipated completion in 2020/21. Capacity improvements can either be achieved through the adoption of 'Smart Motorway' techniques - which include hard shoulder running and variable speed limits – or through more conventional carriageway widening.

No further information has been made available by Highways England at this stage on the specific sections of the M27 to be improved or on recommended solutions proposed for application.

Q3. In order to mitigate the additional traffic generated by Welborne, what improvements are planned for the Local Road Network

(Specifically, in Fareham North/East Wards), what is the timescale for these improvements and is the work funded?

Alongside improvements identified to the M27 infrastructure, a number of key junctions and links on the local highway network have been identified that may require traffic management measures or improvements as a direct result of traffic generated by Welborne. Further investigation and appraisal of measures will be required as part of the Transport Assessment to accompany the initial planning applications for the site. The following list sets out the key links and junctions and highlights potential mitigation which may be required following some initial detailed modelling work alongside outline feasibility design work:

- North Hill/Kiln Road/Old Turnpike/Park Lane
- A32 Wickham Road/North Hill/Furze Court
- A32 Wickham Road/Wallington Way/Southampton Way
- A32/A27 Delme Roundabout
- A27/A32 Quay Street Roundabout

Detailed proposals for these junctions will be contained in a Transport Assessment to be submitted by site promoters as part of the planning application process for Welborne. Funding for these improvements that covers the full estimated cost of £3.075M has been allocated from the Solent LEP through the Local Growth Deal. Work is scheduled to commence in 2016/17, although the programme will be reviewed once planning permission has been granted.

Q4. Outputs from the Transport model indicate that a mere 2% of Welborne traffic will head North on the A32 towards Wickham. Particularly given that the Phasing Plan indicates significant building work on the North of the site in the early stages of the Plan, this is a patently a ridiculous assertion and one which creates serious doubts as to the validity of the Transport model as a whole. What further modelling work is intended in order to build public confidence in the output of the Transport model?

A Transport Assessment will be produced by the site promoters as part of an initial or Outline Planning Application for Welborne. The Transport Assessment will need to take into account the Inspector's Main Modifications to the Welborne Plan (MM11 & MM14) regarding traffic travelling north from Welborne to Wickham.

Q5. What is the intended BRT route from Welborne to the centre of Fareham and is this extension of BRT currently funded?

The proposed BRT route is shown in the figure entitled "Wider public transport map" on page 45 of the Welborne Transport Strategy (Final Report, January 2014)³. The route depicted in the figure connects Welborne to Fareham Town Centre via the A32 Wickham Road to High Street/Wallington Way Roundabout, and thence via High Street and West Street/Quay Street to Fareham Bus Station.

The funding allocated by Solent LEP for junction improvements in Fareham (see Q3) will provide required off-site infrastructure including bus priority measures to facilitate the future implementation of the BRT extension to Welborne. In addition, there will be a need to implement priority measures at junctions on the on-site road network and to provide operational subsidies during the first phases of development, to be delivered by site promoters as detailed in the Welborne Transport Strategy Report.

(³) Welborne Plan Document Library ID: EV17

Q6. Can you confirm that an agreed design for the Welborne SUDS system and completion of a Downstream Flood Risk Assessment are both prerequisites before an Outline Planning Application is submitted

No, Policy WEL39 in the Welborne Plan requires a site-specific flood risk assessment to be submitted as part of an initial or outline planning application for Welborne. The policy requires any identified flood risk to be managed through the integration of SuDS, and as such a comprehensive SuDS Strategy is also required to be submitted as part of an initial or outline planning application for Welborne. This strategy must demonstrate how the proposed SuDS will manage the identified flood risk, with no net increase in run-off rates and volumes, and also show how it will be integrated within the green infrastructure network across the site. This approach has been developed in liaison with the Environment Agency, who provide their strong support for it in the Position Statement on Flooding and Sustainable Drainage Systems, published in October 2014.

Importantly, the Inspector has found this approach to be sound through his examination of the Welborne Plan.

Q7. What are the current plans for handling the Wastewater generated by Welborne?

The position is as set out in Policy WEL37 of the Welborne Plan. This requires comprehensive details of the waste water conveyance and treatment solution to be submitted as part of any planning application for development at Welborne. The Position Statement on Wastewater Conveyance and Treatment which was agreed with Southern Water, Albion Water and the Environment Agency in October 2014 identifies two possible waste water solutions for Welborne.

The decision on which wastewater solution is taken forward will be a commercial choice by the site promoters who will need to undertake further investigation work to develop the chosen solution in order to provide the comprehensive details that are necessary to accompany a planning application.

Importantly, the Inspector has found this approach to be sound through his examination of the Welborne Plan.

Q8. What assurances have FBC received from the Fareham & Gosport Clinical Commissioning Group, that Primary & Secondary Healthcare provision can cope not only with the additional demand on their services generated by the 10,000 additional homes resulting from FBC's Core Strategy, but also in the case of QA, by the other developments being proposed within it's catchment area?

The Borough Council has undertaken continued engagement with the Fareham and Gosport Clinical Commissioning Group throughout the development of the Welborne Plan, through meetings, formal consultation and the CCGs membership of the Welborne Standing Conference, and also through formal consultation as part of the development of the Development Sites and Policies Plan.

Furthermore Fareham & Gosport CCG attended the Welborne Standing Conference on 4 December 2014 to explain that they are the responsible organisation for making sure that local people get the health services they need, that they are funded based on the number of people living in the area and that they commission the NHS services that are required to meet the local population needs. Crucially, from experience the CCG recognise that new housing developments often accommodate around 40% of local people who are already living in the local area and as such, would not be new patients.

Engagement with the Portsmouth Hospitals NHS Trust (who are responsible for Queen Alexandra Hospital) in the development of the Welborne Plan has confirmed that QA do not envisage the level of additional demand arising from Welborne residents to be a problem. As with the CCG, as population increases in this area, funding will also therefore increase to enable the Trust to purchase the additional necessary services that may be required at QA Hospital.

Q9. There is a complete lack of clarity regarding Infrastructure funding for Welborne; members of the Standing Conference would I am sure welcome further detail in this regard.

The Welborne Infrastructure Funding Strategy published in June 2014 set out the Council's position in being clear that this is a large complex project, being developed in a volatile market and policy environment, and it requires a long term, innovative and risk-tolerant approach to the delivery and funding of infrastructure. This will involve a range of partners including the Solent Local Enterprise Partnership (LEP) whose Solent Strategic Economic Plan places a high priority on the implementation of Welborne, the Homes and Communities Agency and the County Council.

The principal method of infrastructure funding at Welborne will be through section 106 legal agreement, which will be used to secure developer contributions for all essential infrastructure. This will be supplemented by external funding, such as the allocation of £14.9m from the Solent Local Growth Deal towards the M27 junction 10 upgrade works.

The Council is however working with partners (including the landowners) to explore further, innovative mechanisms for managing resources and financing

investment in infrastructure including funding and support mechanisms such as re-investment of New Homes Bonus, public sector grants and loans, loan guarantees, overage arrangements or buy back arrangements (e.g. in conjunction with the Councils new Housing Joint Venture company). If appropriate the Council will also consider developing a flexible approach to investment and funding through the creation of a revolving "Infrastructure Fund".

9. TOPICS FOR FUTURE MEETINGS

Members gave further consideration to topics for future meetings, having given some consideration under minute 7 above. Councillor Mrs Stallard declared a personal interest during this item, indicating that she was the Hampshire County Council Executive Member for Health and Public Health.

It was AGREED that further consideration should be given to education, community, health and to lessons to be learned from similar schemes in the region, together with the need for ample time to take in all the information that would be forthcoming.

10. DATES OF FUTURE MEETINGS

It was NOTED that meetings of the Standing Conference were scheduled for:

Thursday 8 October 2015 (changed from Wednesday 7);
Thursday 11 February 2016.

(The meeting started at 6.00 pm
and ended at 7.12 pm).