

# FAREHAM

BOROUGH COUNCIL

## AGENDA PLANNING AND DEVELOPMENT SCRUTINY PANEL

**Date:** Wednesday, 27 July 2022

**Time:** 6.00 pm

**Venue:** Collingwood Room - Civic Offices

**Members:**

Councillor M R Daniells (Chairman)

Councillor Ms S Pankhurst (Vice-Chairman)

Councillors Ms F Burgess

Mrs T L Ellis

Mrs J Needham

P Nother

N J Walker

**Deputies:** Ms C Bainbridge

Mrs P Hayre



**1. Apologies for Absence**

**2. Minutes** (Pages 5 - 8)

To confirm as a correct record the Minutes of the Planning and Development Scrutiny Panel meeting held on the 08 June 2022.

**3. Chairman's Announcements**

**4. Declarations of Interest and Disclosures of Advice or Directions**

To receive any declarations of interest from Members in accordance with the Standing Orders and the Council's Code of Conduct and disclosures of advice or directions received from Group Leaders or Political Groups, in accordance with the Council's Constitution.

**5. Deputations**

To receive any deputations of which notice has been lodged.

**6. Welborne Delivery Update** (Pages 9 - 16)

To receive an update from the Head of Strategic Sites providing an overview of the on the delivery of Welborne.

**7. Planning Strategy Update** (Pages 17 - 18)

To consider an update from the Head of Planning Strategy and Economic Development on prevailing planning strategy matters.

**8. Executive Business** (Pages 19 - 20)

To consider any items of business dealt with by the Executive since the last meeting of the Panel, that falls under the remit of Planning and Development Portfolio. This will include any decisions taken by individual Members during the same time period.

**(1) Welborne Forum** (Pages 21 - 22)

**(2) Local Plan Examination Update** (Pages 23 - 24)

**9. Planning and Development Scrutiny Panel Priorities**

To provide an opportunity for Members to consider the scrutiny priorities for the Planning and Development Panel.



P GRIMWOOD  
Chief Executive Officer

Civic Offices  
[www.fareham.gov.uk](http://www.fareham.gov.uk)  
19 July 2022

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# FAREHAM

BOROUGH COUNCIL

## Minutes of the Planning and Development Scrutiny Panel (to be confirmed at the next meeting)

**Date:** Wednesday, 8 June 2022

**Venue:** Collingwood Room - Civic Offices

**PRESENT:**

**Councillor** M R Daniells (Chairman)

**Councillor** Ms S Pankhurst (Vice-Chairman)

**Councillors:** Ms F Burgess, Mrs J Needham, P Nother, N J Walker and Mrs P Hayre (deputising for Mrs T L Ellis)

**Also  
Present:**



**1. APOLOGIES FOR ABSENCE**

An apology of absence was received from Councillor T L Ellis.

**2. MINUTES**

RESOLVED that the Minutes of the Planning and Development Scrutiny Panel meeting held on the 02 February 2022 be confirmed and signed as a correct record.

**3. CHAIRMAN'S ANNOUNCEMENTS**

The Chairman welcomed Members of the Planning and Development Scrutiny Panel to the new municipal year and in particular provided a warm welcome to the four new Members of the Panel including the Vice-Chairman.

**4. DECLARATIONS OF INTEREST AND DISCLOSURES OF ADVICE OR DIRECTIONS**

There were no declarations of interest made at this meeting.

**5. DEPUTATIONS**

There were no deputations made at this meeting.

**6. PLANNING AND DEVELOPMENT PORTFOLIO OVERVIEW**

The Panel received a presentation from the Director of Planning and Regeneration on an overview of the Planning and Development Portfolio along with an explanation of the role of the Scrutiny Panel. A copy of the presentation is appended to these Minutes.

The presentation highlighted the functions of the Planning and Development Scrutiny Panel and clarified the purpose of the standard agenda items and what the Panels role is in scrutinising those items. The Director of Planning and Regeneration went on to discuss the current priorities and advised that the Welborne Delivery and the Council's Local Plan would feature predominantly within this municipal year's panel priorities.

The Chairman followed up on a question that had been raised at the last meeting with regards to the housing delivery test and if empty homes were included in the figure. Officers confirmed that they were not included in the figure, but the number of vacant properties would be circulated to Members outside of the meeting for clarification.

RESOLVED that the Panel note the contents of the presentation.

**7. COASTAL PARTNERS**

The Panel received a presentation by Jane Ryan, Business Manager, Andy Pearce, Engineering Manager and Samantha Box, Feasibility, Option Appraisal and Funding Team Leader in the Policy, Environment and Research

Team from the Coastal Partners. The presentation provided an update on the service as a whole, climate change and information on current projects within the Fareham Borough. A copy of the presentation is appended to these Minutes.

*Councillor S Martin, Executive Member for Planning and Development was invited by the Chairman to take part in discussions on this item.*

Jane Ryan began the presentation by providing an overview of Coastal Partners, which Fareham Borough Council joined in 2012. She explained that the partnership currently has sixty-four dedicated staff that are all passionate about protecting the coastline. Chichester District Council have also just recently joined the partnership which will build a stronger resilient workforce and increase the skills of the team.

Andy Pearce then went on to highlight the asset management and maintenance work of Coastal Partners. He explained how these projects are influenced by climate change. He explained that maintenance work is not funded by central Government so sourcing affordable, sustainable materials is an ongoing challenge for his team. Biodiversity is also a key element of the projects to ensure installations have a positive impact on the environment with every project being assessed to reduce the carbon footprint of Coastal Partners.

Finally, Samantha Box addressed the Panel to highlight the two projects currently being developed within the Fareham Borough, at Fareham Quay and Alton Grove to Cadour Drive. Flood and Coastal Erosion Risk Management (FCERM) scheme options will be developed to reduce flood and erosion risk and address historic landfill issues. It is hoped that these studies will start this summer once a consultant has been procured.

Samantha also provided an overview of the Hook Lane Coastal Management Study which is currently underway. Exhibitions on the shortlisted design options are to be held on the 12<sup>th</sup> and 13<sup>th</sup> of July 2022 in Warsash.

Members engaged in a detailed discussion on a wide variety of the information delivered by Coastal Partners and asked questions for clarification particularly regarding the recent Standing Conference on Problems Associated with the Coastline (SCOPAC) research which shows concerning trends in sea level rise, wave height and storms along the south coast of England.

Members also asked about Coastal Partners ability to budget for long term projects considering the rising costs of materials. Andy Pearce explained that material costs had increased by around 40% within the last twelve months so forecasting budgets is a significant challenge for the Coastal Partners team.

RESOLVED that the Panel note the contents of the presentation.

## **8. PLANNING STRATEGY UPDATE**

The Panel received a Planning Strategy update presentation by the Head of Planning Strategy and Economic Development. A copy of the presentation is appended to these Minutes.

*Councillor S Martin, Executive Member for Planning and Development was invited by the Chairman to take part in discussions on this item.*

The presentation provided Members with an overview of the topics which the Panel can expect to see within this standard agenda item throughout this municipal year. This allowed Members of the Panel to ask questions for clarification on some of the more complex items which the Panel will be asked to scrutinise over the next twelve months. In particular, the Head of Planning Strategy and Economic Development explained in detail the phases of developing the Local Plan which is entering its final phases before adoption by Council. The Housing Delivery Test was also discussed in detail along with its impact on the planning process.

RESOLVED that the Panel note the contents of the presentation.

**9. EXECUTIVE BUSINESS**

**(1) Fareham Coastal Defence Study (Fareham Quay and Alton Grove to Cadour Drive)**

No comments were received.

**10. PLANNING AND DEVELOPMENT SCRUTINY PANEL PRIORITIES**

The Panel considered the Scrutiny Priorities of the Planning and Development Scrutiny Panel.

The Director of Planning and Regeneration addressed the Panel to suggest that at the next scheduled meeting of the Panel, Sarah Ward, Head of Strategic Sites, be asked to attend and provide an update to the Panel on the Welborne Delivery. The Panel agreed that this would be very useful and asked for an item to be added to the agenda.

RESOLVED that: -

- a) the Panel considered the priorities of the Planning and Development Scrutiny Panel; and
- b) agreed that an item on the Welborne delivery be brought to the next scheduled meeting of the Panel.

(The meeting started at 6.00 pm  
and ended at 8.45 pm).



# FAREHAM

## BOROUGH COUNCIL

### **Report to Planning and Development Scrutiny Panel**

**Date:** 27 July 2022

**Report of:** Head of Strategic Sites

**Subject:** Welborne Delivery Update

#### **SUMMARY**

Outline planning permission was granted for Welborne Garden Village on 30 September 2021, with all matters reserved for future determination with the exception of the works to M27 J10, three highway junctions and related works to the A32.

Since then, good progress has been made on the delivery of Welborne Garden Village, with the Borough Council having a significant strategic leadership role in the development as well as its role as Local Planning Authority.

#### **RECOMMENDATION**

It is RECOMMENDED that the Planning and Development Scrutiny Panel notes the contents of the report.

## **INTRODUCTION**

1. Part 3 of the adopted Local Plan 2015, the Welborne Plan, sets out the Borough's policies to provide for essential housing and employment growth by creating a distinct new community set apart from but connected to Fareham, whose spirit, character and form would be inspired by its landscape setting.
2. Initially, the Council pursued its own Delivery Strategy for the new development, seeking to appoint a Development Partner. However, following the acquisition of over 90% of the site by one of the existing landowners in September 2017, the Council has instead supported and worked alongside them, Welborne Land Limited, and the company that they appointed as Master Developer, Buckland Development Limited.
3. In 2017, the Government launched the Garden Communities Programme to champion and support ambitious councils who placed garden communities at the centre of their plans for housing and growth. Welborne was one of 14 new developments granted Garden Community status by the Government and became known as Welborne Garden Village. The status gave the Council access to support and funding in recognition of the size and ambition of the undertaking. To date, the Council has received around £1.5M in Garden Village Capacity Funding as a result, which has funded staff and consultancy support to progress the development. The programme has since expanded to 43 communities.
4. Outline planning permission was granted for Welborne Garden Village on 30 September 2021, with all matters reserved for future determination with the exception of the works to M27 J10, three highway junctions and related works to the A32.
5. This new community will have up to 6000 dwellings, a district centre and village centre, retail and community facilities, a public house, a hotel, over 100,000m<sup>2</sup> of employment space, health and veterinary facilities, pre-schools, a secondary school, three primary schools, formal and informal open and amenity spaces, woodland areas, allotments, wildlife corridors; a household waste recycling centre; a remodelled M27 J10, works to the A32, cycleways and pedestrian networks and all supporting infrastructure.
6. Buckland Development Limited's Vision and Delivery Strategy is set out on their website [www.welborne.co.uk](http://www.welborne.co.uk) and articulates their approach to the development. Widely different from the standard development model, Buckland is focused on a consistent, long-term vision that prioritises patient investment and delivery ahead of short-term financial returns. The focus is on place-making with a genuine aspiration to create a popular place to live, work and visit that will stand the test of time and create a lasting legacy.

## **PLANNING AND DEVELOPMENT MANAGEMENT**

7. The determination of the outline planning permission last year was a huge milestone in the development of Welborne Garden Village and this achievement was recognised nationally when the development was shortlisted for Planning Permission of the Year in the 2022 Planning Awards.
8. However, this is only the beginning of the Council's Development Management role with respect to Welborne Garden Village. Since last September, seven applications have come forward for consideration: four discharging pre-commencement conditions, one non-material amendment, one full planning application for the creation of ecological

habitat and one reserved matter application for the creation of a North-South bridleway on the western side of Welborne, provision of a car park to support the use of Dashwood as a SANG and public right of way provision at Fareham Common.

9. In the next few months, Buckland Development Limited intends to submit the Strategic Design Code for Welborne, which will set out the design principles that will shape the development of the entire Garden Village. It will expand the overarching urban and landscape design vision to make sure that all phases of construction come together to form a coherent entity so that all areas of the new community belong unmistakably to Welborne, no matter who the housebuilder partner is or what phase it belongs to. All aspects of the development, whether residential, commercial, employment or educational, will be required to adhere to these principles. Guidance may include street design and the materials palette. Buckland Development Limited also plans to include the Welborne Streets Manual as an appendix to the Strategic Design Code, which will set out an approach to elements such as signage, street widths, junction form, block form, parking, lighting and materials to help underpin the quality of spaces that are to be created and give certainty to developers and councils that these elements can be delivered.
10. Buckland Development Limited is also preparing to submit the first Reserved Matters Applications for housing development in 2022.
11. Members will be aware that the timing of commencement of housing delivery at Welborne has been queried by the Local Plan Inspector in her Initial Findings letter, reported to July Executive. Buckland Development Ltd is supporting the Council to provide further evidence on this issue as part of the Examination process.

## **GOVERNANCE**

12. The Welborne Plan set out the Borough Council's minimum requirements for the ongoing stewardship and governance of Welborne Garden Village and these were enhanced in obligations agreed by all parties to the Section 106 Development Agreement of 30 September 2021.
13. The most important element of governance associated with Welborne Garden Village is the Welborne Garden Village Trust Limited, which is itself a party to the S106. The not-for-profit Welborne Garden Village Trust will have a genuine stewardship role, considered to be an essential element of high-quality place-making and exemplar garden community developments. It will maintain the communal parts of the Garden Village and will be the first level of control in regulating against inappropriate alterations to properties, which will mean that the Welborne vision is safeguarded in perpetuity. With each homeowner automatically becoming a Trust member, it will be a real opportunity for residents to take ownership of their community and have an impact upon its daily management and social life. It will also employ a Community Development Worker before any homes are occupied, to encourage residents' participation in the management and maintenance of Welborne and bring the new community together.
14. In addition, several Steering Groups, some required by the S106, will be created to consider and oversee key aspects of the development of Welborne Garden Village and ensure that all interested parties have a regular collaborative dialogue to generate agreed solutions. The M27 Junction 10 Steering Group and the Education Steering Group have been in place for a few years, with the Terms of Reference for the Affordable Housing, Health and Wellbeing, and Education and Skills Steering Groups in the process

of being developed so that the first meetings can be held in the coming months.

15. Proposals for a Welborne Community Forum were agreed by the Executive earlier this month, providing the opportunity for local authorities, the developer, residents, neighbouring communities and other interested parties to engage regularly on the delivery of Welborne Garden Village. It is anticipated that the first meeting will be held in Autumn 2022.
16. Lastly, the Council's senior officers meet the senior team at Buckland Development Limited each fortnight to progress the delivery of Welborne Garden Village.

### **M27 JUNCTION 10**

17. The challenges of securing the funding and delivery of the M27 Junction 10 Improvement Scheme have been well documented; however, the required £87.5M is now in place, funded by the LEP, the developer and a £42M Housing Infrastructure Grant from Central Government (see below), together with an additional £10M overrun payment agreed by the developer.
18. Work is well underway on the Scheme, with the appointment of a contractor by Hampshire County Council in its final stages and Highways Orders to improve and alter the necessary highways recently submitted to the Department for Transport for confirmation. The construction works are programmed to start in 2023 and complete in 2025.

### **HOUSING INFRASTRUCTURE GRANT**

19. In March this year, Fareham Borough Council and Hampshire County Council signed separate but simultaneous agreements with Homes England for £42M of Housing Infrastructure Grant funding towards the M27 Junction 10 Improvement Scheme. The Executive approved the heads of terms for the agreement in August last year.
20. Hampshire County Council will draw down this funding against their expenditure on M27 Junction 10. It must be spent by March 2025. Quarterly monitoring reports must be submitted by both Councils until the end of the Welborne development.
21. The s106 agreement requires the £42M grant to be repaid by the developer to the Borough Council so that it may be invested to increase affordable housing provision in the Borough. It provides that, where a viability review evidences a Profit on Cost in excess of the Owner's Target Profit of 20%, 80% of such excess profits up to the value of the £42MHIG funding shall be used towards the delivery of additional affordable housing units in the subsequent residential unit period or paid to FBC by way of an affordable housing contribution. Viability reviews will take place at the Practical Completion of 1,850, 2,850, 3,850, 4,850 and 5,650 dwellings; with the first review expected in 2032.

### **RAILWAY STATION**

22. There is no requirement within the Welborne Plan for the developer to provide a railway station at Welborne. Instead, the Welborne Plan requires the developer to provide the space to accommodate a future railway station at Welborne unless it is demonstrated that it is not technically viable or feasible to deliver such a facility.
23. The western side of Welborne is adjacent to the existing Fareham to Eastleigh line. The

objective is to provide Welborne residents with access to train services between Portsmouth and London Waterloo by developing a new station on the Fareham to Eastleigh line (also known as the Botley line) within the development boundary of the new community.

24. The s106 agreement requires the freehold interest in the land identified for a new railway station, known as the Knowle Rail Halt Land, to be transferred to Fareham Borough Council, or a party nominated by the Borough Council, for £1. The estimated 1 hectare of land will be safeguarded for a railway station and remain undeveloped until the later of 25 years from the commencement of the development or 5 years following practical completion of the development.
25. Network Rail were consulted on the outline planning application and raised no objection. They have pledged to continue to work with the council to consider the feasibility of a new station at Welborne.
26. In March this year, the Borough Council was awarded £65,000 in Local Infrastructure Funding from Homes England to progress a Strategic Outline Business Case for the Welborne station, which will present an evidence base and construct a financial and economic case for investment to win the support of train operators and funding partners. This funding must be spent by March 2023. Work is in hand, supported by Hampshire County Council, to appoint consultants to undertake this work over the next few months.

## **PRIMARY SCHOOL**

27. Hampshire County Council has been engaged in the delivery of all the schools proposed at Welborne for several years. Plans for the first £8.5M primary school are advancing well. Plans to open the school in September 2025 were announced by Hampshire County Council in February and work has begun on the outline design in order to submit a planning application.

## **UTILITIES**

### **Low carbon heat network**

28. The delivery of a large-scale new community presents a unique opportunity to factor in key aspirations right from the outset. One such aspiration at Welborne, shared by both the Master Developer and Fareham Borough Council, is to deliver low and zero carbon energy.
29. In May 2021, Fareham Borough Council was awarded £36,850 funding from the Government's Heat Networks Delivery Unit (HNDU) towards the production of a detailed techno-economic feasibility study of low carbon heat network options at Welborne in partnership with BDL.
30. The study was undertaken by energy consultants Sustainable Energy and the report was completed in April 2022. It compares two network options, a sitewide thermal network and a cluster based closed loop ambient network, and concludes that an ambient cluster network is the preferred solution to provide heating to the Welborne Garden Village because it offers the lowest carbon emissions and can be built at the same rate as the housing development, lowering the risk and without the need to be futureproofed for the whole development.
31. It is hoped that this study will inform Buckland Development's energy strategy for each

of Welborne's neighbourhoods, which must be submitted to the Local Planning Authority for written approval before the relevant neighbourhood can be developed. This will include details such as energy efficiency through design and layout, the use of low or zero carbon technologies and innovative building methods for a specific proposed neighbourhood.

## **Water**

32. In December 2021, Southern Water announced their "Water for Life" programme for Hampshire. The water supply issues that face Southern England are relatively well known, and Southern Water has been looking at alternatives and options to address the water supply issue in South Hampshire in the longer term, particularly in times of drought. The programme has since been confirmed by the Secretary of State to be a Nationally Significant Infrastructure Project (NSIP) and will be considered and decided by the Planning Inspectorate rather than individual Local Planning Authorities.
33. The latest proposals for a water recycling facility in Havant Borough to transfer water underground to provide drinking water for the eastern and central part of South Hampshire would require a new below ground pipeline of approximately 1 metre in diameter running east – west across Welborne, although at this stage no definitive route for the pipeline has been produced.
34. These proposals are currently being consulted on, with commencement anticipated in late 2025.

## **FAREHAM PROPERTIES ON WELBORNE**

35. Members will recall that the Borough Council purchased three properties on the site designated for Welborne Garden Village in 2016 and 2017. These properties have been tenanted since their purchase; however the impact of the proposed M27 Junction 10 Improvement Scheme on the residents was deemed to be a significant risk to the Scheme. As a result, vacant possession was achieved in March this year. The Borough Council has since entered into an Option Agreement with Welborne Land Limited for them to purchase the properties. The Heads of Terms for this Agreement were approved by the Executive in January this year.

## **RISK ASSESSMENT**

36. There are no significant risk considerations in relation to this report

## **CONCLUSION**

37. Good progress is being made on the delivery of Welborne Garden Village, with the Borough Council having a significant strategic leadership role in the development as well as its role as Local Planning Authority. Every opportunity to draw down external funding has been taken, with in the region of £43.5M being received to date.

## **Background Papers:**

None.

## **Reference Papers:**

Welborne Station Pre-GRIP Feasibility Study, Network Rail, 2017

**Enquiries:**

For further information on this report please contact Sarah Ward, Head of Strategic Sites. (Ext 4669)





# FAREHAM

## BOROUGH COUNCIL

### **Presentation to Planning and Development Scrutiny Panel**

**Date:** 27 July 2022  
**Report of:** Director of Planning and Regeneration  
**Subject:** PLANNING STRATEGY UPDATES

#### **SUMMARY**

The presentation will provide an opportunity to communicate to members of the Panel any relevant updates pertaining to Planning Strategy matters, including the Local Plan.

#### **RECOMMENDATION**

It is RECOMMENDED that Members note the contents of the presentation.



# FAREHAM

## BOROUGH COUNCIL

### **Report to Planning and Development Scrutiny Panel**

**Date:** 27 July 2022  
**Report of:** Director of Planning and Regeneration  
**Subject:** EXECUTIVE BUSINESS

#### **SUMMARY**

One of the key functions of this Scrutiny Panel is to hold the Executive Portfolio Holder and senior Officers to account in delivery of the service and the Improvement Actions identified in the Council's Corporate Priorities and Corporate Vision.

Members are therefore invited to consider the items of business which fall under the remit of the Planning and Development Portfolio and have been dealt with by the Executive since the last meeting of the Panel. This also includes any decisions taken by individual Executive Members.

The relevant notices for decisions taken are attached for consideration.

#### **RECOMMENDATION**

It is recommended that Members consider the items of business discharged by the Executive since the last meeting of the Panel and make any comments or raise any questions for clarification.



# FAREHAM

## BOROUGH COUNCIL

2022/23  
Decision No.  
2369

### Record of Decision by Executive

Monday, 4 July 2022

<b>Portfolio</b>	Planning and Development
<b>Subject:</b>	<b>Welborne Community Forum</b>
<b>Report of:</b>	Director of Planning and Regeneration
<b>Corporate Priority:</b>	Strong, safe, inclusive and healthy communities

**Purpose:**

To endorse the establishment of a Forum to engage neighbouring communities and other interested parties in the ongoing development of Welborne Garden Village.

The establishment of the Welborne Community Forum will provide the opportunity for the local authorities, the master developer, residents, neighbouring communities and other interested parties to engage regularly on the delivery of Welborne Garden Village.

**Options Considered:**

At the invitation of the Executive Leader, Councillor Mrs K K Trott addressed the Executive on this item.

As recommendation.

**Decision:**

RESOLVED that the Executive:

- (a) approves the establishment of the Welborne Community Forum, as outlined in the Executive Briefing Paper;
- (b) agrees to delegate the completion of the final Terms of Reference and any other procedural documents which may be required to the Director of Planning and Regeneration; and
- (c) agrees that the Executive Leader, Councillor S D T Woodward be appointed as Chairman and the Executive Member for Planning & Development, Councillor S D Martin as Vice-Chairman with the Chairman of the Planning & Development Scrutiny Panel, Councillor M Daniells, the ward Councillor for Fareham North, Mrs P M Bryant, and the ward Councillor for Fareham East, Mrs K K Trott, also appointed to the Forum as Fareham Borough Council Members.

**Reason:**

To provide an opportunity for regular community engagement about the development of Welborne Garden Village.

**Confirmed as a true record:**

Councillor SDT Woodward (Executive Leader)

Monday, 4 July 2022

# FAREHAM

## BOROUGH COUNCIL

2022/23  
Decision No.  
2370

### Record of Decision by Executive

Monday, 4 July 2022

<b>Portfolio</b>	Planning and Development
<b>Subject:</b>	<b>Local Plan Examination Update</b>
<b>Report of:</b>	Director of Planning and Regeneration
<b>Corporate Priority:</b>	Maintain and extend prosperity; Protect and enhance the environment; Providing housing choices; Strong, safe, inclusive and healthy communities

**Purpose:**

To receive an update on the Local Plan examination, to note the contents of the Inspector's Post Hearing letter and the 'focused consultation' on three technical evidence documents supporting the Fareham Local Plan 2037.

The Fareham Local Plan 2037 (the 'Local Plan') is at examination stage and the hearings concluded in early April. In early June, the Council received a 'Post Hearings' letter from the Planning Inspector outlining her areas of outstanding concern and stating her findings on changes required to enable the Plan to proceed.

The Inspector's Post Hearing letter provides her findings on a number of areas where the Inspector has some concern. In some places, she has provided a clear steer on changes which she feels are necessary to achieve a sound plan. Some of these relate to sites, others to policy areas and one provides a choice to the Council.

The Inspector's Post Hearing letter contains her findings on three elements of the Local Plan housing supply which have implications for parts of the technical evidence base. These three elements are the removal of two allocations, pushing the housing delivery at Welborne Garden Village back a year and reducing the overall contribution from Welborne across the plan period.

The Inspector has asked that the implications of these changes are included in a revised Housing Supply Topic Paper and that, alongside a revised Affordable Housing topic paper and the Windfall Analysis Update paper (May 2022), the Council undertake a focused consultation on technical housing matters with those representors who either commented on the policy area or attended the hearing session on this matter. The Inspector has requested that the Council comment on the consultation responses, instead of responding directly itself. Following the suggested three-week consultation and the receipt of the responses and Council comments, the Inspector will advise further on these matters.

The Inspector has requested a formal response from the Council on the Post Hearings letter and it is proposed to respond in early August after the focused consultation has concluded.

This report asks that Executive note the content of the Post Hearing letter and that the focused consultation on technical housing matters will begin shortly. This report also seeks delegated authority to respond in full to the Inspector's Post Hearing letter.

The report also sets out the likely next steps of Local Plan progression through to the end of the examination process and adoption.

**Options Considered:**

As recommendation.

**Decision:**

RESOLVED that the Executive:

- (a) notes the content of the Inspector's Post Hearing letter;
- (b) notes the start of the focused consultation on the following three technical evidence papers:
  - i. The Housing Supply Topic Paper;
  - ii. The Affordable Housing Topic Paper; and
  - iii. The Windfall Analysis Update; and
- (c) authorises the Director of Planning and Regeneration, following consultation with the Executive Member for Planning and Development, to formally respond to the Post Hearings letter.

**Reason:**

To adopt the Local Plan following examination, in order to maintain and ensure an up-to-date Local Plan for the Borough for the period to 2037.

**Confirmed as a true record:**

Councillor SDT Woodward (Executive Leader)

Monday, 4 July 2022