

Welborne Standing Conference

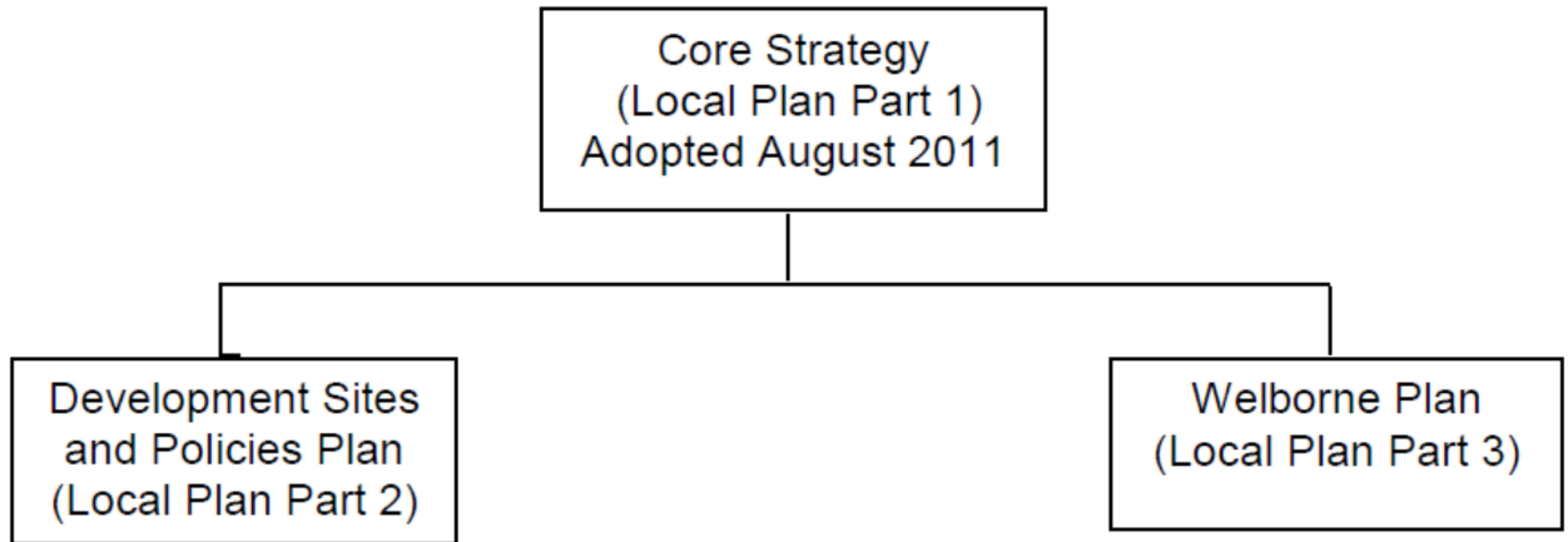
26 June 2014

Agenda item 5

Local Plan Part 3: Welborne Plan Update and Onward Timetable

26 June 2014

Relationship Between Plans



Introduction

- Welborne Plan is 3rd of 3 documents in Fareham Local Plan
- Covers plan period to 2036
- Sets out planning framework for the delivery of Welborne
- Proposals for homes, employment, retail, community infrastructure, transport and significant green space
- It will be a material consideration in determining planning applications

Update

1. Publication Welborne Plan consultation
2. Welborne Plan Submitted for independent Examination
3. Suggested Change regarding secondary school published for consultation

Publication Welborne Plan Consultation

Council approved 13 February 2014

Publication Plan published for representations 28 February to
11 April

635 responses addressing “soundness”

Publication Plan and minor amendments as per Council
resolution submitted to Inspectorate

Welborne Plan Submitted

Welborne Plan and Development Sites and Policies Plan submitted to Planning Inspectorate

Details on the Council's website, including evidence base and all representations

Likely timetable for Examination

Pre-hearing meeting, possibly August

Hearing sessions, possibly October

Next steps determined by the Planning Inspector, updates on Council's website

Claire Jones-Hughes

Programme Officer – Banks Solutions

Independent contractor

- appointed by the council
- working under the guidance of the Inspector

My role

- Managing day to day arrangements
- Recording documents
- Dealing with correspondence – e.g. exchange of statements
- Guide participants through the exam. procedure
- No involvement in planning policy

Claire Jones-Hughes

Programme Officer – Banks Solutions

Contact

- Contact details on examination webpage
- E-mail is the preferred method of communication

Next steps

- Introductory letter
- Confirm dates & venues of examination
- Guidance
- Matters, Issues and Questions

Claire Jones-Hughes

Programme Officer – Banks Solutions

More information

- PINS Planning Portal
 - My role
 - Examination Guidance

Questions?

Suggested Change – School Location

Representations received on Publication Plan regarding location of secondary school

Suggested change considered by Council on 19 June

Suggested change includes -

- *Changes to text of Welborne Plan*
- *Changes to Strategic Framework Diagram and Policies Map*
- *Addendum to Sustainability Appraisal and Habitats Regulations Assessment*

Published for 6 week consultation, 25 June to 6 August (letters, press release, libraries, website)

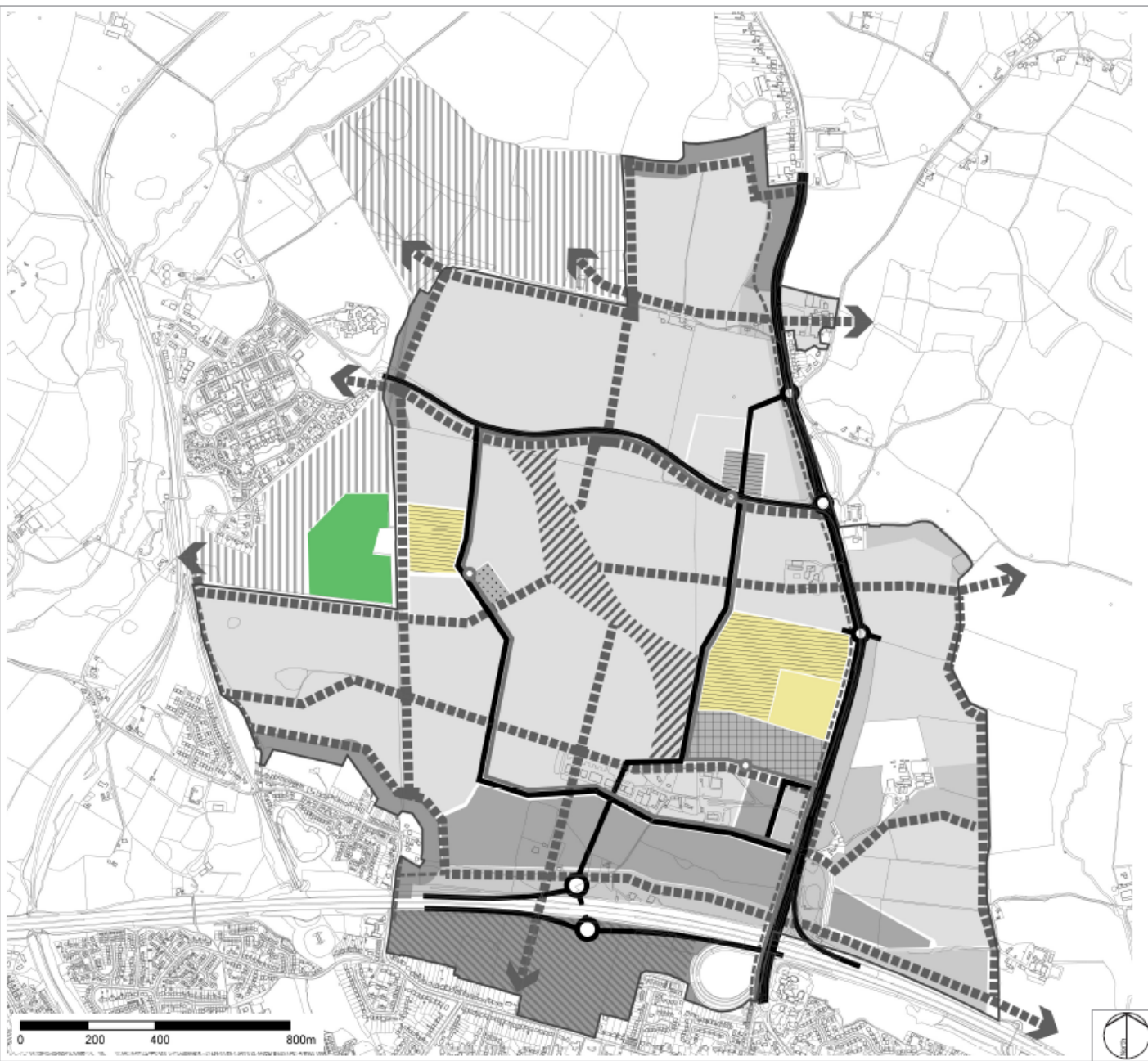
Suggested Change – School Location

Suggested change to Welborne Plan policy WEL16:

The Council's preferred location for the school is to the west of Welborne. If a site in this location is undeliverable, then proposals for an alternative location nearer the district centre will be acceptable. Both broad locations are indicated on the Fareham Policies Map and on Appendix B.3 of this plan

- and other consequential changes throughout document

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- LEGEND**
- Residential land
 - District Centre
 - Local Centre
 - Community Hub
 - Employment land
 - Primary school site
 - Secondary school site (or residential land depending on preferred school location)
 - Potential school playing fields in the Knowle Triangle (or Potential SANGS and settlement gaps in the Winchester District)
 - Central park
 - Landscape buffers
 - Settlement buffers
 - Potential SANGS and Settlement Buffer
 - Strategic green infrastructure corridor
 - Primary street network
 - BRT route
 - BRT stop
 - Key pedestrian/cycle link
 - Potential SANGS and settlement gaps in the Winchester District

REV.	DESCRIPTION	APP.	DATE

LDĀ DESIGN

PROJECT TITLE
WELBORNE PLAN, FAREHAM

DRAWING TITLE
**Revised Strategic Framework Diagram
 Suggested Change**

ISSUED BY	Exeter	T: 01382 260430	
DATE	June 2014	DRAWN	DWe
SCALE	NTS	CHECKED	PC
STATUS	Final	APPROVED	BF

DWG. NO. 3609_404

No dimensions are to be scaled from this drawing.
 All dimensions are to be checked on site.
 Area measurements for indicative purposes only.
 © LDA Design Consulting LLP. Quality Assured to BS EN ISO 9001 : 2008
 Sources: Ordnance Survey...

Suggested Change – School Location

All representations already made on Publication draft Welborne Plan have been submitted to the Planning Inspectorate

This consultation is solely on the Suggested change to the Plan – no other representations can be considered

All comments made on this suggested change will be forwarded to the Inspector undertaking the Examination of the Welborne Plan

Agenda item 8

Welborne Design Guidance Supplementary Planning Document

Supplementary Planning Documents – Planning Obligations & Design Guidance

- Completes policy framework for planning applications.
- Builds on the policies in the Welborne Plan.
- Clarifies the Council's expectations.
- Does not introduce new policy.



Design Guidance

Welborne Design Guidance SPD



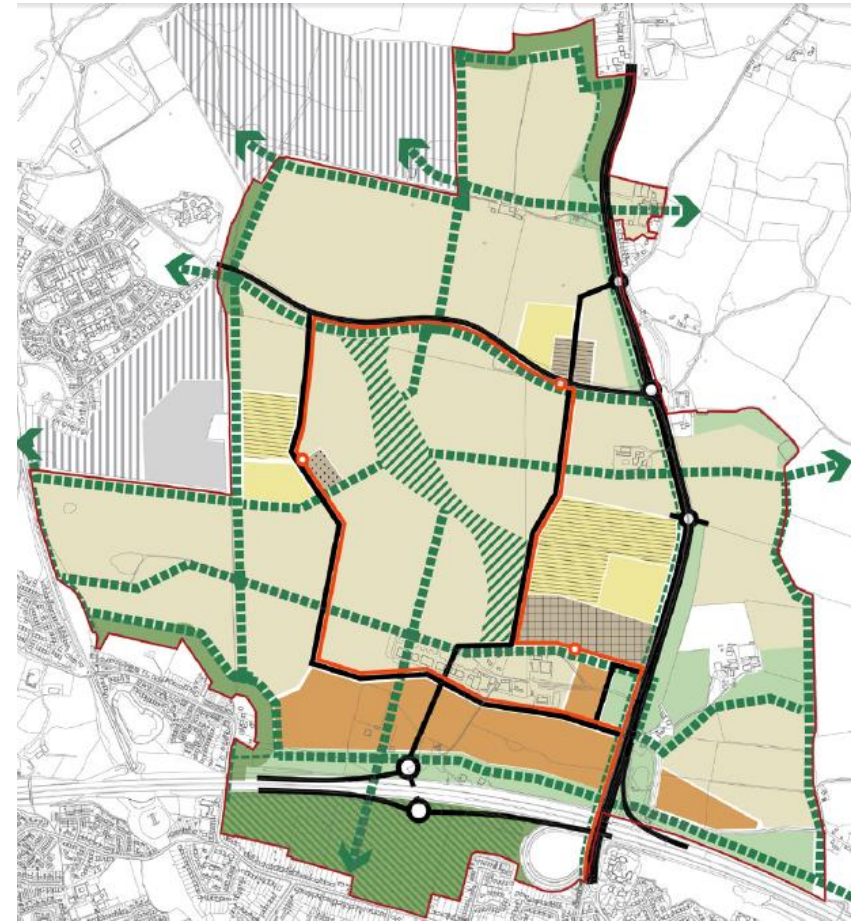
Design Guidance - Objectives

- High quality, sustainable design that meets the vision for Welborne.
- Consistent design quality across the site
- Clarity for all as to how planning applications will be assessed.



Design Guidance - Purpose

- The Council's expectations for design quality – what we mean by “good design”
- Sets out the principles behind the Strategic Framework Diagram
- What needs to be included in planning applications – the role of the Structuring Plan, Comprehensive Masterplan and Strategic Design Codes.
- Used to assess planning applications



Design Guidance - Purpose

Needs to be flexible: There may be other solutions that still meet the objective for high-quality design.



Example where storage is integrated into both the boundary wall and porch using complementary materials



Design Guidance - Content

Sets out design principles for:

- The character areas
- The green infrastructure
- Access and movement
- Residential areas
- The employment area
- The centres and community hub
- The school sites



Design Guidance - Process

2nd June 2014 – Executive approval for consultation

25th June 2014 – 6 week public consultation commences

Agenda item 9

Welborne Planning Obligations and
Affordable Housing
Supplementary Planning Document

Supplementary Planning Documents – Planning Obligations & Design Guidance

- Completes policy framework for planning applications.
- Builds on the policies in the Welborne Plan.
- Clarifies the Council's expectations.
- Does not introduce new policy.



Purpose

- Sets out Fareham Borough Council's approach to securing satisfactory development and essential infrastructure for Welborne, including the delivery of affordable housing.
- It outlines the methodology for securing developer funding for infrastructure and affordable housing through the use of planning agreements
- Identifies affordable housing needs requirements and how they may be met
- Provides essential background evidence for the review of the Community Infrastructure Levy
- For use by site developers, the Council and infrastructure providers

Process

2nd June 2014 – Executive approval for consultation

25th June 2014 – 6 week public consultation commences

Adopted alongside Welborne Plan

Agenda item 6

Infrastructure Investment and Junction 10 of M27

26 June 2014

Infrastructure Investment

Infrastructure Funding Strategy

An important part of the Council's strategy for ensuring the successful delivery of the new community.

Update to be considered by Executive in July, includes position on:

- Current funding bids
- New Homes Bonus
- Community Infrastructure Levy

Welborne Planning Obligations and Affordable Housing SPD
Community Infrastructure Levy Charging Schedule

Junction 10 of M27

Improvements to Junction 10 of M27 required

Welborne Plan recognises different options for detailed design

One option was included in the Welborne Plan for purposes of illustrating how Welborne may be delivered

Detailed design will come through the Transport Assessment process to accompany developer planning application

Preferred Option Note

Highways Agency, Hampshire County Council and Fareham Borough Council note on preferred option for improvements to Junction 10 of the M27



WELBORNE

M27 Junction 10 – Preferred Option Note

7 April 2014

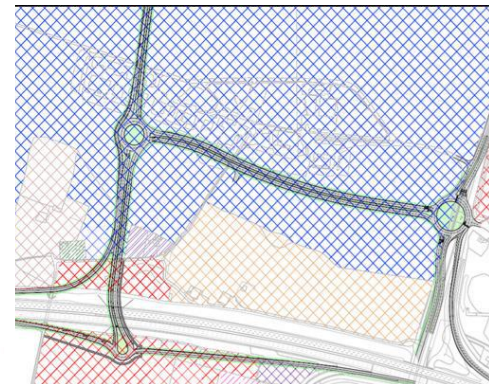
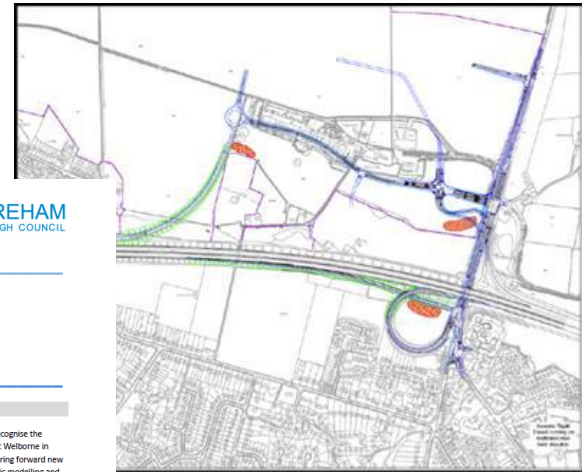
1. Introduction

The Highways Agency, Hampshire County Council and Fareham Borough Council recognise the importance of improvements to the M27 Junction 10 in facilitating development at Welborne in order to help achieve the objectives of the Solent Local Enterprise Partnership to bring forward new homes and jobs at the earliest opportunity. A substantial amount of strategic traffic modelling and optioneering has been undertaken to date to help identify a preferred option for improvements at the M27 Junction 10. The work confirmed that an all-moves Junction 10 can work and the principal of an upgrade has been agreed. A preferred design option is now urgently required to enable deadlines, related to the Welborne Plan timetable and the Solent LEP investment strategy, to be met.

There are numerous factors to be considered in determining a preferred option for the M27 Junction 10 and it is recognised that there are both public sector and private sector perspectives on this.

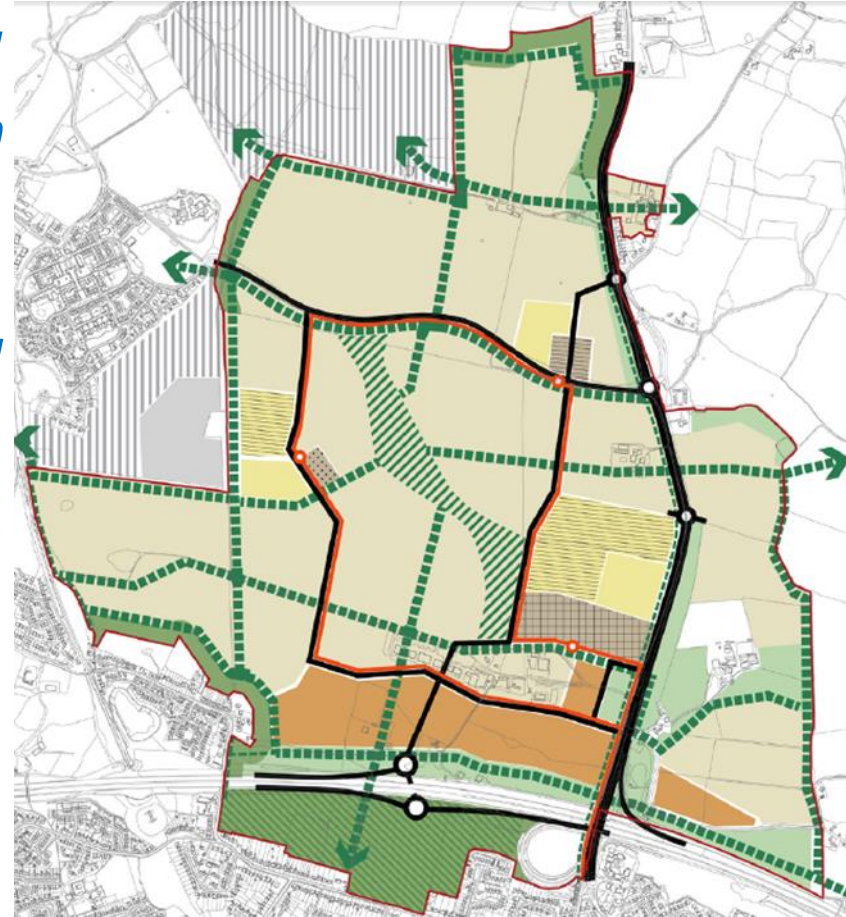
- The nature of the preferred option is material to the efficient operation of the Motorway network in light of the existing capacity restrictions and future plans to improve the operational effectiveness of the M27 corridor.
- The preferred option for upgrading Junction 10 is required to inform the identification and development of mitigation measures and other interventions on the surrounding local highway network as a result of the development.
- The layout of the junction will have a bearing upon the non-transport master-planning work streams and the planning process generally.
- The nature of the junction will affect the viability and deliverability of the site from the developer's perspective.

The resolution of a preferred option is therefore urgently required to help inform all of the above.



Conclusion

“on balance the roundabout based scheme is preferred and as such should now be progressed as the preferred option. However it is recognised that more work will be required in relation to some areas of detail including the facilitation of access arrangements for the district centre and employment areas and other minor modifications that may be required”



Agenda item 7

Site Promoter Plans for Pre-Application Consultation