

UPDATES

For Committee Meeting to be held on 23/07/2021

Fareham East, Fareham North

P/17/0266/OA

Welborne, Land North of Fareham.

Introduction:

To help Members identify the appendices in the hard copy agenda papers, the following pages numbers are identified to help:

- Appendix A from page 208;
- Appendix B from page 272;
- Appendix C from page 320;
- Appendix D from page 310; and
- Appendix E from page 331

Guidance and Policies:

On 20th July the Government updated the National Planning Policy Framework (NPPF). Officers have reviewed the new NPPF and consider that both the policies of the Welborne Plan and the content of the planning application are in line with the Framework as revised.

Representations:

The applicant, Buckland Development Limited, has responded to the CCG consultation comments as follows:

- Buckland reiterates it is wholly committed to delivering health facilities at Welborne;
- Buckland are committed to delivering these facilities significantly earlier than their expected requirements, to ensure that positive and sustainable health opportunities are embedded in Welborne as early as possible;
- It is also important to point out that Welborne's health facilities (and indeed the aims for the Health and Wellbeing Hub) hope to contain more than just facilities operated by the NHS, ensuring that the new community can also access other elements key to maintaining a healthy lifestyle;
- Buckland are grateful to have received these comments from the CCG, which are extremely positive and provide a good basis for ongoing discussion.
- Over the years, the position of the CCG in their role for securing facilities at Welborne has varied, primarily due to the constantly changing nature of NHS

provision and the difficulty in forecasting how health will be provided for a community which will be developed over a twenty-year period;

- The need to future-proof the delivery of the health facility has significantly influenced our desire to create flexibility, to enable the health facilities to be provided in a manner which suits the needs of the new community, and suits the ever evolving working practices at the NHS;
- Buckland wholly support the approach advocated by FBC in their committee report at 8.15.24, with the Health Steering Group guiding the approach to the delivery of Health Facilities as both Welborne and the NHS evolves.
- Buckland are also happy to agree that the details of any transfer or lease would reasonably enable the CCG to provide primary and community services for Welborne.
- This would be incorporated into the S106, alongside the trigger points for the delivery of health facilities at Welborne, currently anticipated as prior to the occupation of the 690th dwelling for a temporary facility, and prior to the occupation of the 3600th dwelling for the Health and Wellbeing hub.

Planning Considerations:

Health:

The applicant is keen to see health facilities at Welborne and the application proposes that these facilities would be retained by the applicant and leased to the service providers at terms to be agreed in the future. The CCG has stated that their preference is for the land and buildings to be transferred into the NHS Estates to be able to efficiently deliver healthcare services.

Notwithstanding the terms of occupation of the buildings there is broad agreement between the two parties over the timing of the Health and Wellbeing Hub, namely at 3,600 occupations. The parties differ again regarding the timings for delivery of the Temporary Health Outreach Facility, to be located in the Local Centre. The applicant proposes that it be delivered by the time 690 dwellings are occupied and the CCG believes that a figure nearer the occupation of 2,000 dwellings would be more appropriate.

The Applicant's response to the consultation comments from the CCG are encouraging. The support indicated for the framework proposed in the main agenda (at paragraph 8.15.24) to secure the health facilities at Welborne through the Section 106 legal agreement is also welcomed despite the differences between the two parties.

Officers are of the view that FBC can enable and facilitate the delivery of the health facilities at Welborne through the Section 106 legal agreement as a result of the applicant's comments and those of the CCG.

To that end, Officers recommend that this Local Planning Authority's position on the delivery of health facilities at Welborne is as per paragraph 8.15.24 of the main agenda.

The imposition of a pre-commencement trigger within the Section 106 legal agreement for the establishment of a Health Steering Group will ensure that healthcare delivery is being considered from the start of work on site.

This Steering Group will then endeavour to agree a detailed scheme of works for the two healthcare facilities (the Temporary Healthcare Outreach Facility and the Health and Wellbeing Hub) as well as the terms of any lease or transfer. Ultimately this Council in its capacity as the Local Planning Authority will decide whether the works should be approved or not.

The Section 106 legal agreement will be explicit that by a certain level of occupations details of the healthcare services to be provided, the scheme(s) of work for the delivery of healthcare, timings for delivery and details of any lease or transfer must be submitted to and approved by the Local Planning Authority. Officers recommend that the developer is prevented from occupying more than 1,250 dwellings unless the Council has given its approval for these details in connection with the Temporary Healthcare Outreach Facility and 2,750 dwellings for the Health and Wellbeing Hub.

A second trigger for each of the healthcare facilities will be detailed within the Section 106 legal agreement that prevents the occupation of dwellings until the facilities are provided on site and open for use. Officers believe that these thresholds should be 2,000 occupations for the Temporary Healthcare Outreach Facility, and 3,500 occupations for the Health and Wellbeing Hub.

The triggers are drafted to align with the later levels of occupation proposed by the CCG. If a party opts to deliver a facility earlier than that trigger that would still accord with the planning obligations.

Recommendation:

In light of the recent changes to the Use Classes Order, condition 07 of the recommendation is amended to remove reference to specific Use Classes as follows:

07 The development for the following uses will not exceed:

- **3,200m² of food store retail;**
- **3,500m² of non-food retail;**
- **3,300m² of other non-convenience/comparison retail use, financial and professional services, restaurant and cafes, drinking establishments, and hot food takeaway;**
- **30,000m² of commercial and employment namely as of offices, research and development or other industrial process;**
- **35,000m² of general industrial use;**
- **40,000m² of warehousing space for storage or distribution.**

REASON: The distribution of land uses on the parameter plans is the subject of an Environmental Impact Assessment and any material alteration to the layout may have an impact that has not been assessed by that process. To ensure a comprehensive and appropriate form of development and to avoid any doubt over what has been permitted. In the interest of protecting the vitality and viability of Fareham Town Centre and other surrounding centres in Fareham and surrounding Districts.