

WELBORNE DESIGN GUIDANCE SUPPLEMENTARY PLANNING DOCUMENT

Summary of Representations and Initial Council Response

Introduction

This document has been prepared in response to a request from the Inspector undertaking the Examination to the Welborne Plan. It sets out a summary of the representations received during the consultation on the Welborne Design Guidance Supplementary Planning Document (SPD). It provides an initial response to those representations which will inform the progression and revision of the SPD. Additionally it identifies a small number of Officer's recommended consequential changes to the Welborne Plan.

Consultation

The draft Welborne Design Guidance SPD was made available for public consultation between the 25th June and the 6th August 2014. It was available on the Council's website and hard copies were available to view at all the Borough's libraries. A letter or email was sent to everyone on the Council's consultation database to inform them of the consultation.

The Council received 12 responses on the draft SPD from a variety of respondents. A list of all these respondents, alongside a summary of their representations, can be seen on in Table 1 of this document. Alongside each representation is a comment from Council Officers, setting out their initial response, including revisions that are considered necessary to the SPD and consequential changes the Welborne Plan.

Summary of representations

A number of key issues and common themes were raised by responders to the consultation exercise. Overall, the South East Design Review Panel recognised the importance of the document as a starting point for providing a strong basis for the design of Welborne. The Panel also considered that the document would benefit from greater clarity in terms of the overall vision for the site and encouraged strengthening of the Council's approach in some chapters, particularly in terms of Access and Movement.

Responders also raised issues in terms of the clarity for the overall vision for Welborne as a 21st Century Garden Community and ensuring sufficient guidance is provided to communicate how this vision can be achieved.

A number of the representations referred to the importance of appropriate detailed guidance for the District Centre and sought greater clarity and further guidance in this section of the document.

In terms of green infrastructure provision, the importance of the provision of a range of different types of open space, including adequate settlement and landscape buffers was emphasised. Also, comments received suggest that the document does not go far enough in promoting and requiring measures to prevent the development from having a harmful impact on ecology or promoting biodiversity enhancement measures.

Comments received also suggest that the draft document should provide greater detail in terms of flood resilience measures and on the guidance for the school sites.

Finally, the representations also emphasised the importance of providing a co-ordinated set of Strategic Design Codes, to provide the over-arching sense of place at Welborne. The representations stress that any variation that could arise from separate developers taking an individual approach to the Design Codes and key aspects of the design approach, would not result in a successful development. The importance of the role of community consultation in the production of the Codes was also highlighted by responders.

Initial response to representations and potential revisions to the draft SPD

Following initial consideration of the responses, the Council is minded to make a number of changes to the draft SPD. The extent and nature of those changes are set out in Table 1 of this document. The SPD cannot be adopted by the Council until the Welborne Plan itself is adopted. Following this initial assessment of the response to the consultation, further changes to the SPD may arise, for instance from issues arising from the forthcoming Examination into the Welborne Plan or changes in legislation. The response set out here is therefore the Council's initial response to the consultation, and has been prepared to inform the forthcoming Examination into the Welborne Plan.

Ultimately, any changes to the draft SPD will be considered by Members when they consider adopting the document.

Consequential Changes to the submitted Welborne Plan

In a small number of cases, a response to this SPD consultation has highlighted issues which have caused the Council to reconsider the content of the submitted Welborne Plan. In those instances, the final column in Table 1 states the nature of the Officer recommended change to the submitted Welborne Plan which will be proposed at the forthcoming Examination. The detail of changes to policy or supporting text will be introduced to the Examination through a Statement of Common Ground or Participant's Statement. It is for that reason that the exact text of any proposed change is not set out in Table 1. A summary of all officer recommended proposed changes to the Welborne Plan which are considered appropriate as a result of this consultation are set out in Table 2 of this document.

Ultimately, any changes to the Welborne Plan will be considered by Members through the formal Examination and Adoption process.

Next Steps

This document will be submitted to the Inspector undertaking the Examination of the Welborne Plan.

The proposed revisions to the draft SPD outlined in Table 1 will be developed in light of any changing circumstances, including the progress of the Examination into the Welborne Plan, and will form the basis of the final SPD to be adopted in due course.

The proposed changes to the Welborne Plan, set out in Table 2 of this document, will be promoted by the Council at the forthcoming Examination.

WELBORNE DESIGN GUIDANCE SUPPLEMENTARY PLANNING DOCUMENT

TABLE 1

Ref.	Name of Respondent	Document Paragraph	Details of Representation	Initial Council Response	Officer Recommended Change to Welborne Plan
WDG001a	Environment Agency	General	Document looks at opportunities and overcoming constraints.	No changes proposed.	No
WDG001b	Environment Agency	Ch.2	Welcome inclusion of Strategic Framework Diagram illustrating green infrastructure and large numbers of strategic green corridors linking the site to existing settlements.	No changes proposed.	No
WDG001c	Environment Agency	Ch.7	Pleased to note that sustainable drainage will be incorporated into open space and green infrastructure. These should be designed at an early stage. Should not be retrofitted.	No action needed. Para 9.26 of the submission Welborne Plan sets out the requirement for a sustainable drainage strategy to be submitted with outline planning applications, which will ensure that sustainable drainage is considered at an early stage.	No
WDG001d	Environment Agency	Ch.3	Pleased to note that the structuring plan will need to include the location of strategic utilities infrastructure including the disposal of foul water.	No changes proposed.	No
WDG002a	Standing Conference	Ch. 2&3	The document needs to reflect the much wider context of the site and include major features such as South Downs National Park & Forest of Bere.	Revise Ch.2 and Ch.7 to include reference to important destinations in wider context that the green infrastructure corridors within the development could connect to.	No
WDG002b	Standing Conference	Ch. 2&3	Greater degree of realism regarding land budget to ensure that SANGS can be provided.	No changes proposed. The SPD does not set a land-budget; it sets out ways in which the requirements of the Welborne Plan can be achieved.	No

Ref.	Name of Respondent	Document Paragraph	Details of Representation	Initial Council Response	Officer Recommended Change to Welborne Plan
WDG002c	Standing Conference	Ch.2&3	Green space objectives need to be prioritised.	No changes proposed. The Welborne Plan sets out the minimum requirements for Welborne green infrastructure, the Council therefore expects the entire green infrastructure set out in Policy WEL29 to be provided and therefore a priority order is not required.	No
WDG002d	Standing Conference	2.4	<p>Section 2.4 should be amended to include the following list of priorities:</p> <ul style="list-style-type: none"> I. Enhancement and extension of cross boundary major green infrastructure II. Adequate buffering with neighbouring communities III. Provision of major landscape feature on the southern edge of Welborne IV. Provision of a series of varied spaces for different users in the central area (and not a large open Central Park) such as a walled garden, orchards, cultivable space together with a central focal point landscape feature with a clear purpose and visitor role. 	<p>The Welborne Plan set out the requirement for all of the main structuring elements to be delivered on site. These are summarised at 2.4. The inclusion of a priority order implies that the delivery of all structuring elements is negotiable.</p> <p>Revise 2.4 and Ch.7 to include reference to key destinations in the wider site context, including major green infrastructure.</p> <p>Suggest reinforcing Ch. 2, 6 and 10 in terms of clarifying the role that the southern landscape buffer could have in creating positive views into the site from the south.</p> <p>Suggest revising Ch.7 to clarify the different roles that the Central Park could fulfil and its multi-functional nature. Also suggest revising to emphasise the manner in which the Central Park is linked to the wider green infrastructure network and serves the whole development.</p>	No

Ref.	Name of Respondent	Document Paragraph	Details of Representation	Initial Council Response	Officer Recommended Change to Welborne Plan
WDG002e	Standing Conference	Ch.4.	There should be a requirement for the developers and site promoters to consult with the community as the design codes are developed.	The importance in the role of the Strategic Design Codes for the community is noted. Suggest revise Ch. 4 to provide greater clarity and also encourage community consultation.	Amend WEL7 (Strategic Design Codes) to provide greater clarity of process for the submission of Strategic Design Codes.
WDG002f	Standing Conference	6.7.1 and Ch.7	A large central park is a lower priority than other objectives. Section (7) on the central park is unrealistic. The central green feature and focal point should be a series of smaller spaces of different character.	The central park is a 'fixed' element in the Welborne Plan. Policy WEL29 also requires a mix of different types of Green Infrastructure to fulfil different roles on the site. Revise Ch.7 to emphasise that the central park could be designed to include areas of different character and use within it.	No
WDG002g	Standing Conference	6.7.3, 7.4.3 – 7.4.8 & 10	The requirements need to be stronger. In particular there needs to be a major landscape feature to address the view from the north and south. Emphasise the contribution to be made by the employment area to providing a strong and attractive landscape feature to the southern edge and view from the M27 including green walls and roofs for key buildings.	The Standing Conference's comments, in terms of the precise intention for a southern landscape feature, are not entirely clear. The Council will therefore engage with the Standing Conference before any revisions to the SPD are considered with regard to this aspect of the document.	No
WDG002h	Standing Conference	7.4.9	Stronger reference to buffer and separation with Funtley. The Standing Conference is seeking a minimum 100m buffer strip with the adjoining communities.	No changes proposed. This goes beyond the scope of the SPD which offers guidance on policy requirements of the Welborne Plan rather than introducing new policy. In this case, the Welborne Plan requirement is for settlement buffers of no less than 50m.	No

Ref.	Name of Respondent	Document Paragraph	Details of Representation	Initial Council Response	Officer Recommended Change to Welborne Plan
WDG002i	Standing Conference	Ch.7	East-west green corridor Meon to Wallington welcomed.	No changes proposed.	No
WDG002j	Standing Conference	Ch.7	Design objectives do not refer to the wider cross boundary context and adjoining green assets.	Revise Ch.7 to include reference to key destinations outside of the site, in the wider site context, including major green infrastructure. Clarify the role that the green links and pedestrian and cycle routes can have in linking to the wider context of the site.	No
WDG002k	Standing Conference	Ch.8 & 9	Sections 8 & 9 are supported	No changes proposed.	No
WDG002l	Standing Conference	Ch.11	Could be more ambitious as part of the mixed use District Centre as in Hampshire market town examples.	Revise Ch.11 to include more illustrations of the character of the District Centre and expand some of the design principles, particularly in relation to public realm.	No
WDG002m	Standing Conference	Ch.12	Needs to be amended to reflect the relocation of the secondary school.	Alternative location of secondary school to be reflected in SPD.	No
WDG003a	Site Promoters	Ch.11	Welcome the final paragraph which states that the design guide is not prescriptive.	No changes proposed.	No
WDG003b	Site Promoters	General	Recommend that the strategic framework diagram and other master planning diagrams contained within the SPD are labelled as 'for illustrative purposes only'	Revise the Introduction chapter to clarify the role of images and illustrations in the SPD.	No
WDG004a	Hampshire County Council	Ch.9	Scope to add reference to resilience measures which address surface water drainage.	Revise Ch.9 "Environmentally Sustainable Design and Climate Change" to encourage flood resilient design.	No

Ref.	Name of Respondent	Document Paragraph	Details of Representation	Initial Council Response	Officer Recommended Change to Welborne Plan
WDG004b	Hampshire County Council	Ch.10	Stronger steer in relation to flood resilience measures required in this chapter. Need to consider overland flow routes in order that they do not affect buildings or access routes.	Revise Ch.10 "Guidance applicable to design of individual employment plots to encourage flood resilient design.	No
WDG004c	Hampshire County Council	Ch.11	Supportive of the objective to co-locate centres with the schools and the principal public transport stops to encourage a range of uses with opportunities for shared parking and activity in the centres.	No changes proposed.	No
WDG004d	Hampshire County Council	Ch.11	It is assumed that the illustration on pages 76, 77 & 79 is to show the component parts rather than a layout.	Revise annotations for diagrams in Ch.11 to clarify the intent.	No
WDG004e	Hampshire County Council	Ch.12	HCC would like to discuss the exact location, shape, configuration and adjacencies of the schools if this option is progressed along with the access arrangements, for instance if would be better not to have the primary school adjacent to the A32 due to health and safety in particular noise.	Revise Ch.12 to require proposals for schools to be developed in consultation with HCC as Education Authority. Also include more specific guidance for the nature of school sites in terms of requirements for school provision	No
WDG004f	Hampshire County Council	Ch.11	On the diagram on p77 the school site needs re-shaping and it would be better to have the school fronting the local centre facilities and car parking	Revise to provide clarification of the purpose of the diagram.	No

Ref.	Name of Respondent	Document Paragraph	Details of Representation	Initial Council Response	Officer Recommended Change to Welborne Plan
WDG004g	Hampshire County Council	Ch.11 & 12	Supportive of the guidance which seeks to ensure co-location of schools with other community uses, however it is important that such facilities will only be available where access to pupils can be controlled and secured. For this reason the separation of the schools on p79 by a green corridor is not acceptable.	Revise to provide clarification of the purpose of the diagram.	No
WDG005a	Hampshire and Isle of Wight Wildlife Trust	General	Disappointed that the SPD takes no account of previously raised comments in relation to the Welborne Plan.	Revisions to the SPD are proposed in relation the providing guidance for the design objectives of mitigation measures and to provide more emphasis on biodiversity enhancement measures.	No
WDG005b	Hampshire and Isle of Wight Wildlife Trust	General	Not clear why the SPD is needed in addition to The Welborne Plan. The SPD does not provide further clarity and is not fit for purpose.	As noted above, the guidance should be revised to provide more guidance regarding ecological mitigation measures and biodiversity enhancement measures.	No
WDG005c	Hampshire and Isle of Wight Wildlife Trust	General	The SPD and the Draft Local Plan fails to protect the natural environment.	Revise Ch.7, 9 and 12 to provide guidance on possible biodiversity enhancement measures.	No
WDG005d	Hampshire and Isle of Wight Wildlife Trust	General	The SPD provides no clarity re design principles and standards required for SANGS.	Revise Ch.7 to set out the need for SANGS to be designed in accordance with Natural England Standards. Append SANGS Standards to document and refer to areas of particular relevance to Welborne in the SPD.	No

Ref.	Name of Respondent	Document Paragraph	Details of Representation	Initial Council Response	Officer Recommended Change to Welborne Plan
WDG005e	Hampshire and Isle of Wight Wildlife Trust	Ch.7	The SPD fails to recognise that SANGS are not an optional extra but an essential part of the development.	No changes proposed. The requirement to provide SANGS is clearly set out in the Welborne Plan (WEL30). The SPD sets out on p.13 that areas proposed for SANGS need to be shown on the Structuring Plan for the site.	No
WDG005f	Hampshire and Isle of Wight Wildlife Trust	Ch.7	Object to Dash Wood being utilised as SANGS.	No changes proposed. This goes beyond the scope of the SPD and will be fully assessed as part of planning application process.	No
WDG005g	Hampshire and Isle of Wight Wildlife Trust	Ch.7	Concerns re proposed links to the surrounding countryside as the ecological impacts of access to other sites have not been assessed.	No changes proposed. The Welborne Plan and SPD set out the principles for green linkages but do not propose exact routes. Detailed ecological impacts would be assessed as part of the usual planning application process.	No
WDG005h	Hampshire and Isle of Wight Wildlife Trust	Ch.7	Support the principle of a large central park. There should be a minimum size requirement to ensure that the park is able to function effectively.	No changes proposed. The WDG sets out the qualities of the central park which will influence its overall size. For example, its role in linking certain structuring elements. The total requirement for the quantum of green infrastructure is set out in WEL29 of the Plan.	No
WDG005i	Hampshire and Isle of Wight Wildlife Trust	Ch.7	Clarity required for the type of usage proposed for the central park.	Revise Ch.7 to provide more guidance on the different uses/character of the central park.	No

Ref.	Name of Respondent	Document Paragraph	Details of Representation	Initial Council Response	Officer Recommended Change to Welborne Plan
WDG006a	Natural England	Ch.7	Suggest that the SPD considers the phasing/timing of the provision of Green Infrastructure, in particular the provision of landscaping to create a sense of place prior to occupation. It may be appropriate for these matters to be fully determined at outline stage.	The provision of a detailed Green Infrastructure strategy is required by Policy WEL29. No changes proposed. Revise Ch.7 to emphasise that the Central Park could be designed to include areas of different character and uses within it.	No
WDG006b	Natural England	Ch.7	If the intent is to create species rich grassland, consideration will also be needed as to how a sterile seed bed can be maintained until such time as habitat creation takes place and how soil fertility levels can be managed downwards if necessary.	The provision of a detailed Green Infrastructure strategy is required by Policy WEL29. No changes proposed.	No
WDG006c	Natural England	Ch.7	We welcome the inclusion of significant tree planting. Suggest additional wording is required to ensure that large growing trees are planted in appropriate locations that will enable them to achieve heights above neighbouring buildings.	SPD to be revised to include wording which emphasises the importance of incorporating specimen trees in appropriate locations and at an early stage in the development of the site. Expand on the requirements for the structural landscaping policy in the plan.	No
WDG006d	Natural England	Ch.7	Hedgerow management should be incorporated.	Revise to reiterate that Policy WEL33 requires hedgerow management details to be provided as part of the structural landscaping scheme.	No
WDG006e	Natural England	General	The SPD does not provide any detail on the incorporation of design features within the built environment to enhance bio-diversity (as required by WEL31).	Revise Ch.7 to refer to the importance of using green infrastructure and landscaping to enhance biodiversity, including guidance on how this can be achieved. Also provide guidance on biodiversity enhancement measures in Ch.9, 10 and 12.	No

Ref.	Name of Respondent	Document Paragraph	Details of Representation	Initial Council Response	Officer Recommended Change to Welborne Plan
WDG006f	Natural England	Ch.7	The SPD does not make reference to Fareham Common and how the area will be designed and managed.	Revise to include details for design and management of ecological mitigation measures.	No
WDG006g	Natural England	Ch.7	The SPD should explicitly require Blakes Copse and Aylesbury Copse to be linked by ecologically sufficient woodland planting (the settlement buffer referred to is not sufficient).	Policy WEL33 requires a structural landscaping scheme to be submitted which identified how the existing landscape features on and around the site can be strengthened. Suggest revisions to refer to the requirement for settlement buffer between Blakes Copse and Aylesbury Copse to be of a woodland form that is ecologically sufficient (incorporate into structural landscape section).	No
WDG006h	Natural England	Ch.7	The SPD should stipulate that an ecological management plan is required.	An ecological management plan is required as part of the Green Infrastructure strategy in accordance with Policy WEL29. However specific reference to an ecological management plan can be included within the list of application requirements (Chapter 13).	No
WDG006i	Natural England	Strategic Framework Diagram	It is desirable that the landscape buffer shown in the strategic framework diagram is extended east of the A32 in the form of a woodland strip.	Revise Ch.7 to emphasise the importance of landscape buffers to the east of the A32, referring to paragraph 4.11 of the Welborne Plan.	No
WDG006j	Natural England	Strategic Framework Diagram	It is not clear whether the strategic green infrastructure corridor along the eastern edge of the site is sufficient to meet the development considerations in the NCNF Landscape Study. Advise that this is made clear on the Strategic Framework Diagram.	Changes to the Strategic Framework Diagram are not within the scope of the SPD. The appropriateness of the form of the proposed buffer will be assessed as part of the planning application process.	No

Ref.	Name of Respondent	Document Paragraph	Details of Representation	Initial Council Response	Officer Recommended Change to Welborne Plan
WDG007a	The Fareham Society	General	The SPD is repetitive, lacking in clarity and too long.	Revise Ch.1 to provide more clarity of purpose and expand "How to Use" section.	No
WDG007b	The Fareham Society	General	The SPD should clearly set out what the various documents (structuring plan, design codes etc.) need to contain.	Revise Ch. 3, 4 and 5 to provide greater clarity. Amend or provide an additional illustration to that on page 6 to demonstrate the roles of the different pieces of work required.	No
WDG007c	The Fareham Society	Ch.4	Design codes should be included in the pre-application consultation with the Standing Conference.	The importance in the role of the Strategic Design Codes for the community is noted. Suggest update Ch. 4 to provide greater clarity and also encourage community consultation.	Amend WEL7 (Strategic Design Codes) to provide greater clarity of process for the submission of Strategic Design Codes.
WDG007d	The Fareham Society	General	The SPD leaves too much open to interpretation using words like 'adequate'. Indicative measurement parameters would be more helpful. Minimum garden sizes and separation distances should be introduced.	Revise to provide an indication of the garden sizes that are considered appropriate for different types of residential accommodation.	No
WDG007e	The Fareham Society	General	If standards are not set out then the meaning of 'garden city' is not clear to the public. The TCPA garden city principles should be used to define the garden city term.	Revise Ch. 1 to include a definition for "21 st Century Garden Community" including reference to the Town and Country Planning Association principles relevant to Welborne and the work carried out for the Welborne Concept Masterplan Report.	No

Ref.	Name of Respondent	Document Paragraph	Details of Representation	Initial Council Response	Officer Recommended Change to Welborne Plan
WDG007f	The Fareham Society	Ch. 2	Agree with the statements made by the Standing Conference regarding the need for the development to reflect the wider context of the site in section 2.	Revise para2.4 to include reference to key destinations in the wider site context, including major green infrastructure which could influence the design and/or location of the green infrastructure corridors.	No
WDG007g	The Fareham Society	Ch.11	Do not agree with giving the district centre too high a visibility from the A32 as it is to serve Welborne and should not aim to attract high levels of traffic movement from outside.	No changes proposed. The SPD does not encourage the District Centre to have a prominence from the A32, but rather requires a positive frontage to the A32.	No
WDG007h	The Fareham Society	Ch.7	A walled garden, orchards and allotments would be worthy of inclusion, however a sizeable park able to hold public events and offering more important habitats would enhance and serve the settlement. The park should be at least as big as the park at Stubbington.	Revise Ch.7 to set out the multi-functional nature of the central park and refer to other important green infrastructure requirements, which include allotments and a community orchard.	No
WDG007i	The Fareham Society	Ch.7	Gaps between settlements should be at least 100m with planted mounds to elevate some planting.	No changes proposed. This goes beyond the scope of the SPD which offers guidance on policy requirements of the Welborne Plan rather than introducing new policy. In this case, the Welborne Plan requirement is for settlement buffers of no less than 50m.	No
WDG007j	The Fareham Society	Ch.7	The SPD should emphasise the quality and long term maintenance of the planting.	No changes proposed. The Welborne Plan and SPD, when read together require high-quality landscaping to be provided and maintained (Policies WEL33-WEL35 apply).	No

Ref.	Name of Respondent	Document Paragraph	Details of Representation	Initial Council Response	Officer Recommended Change to Welborne Plan
WDG007k	The Fareham Society	Ch.7	The SPD should require landscaping to be provided prior to development.	No changes proposed. It is usually impracticable for landscaping to be provided in advance of the completion of the building works to which the landscaping relates.	No
WDG007l	The Fareham Society	3.2	It is not clear what scale means in the context of the disposition of uses in the Structuring Plan	Revise to clarify that scale in the context of the disposition of uses in Structuring Plan relates to development areas rather than vertical scale (or height).	No
WDG007m	The Fareham Society	3.1	The SPD should set minimum dimensions for facilities listed.	No changes proposed. The broad land budget requirements are set out in the policies of the Welborne Plan.	No
WDG007n	The Fareham Society	Ch.7	The SPD should place more emphasis on the wider context of the site and 'break up' the site by large scale early planting.	No changes proposed. The Welborne Plan provides detailed requirements for the quantity and type of green infrastructure, including the phasing of the implementation of green infrastructure.	No
WDG007o	The Fareham Society	Ch.9	The SPD should recognise the contribution that gardens of sufficient size to accommodate larger trees can make towards creating a garden city/community.	Revise Ch.9 to refer to the potential for private gardens to include tree planting.	No
WDG007p	The Fareham Society	General	The section on the area south of Dean Farm/The Meadows should refer to the need to incorporate sound attenuation measures which could have a significant adverse impact on the character of Welborne when viewed from the south.	No changes proposed. The Welborne Plan sets out that non-residential development should be located within the noise contours to the south. This should avoid the need for attenuation measures. If attenuation measures are proposed, the Welborne Plan and SPD's requirements for good quality design across the site, will apply.	No

Ref.	Name of Respondent	Document Paragraph	Details of Representation	Initial Council Response	Officer Recommended Change to Welborne Plan
WDG007q	The Fareham Society	7.4.7	How does the reference in para 7.4.7 to creating 'a more intimate small scale mosaic of woodland and wetland within the smaller scale landscape' relate to the scale of employment buildings proposed for this part of the site?	Revise Ch. 6 and 7 to provide more clarity as to what can be achieved in terms of the use of landscape to break the employment areas into smaller parcels that reflects the landscape setting.	No
WDG008a	English Heritage	Ch.5	Welcome the requirement that the masterplanning must use an analysis of existing features and character to inform the design process, however would welcome a specific reference to the retention of any historic landscape features in the detailed masterplans.	Revise Ch.5 to refer to the need to carefully consider the need to preserve and enhance historic assets on the site. Identify those assets on a plan in the guidance.	No
WDG008b	English Heritage	Ch.6	Welcome the identification of: proposals for the incorporation of the Long Barrow site; proposals for how the listed building and Dean Farm can be incorporated into the development and recognition of the importance of the buildings at Roche Court including their character and visual setting and relationship with the Wallington River valley. Also welcome the sections which refer to the need to link development character to existing landscape features and the requirement that planning applications coming forward will be expected to demonstrate how a character area framework and development components respond to existing features/characteristics of an area.	No changes proposed.	No

Ref.	Name of Respondent	Document Paragraph	Details of Representation	Initial Council Response	Officer Recommended Change to Welborne Plan
WDG008c	English Heritage	Ch.7	Would welcome a reference to the requirement to retain and provide an appropriate setting for the Long Barrow as part of the central park.	Revise Ch.7 to refer to the potential for the central park/public open space to provide a setting for the Long Barrow.	No
WDG008d	English Heritage	Ch.7	Welcome the references to the typical character of the Forest of Bere landscape and to the creation of a landscape buffer around Roche Court to protect the setting of the listed buildings and reinforce the parkland character of areas to the south using characteristic features such as avenues, copses, belts and individual parkland trees set in open grassland. Could also include a reference to retaining an appropriate setting for the Long Barrow.	Revise Ch.7 to refer to the potential for the central park/public open space to provide a setting for the Long Barrow.	No
WDG008e	English Heritage	Ch.10	Welcome the planting belts shown on the diagram which will help provide a setting for the grade II * listed Dean Farmhouse.	No changes proposed.	No
WDG009a	Radian Housing	Ch.9	Stronger approach needed to residential car parking -needs to be contained in the general urban design principles and the specific paragraph on parking. Current drafting is too open. It needs to be clear whether the character required is 'Poundbury' or 'Whiteley'. Leaving interpretation open to developers could result in differential standards and miss the opportunity to create the desired sense of place. If a garden city approach is required this needs to be part of an express policy with associated guidance.	Revise para 9.5.7. Include the requirement to be integrated into the layout of the development and for car-dominated layouts to be avoided. Include the requirement for car parking design to reflect the Character Area i.e. high levels of on-street car parking may not be appropriate in the Woodland Character Area but is likely to be appropriate in denser parts of the site, such as the Centres.	No

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WDG009b	Radian Housing	Ch.9	Incomplete sentence at end of p60	Noted. Revise to complete sentence to include requirement for parking spaces should relate well to the dwellings that they serve, being over-looked by the dwelling to which the parking relates and conveniently located in relation to the dwelling.	No
WDG009c	Radian Housing	Ch.9	If Welborne is to have a strong sense of place, a co-ordinated and controlled set of design codes will be required rather than leaving architectural style down to interpretation. Strong design guidance on architectural style and character such as published by the New Forest District Council helps to inform the locally distinctive character of the area.	Revise Introduction chapter to provide clarity of the definition of a 21 st Century Garden Community. The importance in the role of the Strategic Design Codes for the community is noted. Suggest update Ch. 4 to provide greater clarity and also encourage community consultation.	Revise WEL7 (Strategic Design Codes) to provide greater clarity of process for the submission of Strategic Design Codes.
WDG010a	R J Humphries	Ch.2	The strategic framework diagram shows that traffic using the all directions J10 will have to pass through the new community to proceed along the A32. Positioning a motorway junction that requires access through the new community is totally at odds with the concept and spirit of a garden city.	No changes proposed. This goes beyond the scope of the SPD as guidance for the policies for the Welborne Plan.	No
WDG010b	R J Humphries	Ch.8	The southern part of the new community lies below the M27. In the event of extremely heavy rainfall will the SUDS be able to cope?	No changes proposed. This would need to be addressed through the Flood Risk Assessment submitted with planning applications and the detailed design response, in consultation with the Environment Agency.	No

Ref.	Name of Respondent	Document Paragraph	Details of Representation	Initial Council Response	Officer Recommended Change to Welborne Plan
WDG011a	RSPB	Ch.7	Support the principles as they will have a beneficial impact on the health & wellbeing of residents as well as providing for flora & fauna. Concerned that not all of the council's ambitions referred to in WEL31 in particular (ii) have been given due consideration i.e. proposals must demonstrate how development contributes towards enhancing biodiversity through broad habitat, incorporating design features through the built environment and enhancing ecological links to other areas of natural green space off site.	Revise Ch.7 to refer to the importance of using green infrastructure and landscaping to enhance biodiversity, including guidance on how this can be achieve. Also provide guidance on biodiversity enhancement measures in Ch. 9, 10 and 12.	No
WDG011b	RSPB	General	Welborne has the potential to contribute towards the conservation of a number of building dependent birds by the provision of 1 roosting/nesting cavity per unit. In foraging locations the provision of nest cups or ledges in open sided buildings can provide additional nesting opportunities for swallows and double nest cups under the eaves of buildings may encourage house martin colonies. Living roofs, green walls & boundaries, design and management of wildlife friendly sustainable drainage, public green spaces, street planting and links to wider Green Infrastructure will also help mitigate climate change, enhance air quality and reduce noise pollution.	Revise Ch.7 to refer to the importance of using green infrastructure and landscaping to enhance biodiversity, including guidance on how this can be achieve. Also provide guidance on biodiversity enhancement measures in Ch. 9, 10 and 12.	No

Ref.	Name of Respondent	Document Paragraph	Details of Representation	Initial Council Response	Officer Recommended Change to Welborne Plan
WDG011c	RSPB	Ch.7	It is essential that an on-going landscape and environmental management plan should be submitted and agreed for the whole development as early in the process as is possible.	No changes proposed. Policies WEL33-WEL35 of the Welborne Plan provide a robust basis for requiring landscaping details with initial applications together with details of management and maintenance.	No
WDG011d	RSPB	Ch.7	Inadequate measures proposed to protect nearby European wildlife sites from the indirect recreational effects of the development. The design guide should provide more detail on the standards and characteristics required of the SANGS.	Revise to include Natural England SANGS Standards to the SPD and revise Ch.7 to include reference to those aspects that are directly applicable to Welborne.	No
WDG012a	Elaine Tower	General	Query producing an SPD prior to the Welborne Plan being adopted	No changes proposed. The Welborne Plan sets out the intention for additional Design Guidance and the production of Guidance at this stage provides useful background information for the Plan Examination. The SPD can only be adopted once the Welborne Plan is adopted and any relevant changes to the Welborne Plan would need to be reflected in the SPD.	No
WDG012b	Elaine Tower	Pg. 10	The junction design shown would impact on Fareham Common SINC.	No change proposed. This goes beyond the scope of the SPD as relates to the Welborne Plan Strategic Framework Diagram.	No
WDG012c	Elaine Tower	Ch.8	Concern over the traffic implications for North Fareham. No road infrastructure improvements are mentioned.	Ch.8 will be revised to provide more guidance on sustainable travel, particularly in terms of pedestrian and cycle links and solutions.	No

Ref.	Name of Respondent	Document Paragraph	Details of Representation	Initial Council Response	Officer Recommended Change to Welborne Plan
WDG012d	Elaine Tower	Pg.5	There has been little or no engagement with the local community.	No changes proposed. Wider public consultation has been undertaken throughout the plan-making process.	No
WDG012e	Elaine Tower	P 52	Improvements to the A32 will improve opportunities for crime	No changes proposed. The design principles set out in the SPD look to minimise opportunities for crime/anti-social behaviour.	No
WDG012f	Elaine Tower	Pg. 56	Query that the development will be self-contained	No changes proposed. The SPD seeks to improve opportunities for self-containment by promoting mixed uses and good accessibility throughout the site and into the surrounding areas.	No
WDG012g	Elaine Tower	General	Infrastructure needs to be in place to support the development. Also, there needs to be services to support the proposed houses.	No changes proposed. The requirement for supporting infrastructure, shops and services is set out in the Welborne Plan.	No
WDG013a	Design Review Panel	General	More clarity of vision for Welborne and what is meant by 21st Garden Community	Revise the Introduction "Delivering the Vision for Welborne" by drawing reference from Ch. 2 of the Preferred Concept Masterplan Option Report to expand on Vision and what C21st Garden Community means for Welborne. Also, signpost the Character Areas section of the document as a way in which the vision can be achieved.	No

Ref.	Name of Respondent	Document Paragraph	Details of Representation	Initial Council Response	Officer Recommended Change to Welborne Plan
WDG013b	Design Review Panel	Ch. 8	Sustainable transport solution needs to be principal feature of strategic framework diagram/structuring plan. Good design and an area-wide residential travel plan need to be underpinned by a sound management strategy to bring about a change in behaviour.	<p>Revise Access and Movement Ch. to set out up front that a key part of the Access and Movement Strategy are the green infrastructure corridors and connections which provide attractive and convenient pedestrian and cycle links to shops and facilities and into the surrounding area.</p> <p>Signpost the Green Infrastructure chapter for detailed guidance on this.</p> <p>Include reference to the Campbell Reith Smarter Choices Study.</p> <p>Provide guidance for the Transport Framework which accompanies the Structuring Plan.</p>	No
WDG013c	Design Review Panel	Ch.8	Sustainable transport solutions need to be better illustrated in the document.	Include photos/illustrations which demonstrate pedestrian cycle priority over vehicles.	No
WDG013d	Design Review Panel	Ch.8	The new north-south road running parallel to the A32 presents a design challenge in terms of balancing capacity, vehicle speeds, road widths and other calming measures.	Noted.	No
WDG013e	Design Review Panel	Ch.8	Consideration needs to be given to the routeing of HGVs and the relationship of school routes with high-traffic routes.	Revise Ch.8 to refer to the considerations for HGV routeing, in terms of avoiding residential streets and conflicting with other sensitive uses such as the schools.	No

Ref.	Name of Respondent	Document Paragraph	Details of Representation	Initial Council Response	Officer Recommended Change to Welborne Plan
WDG013f	Design Review Panel	Ch.8	Provision for cyclists could be spelt out more strongly	Revise Access and Movement Ch. to include section on provision of cyclists including: <ul style="list-style-type: none"> - Principles for cycle routes - Cycle storage for residential - Cycle storage and associated facilities (showers/lockers) for employment uses - Short-stay cycle provision for centres 	No
WDG013g	Design Review Panel	Ch.8	Clarity needed regarding solutions to parking requirements	Revise para 9.5.7. Include the requirement to be integrated into the layout of the development and for car-dominated layouts to be avoided. Include the requirement for car parking design to reflect the Character Area i.e. high levels of on-street car parking may not be appropriate in the Woodland Character Area but is likely to be appropriate in denser parts of the site, such as the Centres.	No
WDG013h	Design Review Panel	Ch.8	Need to demonstrate walking connectivity to SANGS	Give greater emphasis to the pedestrian and cycle connectivity to all green infrastructure, including SANGS.	No
WDG013i	Design Review Panel	General	More guidance needed about the key principles of the public realm, including the roles of buildings that contain it and the range of activities and the spaces needed to support.	Design guidance relating to the public realm is contained within several chapters; however key/overarching principles could also be included within the expanded introduction regarding the overall vision for Welborne.	No
WDG013j	Design Review Panel	General	The hierarchy of spaces and their relationships to one another should also be addressed.	Revise section on hierarchy of streets in Ch.8.0 by explaining relationship between them and referring to 7.12 in Welborne Plan (main streets will link key destinations).	No

Ref.	Name of Respondent	Document Paragraph	Details of Representation	Initial Council Response	Officer Recommended Change to Welborne Plan
WDG013k	Design Review Panel	Ch.7	Clearer intention of the character of the central park.	Agree. Revise Ch.7 to describe the potential for a varied character and a range of different uses that could occur within the central park.	No
WDG013l	Design Review Panel	Ch.7	Stronger statement on the need for pocket parks needed	Revise section on the multifunctional nature of Green Infrastructure (p.38) to include reference to 'doorstep' play areas (included in pre-amble to WEL29.)	No
WDG013m	Design Review Panel	Ch.11	Vision for the District Centre needed-explain intended form and scale from here.	Revise introductory paragraph (p73) to include explanation of 'vision' for the District Centre.	No
WDG013n	Design Review Panel	Ch.11	District Centre diagram: mixed uses cut off from most of the new residents. Other configurations and locations should be considered.	Revise to include accompanying statement to explain the purpose of the diagrams on pages 76, 77 & 79.	No
WDG013o	Design Review Panel	Ch.11	Important to ensure that the school does not isolate the district centre from surrounding residential development.	Agree. Further detailed guidance on the design objectives for the school sites to be provided, in consultation with Hampshire County Council.	No
WDG013p	Design Review Panel	Ch.6	More detail in the character areas needed.	Agree. Further detail to be provided, particularly in terms of the design principles for the design and composition of elevations of buildings.	No
WDG013q	Design Review Panel	Ch.6	The urban intent could be more strongly expressed	Explain requirement for the identity of sub-areas within the character areas to be consistent while also providing variety.	No

Table 2 - Summary of Proposed Changes to the Welborne Plan

Policy	Recommended Change to Welborne Plan
WEL7 (Strategic Design Codes)	<p>Minor re-wording of Policy WEL7 to provide clarity in relation to the hierarchy and roles of the following design documents to be submitted with individual planning applications:</p> <ul style="list-style-type: none">• Overarching design principles to underpin the Structuring Plan;• The Strategic Design Code and;• The Design and Access Statement. <p>This revision of Policy WEL7 will also provide further clarity regarding the triggers for the submission and review of these design documents.</p>