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
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
Welborne Delivery Strategy

- **2015:** Extensive landowner and site promoter discussions with expectations of a planning application being submitted but nor forthcoming

- **February 2016:** Council announces new Delivery Strategy and search for delivery partner which is now well underway
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
Welborne Planning Application

Mark Wyatt - Principal Planner Strategic Sites (Development Management)
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)
What’s in the application?

- Up to 6,000 homes
- Mixture of homes:
  - Size & tenure
  - Care home
- Four Character Areas
  - As per the Welbourne 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 play space
- 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
Local Centre

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

• Located in the West
• Small scale community building
• Built in Phase 3
Community Facilities

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

Proposed M27
off slip

Proposed M27
on slip

Proposed M27
off slip

Existing M27
off slip to be
removed/
abandoned

Existing M27
on slip
A32 proposals

- Traffic lights:
  - North Hill
  - Furze Court
  - Wickham Road
- Road dualled north of North Hill to J10
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
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?
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
• Effect on property values
Have your say

- Comment until 29 May 2017
- 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 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