

# Welborne

OUTLINE PLANNING APPLICATION

## **SIMPLE GUIDE TO THE PLANNING APPLICATION**

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# Introduction

- 1.0 Buckland Development Limited (BDL) have submitted a planning application to Fareham Borough Council for the development of land north of M27 Junction 10, on the site known as Welborne.
- 2.0 As this is a major application with many plans and documents, this guide has been prepared to help you understand the application, and discover where you might find the answers to some of the questions you have.
- 3.0 If you want to ask questions about the application, you might wish to contact either BDL or the Council:

On behalf of BDL:  
Freephone line – 0800 298 7040  
[feedback@consultation-online.co.uk](mailto:feedback@consultation-online.co.uk)  
[www.bucklanddevelopment.com](http://www.bucklanddevelopment.com)  
Facebook: @WelborneBDL  
Twitter: @welborne\_bdl

On behalf of the Council:  
Development Control  
[devcontrol@fareham.gov.uk](mailto:devcontrol@fareham.gov.uk)

To view the application on-line, visit <http://eoc.fareham.gov.uk/OcellaWeb/planningSearch>

- 4.0 In summary, the application is for:

- up to 6,000 dwellings including a care home;
- a district centre including food store(s), local shops, health facilities and community space;
- a village centre including local shops, a pub, hotel, market hall, nursery and supporting services and facilities;
- up to 105,000 m<sup>2</sup> of business floorspace immediately north of J10, including offices, manufacturing space, warehousing and a household waste recycling centre;
- a secondary school and 3 primary schools;
- A remodelled M27 J10, works to the A32 and the creation of associated roads which will accommodate an extension to the Bus Rapid Transit network; and
- Extensive areas of public open space and woodland, including playing fields and allotments.

- 5.0 The Welborne site has been allocated within Fareham Borough Council's Local Plan for these uses, and is an important part of the Borough's ambitions for growth.





Site Location



# Where to Start

6.0 In order to get to grips with the application we would recommend you start with the Planning Statement and the Design and Access Statement. These documents give an overview of the proposals and explain the structure of the application in more detail. The Environmental Statement is also a key document. However, as it contains a lot of information, a Non-Technical Summary has been provided as a useful starting point.

7.0 The table below describes all of the documents to help you navigate the material. It is divided into the material which is formally submitted for permission, and the material which is submitted in support.

Formal Application Plans and Documents	Description
Planning Application Boundary Parameter Plan	Shows where the site is in relation to Fareham
Structuring Plan	The key document which underpins the application by setting the broad pattern of land uses across the site.
Access: Roads and Junctions Parameter Plan	Provides the general, high level, arrangement of the access elements proposed
Land Use Parameter Plan	Illustrates the broad pattern of land use across the site
Residential Density Parameter Plan	Establishes densities for development within the areas indicated on the drawing
Building Heights Parameter Plan	Establishes maximum build-to heights for development across the site
Green Infrastructure Parameter Plan	This sets the broad layout of the open space to be provided by the development
Development Specification	Describes the development contained in the application to provide certainty about what is being applied for and sets the maximum amount of land area / floorspace for each of the land uses applied for.
Highway Layout Plans	Sets the layout and design of each of the proposed access points for which consent is formally sought.
Overall Plans (2 sheets)	
Detailed Layout (6 sheets)	
Cross Sections (4 sheets)	
Highway Lighting Plans (12 sheets)	
Highway Landscape Plans (6 sheets)	

Plans and Documents submitted in support of the application	Description
Public Transport Strategy Plan	Provides an illustration of how proposed public transport routes could operate, which will be fixed at future development phases
Indicative Cycling & Pedestrian Routes Plan	Provides an illustration of how proposed pedestrian and cycle routes could operate, and how they connect with the existing pedestrian and cycle framework.
Sequencing Plan	Demonstrates how the proposed development could be built out, ensuring that infrastructure is delivered in a timely manner.
Illustrative Landscape Framework Plan	Provides an illustration on how the landscaping elements, green spaces and character areas created by the development could operate, and provides detail to the Green Infrastructure Parameter Plan.
Planning Statement	Provides an overview of the site, the development proposals and evaluates the proposals against the local plan and other material planning considerations.
Environmental Statement	Identifies and assesses the scale of the impacts of the proposed development on the environment and explains how these impacts can be mitigated in the areas of: socio-economics, transport, air quality, noise and vibration, landscape and visual effects, ecology, cultural heritage, agriculture and soil resources, water resources, ground conditions and utilities.
Transport Assessment (as part of the Environmental Statement)	Assesses the impact of the proposed development on the local and strategic transport network and identifies measures and strategies to mitigate this.
Framework Travel Plans (as part of the Transport Assessment)	Sets out a package of measures for sustainable travel which have been included in the proposals, or will be made available to occupants of the proposed development in order to discourage journeys by car where appropriate.
Environmental Statement Non-Technical Summary	A simplified version of the Environmental Statement to provide access to the broad scope of the information about impact and mitigation.
Design & Access Statement (DAS)	The DAS explains the factors that have been taken into account through the masterplanning of the site, including the site context, and its constraints and opportunities. It explains the components of the master plan including land use and amount, layout, scale, landscape and access arrangements. The DAS also sets out the design principles for the development and illustrates how the development might evolve at the detailed design stage.
Statement of Community Engagement	Explains the measures that were taken to engage with key stakeholders, interest groups and the wider public during the period leading up to the submission of the application, and how comments received have influenced the proposals.
Sustainability Statement	Presents a strategy for addressing energy, water and waste needs in order to achieve a low carbon development
Affordable Housing Statement	Sets out the approach to the provision of 30% affordable housing across the site development, drawing on relevant policy and the background evidence base.

Planning Obligations Statement/Heads of Terms	This document will form the basis for the final Section 106 Agreement, which will form a legal contract between signatories, to include the applicant, other landowners and Fareham Borough Council.
Infrastructure Delivery Plan	Establishes the key items which the applicant will be required to deliver, such as schools, highway works and open spaces, and the timings of and triggers for these items.
Site Waste and Construction Management Strategy	Provides an overarching strategy for the development in regard to how site construction will be managed, and how the waste created within construction phases will be dealt with.
Delivery Management Statement	This sets out the approach to the management of the completed development, including how open spaces will be maintained once created.
Employment and Training plan	Establishes a broad approach to how the development will create employment opportunities within the construction phase, and local people could utilise these opportunities.
Minerals Statement	This document outlines the assessment of the minerals potential undertaken on site, and the results of these surveys.
Green Infrastructure Strategy	Sets out the approach undertaken in regard to the provision of open space across the development.
Retail Impact Assessment	Reviews the retail components of the development proposed and their potential impacts on established retail areas close to the application site.
Report to Inform a Habitat Regulations Assessment	Assesses the development proposals in relation to impact on natural habitats from the perspective of national and European law.

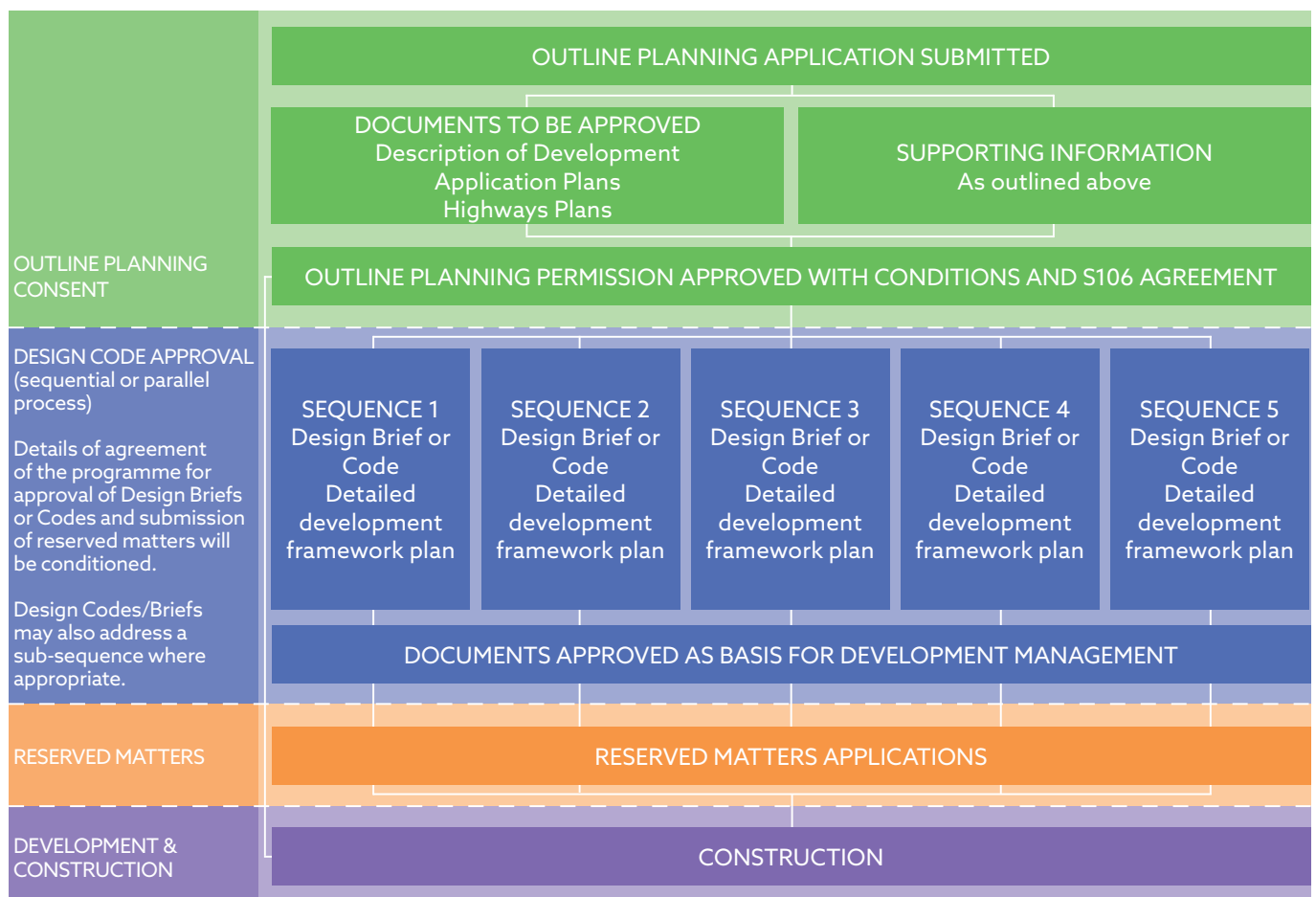
## What Happens Next?

8.0 The Borough Council will consult on the planning application for 21 days from the point of application submission. During this period they will be seeking comment on the application from statutory bodies including Historic England, Highways England, Natural England and the Environment Agency, as well as other public organisations including Hampshire County Council (as the education, highways, drainage and community services authorities). You are also able to make comments on the application between these dates by writing to the Council on the contact information provided within this guide.

9.0 Planning officers at the Council will consider all comments received before forming a recommendation to the Planning Committee. The anticipated timing of a decision is Autumn 2017. If consented, we would anticipate applications for initial phases of development being submitted in early 2018.

# What further stages of planning should we expect?

10.0 As most of the application is in outline, the Council will look to agree a process for the approval of all detailed elements before development within each phase can commence. Matters not approved through the outline application are 'reserved', with 'reserved matters applications' required prior to development commencing. It is probable that additional measures, such as design codes or design briefs may be required as part of the process beyond the outline stage; the following diagram explains one way in which this process could be organised.



Design Control at each stage of the Planning Approval Process

