



Mr Richard Jolley
Director of Planning & Development
Fareham Borough Council
Civic Offices
Civic Way
Fareham
PO16 7AZ

8th June 2021

Dear Mr Jolley

Welborne Garden Village
Planning Ref: P/17/0266/OA

I write in reference to our recent meetings and discussions surrounding the Welborne Planning Application. Many of these meetings have centred around the funding solution for M27 J10, which I am pleased to see, seems to be reaching a resolution. Further, since the planning committee in January 2021, significant progress has been undertaken with the S106 Agreement, and the agreement is nearing a position ready for signing.

As you are aware, at the point of the January 2021 Planning Committee, whilst the funding position surrounding the M27 J10 was becoming clearer, there were still uncertainties regarding the exact nature and terms of the funding which would be allocated by Central Government, as well as the delivery agreement for the works with Hampshire County Council.

As alluded to above, following tireless work by Fareham Borough Council, Hampshire County Council, Homes England, The Ministry for Housing, Communities and Local Government and the Buckland team, the funding situation is much clearer, and is nearing final agreement. Further funding has been secured in principle (with final agreements programmed for the coming months), and the County Council are nearing a position where they can be confirmed as the delivery body for the improvements (subject to their Cabinet consideration on the 13th July). However, in order to finalise the funding arrangements and to begin to deliver Welborne, there is one final hurdle which necessitates a change to the proposals which have been made before your committee – namely the methodology to deal with potential cost overruns in the construction period.



It has been proposed, should cost overruns be identified, Buckland will provide a maximum additional payment of £10m to cover these cost overruns. This additional payment, if required, has an impact on the viability of the scheme. This will necessitate the activation of a mechanism, in which the affordable housing may need to be reduced below 10% to accommodate the additional payment. As the affordable housing has been set at a baseline of 10% to date, it is our understanding that this will necessitate a return to your planning committee to discuss this change.

Therefore, I enclose the following documents which explain this proposal, as a formal planning submission to yourselves at the Local Planning Authority to consider:

- Supplementary Planning Statement, prepared by David Lock Associates
- Viability Statement,
- Environmental Impact Assessment Statement of Conformity, prepared by Barton Wilmore.

It is important that I set out here that Buckland remain absolutely committed to the delivery of affordable housing at Welborne, up to the target of 30%. The proposed changes as set out in this submission simply seek to ensure that the scheme remains deliverable in the context of the substantial infrastructure costs in which it faces, and enables the requisite funding to be found to enable this infrastructure to be provided. The solution we have put forward leaves us no better off, nor no worse off. We hope that, with all stakeholders working together and Hampshire County Council keeping a close eye on costings, as well as the 'gateway' reviews as proposed by Homes England, that these cost overruns are never needed and thus, a minimum of 10% affordable housing can be delivered.

We look forward to working with you over the coming weeks to finalise the S106 agreement, and to finally move into a position where Welborne can become a reality. Of course, should you have any questions or queries surrounding the material submitted, please do not hesitate to contact me or the Buckland team directly.

Yours sincerely

John Beresford
Managing Director
Buckland Development
jberesford@bucklanddevelopment.com
01962 873 300

Cc Lee Smith – Head of Planning, FBC
Joseph Carr – David Locke Associates
Kirsten Hewson – Shoosmiths
Mark Thistlethwayte – Buckland Development Ltd