

Welborne Standing Conference

Update on the Adopted
Welborne Design SPD

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Outline of the Presentation

- What is the purpose of the Welborne Design Supplementary Planning Document (SPD)?
- What is the process the Welborne Design SPD has gone through?
- What were the changes made to the adopted Welborne Design SPD following consultation?*

Purpose of the Welborne Design SPD

- Provides further guidance on design principles set out in the vision, objectives and policies of the Adopted Welborne Plan
- To achieve high design quality
- Greater clarity about Council's design expectations, especially for applicants and local community
- It is a (material) consideration in determining planning applications on the Welborne site

Welborne Design SPD Process

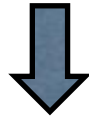
- Council decided to consult on the draft Welborne Design SPD at the Executive in June 2014
- In October 2014 the Welborne Plan (Part 3) Examination took place
- In June 2015 the Council adopted the Welborne Plan (Part 3)
- Council decided to adopt the Welborne Design SPD at the 11th January 2016 Executive (took effect 25th January 2016)

Key Changes

- Adopted document divided into two parts*
- Part 1 explains the role of the Welborne Plan in design matters and key design documents that will be needed for any initial planning applications (i.e. demonstrate design compliance with the Adopted Plan)
- Why? More clarity to the community and applicants about the process

Part 1: The Process

Welborne Plan (2015) & Welborne Design SPD (2016)
Strategic Framework Diagram (in the Welborne Plan)



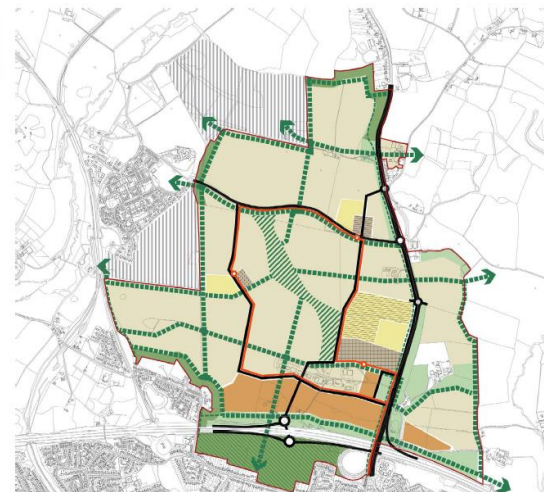
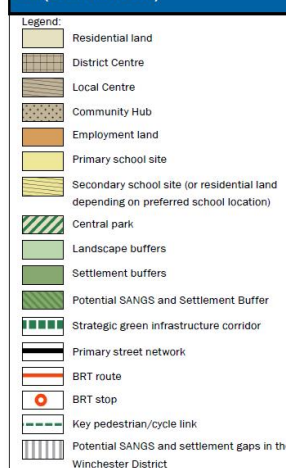
Structuring Plan
Comprehensive Masterplan
Strategic Design Codes
Design & Access Statement
Infrastructure Delivery Plan & Phasing Plan

Part 1: Strategic Framework Diagram

Shows the location of:

- How development shaped by the landscape
- A large Central Park & open space network with strong green corridors/routes
- Broad areas of residential development
- Location of the schools, District Centre, Local Centre & Community Hub
- Employment close to the District Centre
- Landscape buffers maintaining gaps (including settlement buffers)

Figure 2. The Strategic Framework Diagram in Appendix B.2 of the Adopted Welborne Plan (Local Plan Part 3)



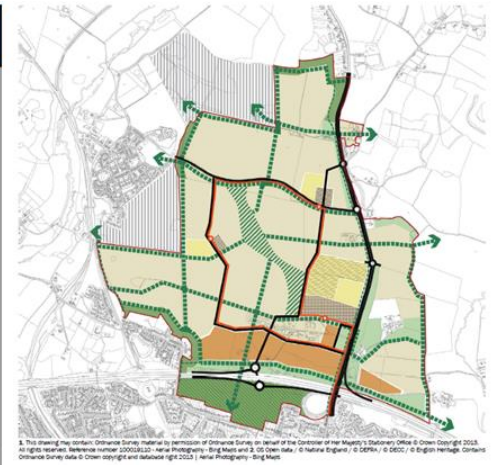
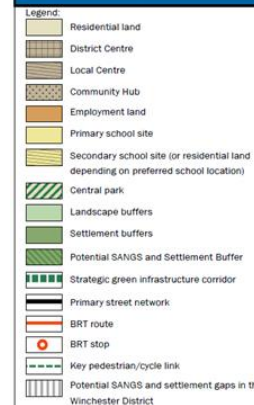
1. This planning map contains Ordnance Survey material by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright 2013. All rights reserved. Reference number 2003/0210 - Aerial Photography - Bing Maps and 2. © Ordnance Survey data / © Natural England / © DEFRA / © 2007 / © English Heritage. Contains Ordnance Survey data © Crown copyright and database right 2013 | Aerial Photography - Bing Maps

Part 1: Structuring Plan

Will show...

- The disposition of the main land uses
- Access points & primary road network, including Bus Rapid Transit route
- Location of District and local centres & the Community Hub
- Location of Welborne's schools, strategic utilities infrastructure
- Main pedestrian & cyclist routes
- The strategic green infrastructure
- Areas proposed for SANGS

Figure 2. The Strategic Framework Diagram in Appendix B.2 of the Adopted Welborne Plan (Local Plan Part 3)



Part 1: Comprehensive Masterplan

Will show...

- The layout and location of land uses, buildings, public and private spaces, streets, pedestrian and cyclist routes etc.
- A further level of detail to the Structuring Plan

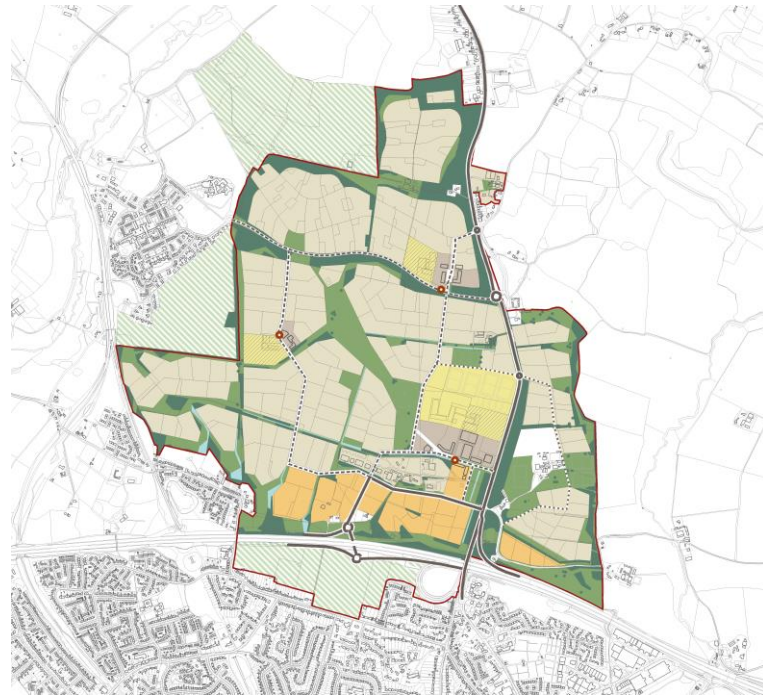
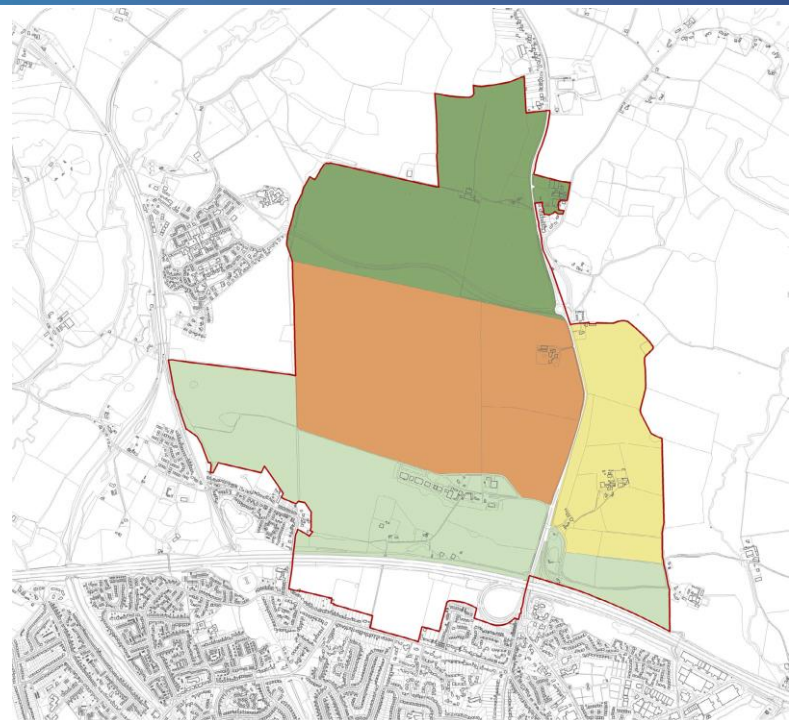


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Part 1 Strategic Design Codes

Will...

- Illustrate the detailed design 'rules and requirements'
- Define what place Welborne is
- Demonstrating overall consistency & how details how vary over the character areas



Part 1: Design & Access Statement

- Document applicants use to explain how the proposed development is a suitable design for the site and how prospective users access the site
- Design & Access Statements also set out how they meet the policies in the Welborne Plan and this SPD



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Part 1: Infrastructure Delivery Plan & Phasing Plan

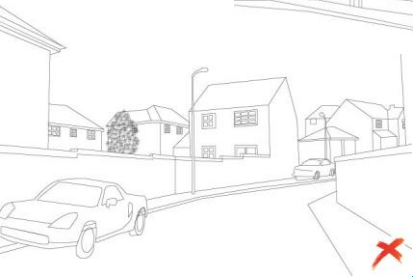
- It is essential to ensure the right type and level of infrastructure, e.g. roads, schools and green spaces, is provided at the right time to support the development at Welborne
- To ensure it happens comprehensively an Infrastructure Development Plan & Phasing Plan are required



Image for illustrative purposes only

Questions

Purpose of Part 2



Provides design guidance on...

- What good design and bad design looks like
- Particularly in relation to site-wide design principles
- Key characteristics of the Welborne Development in terms of use and form

Part 2

Key chapters covering...

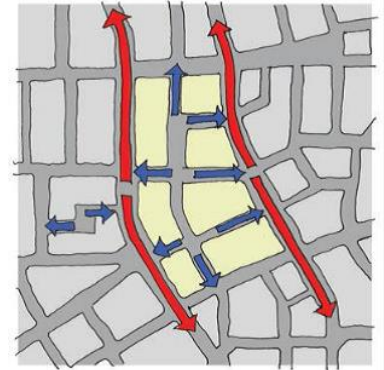
- Character Areas
- Green Infrastructure
- Access and Movement
- Residential Areas
- Centres and Community Hubs
- School Sites

... remained, but were improved by clearer explanations
and more visual advice

Key Changes to Part 2

- Integration of Refuse & Recycling Storage Guidance
- Integration of Cycle Parking & Storage Guidance
- Integration with Borough Design Guide
- More guidance on specific topics
e.g. biodiversity, outdoor lighting etc.

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Key Changes to Part 2

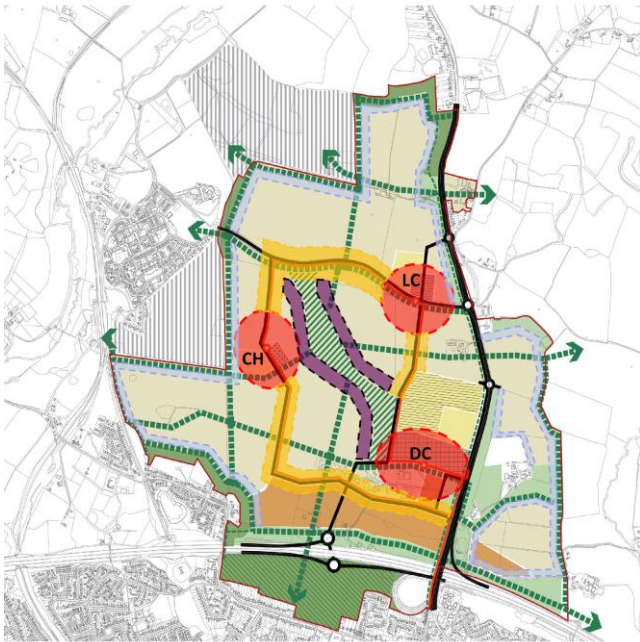
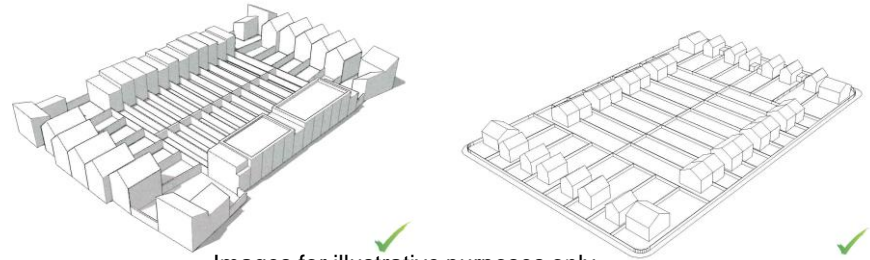


Figure 18. Shows the Key Characteristics of the Welborne Development in Terms of Use and Form

- DC District Centre
- LC Local centre
- CH Community Hub
- Transport Corridor (along BRT route)
- Parkside (Fronting Central Park)
- Residential
- Sensitive Landscape Edge
- Employment
- Central Park

- More guidance on how Welborne Vision translate into the development



Images for illustrative purposes only

Key changes responding to Comments

The Standing Conference raised concerns...

e.g. adequate buffering with neighbouring communities, with particular reference to the southern edge

- Wording has been amended particularly in the Employment Chapter to reinforce role the southern buffer can have in creating positive view from the south

Key changes responding to Comments

The Standing Conference raised concerns...

e.g. Stronger reference to a buffer and separation with Funtley
– minimum of 100m

- No change, as matter dealt with by the Inspector at Examination. Welborne Plan requires a buffer of no less than 50m and 75m in certain circumstances

Key changes responding to Comments

The Standing Conference highlighted...

e.g. lack of reference to wider cross boundary context and adjoining green assets

- Wording has been amended in the Green Infrastructure Chapter to address this

Key changes responding to Comments

The Standing Conference ...

e.g. more ambitious regarding the mixed use District Centre

- Additional images and guidance have been added

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Questions