

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision

02 June 2014

Portfolio:	Planning and Development
Subject:	Welborne Planning Obligations and Affordable Housing Supplementary Planning Document - Draft for Consultation
Report of:	Director of Planning and Development
Strategy/Policy:	Fareham Local Plan
Corporate Objective:	To protect and enhance the environment To maintain and extend prosperity To ensure that Fareham remains a safe and healthy place to live and work To provide a reasonable range of leisure opportunities for health and fun To work with our key partners to enable and support a balanced housing market To build strong and inclusive communities To be a dynamic, prudent and progressive Council

Purpose:

This report summarises the content, scope and purpose of the draft Welborne Planning Obligations and Affordable Housing Supplementary Planning Document, with a view to thereafter commencing a public consultation exercise.

Executive summary:

The Local Plan Part 3: The Welborne Publication Draft Plan introduced the Council's intention to produce a Planning Obligations and Affordable Housing Supplementary Planning Document (SPD) to provide more detailed guidance for policies within the Welborne Plan.

The SPD sets out the Council's approach for the use of planning obligations to secure satisfactory development and essential infrastructure for Welborne, including the delivery of affordable housing.

It will inform the review of the Borough Council's Community Infrastructure Levy charging schedule

The document will provide a useful Development Management tool against which planning applications can be assessed.

Recommendation:

That the Executive approves the following:

- (a) That the Draft Welborne Planning Obligations and Affordable Housing Supplementary Planning Document, as set out in Appendix A, be published

for a six-week public consultation.

- (b) That the Director of Planning and Development, in consultation with the Executive Member for Planning and Development and Executive Member for Health and Housing, be authorised to make any necessary minor changes to the document, prior to publication, providing that these do not change the overall direction, shape or emphasis of the document, and do not raise any significant new issues.
- (c) That the Draft Welborne Planning Obligations and Affordable Housing Supplementary Planning Document be endorsed as interim guidance to be afforded due weight in the determination of planning applications at Welborne site.

Reason:

To fulfil the requirements of regulations 11-16 of the Town and Country Planning (Local Planning) (England) Regulations 2012 for the production of Supplementary Planning Documents.

Cost of proposals:

The cost of undertaking the publication of the Welborne Planning Obligations and Affordable Housing Supplementary Planning Document is covered within existing budgets.

Appendices: **A: Welborne Planning Obligations and Affordable Housing Supplementary Planning Document**

Background papers: Local Plan Part 3: The Welborne Plan Publication Draft, February 2014

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Executive Briefing Paper

Date: 02 June 2014

Subject: Welborne Planning Obligations and Affordable Housing SPD - Draft for Consultation

Briefing by: Director of Planning and Development

Portfolio: Planning and Development

INTRODUCTION

1. Supplementary planning documents (SPDs) should be produced where they can help applicants make successful planning applications and should build upon and provide more detailed guidance on the policies in the Local Plan, whilst not unnecessarily adding to the financial burdens on development (paragraph 153 of the National Planning Policy Framework refers).
2. The Welborne Planning Obligations and Affordable Housing SPD will be a material planning consideration for decision-making purposes and, in conjunction with the Welborne Plan, be used to assess planning applications for Welborne. It is anticipated that the Publication Welborne Plan will be submitted for Examination in Public later this year.
3. In addition, the document provides essential background evidence for the review of the Community Infrastructure Levy charge for the Borough. This review will be the subject of a separate Examination in Public later this year. The production of the SPD at this stage will also, therefore, be a useful background document in both forthcoming Examinations by providing more certainty of the Council's policy requirements.
4. Related to this work is the Council's ongoing work in an Infrastructure Funding Strategy. The outline IFS (published March 2013) and Position Statement Update (published January 2014) identify a range of funding sources for infrastructure which may be used in conjunction with developer funding.
5. A separate Supplementary Planning Document for the Borough of Fareham (Excluding Welborne) is also being produced. This will set out the Council's approach to development in the rest of the Borough.

WELBORNE AND THE NEED TO REVIEW CIL

6. There is an extensive evidence base which addresses the infrastructure requirements to bring forward Welborne. The Welborne Infrastructure Delivery

Plan consists of two stages; a Stage 1 Report produced in February 2013 and a Stage 2 Update Report produced in January 2014, both of which are publically available, including on the Council's website. Section 9 of the Stage 1 report sets out, for each of the infrastructure requirements for Welborne:

- the lead provider for each item;
- the delivery timescale;
- the funding source; and
- the estimated cost.

7. The Stage 2 Update Report refines this list and provides a prioritisation category for each infrastructure item.
8. Fareham's current CIL applies across the whole Borough, including Welborne which means that the current CIL rates for residential, retail and other development would apply to Welborne. However, based on clear evidence provided by the infrastructure planning and viability appraisal work underpinning the Welborne Plan, the decision has been made to use section 106 agreements as the mechanism to secure developer contributions for Welborne. Section 106 agreements which provide greater flexibility than CIL in terms of setting trigger points for key infrastructure delivery required at large strategic sites over significant planning timeframes and allow for the use of a deferral of contributions policy which is a key part of the approach to ensuring that the Welborne Plan can operate in a flexible way. It also provides certainty to infrastructure providers and the public that necessary infrastructure will be delivered at key points.

THE WELBORNE PLAN REQUIREMENTS

9. The Welborne Plan contains a number of policies which are relevant to this document. The key overarching ones are WEL2 (High Level Development Principles) and WEL41 (Phasing and Delivery). These policies set out the main vision for Welborne, and the process by which it will be delivered. Other policies throughout the Plan set out the requirements for delivering the new community.
10. The delivery of Welborne requires two elements:
11. An agreed approach to the funding of infrastructure. This will draw upon a range of work, including the ongoing development viability and Infrastructure Funding Strategy work, the developers own Phasing Plan and Implementation Strategy, and collaborative working on the approach to the use of planning obligations to secure necessary infrastructure.
12. A review of the adopted CIL charging schedule. This will draw upon this document, a Planning Obligations and Affordable Housing SPD for Fareham Borough excluding Welborne, and associated viability evidence to determine an appropriate rate for the Community Infrastructure Levy both within the Welborne area and in the rest of the Borough.

PURPOSE AND CONTENT OF THE DOCUMENT

13. The purpose of the Welborne Planning Obligations and Affordable Housing SPD is to set out the approach to delivering infrastructure and securing appropriate development through the use of planning obligations. This will be necessary to demonstrate to the site landowners, infrastructure providers and the wider public how necessary infrastructure will be secured.
14. The proposed format and scope of the document is set out below. An outline of the document showing section headings follows.
15. Section 1 Introduction - Setting out the purpose and scope of the document and how it has been produced.
16. Section 2 Policy Background - A run through of the relevant national and local policy background, including existence of a borough-wide CIL charge.
17. Section 3 Welborne's Infrastructure and Other Requirements – Gives some information on the Council's evidence base for infrastructure requirements and funding at Welborne.
18. Section 4 The Approach to Developer Funding at Welborne - This goes through each mechanism used to secure infrastructure and outlines the Council's approach. It also sets out monitoring arrangements.
19. Section 5 Development Viability - This sets out the position outlined in the Welborne Plan on the issue of viability and the need to adopt a flexible approach to securing affordable housing and infrastructure to keep the development as a whole viable. It sets out how the delivery of necessary infrastructure will be safeguarded whilst giving further on how the Council may defer some contributions if justified by viability evidence. It also sets out how the Council will manage the need for further viability appraisals.
20. Section 6 Planning Obligations for Welborne - This will go through the main infrastructure headings drawn from the council's infrastructure evidence. For each category the relevant national and local policy is identified, including any relevant standards to set out what is likely to be required, and then goes on to consider the issue of maintenance and management. Some additional detail will be given in the affordable housing section, including a possible house type/size mix for the early phases and design issues.

CONSULTATION AND NEXT STEPS

21. Following approval by the Executive, the SPD will be published for a six-week representation period between mid-June and late-July 2014. The public consultation will include written notification to relevant parties, including all members of the Standing Conference, who will be invited to comment on the document. In addition, the consultation will be promoted on the Borough Council's website.
22. Following public consultation, officers will undertake any re-drafting considered necessary to address salient points raised. The draft document, responses to the consultation, and any proposed changes, will be available to inform the forthcoming Examinations into the Welborne Plan and the revised CIL Charging Schedule. Once the Welborne Plan is adopted, the finalised SPD will be brought

back to the Executive for approval to adopt.

FINANCIAL IMPLICATIONS

23. The costs involved in undertaking publication and consultation of the Guidance is covered in existing budgets.

CONCLUSIONS

24. The Welborne Planning Obligations and Affordable Housing SPD, as set out in Appendix A, would supplement the policies of the Welborne Plan to secure the satisfactory delivery of Welborne, including essential infrastructure and affordable housing. It is therefore recommended that the requisite public consultation be undertaken to enable progression of the document to adoption.