

# Community Action Team Meeting



Chairman  
Cllr Seán Woodward



**FAREHAM**  
BOROUGH COUNCIL

# Welborne Planning Application Introduction

Councillor Seán Woodward  
Executive Leader  
Fareham Borough Council



# Outline Planning Application

- **June 2015:** Welborne Plan adopted
- **February 2016:** Council announces intention to search for possible delivery partner
- **April 2016 onwards:** Council provides pre-application advice to Buckland Development Ltd



# Outline Planning Application

- **January 2017:** Awarded Garden Village Status
- **March to May 2017:** Public consultation on planning application
- **July 2017:** Buckland Development Ltd secures majority of land
- **December 2018:** Amended planning application submitted



W E L B O R N E  
G A R D E N V I L L A G E

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# Why make amendments?

- 2017 consultation highlighted areas that needed further work before consideration
- Months of detailed work undertaken by Buckland Development Ltd and agencies on their behalf



# What has changed?

- Main changes to proposals:
- **Transport** e.g. Amended J10 and A32 road layouts
- **Community Facilities:** e.g. Joint primary and secondary school proposed
- Changes to the phasing of development



# Welborne Planning Application

Mark Wyatt - Principal Planner  
Strategic Sites  
(Development Management)

# Purpose of the presentation

- Help explain the updated Buckland application
- Identify changes
- Identify key issues
- What happens if permission is granted...the next steps
- Having your say...



# What is an outline application?

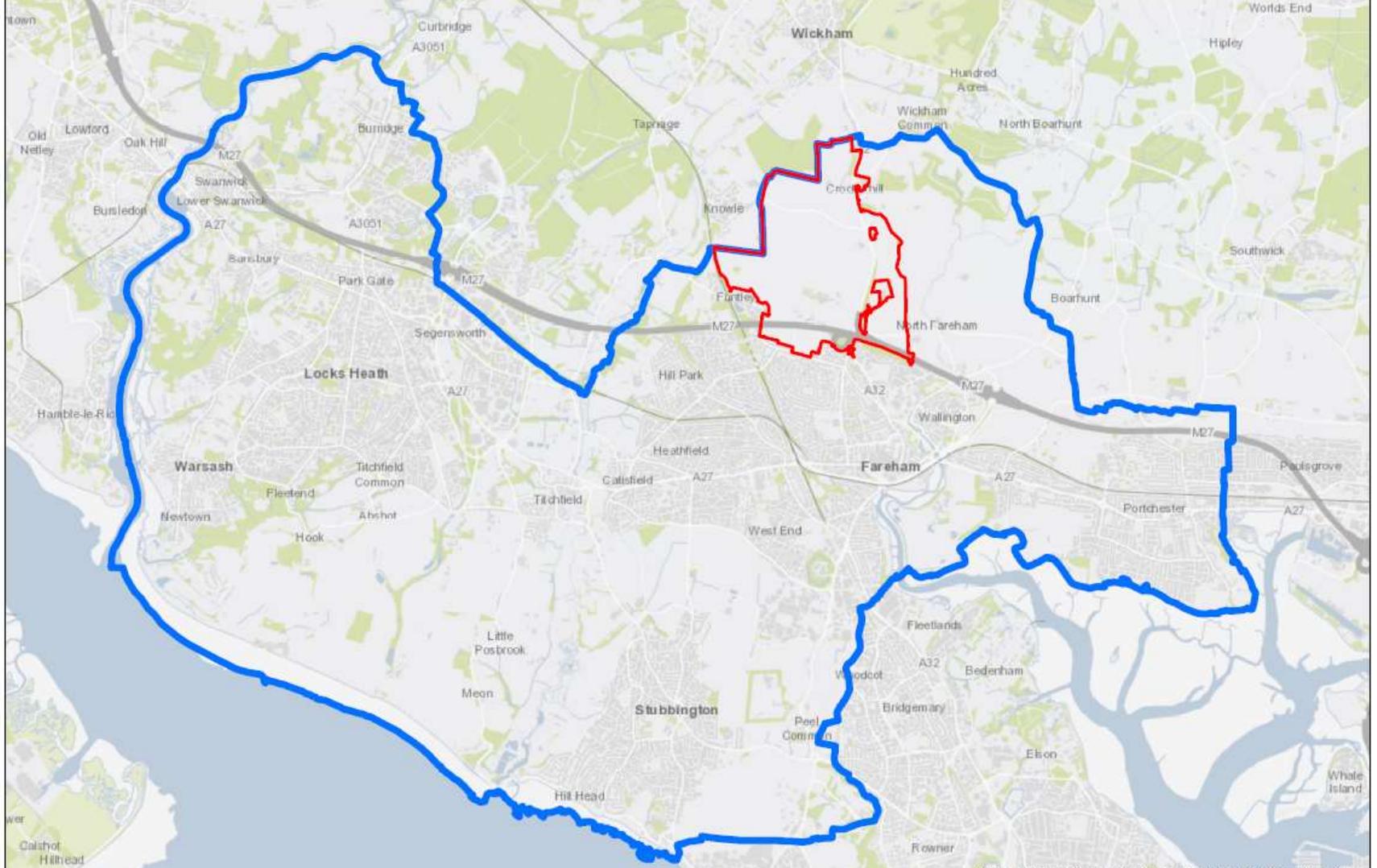
- Establishes general principles of development e.g. number of houses and land uses
- All matters reserved for future approval other than access
- Detailed designs for J10 and A32 proposals



# 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 2042



# What has changed in the application?

- J10 design & A32 access changes
- Closure of Pook Lane
- Location of northern most primary school altered
- Combination of district centre school sites

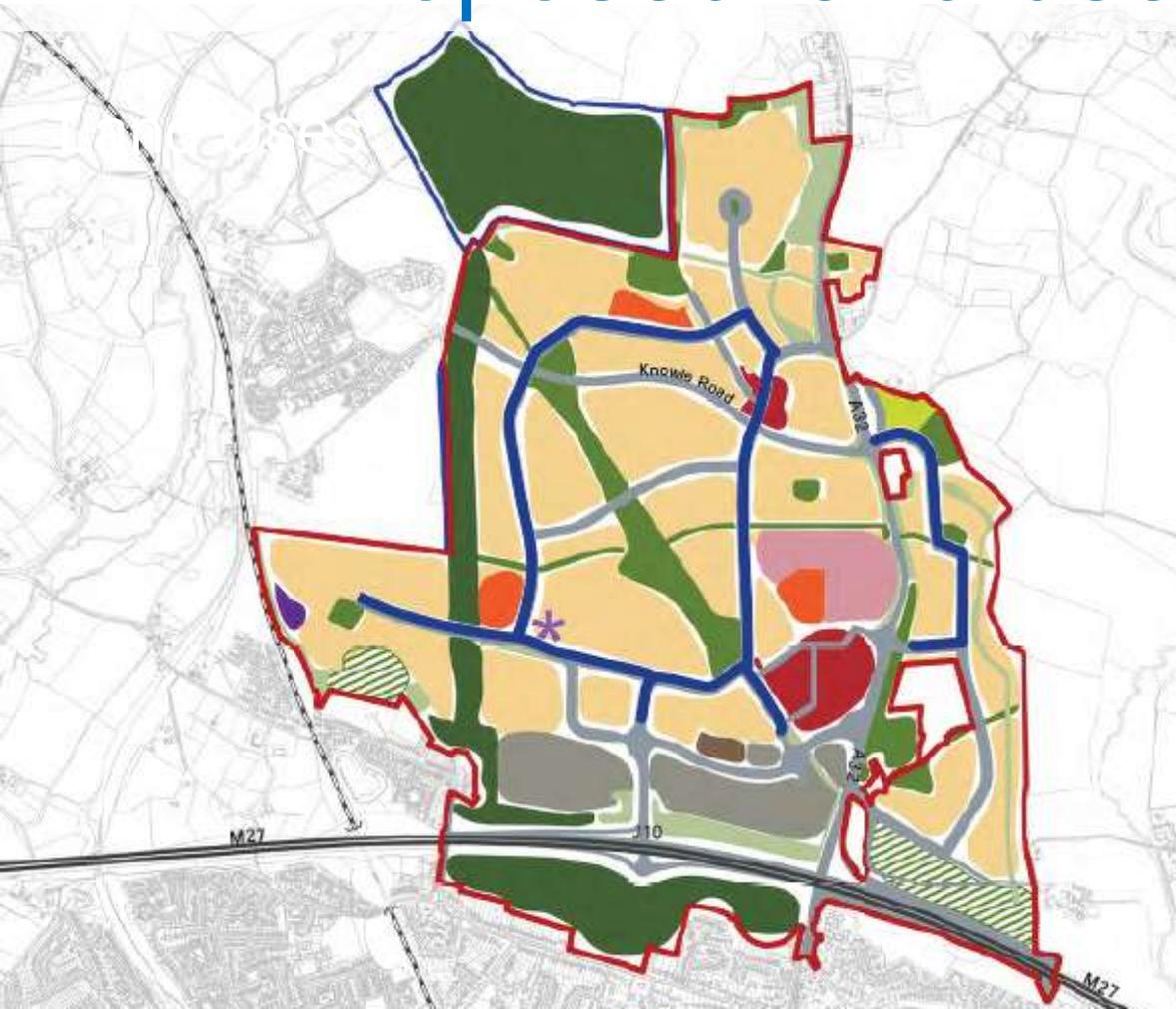


# What has changed in the application?

- Recycling Centre (HWRC) relocated
- Change in shape of employment land area
- Rail halt size increased



# 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



Primary road



Other proposed road network



SANGs



Semi natural greenspace (SNG)



Parks and playspace



Outdoor sports



Allotments



Residential development



Primary school



Secondary school



Employment area



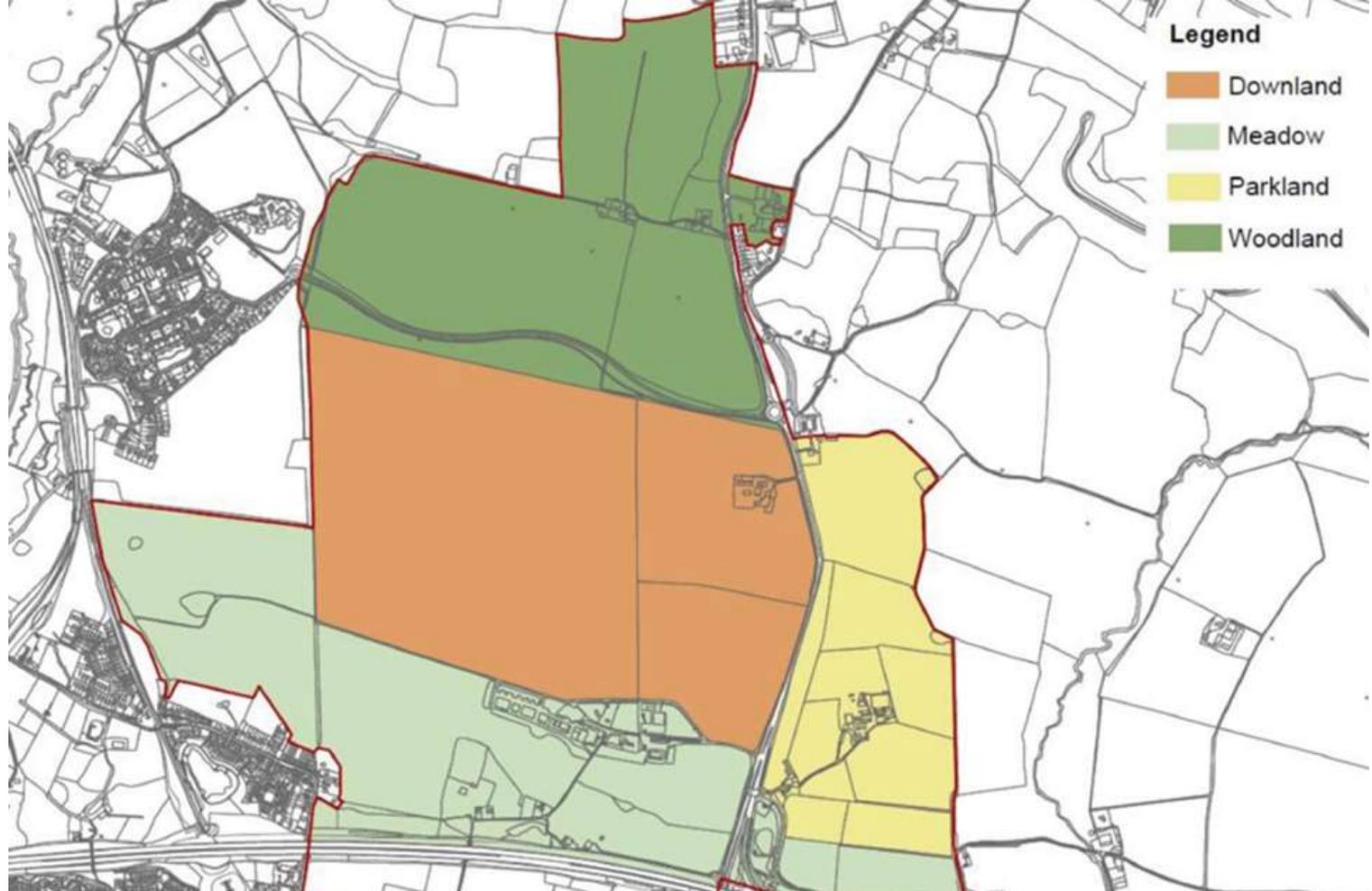
Village and District centres



Community hub



Rail halt



# Character Areas

# District Centre

- Food & non-food retail
- Other local facilities
- Health facilities
- Main Community Building
- Business/Office space
- Residential
- Work to start in phase 3



# Local Centre

- Styled as a Village Centre
- Local shops
- Pub
- Hotel
- Market hall
- Nursery
- First primary school
- Completion in Phase 2



# Community Hub

- Located in the West
- Small scale community building
- Small 'corner shop'
- Nursery
- Open in phase 4



# Community Facilities

- Secondary school
- 3 primary schools
- Health facility
- Care home
- Parks and open spaces
- Sports pitches



# Employment space

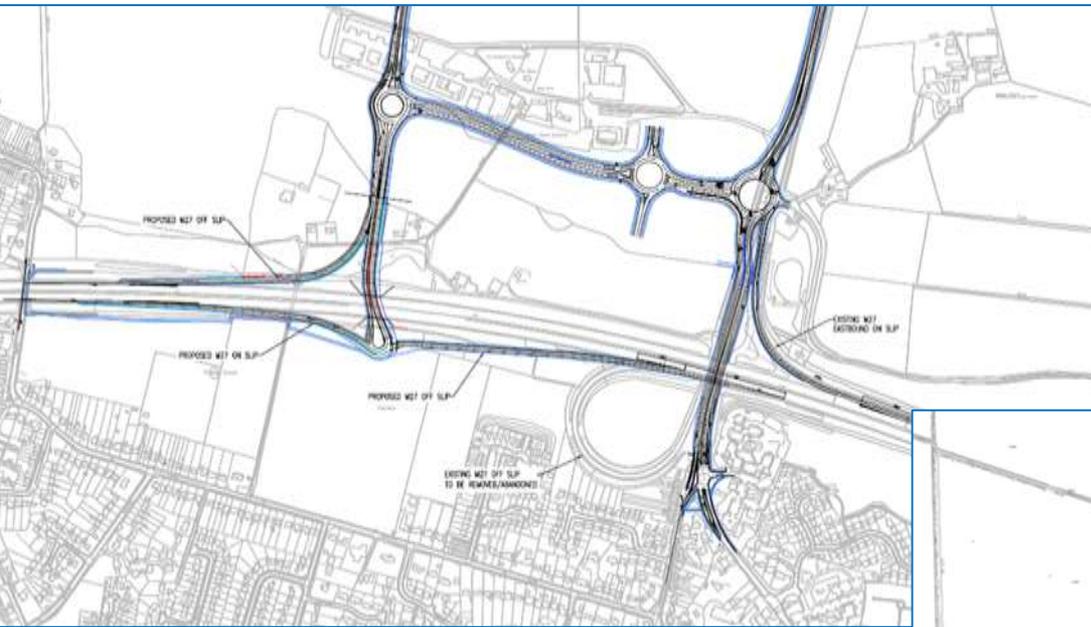
- Space north of J10 for:
  - Warehouses
  - Manufacturing
  - Offices
- Household waste recycling centre



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



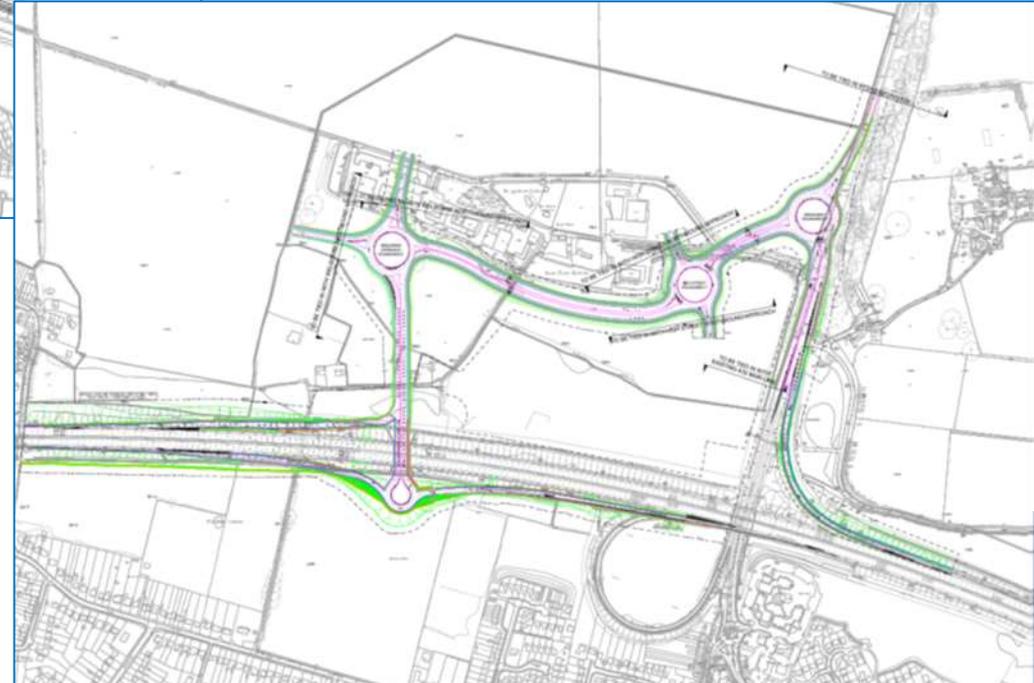
# J10 proposals



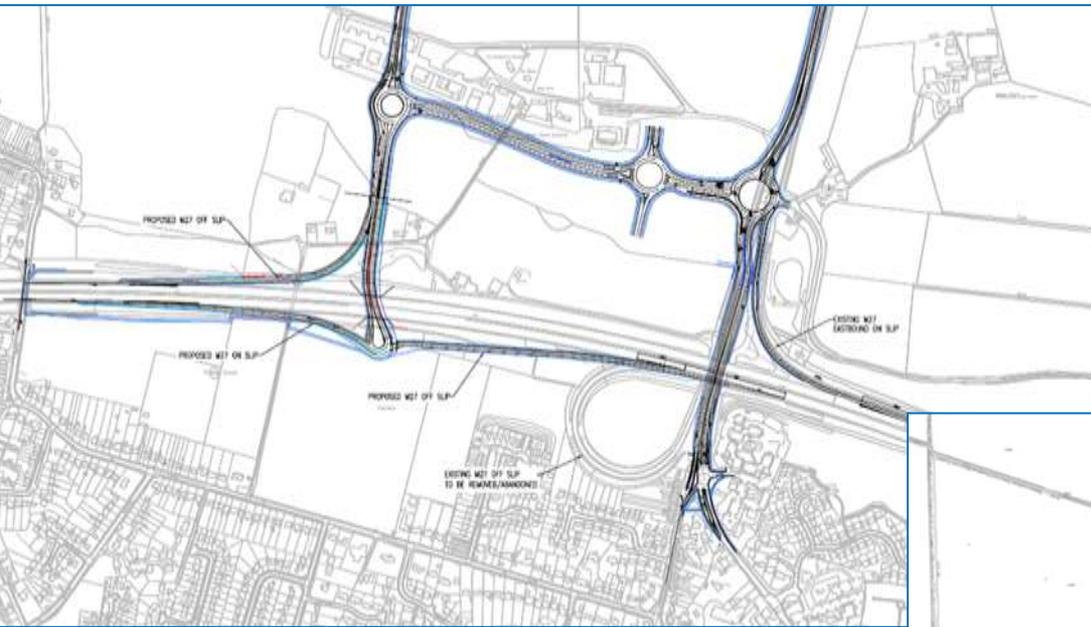
March 2017



December 2018



# J10 proposals



March 2017



December 2018



# J10 proposals

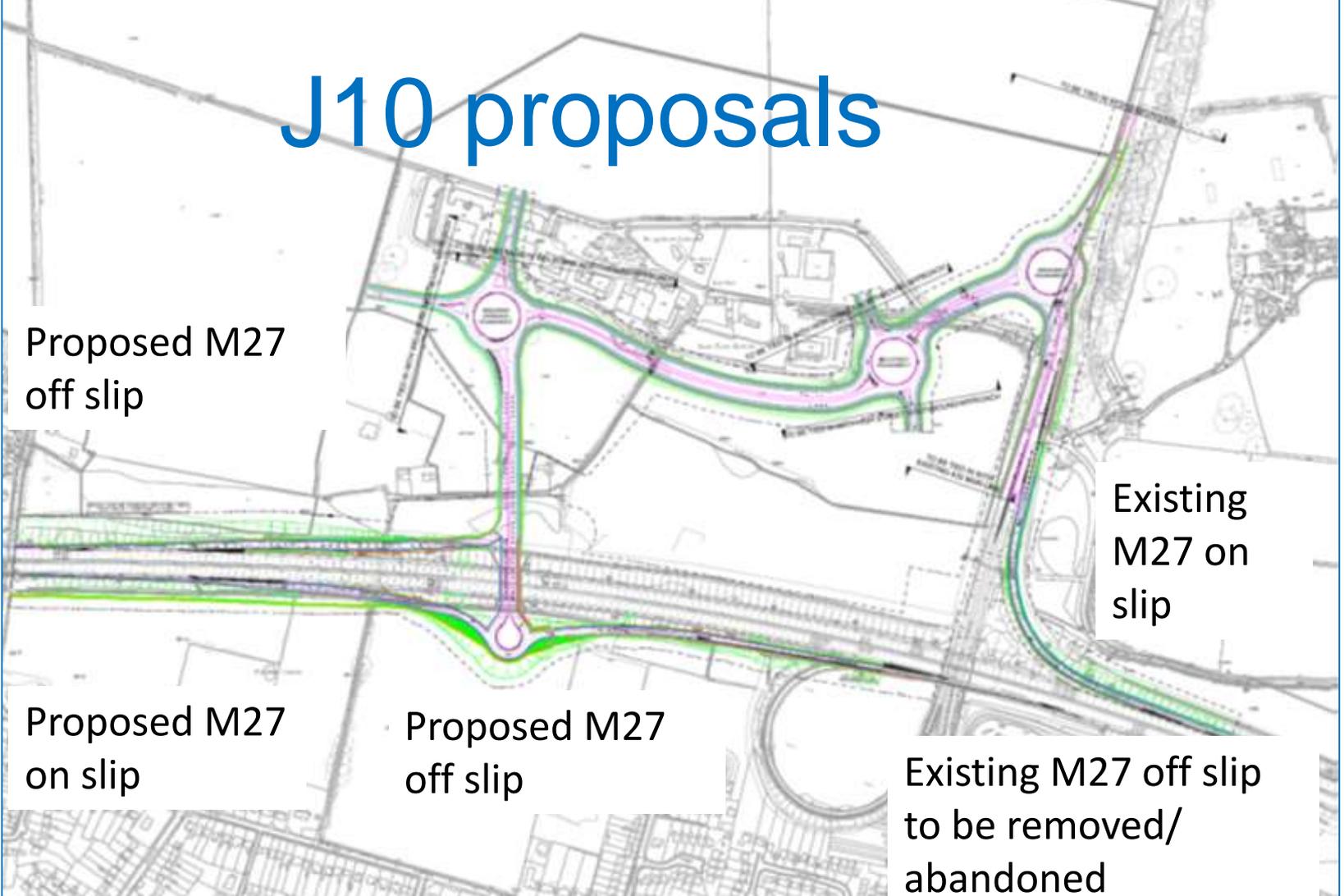
Proposed M27  
off slip

Existing  
M27 on  
slip

Proposed M27  
on slip

Proposed M27  
off slip

Existing M27 off slip  
to be removed/  
abandoned



# A32 proposals

Northern Roundabout

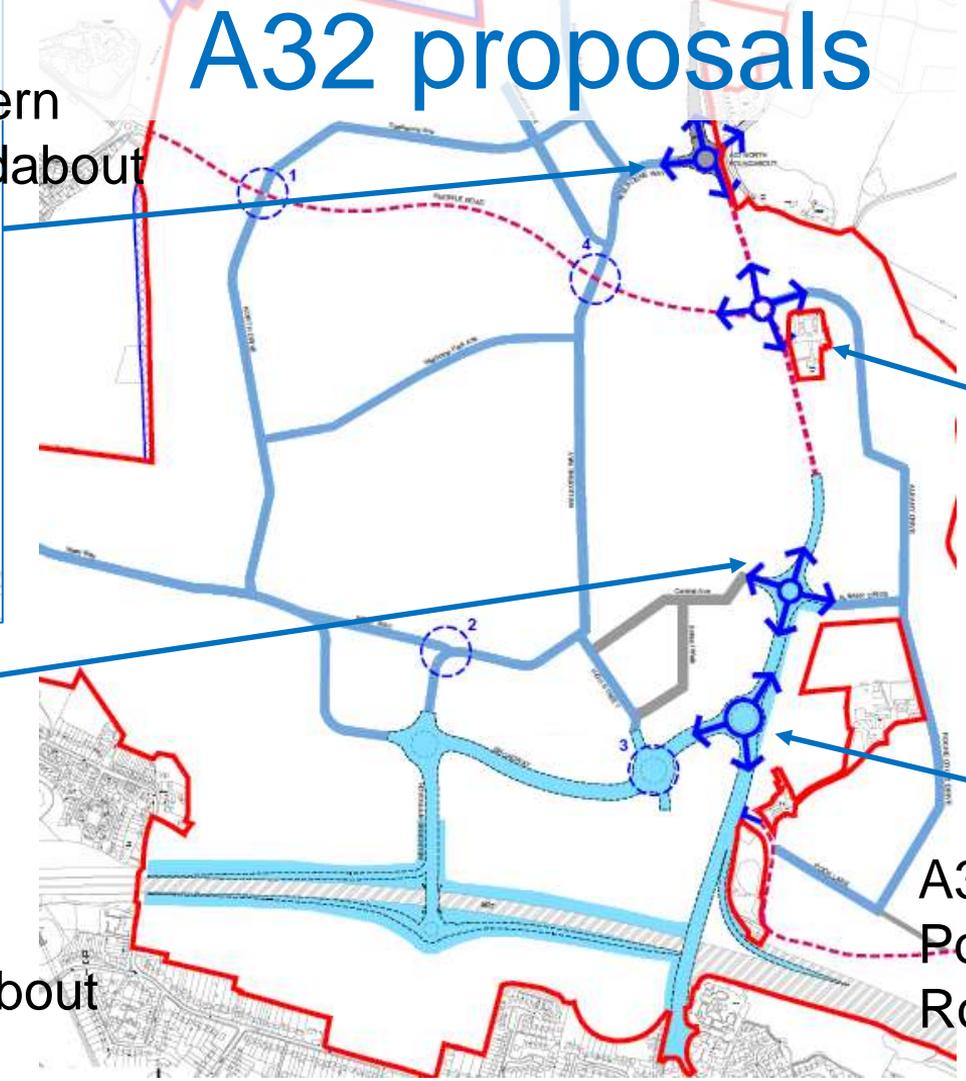


Knowle Roundabout

Central Roundabout



A32 / J10/  
Pook Lane Roundabout





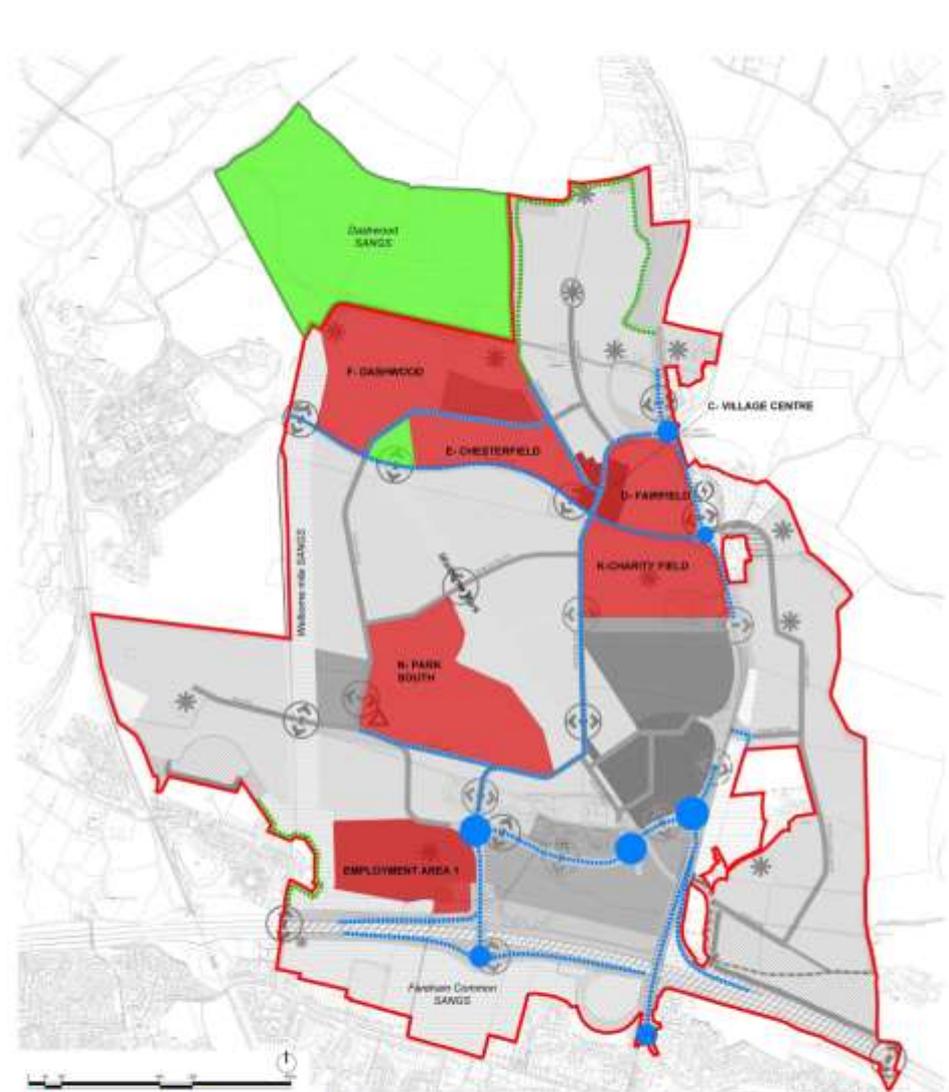
# Transport

- Bus Rapid Transit (BRT) Extension of service
- Extended space for rail holt



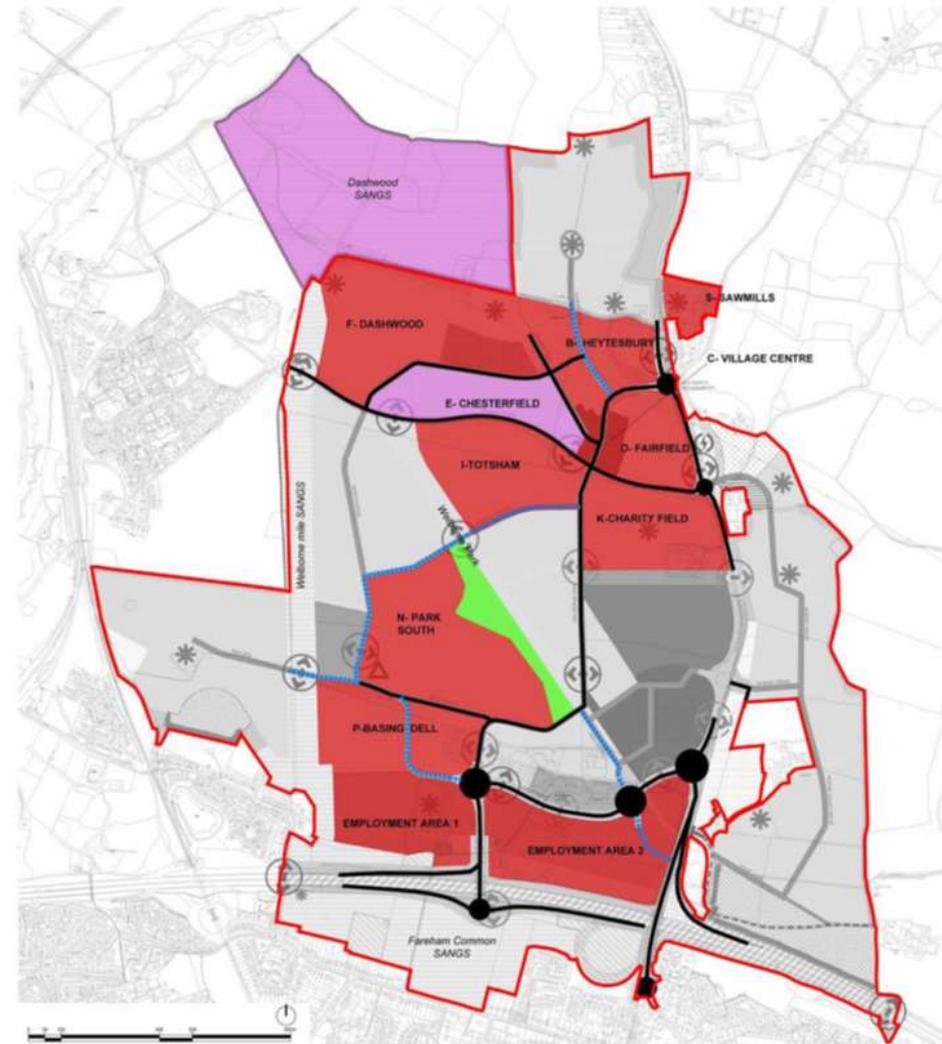
# 2019-2024

- Sequence 1
- 690 homes
- J10 complete
- A32 northern roundabouts complete
- Start employment area
- Health Outreach Facility using retail units



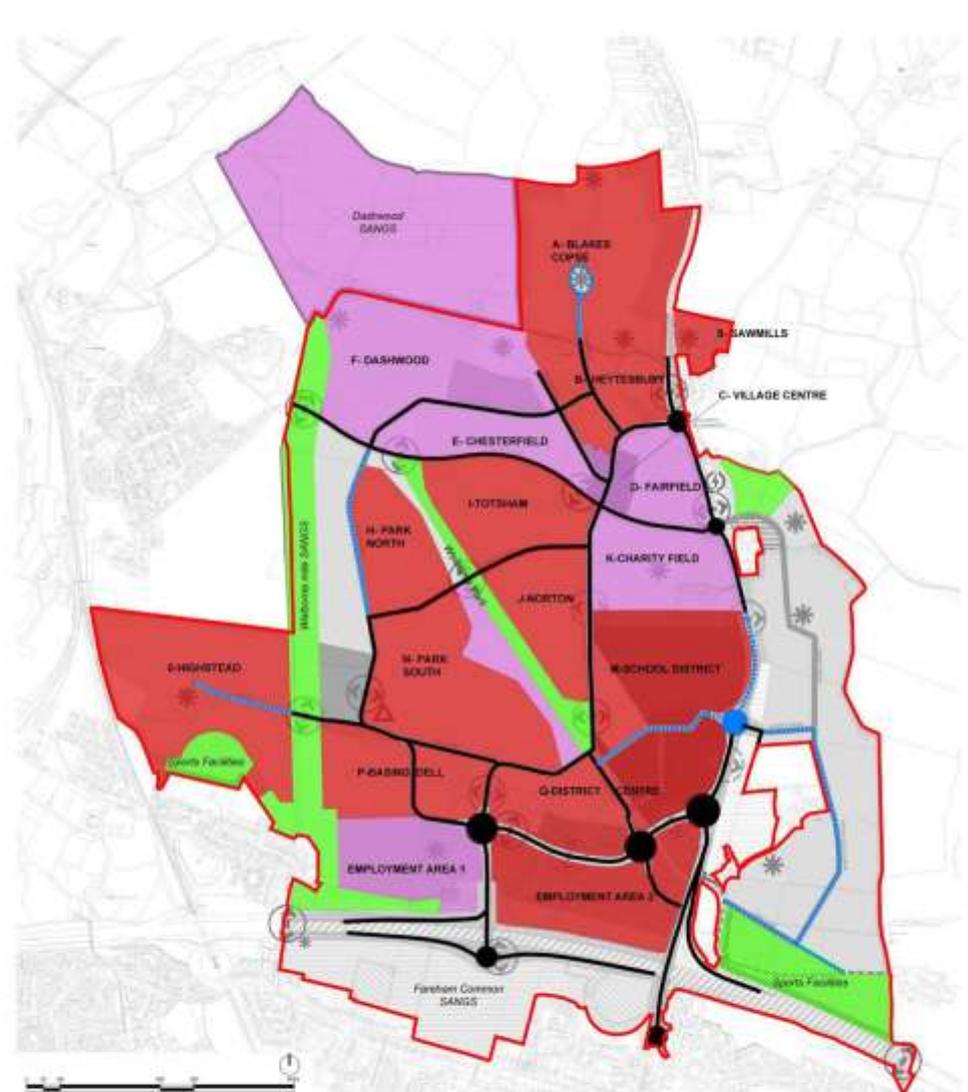
# 2024-2029

- Sequence 2
- 2,110 homes - total
- Local (Village) Centre Complete
- Provision of on-site BRT Network
- Pedestrian and Cycle links developed
- First primary school



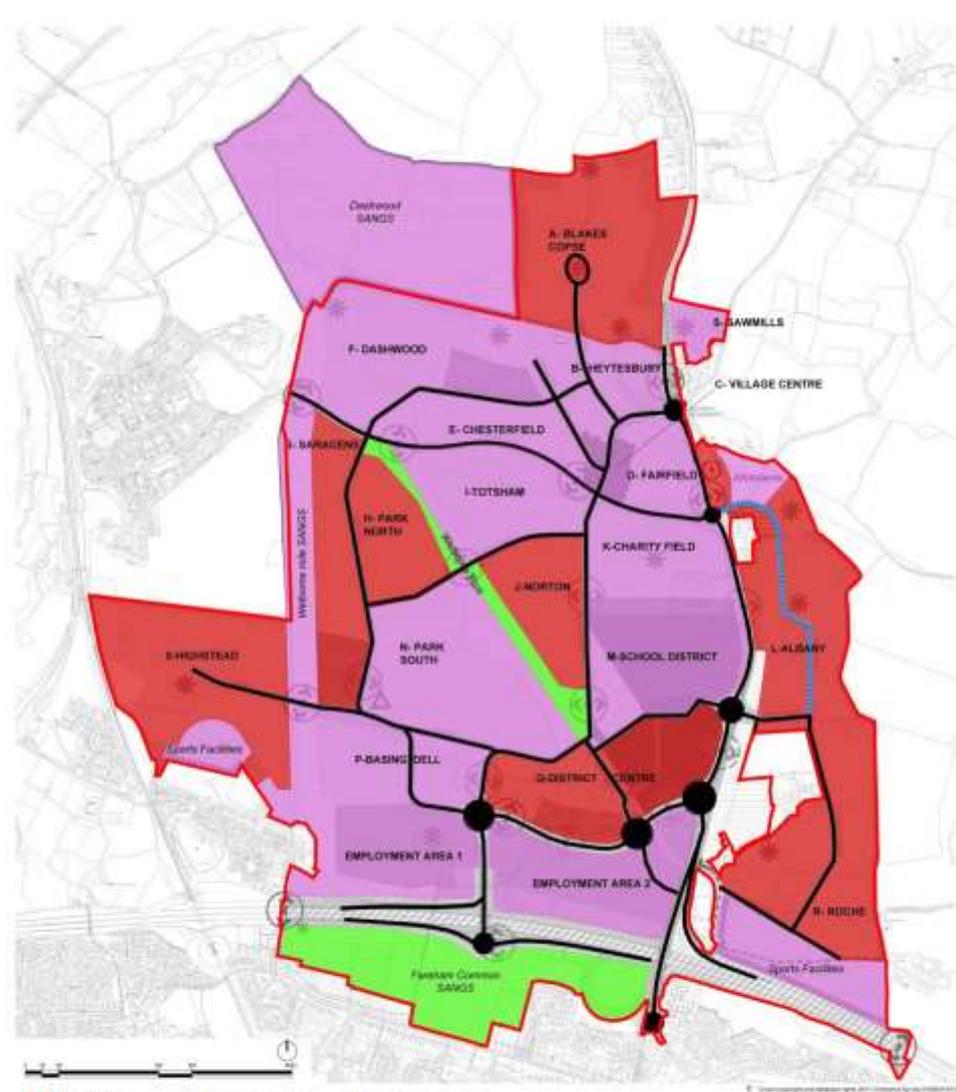
# 2029-2034

- Sequence 3
- 3,660 homes
- Start District Centre
- Second primary school
- Start secondary school
- District Centre healthcare provision started
- Central A32 roundabout



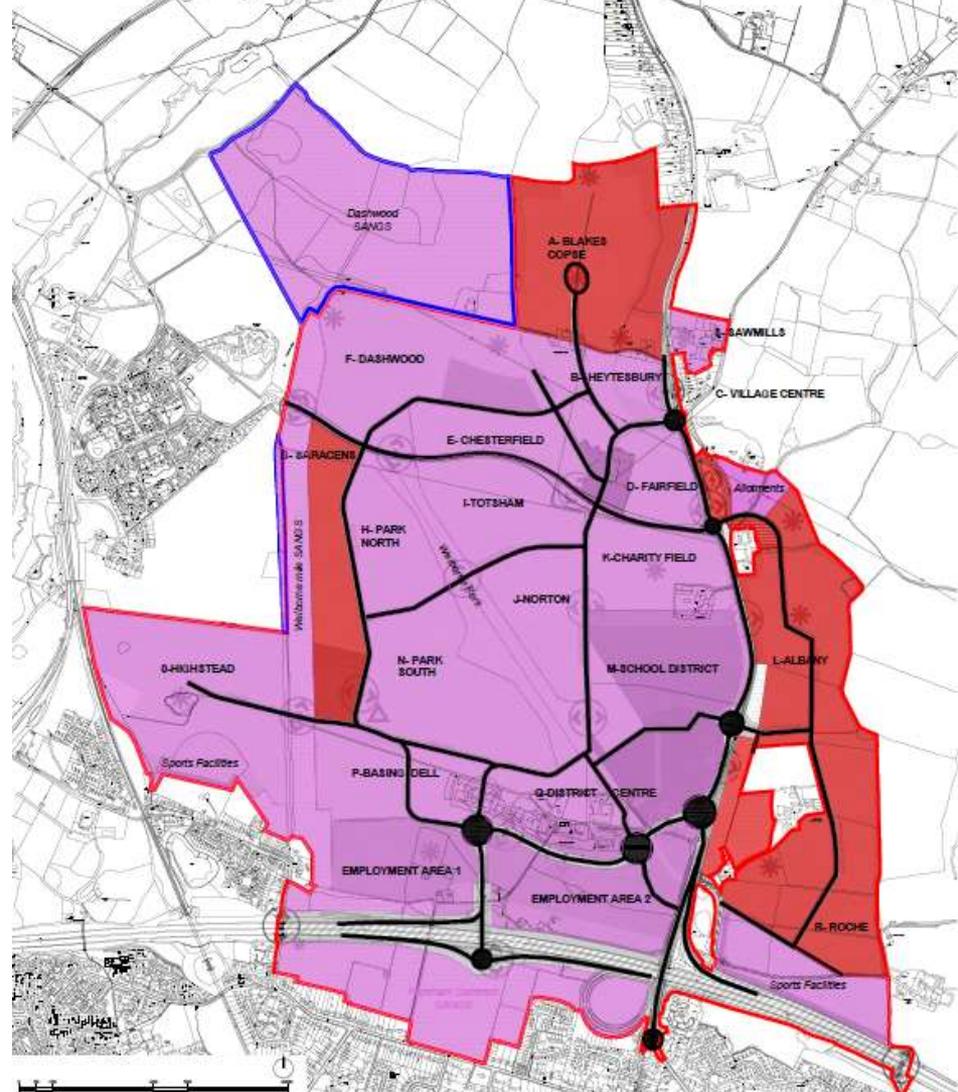
# 2034-2039

- Sequence 4
- 5,160 homes
- Development of the Community Hub
- Completion of the District Centre
- Third primary school site available
- Provision of Fareham Common
- Completion of Welborne Park



# 2039-2042

- Sequence 5
- 6,000 homes



# 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



# 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



# 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



# 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
- Affect on property values



# Have your say

- Comment until 1<sup>st</sup> March 2019
- Comments will be published on website
- Name and address will be displayed



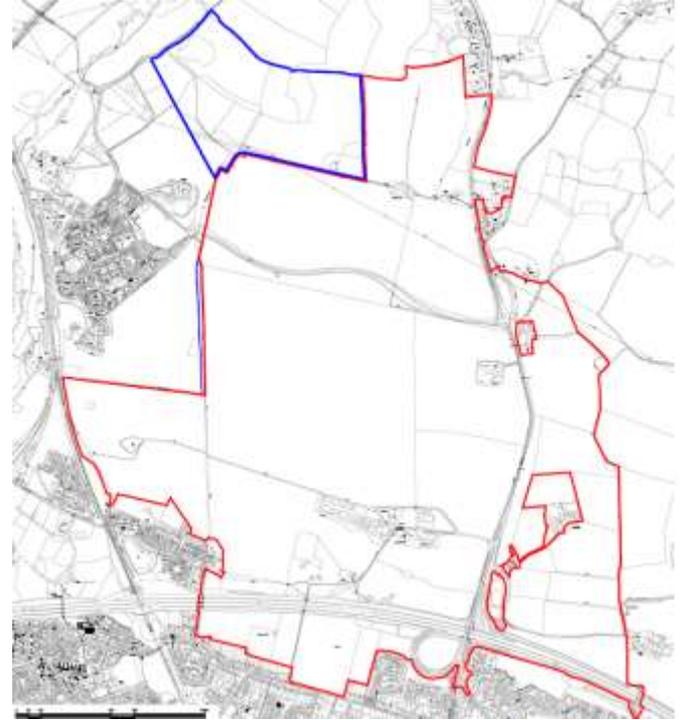
# Next Steps...

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



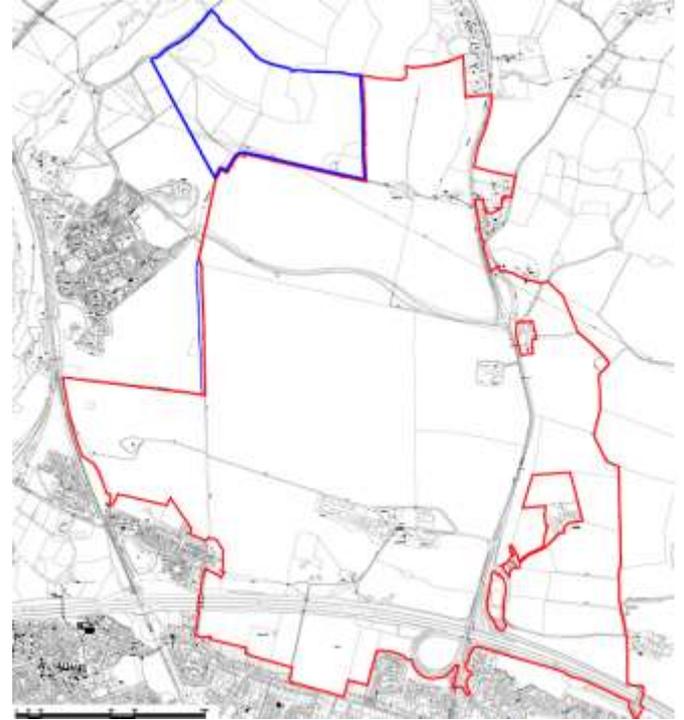
# Next Steps...

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



# Next Steps...

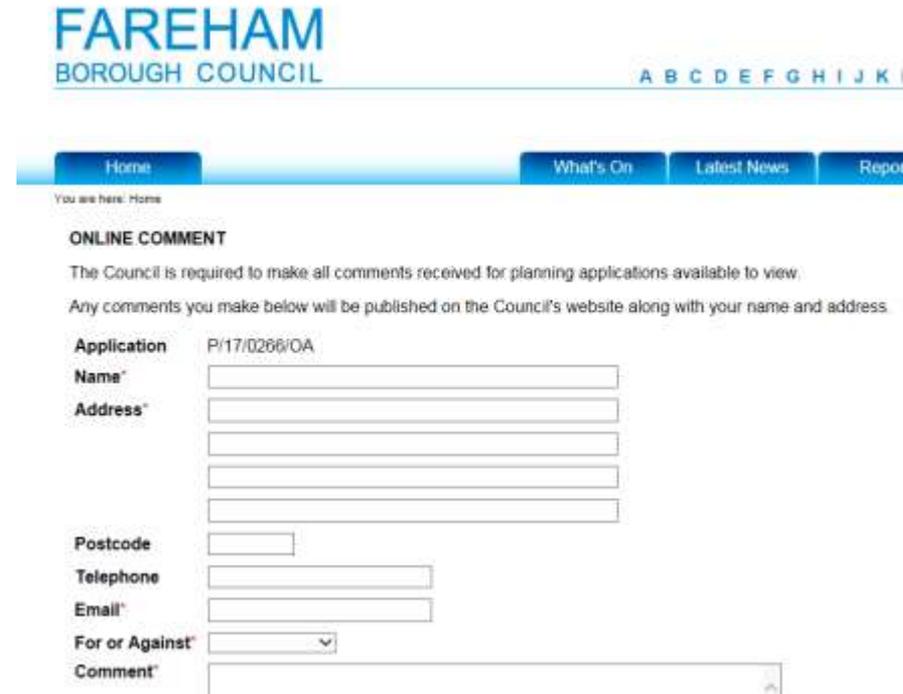
- Should the proposal gain Planning Permission...
- ...further applications for Matters Reserved by the outline planning permission would follow
- This is the detail



# How to comment

- Online at [www.fareham.gov.uk](http://www.fareham.gov.uk)
- Email [devcontrol@fareham.gov.uk](mailto:devcontrol@fareham.gov.uk)
- Write to:

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



The screenshot shows the 'ONLINE COMMENT' section of the Fareham Borough Council website. At the top, the council's name 'FAREHAM BOROUGH COUNCIL' is displayed in blue, with a navigation menu containing 'Home', 'What's On', 'Latest News', and 'Reports'. Below the navigation, a breadcrumb trail reads 'You are here: Home'. The main heading is 'ONLINE COMMENT', followed by a notice: '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.' The form fields are as follows:

Application	P/17/0266/OA
Name*	<input type="text"/>
Address*	<input type="text"/>
	<input type="text"/>
	<input type="text"/>
	<input type="text"/>
Postcode	<input type="text"/>
Telephone	<input type="text"/>
Email*	<input type="text"/>
For or Against*	<input type="text"/>
Comment*	<input type="text"/>