

Local Plan Part 3: Draft Welborne Plan Regulation 18 – Preparation of a Local Plan

Summary of Representations by Residents, Private Individuals and Community Groups

Residents and Private Individuals

(Residents comprises both Fareham Borough and Non-Fareham Borough residents)

Main issues	<ul style="list-style-type: none">• Impact of additional traffic from Welborne on surrounding communities and roads; in particular the impact on North Hill, Wickham Road and Kiln Road.• Queuing traffic around Junction 10.• Lack of detail over the wider road and junction improvement measures that are required.• Over estimation of the use of Bus Rapid Transit (BRT).• Planning for too many houses – Fareham does not have the need for the amount being planned for.• Location of the Primary and Secondary school site to the east of the A32 – creates additional expense of footbridge and causes unnecessary safety concerns as children need to cross the A32.• Loss of open countryside and agricultural land.• Impossible to achieve the level of self-containment proposed due to unrealistic home-working predictions and the lack of control over where Welborne residents will work.• Significant opposition to the proposed location of the Household Waste Recycling Centre (HWRC) at Crockerhill Industrial Park.• Loss of identity and rural character for Knowle village.• Lack of certainty or a timescale of when infrastructure will be built.• Not enough green buffer in-between Welborne and Funtley, Knowle and Wickham.• The amount of affordable housing being planned for is too great.• Potential for increased flooding in Funtley and Wallington.• How waste water will be dealt with and whether it will give rise to more sludge tanker movements along Mayles Lane (from Albion Water site in Knowle).
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Community Groups

Standing Conference	<ul style="list-style-type: none">• Many standing conference members still have concerns about the lack of detail on some topics and therefore have difficulty in visualising and understanding the nature of the development likely to come forward.• Broad support for the high level development principles underlying the plan and particularly the commitments on masterplanning,
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design, Green Infrastructure / open green space and for the range of community services which the plan provides for.

- Major questions and concerns remain on a number of areas:
 - (1) How transport policies will be implemented.
 - (2) Environmental infrastructure.
 - (3) Whether the site can accommodate 6,500 homes at an acceptable density of development.
- Looking for revision of the policies in four areas:
 - (i) Introduction of trigger points to allow *flexibility in the plan* over its 25 year life in areas such as the make-up of employment space, types of housing, and environmental standards.
 - (ii) *A stronger retail provision in the Welborne district centre* to enable it to be the first choice for residents for day to day needs.
 - (iii) *Location of the first primary and secondary school at the heart of the Welborne development close to the district centre* to promote community building, shared use of facilities and sustainable travel with the site east of A32 being used if necessary at a later date.
 - (iv) *Green buffer (with neighbouring communities) policies to be strengthened*, including a low density development zone in the area next to the green buffer.

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- Fareham Society
- Objected to the proposed SDA/New Community/Welborne since it was first proposed because it believes that far too much development was being proposed in the wrong location.
 - Very poor location of the development that cannot be fully overcome by more detailed policies in the draft plan.
 - Specific concerns over:
 - The traffic impact because of the location next to the motorway junction.
 - Severance by the A32 if development takes place both to the east and west.
 - The loss of a large area of the best and most versatile agricultural land.
 - The practicality and viability of dealing with waste water.
 - Welcome the reductions that have been made to the scale of the development since the initial proposals were made, but believe that further reductions in scale and density may be necessary.
 - The Society does however support:
 - The comprehensive masterplanning.
 - Settlement separation.
 - a Strategic Design Code.
 - The principle of BRT.
 - Cycling and pedestrian linkages.
 - Structural landscaping schemes.

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- Funtley Residents Society
- The overwhelming majority of Funtley Residents have consistently been against the initial proposals, but are working to minimise the impact of the new community on Funtley as well as offering positive input to the Plan.
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- Need a significantly larger green buffer between Welborne and Funtley.
 - Concerned about the impact of increased traffic on Funtley and the surrounding areas of north Fareham.
 - Concerned that Welborne will increase considerably the existing flood risk in Funtley and remain sceptical over the flood prevention measures proposed, such as Sustainable Drainage Systems (SuDS) or black water recycling.
 - Opposed to the location of the proposed primary school north of Funtley as they believe it could lead to increased car traffic into Funtley (& car parking) during the school run.

Wickham Parish Council

- Wickham Parish Council supports the policies to maintain the green buffer with Wickham and Knowle and would appreciate it if these are further strengthened and increased where possible.
- Measures to ensure the new district centre does not compete with Wickham are supported by Wickham Parish Council.
- Wickham Parish Council requests measures are put in place to deter traffic from travelling northwards from Welborne to minimise the impact of the development on Wickham and the surrounding roads.

Knowle Village Residents Association

- *No response was received from Knowle Village Residents Association. However it is acknowledged that a significant number of responses were received from individual Knowle residents which have been incorporated in the residents section on page 1.*
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