

Welborne Planning Application Introduction

Councillor Seán Woodward
Executive Leader
Fareham Borough Council



The Welborne Plan

- **2009:** Development potential identified in South East Plan
- **2011:** Core Strategy adopted:
 - Plans for development up until 2026
 - Includes plans for New Community North of Fareham
- **2013:** Residents vote for Welborne's name



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The Welborne Plan

- **Autumn 2014:** Welborne Plan Independently Examined by Government Inspector
- **May 2015:** Government Inspector finds the Welborne Plan sound
- **June 2015:** Welborne Plan adopted



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Welborne Delivery Strategy

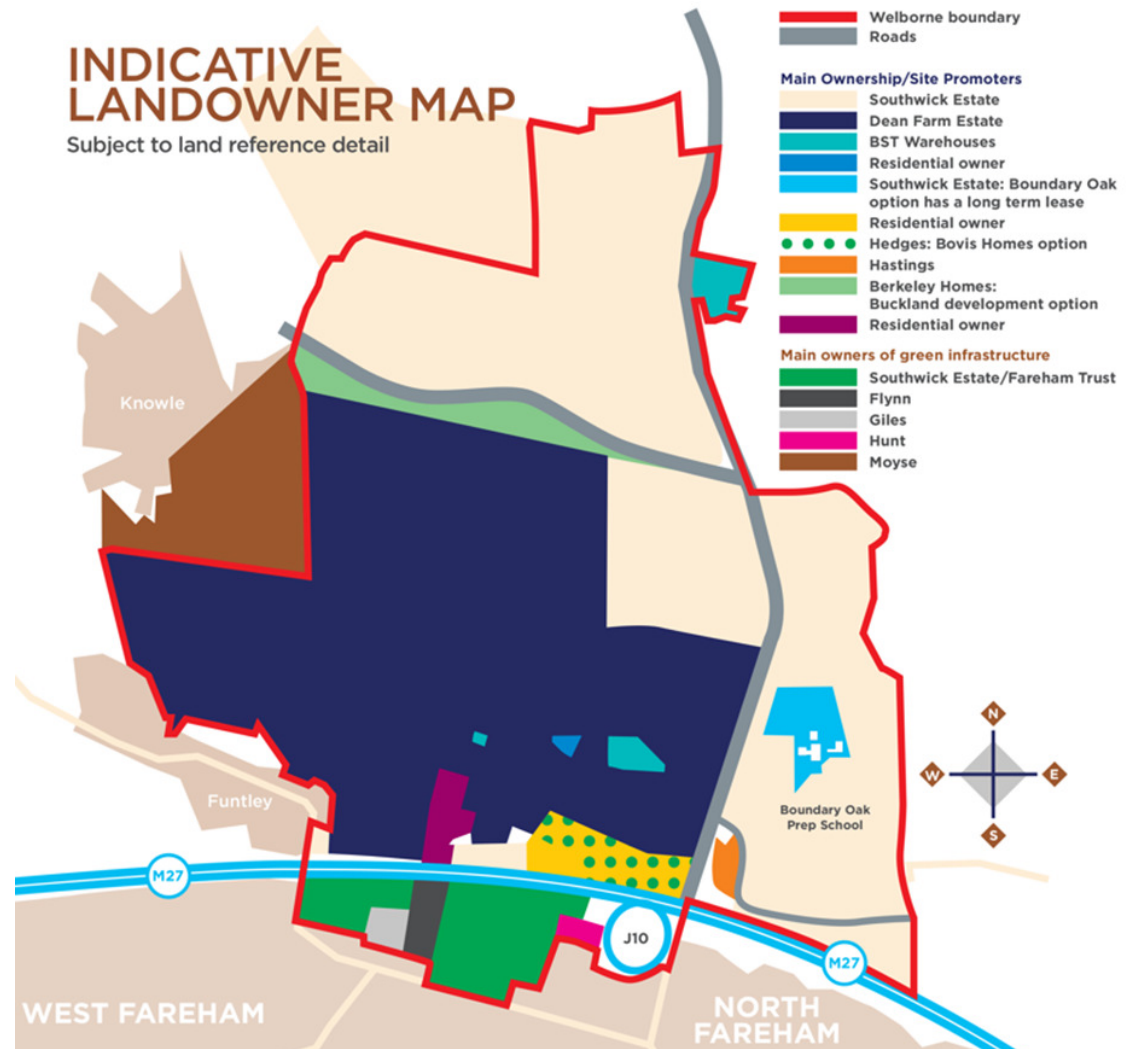
- **2015:** Extensive landowner and site promoter discussions with expectations of a planning application being submitted but not forthcoming
- **February 2016:** Council announces new Delivery Strategy and search for delivery partner which is now well underway



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Welborne Delivery Strategy

- Comprehensive approach is required to the development
- But land assembly is incomplete (including Dean Farm Estate)
- Experienced Delivery Partner being procured to deliver a comprehensive scheme
- Compulsory Purchase Order only as a last resort



Outline Planning Application

- **April 2016 – March 2017:** Council provides pre-application advice to Buckland Development
- **March 2017:** Outline planning application submitted by Buckland Development



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Welborne Planning Application

Mark Wyatt - Principal Planner Strategic
Sites (Development Management)

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Purpose of the presentation

- Help explain the Buckland application
- Identify key issues
- Don't have all the answers yet
- What happens if permission is granted...the next steps
- Having your say...



What is an outline application?

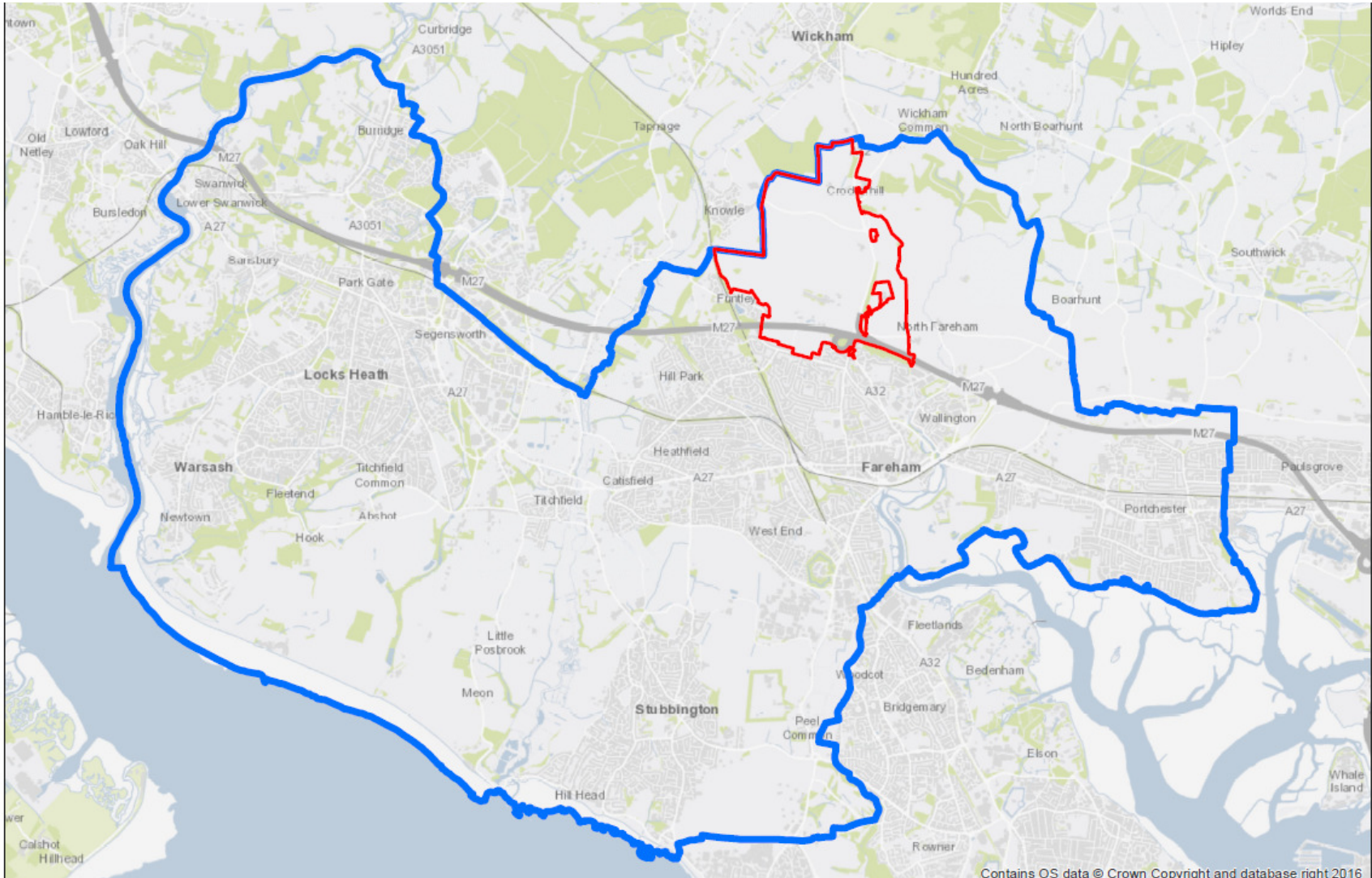
- Establishes general principles of development e.g. number of houses and land uses
- All matters reserved for future approval other than access
- Detailed designs for J10 and A32 proposals

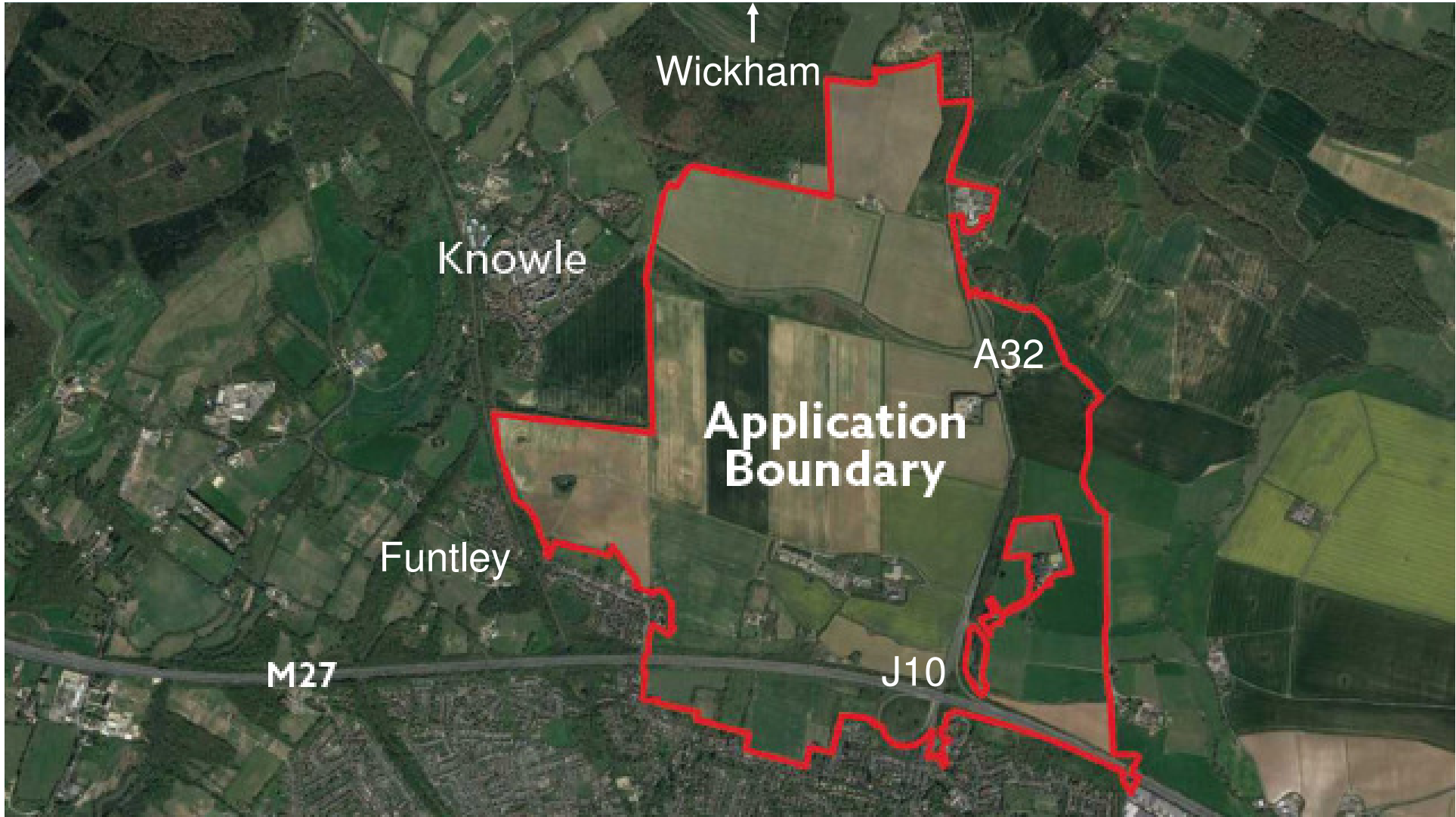


What is an outline application?

- If granted outline planning permission:
- Need to apply for approval of remaining details (reserved matters)







↑
Wickham

Knowle

**Application
Boundary**

A32

Funtley

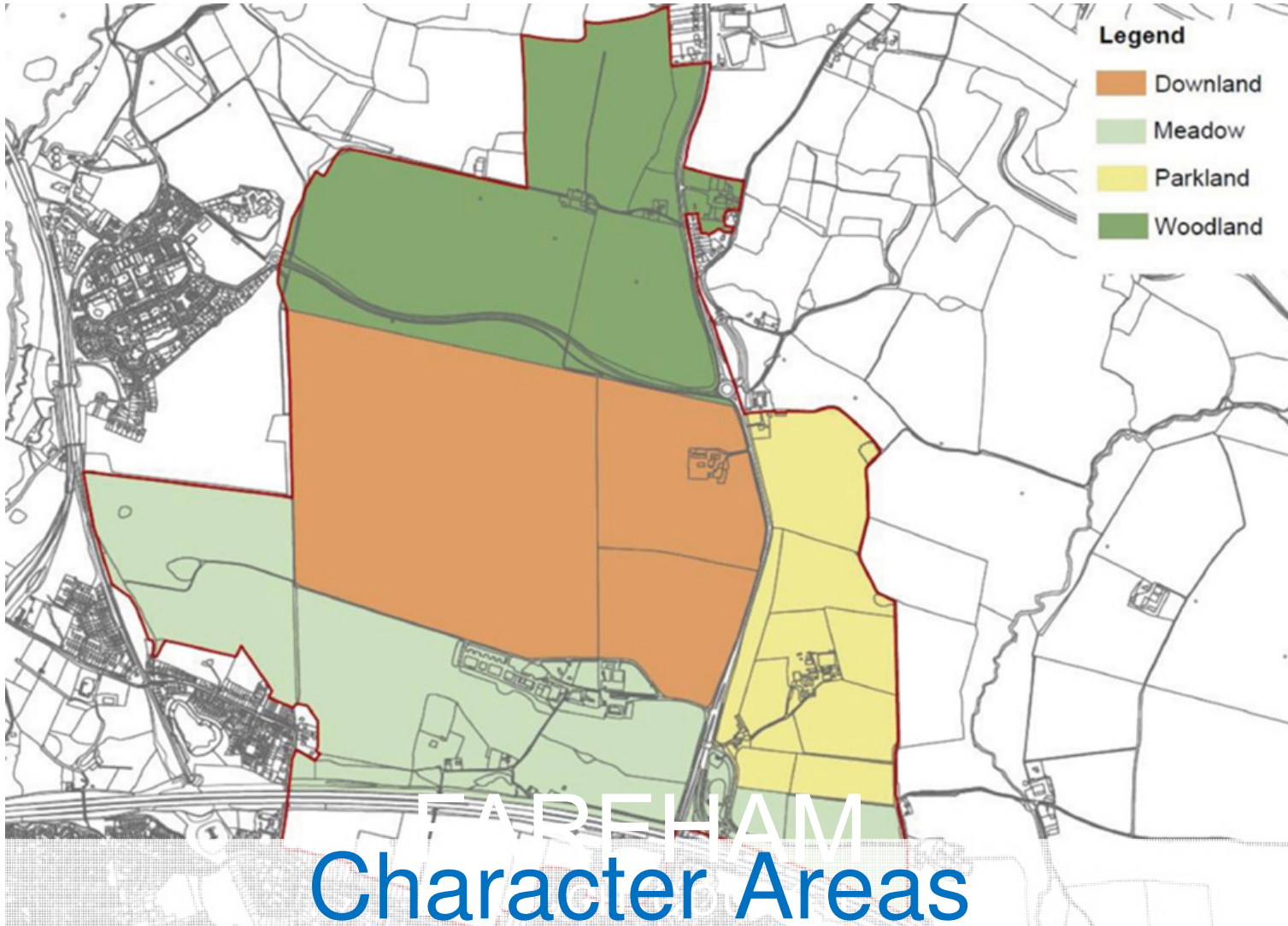
M27

J10

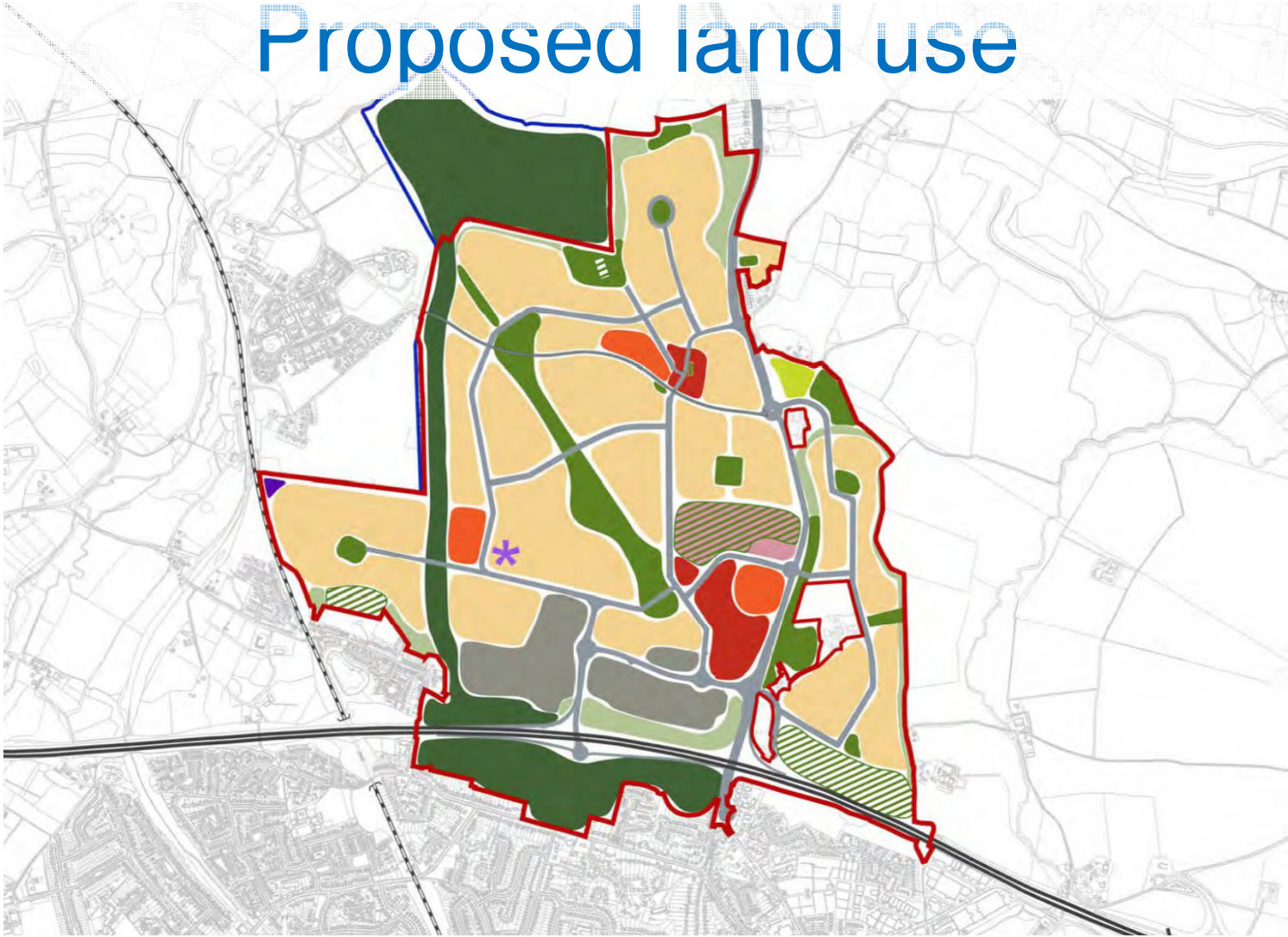
What's in the application?


















- Up to 6,000 homes
- Mixture of homes:
 - Size & tenure
 - Care home
- Four Character Areas
 - As per the Welborne Plan
- Five delivery phases up to 2038





Proposed land use



- Key**
-  Application site boundary
 -  Land in control of applicant but not included in the planning application
 -  Existing woodland and footpath to be retained along the Knowle triangle edge
 -  Railway
 -  Main road network
 -  SANGs
 -  Semi natural greenspace (SNG)
 -  Parks and playspaces
 -  Outdoor sports
 -  Allotments
 -  Residential development
 -  Primary school
 -  Secondary school
 -  Employment area
 -  Village and District centres
 -  Community hub
 -  Rail halt

District Centre

- Food & non-food retail
- Other local facilities
- Health facilities
- Main Community Building
- Business/Office space
- Residential
- Work to start in phase 1



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Local Centre

- Styled as a Village Centre
- Local shops
- Pub
- Hotel
- Market hall
- Nursery
- Built in Phase 1



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Community Hub

- Located in the West
- Small scale community building
- Built in Phase 3



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Community Facilities

- Secondary school
- 3 primary schools
- Health centre
- Care home



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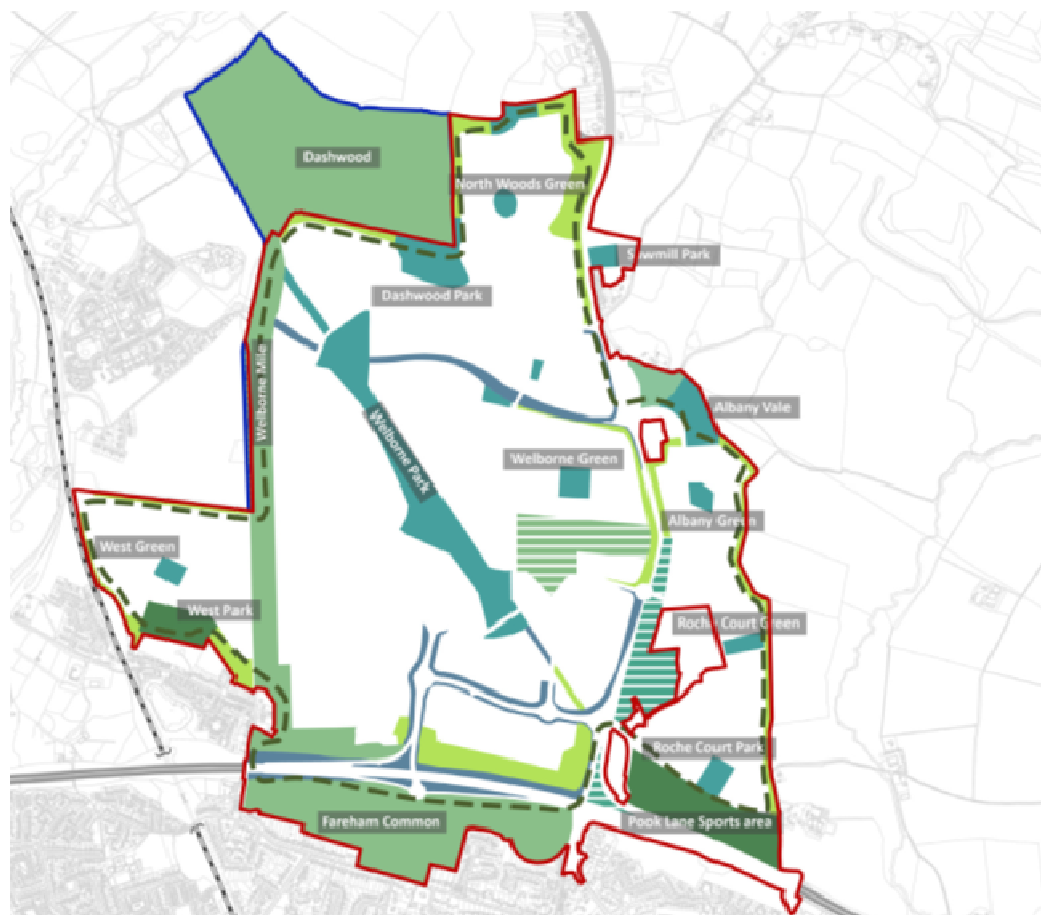
Employment space

- Space north of J10 for:
 - Warehouses
 - Manufacturing
 - Offices
- Household waste recycling centre



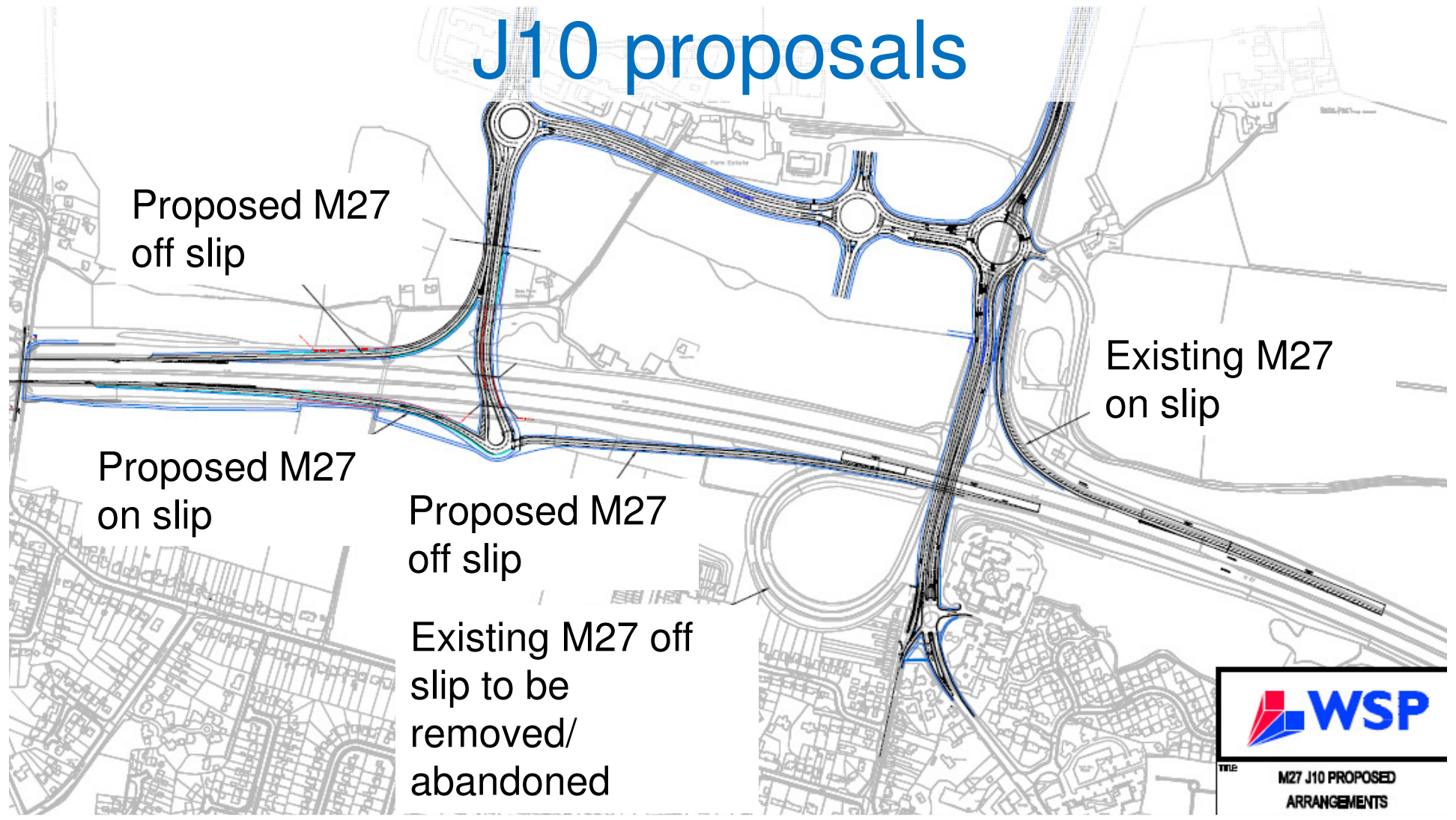
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- **Green Space:**
- Parks
- Allotments
- Sports pitches
- Green open space
- Retained woodlands
- Buffers



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J10 proposals



A32 proposals

- Traffic lights:
 - North Hill
 - Furze Court
 - Wickham Road
- Road dualled north of North Hill to J10



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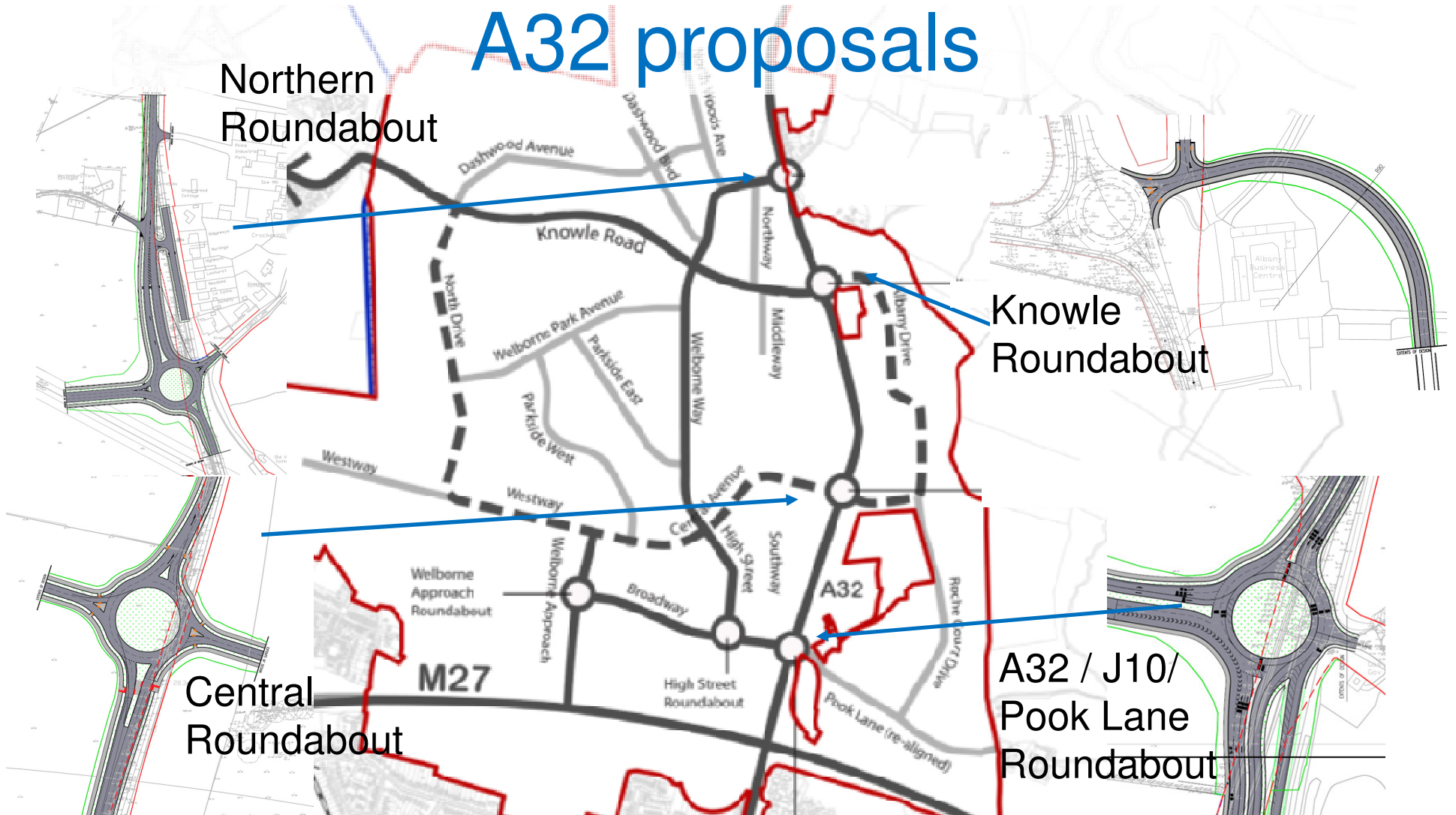
A32 proposals

Northern Roundabout

Knowle Roundabout

Central Roundabout

A32 / J10 / Pook Lane Roundabout

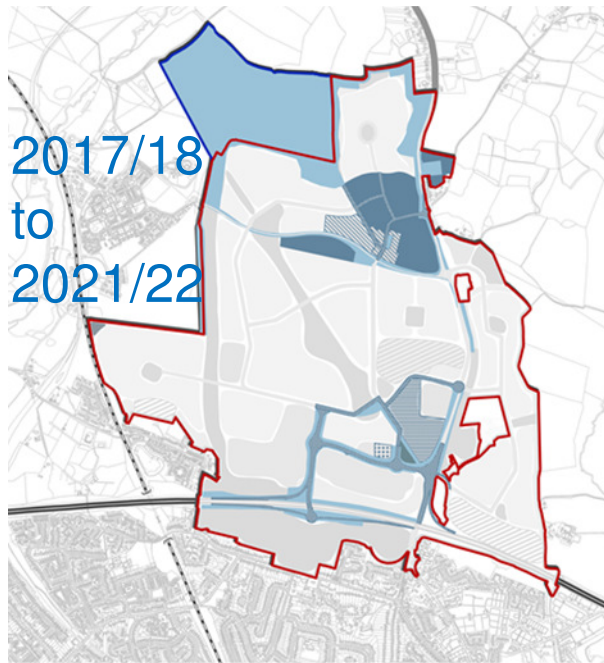


Transport

- Bus Rapid Transit (BRT) Extension of service
- Space for rail halt

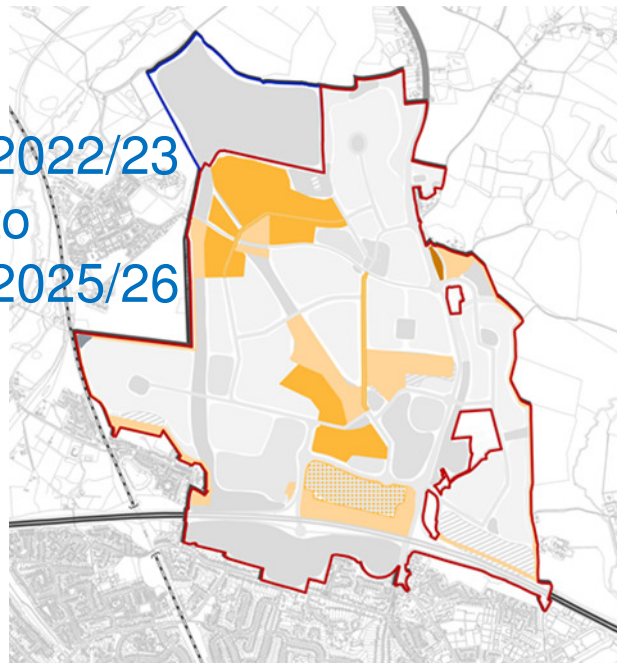


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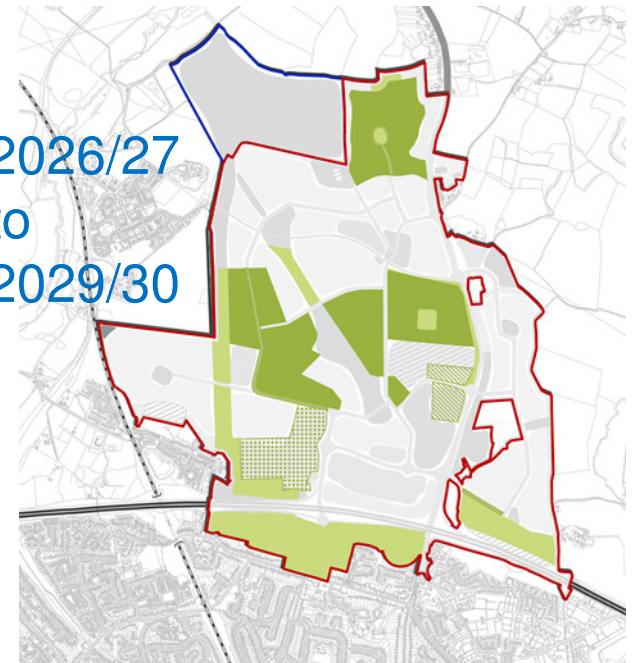
2017/18
to
2021/22

- 820 homes
- J10 and A32
- 1st primary school
- Village centre
- Start on District Centre



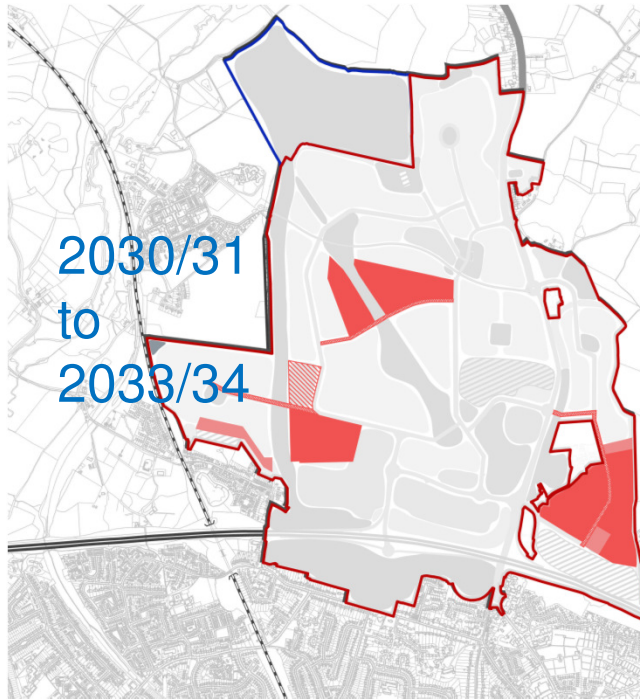
2022/23
to
2025/26

- 1360 homes
- Allotments
- Health centre
- Poss. Waste recycling centre
- Employment sites

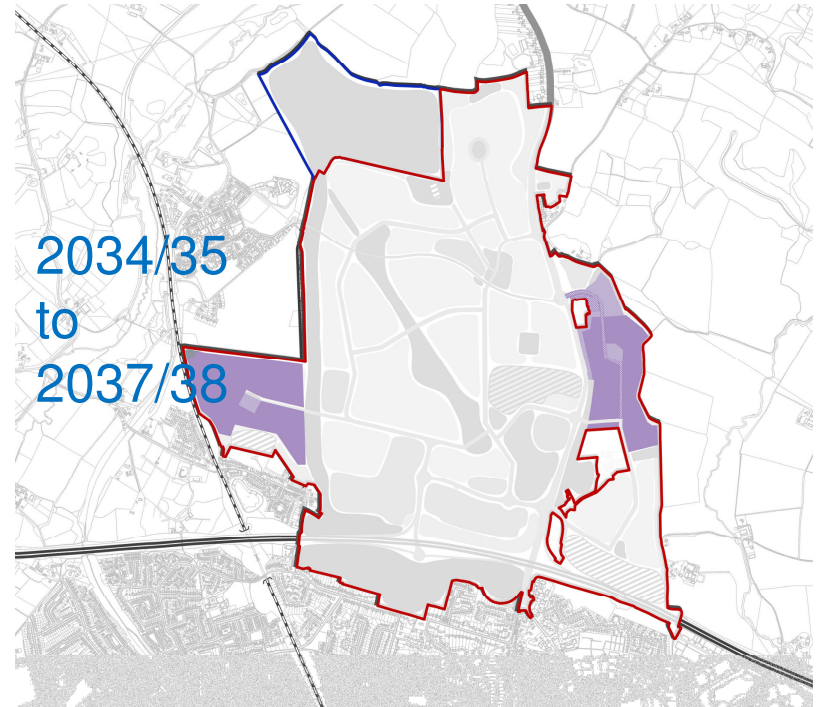


2026/27
to
2029/30

- 1360 homes
- Employment
- 2nd primary school
- Secondary school
- Community Centre



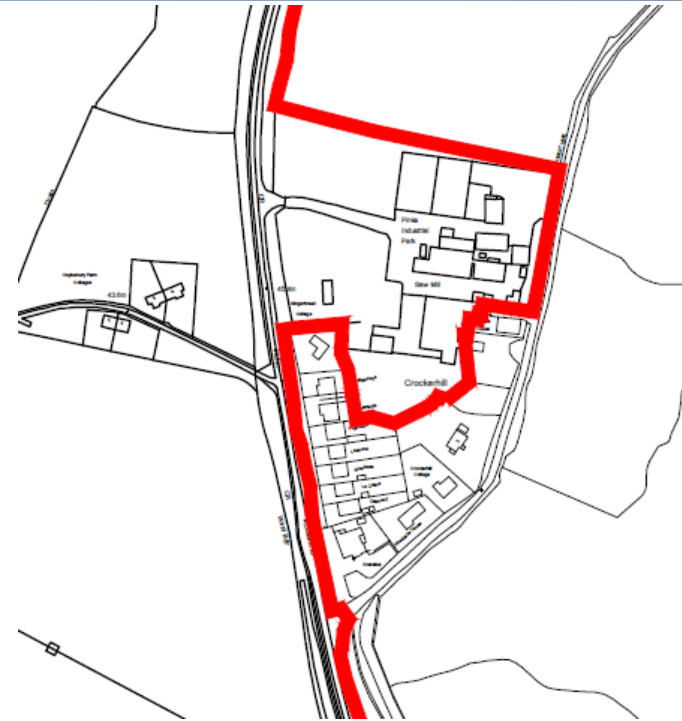
- 1360 homes
- 3rd primary school



- 1100 homes
- Neighbourhood parks

The Sawmills Site

- Within Welborne Plan Boundary
- Application received from BST Warehouses for 72 dwellings
- Application invalid



Council needs to consider

- Compliance with Council's Welborne Plan & National Policy
- How viable are the proposals?
- Is the scheme deliverable?
- How achievable is the proposed phasing?



National Planning Policy Framework



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Council needs to consider

- Landscape impact
- Ecology:
 - Protected species
 - European site impacts
- Flood risk and drainage
- Green and open space provision
- The mix of uses proposed



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Council needs to consider

- Layout and type of land uses, parameters for height and density of buildings
- Utility supplies
- Education
- Healthcare
- Relationship of the proposal to communities next to it



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Council needs to consider

- Highways – on site and off site works
- Highways – public transport
- Highways – cycle strategy and rights of way



Council needs to consider

- Taking specialist consultee advice on the issues
- External consultants appointed where no in-house expertise
- Responses awaited



Comment on planning issues

- Same issues as the Council's Considerations (see agenda)



Comments we can't consider

- The principle of developing Welborne
- Loss of private views
- Effect on property values



Have your say

- Comment until 29 May 2017
- Comments will be published on website
- Name and address will be displayed

The screenshot shows the website for Fareham Borough Council. At the top, the council's name is displayed in blue. Below it is a navigation menu with links for Home, What's On, Latest News, Report it, Apply for it, and Pay for it. A search bar is also present. The main content area features a large aerial photograph of a residential area. Overlaid on this is a dark box with the title 'Welborne Planning Application' and text stating: 'Fareham Borough Council has received an outline planning application from Buckland Development Limited for up to 6,000 homes at Welborne Garden Village. More details...'. Below the main content is a grid of 12 service icons, each with a label and a blue icon: About the Council, Benefits, Bereavement, Business, Clean & Tidy, Council Tax, Grants, Have your say, Housing, Jobs, Leisure, and Licensing & Inspections.

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Next Steps...

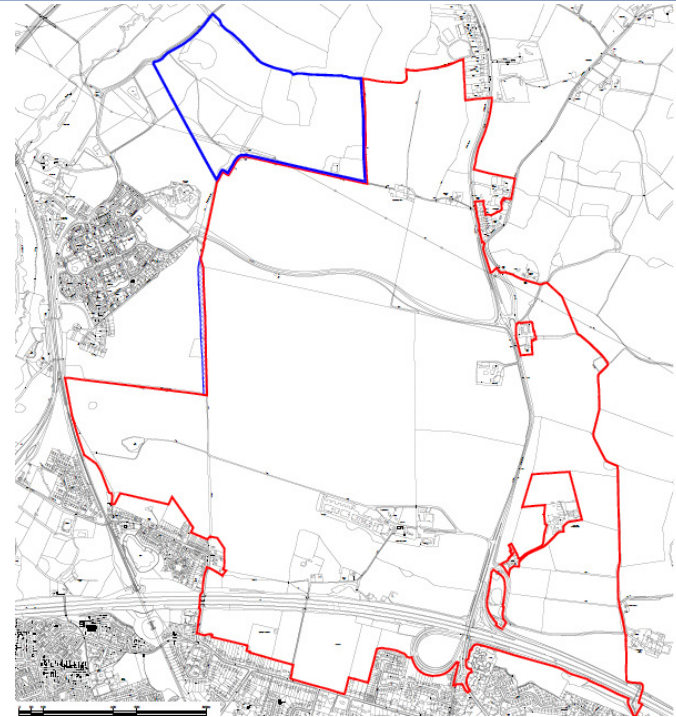
- Complete consultation period
- Review comments. Discuss with consultees and applicant
- Any amendments?
- Re-consultation if necessary
- Planning Committee - TBC



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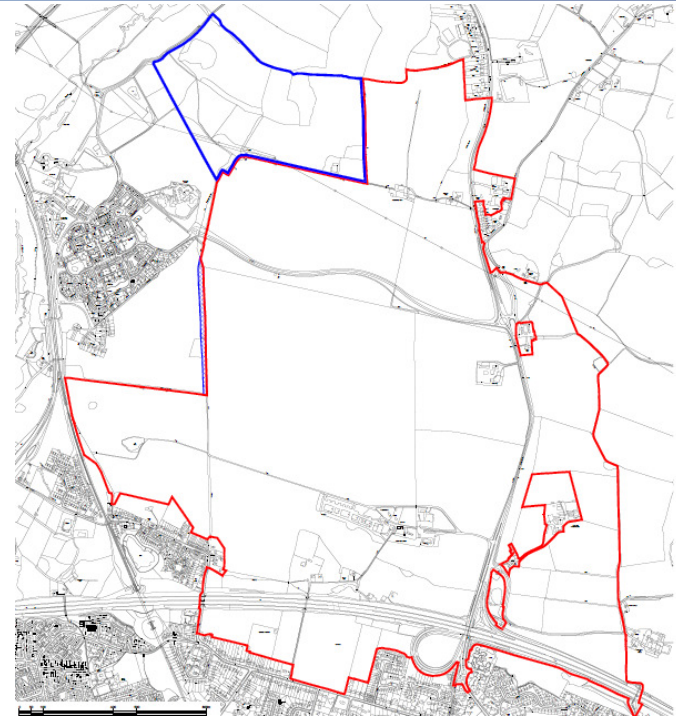
Next Steps...

- LPA requires certainty of delivery of infrastructure across different land ownerships
- If all matters are acceptable, could grant planning permission



Next Steps...

- Should the proposal gain Planning Permission...
- ...further applications for Matters Reserved by the outline planning permission would follow
- This is the detail



How to comment

- Online at www.fareham.gov.uk
- Email devcontrol@fareham.gov.uk
- Write to:

Department of Planning & Regulation
Civic Offices
Civic Way
Fareham
PO16 7AZ

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ONLINE COMMENT

The Council is required to make all comments received for planning applications available to view.

Any comments you make below will be published on the Council's website along with your name and address.

Application P/17/0266/OA

Name*

Address*

Postcode

Telephone

Email*

For or Against*

Comment*

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