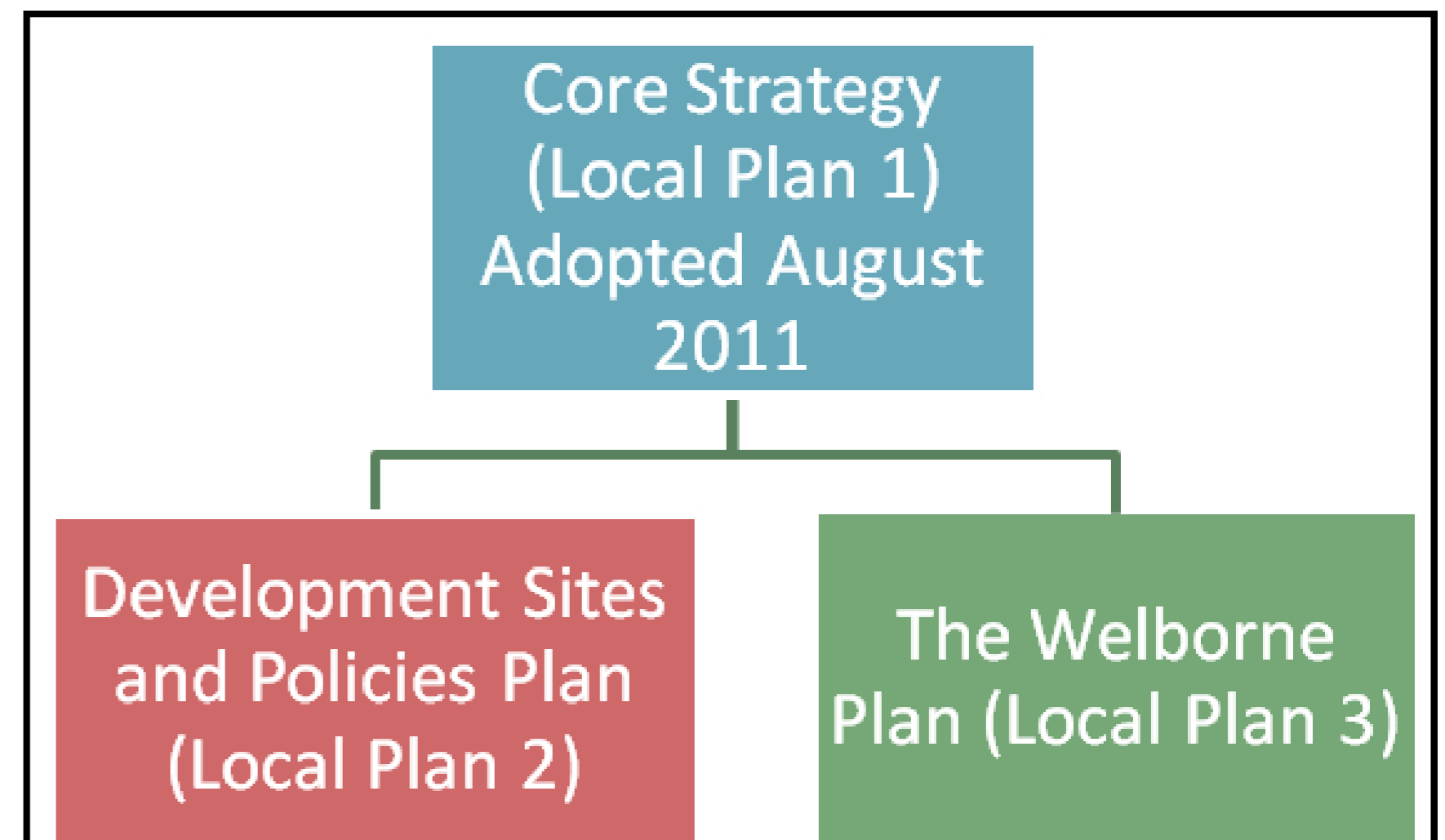


Fareham Borough Local Plan

- The Draft Welborne Plan is the third part of the Fareham Borough Local Plan which helps us to plan development and conservation in Fareham.
- The Draft Welborne Plan follows on from the Core Strategy, which set out a vision of what Welborne (formerly known as the New Community North of Fareham of NCNF) should be like.
- The Draft Plan (previously the Area Action Plan) will give clear guidance to ensure that the Council's vision of Welborne is met.



What is the Draft Welborne Plan?

The Draft Plan sets out how Welborne should take shape up until 2041 and has policies on:

- The character of the development;
- Employment;
- Schools and community facilities;
- Transport;
- Housing;
- Open space;
- Energy and water management;
- Landscape and heritage.

The Plan includes a concept masterplan map which shows the broad layout of Welborne.

The exhibition boards show how the Draft Plan and Concept Masterplan have been developed.



- Your opinions are important. We would like your views on the Draft Welborne Plan.
- What you say will help shape the development of Welborne and make sure it best suits the needs of Fareham as a whole.

The Consultation Option

The Consultation Option

The views of the community alongside supporting evidence indicated Option 3 to be the best option to take forward for Welborne.

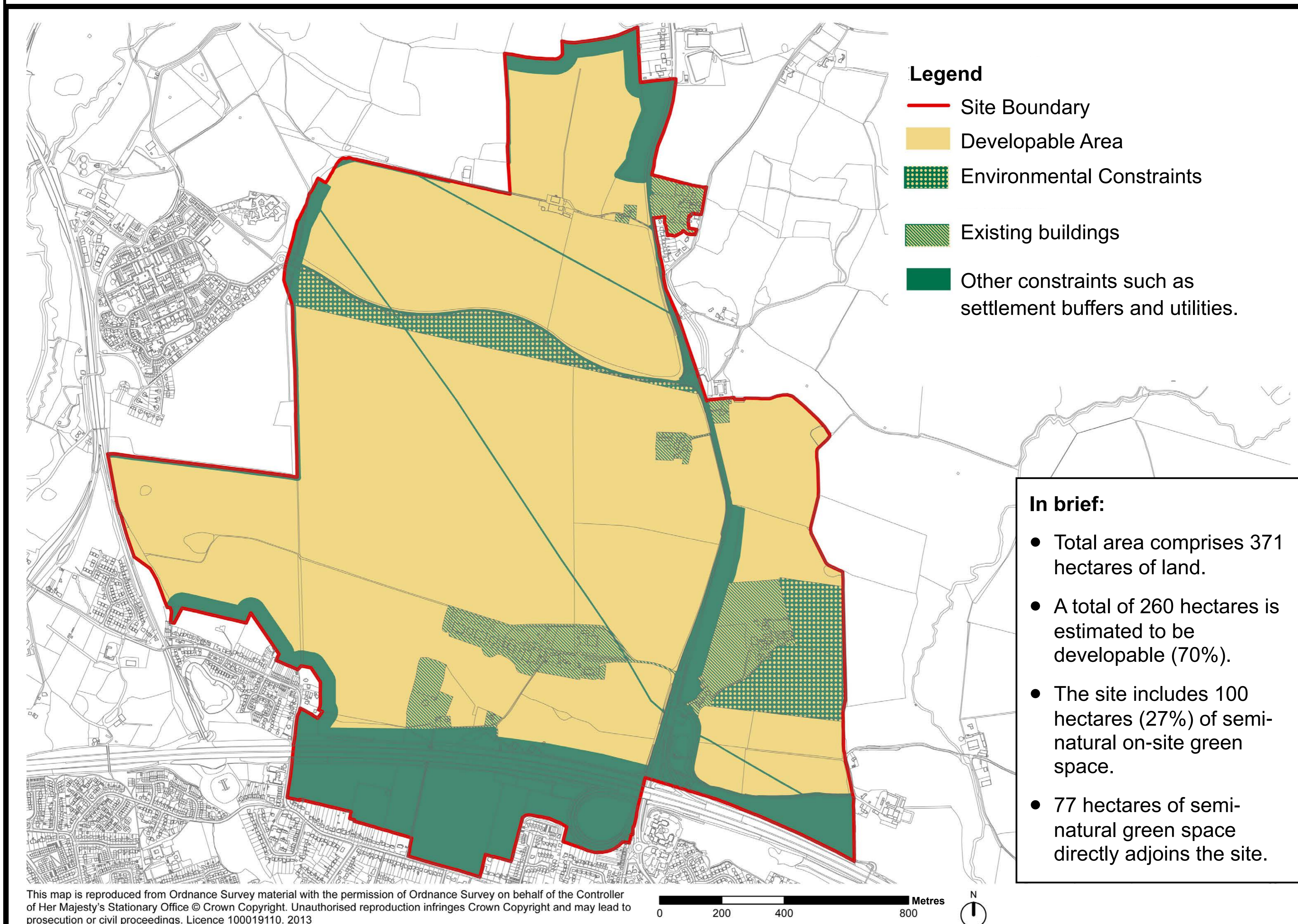
Why choose Option 3?

- It will give the most balanced development, complementing both Fareham and the surrounding landscape.
- The amount of housing and employment means roads and community facilities e.g. schools can be paid for.
- It provides opportunities to access the surrounding countryside and natural environment.

What about the other options?

- **Option 1:** The A32 link road is too expensive and would have a big effect on the surrounding landscape. People would also travel out of Welborne more.
- **Option 2:** Least liked by the public due to worries over the traffic at J11 and the lack of connection between where people work and live in Welborne.
- **Option 4:** Too few houses and employment space means it would be difficult to pay for roads and community facilities e.g. schools.

Developable Area of Welborne (showing constraints)



Vision

“Welborne will be a distinct new community set apart but connected to Fareham, whose spirit, character and form are inspired by its landscape setting”

Community

Self-contained
Community facilities
Sports and recreation
Allotments & orchards

Sustainable

Natural green space
Energy efficient homes
Water efficient
Sustainable drainage

Connected

Cycling routes
Connected streets
Bus rapid transit
Highway improvements

Character

Contemporary design
Local employment
Central park
Green corridors



A Garden Community

The Draft Welborne Plan has been strongly influenced by the ‘garden city movement’ which emerged around 1900 and planned communities around green open spaces.

Although not strictly copying the original garden city movement (which would not be practical), the Draft Welborne Plan follows its principles in order to help create a unique garden community for Fareham.



The garden community ideas behind Welborne aim to:

- Link to its landscape setting & natural environment;
- Have a network of linked open green spaces;
- Have a range of different neighbourhoods;
- Provide a range of sports facilities, allotments & community orchards;
- Have excellent cycling and walking routes to meet peoples’ daily needs;
- Reduce peoples need to travel outside Welborne;
- Have a range of employment opportunities together with social and community facilities.



What might Welborne be like?

Welborne will be divided into four distinct areas which are shown below. The purpose of this is to:

- create varied identities and sub-areas;
- integrate Welborne with the surrounding landscape and existing natural environment;
- ensure that Welborne is a 21st century garden community for Fareham.



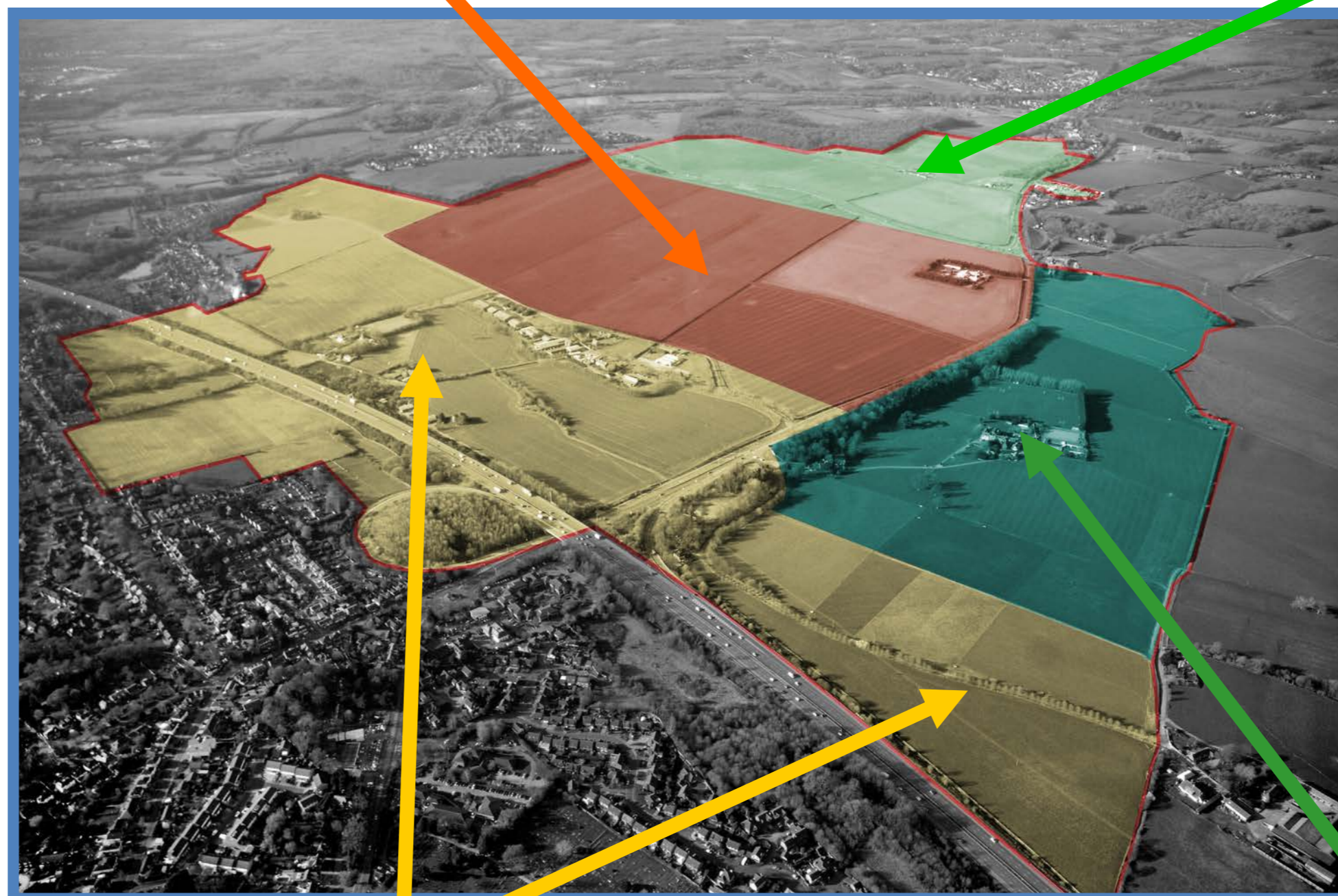
The Woodland

- Reflective of the existing woodland to the north.
- Lower density housing with tree lined streets.
- Links to new woodland walks and cycleways.
- Village centre located here.



The Downland

- Open chalk grassland with views of Portsdown Hill.
- Incorporates large open central park.
- Higher density housing.
- Adjoins one end of the new District Centre high street.



The Campus

- Semi-rural location.
- Includes the retained Boundary Oak School.
- Proposed location for the Secondary school and a Primary school.
- Sports pitches to be located here.



The Meadows

- Lower lying, wetland area.
- Water storage and meadows to be incorporated in layout.
- Main employment area to be located here.
- Local centre located here.



Character areas

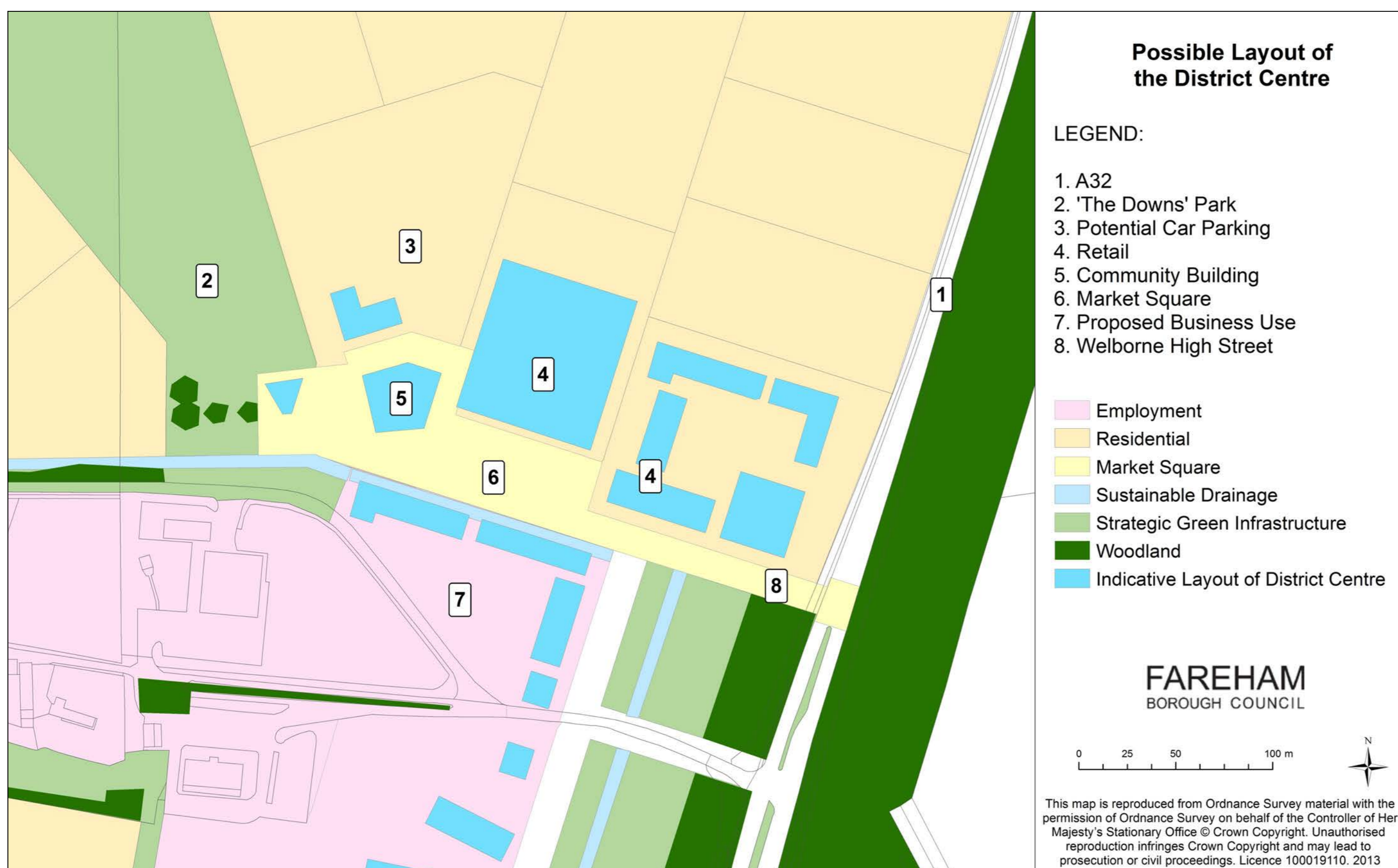
Welborne will derive its unique character and identity from the landscape of the site and the surrounding countryside. The main landscape features that surround the site include extensive woodland to the north, open chalk downland to the east (Portsdown Hill) and lower lying land in the south that connects the River Meon to the west and the River Wallington to the east.

Welborne's Centres

The new district centre will be the largest of the centres and located at the heart of Welborne. It will play a crucial role in how the community is viewed by visitors and residents.

It will be the main 'high street' for Welborne with a market square, a range of small shops, business, homes and a mid-sized supermarket.

The centre will be located next to the A32 and between residential areas, the central park and the main business area to attract the most visitors.



Walking and cycling to the District Centre will be made as convenient as possible. It will also be served by local buses and by the Bus Rapid Transit (BRT) service (see transport).

Car parking will be provided alongside the District Centre.

The District Centre will be the location for social and community facilities such as the library and community centre. This means it will need to be delivered early in the development of Welborne.

Village Centre

Located within the 'Woodland' area in the north of Welborne, this centre will be smaller than the District Centre. It will provide for day to day needs in convenience shops and small-scale services. It will also be within walking and cycling distance from Knowle.

Local Centre

Located near to Dean Farm in the south west of Welborne, it will provide convenient everyday shops and services for those living and working in this area. It will be within walking and cycling distance of Funtley.

Shops

The district centre may offer the following types of shops and services to support Welborne in meeting its day to day needs:

- Pharmacy
- Post office
- Newsagents
- Pub
- Café
- Restaurant
- Take away
- Dentist

Employment

Why is employment required at Welborne?

Welborne is going to have an important economic role and will:

- Provide a range of jobs for local people.
- Provide jobs and houses close together, to reduce the need to commute.
- Support economic growth across South Hampshire.



What type of employment will be created?

- 78,650 square metres of employment floorspace for offices, industrial and warehouses.
- Flexible offices or workshops in a range of sizes for small businesses.
- A Business Incubation Centre which may have office and meeting space, as well as IT equipment to support new businesses.
- The District, Village and Local Centres will have shops and facilities to provide jobs and serve Welborne.
- There will be three primary schools and one secondary school, all creating jobs.

How many jobs are there going to be?

The plan aims to create at least 6,500 jobs (1 job per household) in a range of employers.

- Over 4000 jobs will be created in offices, industrial and warehouses;
- Around 1,650 people will work from home;
- The rest of the jobs on site will be created in retail, health, education, leisure, caring and nursing.

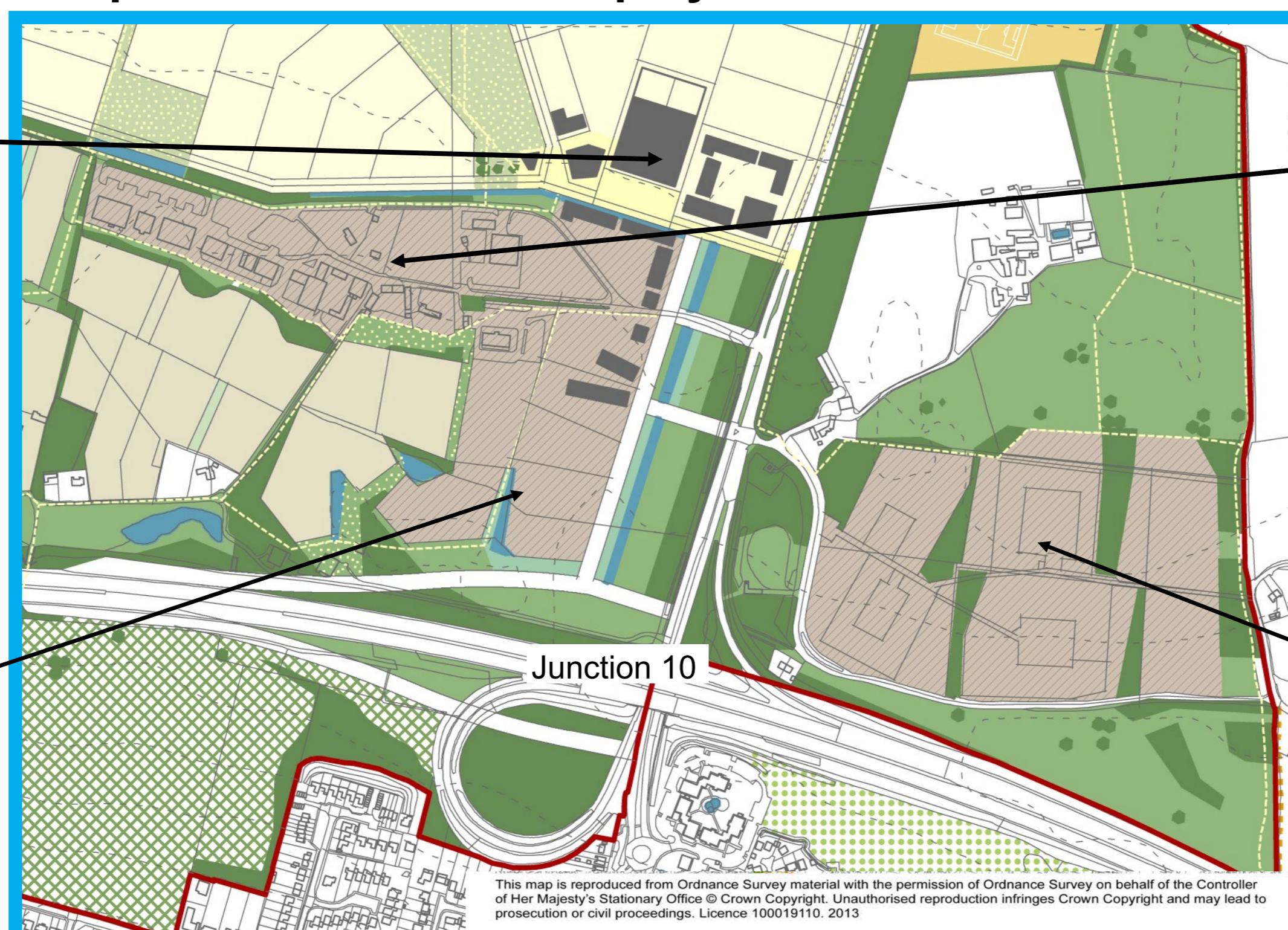
Proposed Location of Employment in Welborne

District centre

Providing jobs in offices, shops, health and leisure.

West of A32

Office and light-industrial employment area.



Dean Farm

Existing employment area which may be redeveloped.

East of A32

Industrial and warehouses employment area.

Community and Health

Community Facilities

Making Welborne a success will require a range of community facilities such as shops, community and health buildings, schools and social care facilities.

These facilities will help meet peoples' everyday needs and reduce their need to travel outside Welborne, helping to ensure that existing community facilities in neighbouring communities don't become overcrowded. They will also be places where residents and those working in Welborne can mix.

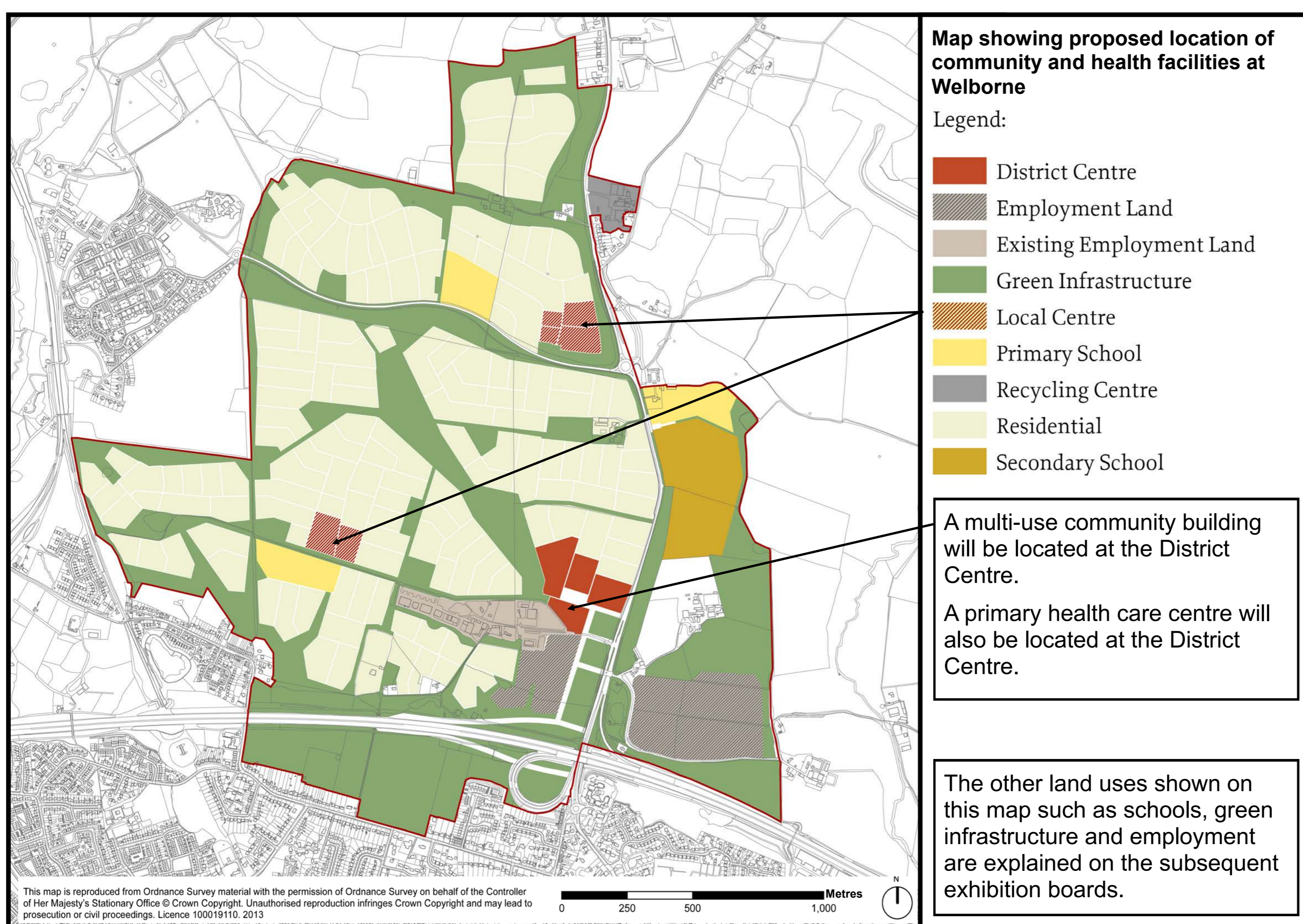


Community

A large multi-use building will be located at the district centre which will contain a range of flexible rooms to allow it to host a variety of activities such as:

- Community groups;
- Faith group worship;
- Indoor sports;
- Nursery provision;
- Arts and cultural events;
- Evening functions;
- A policing hub;
- A library.

Smaller community buildings will also be located at the Local and Village centres.



Health

It will be important that sufficient healthcare services are provided on-site to meet the primary healthcare needs of Welborne.

The District Centre will include a primary care centre for GPs and ancillary health care uses. Additional space within the District Centre will be provided for dental and pharmacy services.



Sports and Recreation

Healthy Community

One of the key principles behind the new community is to encourage healthier lifestyles.

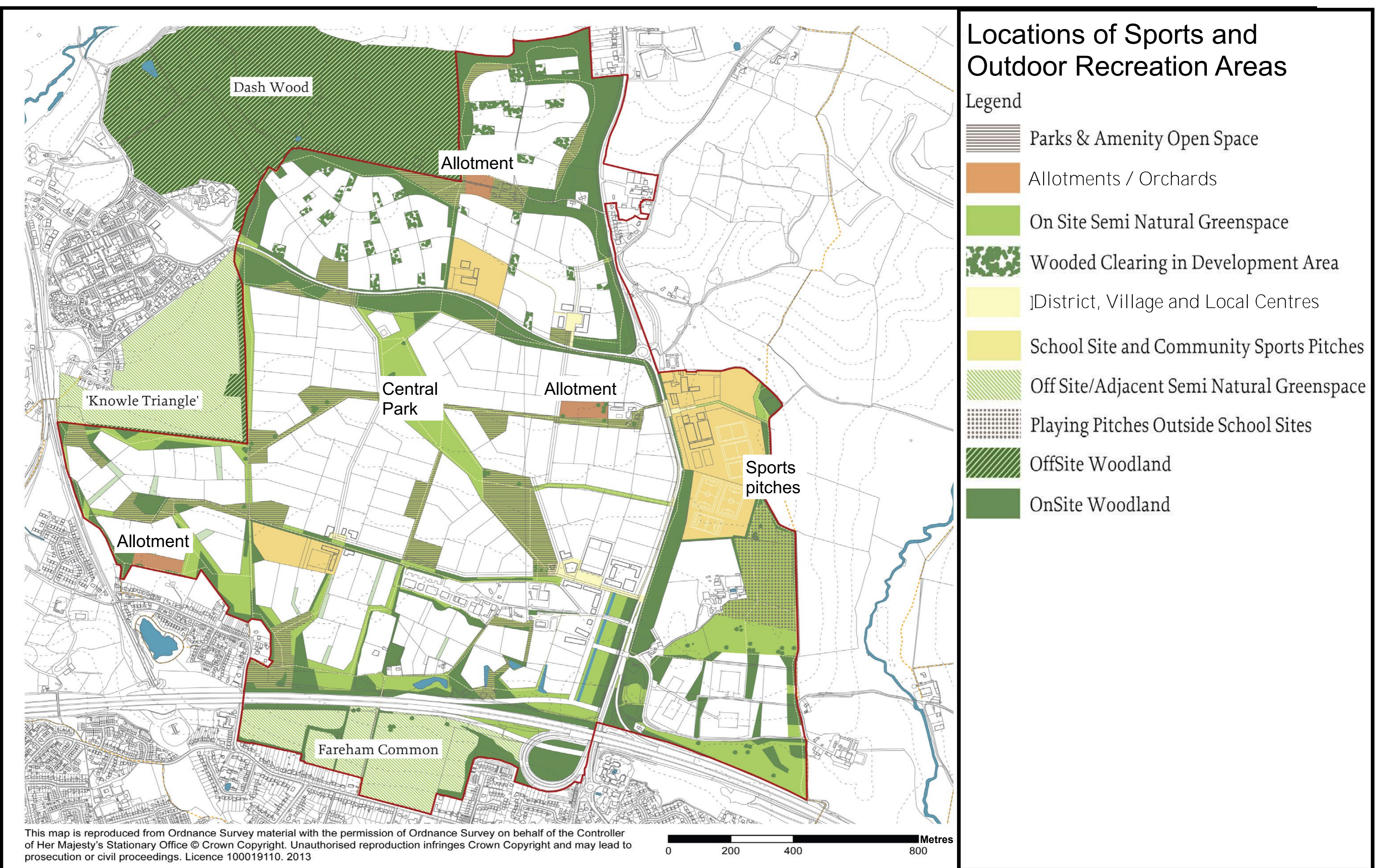
This will in part be achieved through the provision of a network of connected open spaces which encourage walking, informal exercise, and sports.



Sports and Recreation

To support a healthy and active lifestyle, a range of outdoor sports and recreation facilities will be provided around Welborne, including:

- Central park
- Artificial and grass sports pitches;
- Bowling greens;
- Tennis courts;
- Childrens' play areas;
- Skateboard / BMX park.



Allotments and orchards

The new community will have the opportunity to grow their own food with the provision of both allotment areas and community orchards.



Education

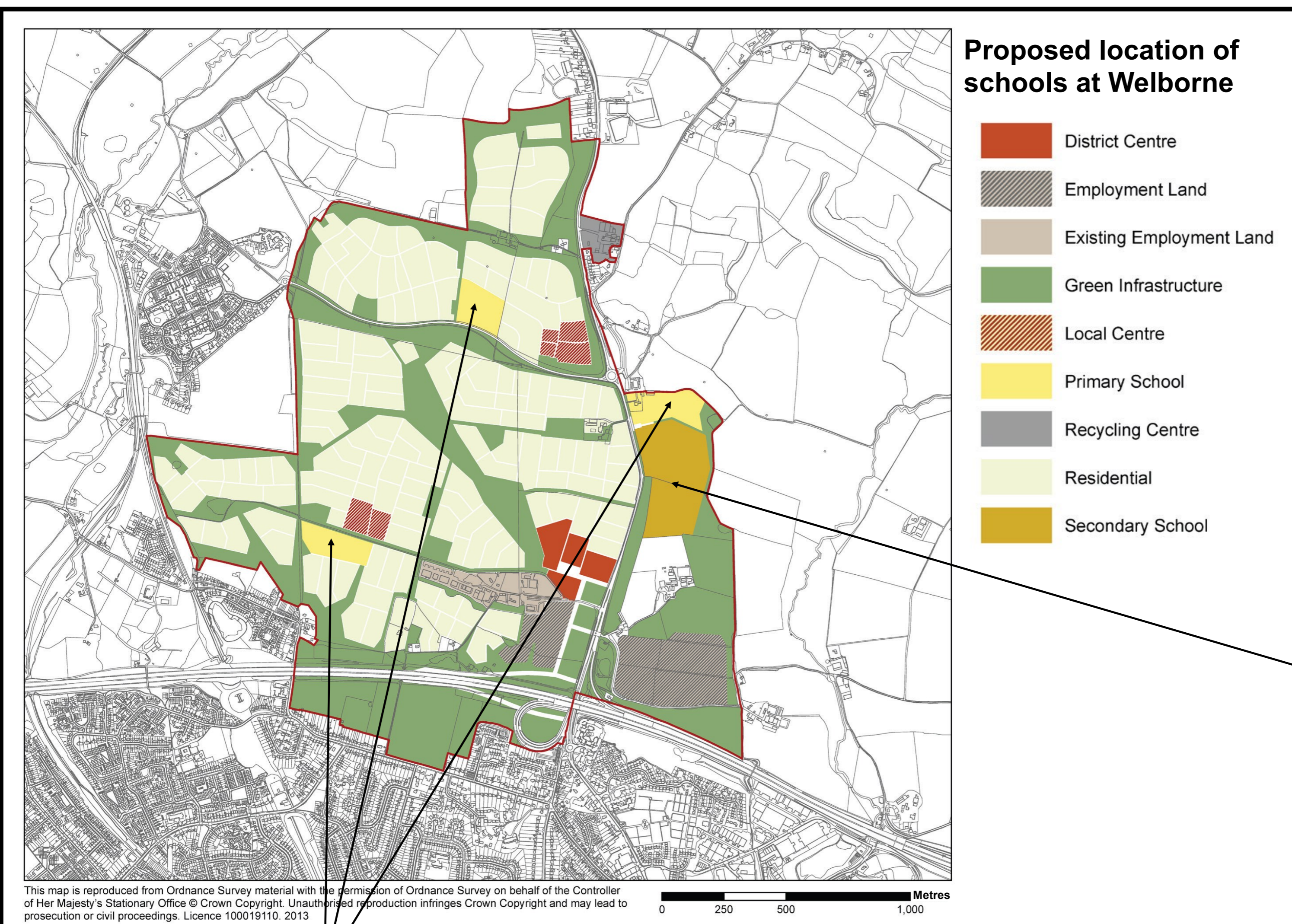


Education

A lot of children will live in Welborne. To ensure that local schools don't become overcrowded, there will be:

- Three primary schools;
- One secondary school;
- Pre-schools & nurseries

The provision of schools will be planned and phased to ensure that they are built when they are needed.



Secondary school

A secondary school will be needed at Welborne from around 2028.

Before this pupils will go to one of the existing local schools.

The school will be next to Boundary Oak School and connected to homes by walking and cycle paths including a bridge over the A32.

The school will contain sports pitches for the wider community to use.

Primary schools

Three new primary schools will be required at different stages in the development of Welborne. The first school will be needed early in the development.

All three schools will be close to homes, connected by safe walking and cycling paths and located on bus routes.

Pre-school and nursery

Some of the Pre-schools will be developed on site at the primary schools.

Nurseries will be built in accessible locations, at the District, Village and Local Centres.



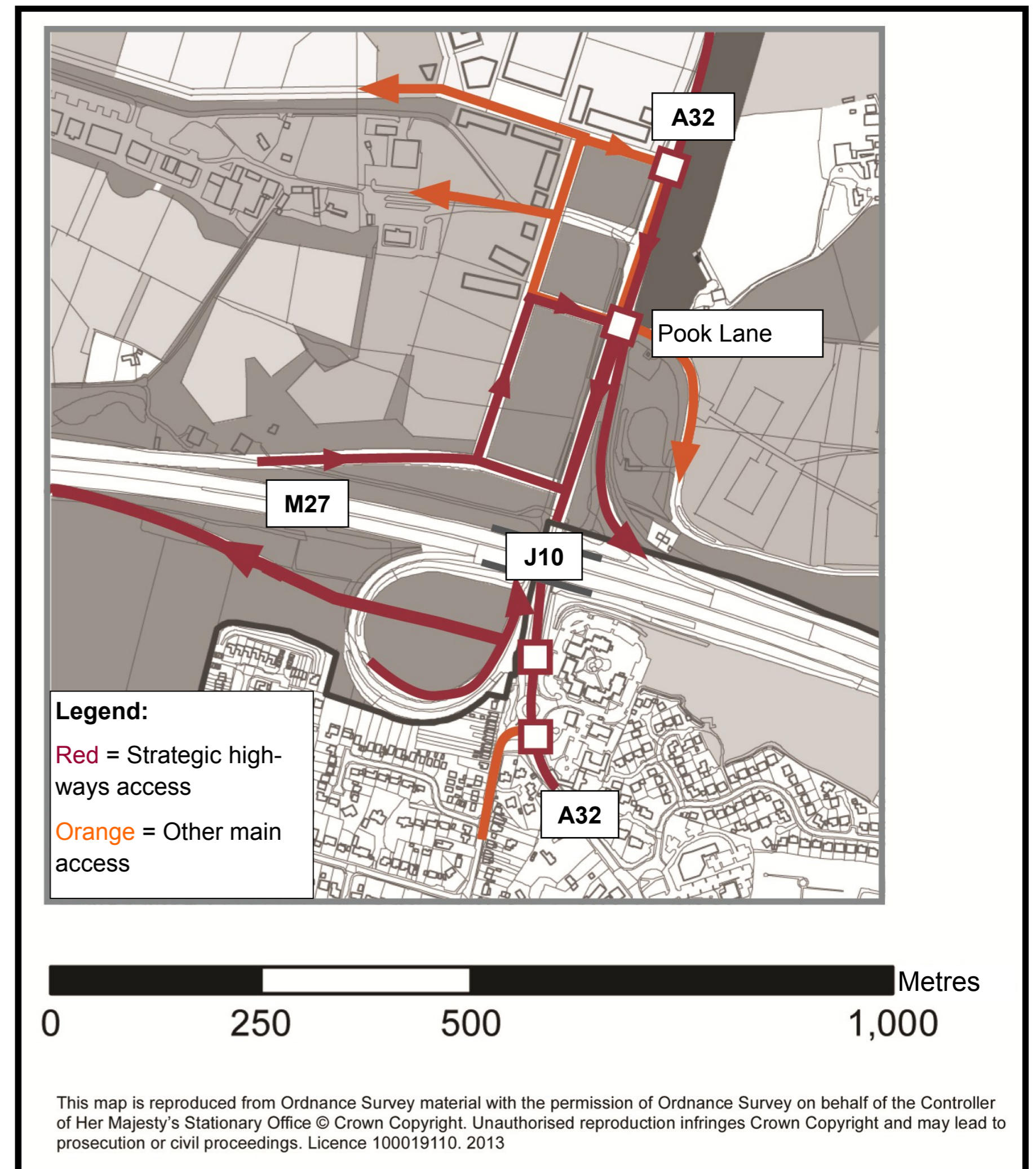
Transport

Managing traffic outside Welborne

Welborne will generate trips outside the site by all means of transport. Making facilities and services easy to get to within Welborne and making it as easy as possible for people to travel around and out of Welborne by walking, cycling, and buses will reduce the amount of extra traffic on local roads.

Motorway Access

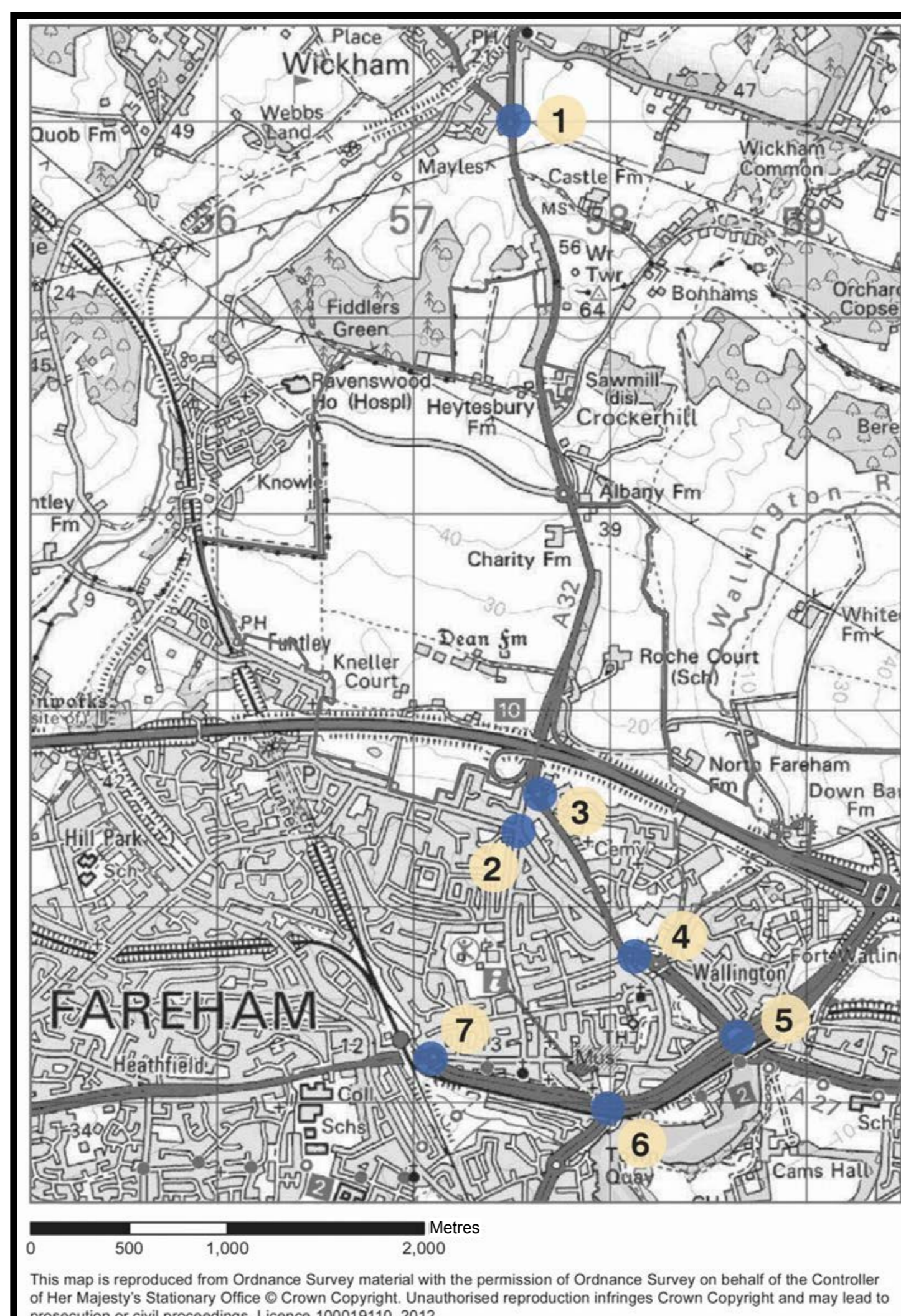
- New slip roads and signalling next to the M27 and A32 (see right) will mean that you can get on and off the motorway in both directions at Junction 10, which will provide a direct link to both Welborne and Fareham town centre.
- Less people will travel between Junctions 10 and 11 on the motorway, as you will be able to travel west on the M27 from Junction 10.
- The junction layout in the map to the right is only one option — it will need more research to see if it is suitable.
- Any proposal will need to be considered by the Highways Agency and Hampshire County Council (the Highway Authority).



Improvements to nearby roads

A number of road junctions are likely to require measures as a direct result of traffic generated by Welborne. They are:

1. A32/A334 Fareham Road, Wickham
2. North Hill/Kiln Road
3. A32 Wickham Road/North Hill/Park Lane
4. A32 Wickham Road/Wallington Way/Southampton Road
5. Delme Roundabout A32/A27
6. A27/A32 Eastern Way/Gosport Road
7. Station Roundabout



Other local changes

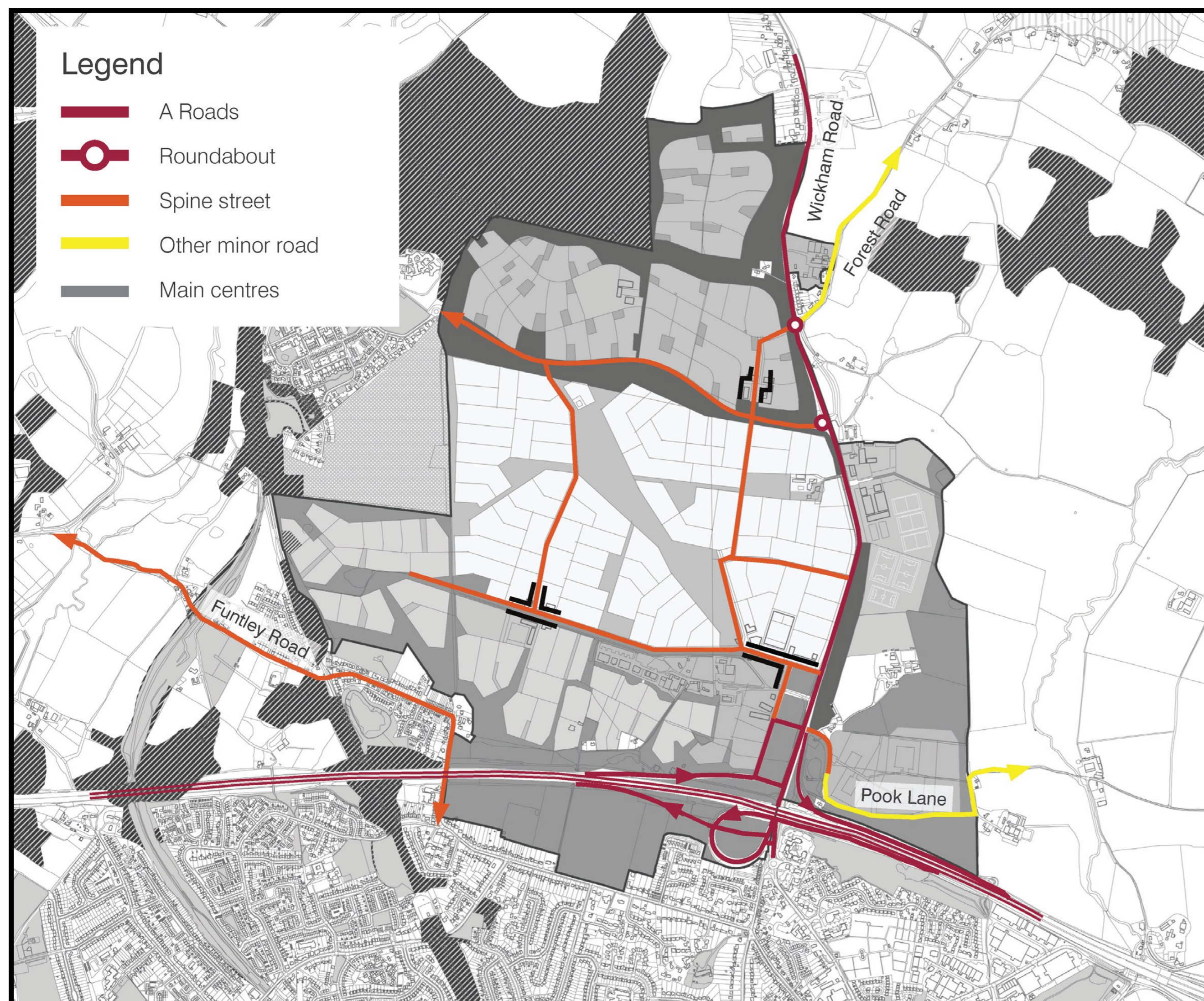
- Some improvements may be needed in Wickham and Funtley, such as at Mayles Lane to stop it being used as a 'rat-run'.
- Pook Lane may also need to be closed as a through road while maintaining adequate access.

Transport

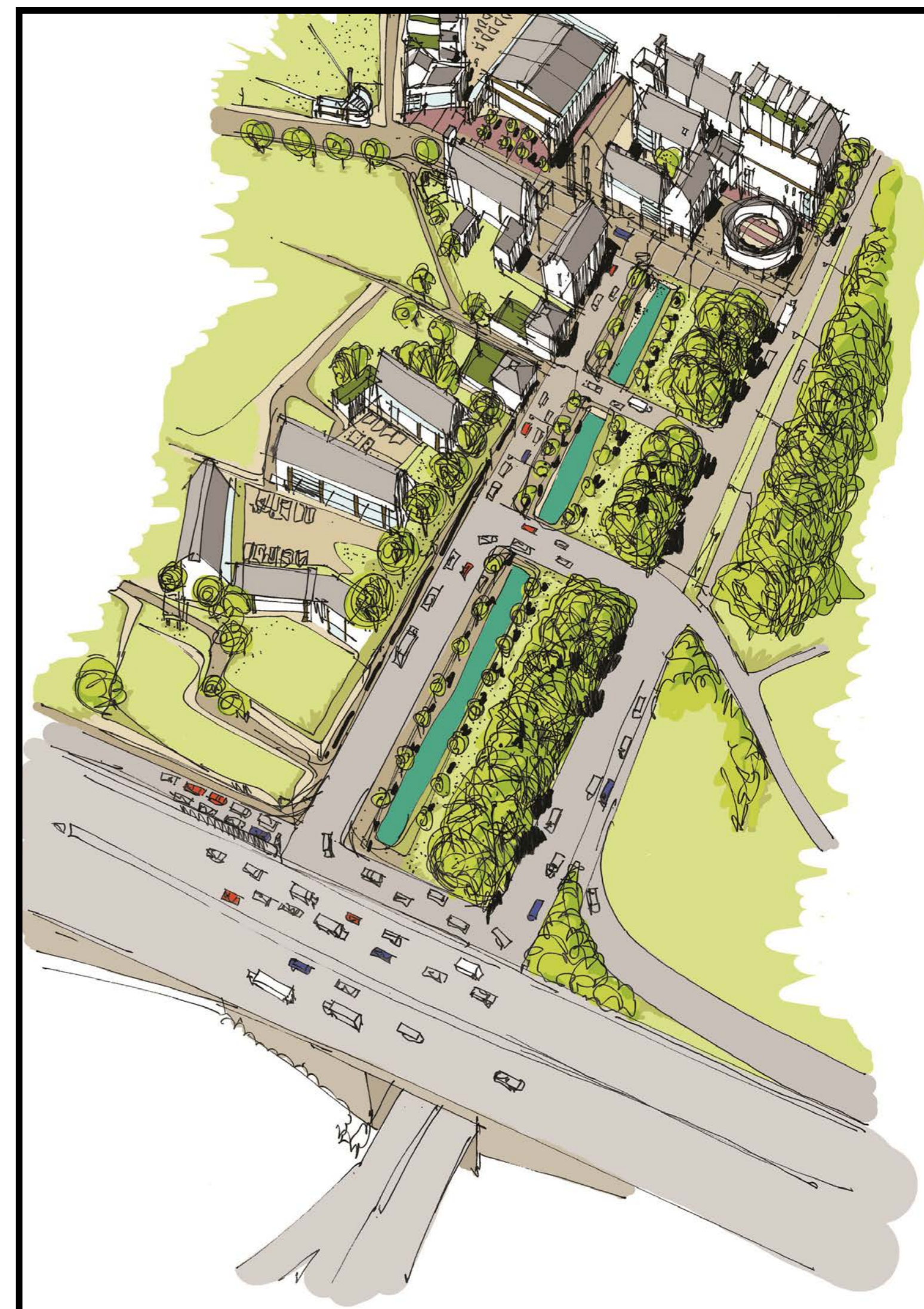
Getting Around Welborne

- The shops, community facilities and leisure facilities in the local centres will be within 10 minutes walk or a short cycle ride for the residents of Welborne.
- Main streets will link key destinations including the District, Village and Local Centres as well as employment areas and all of the schools.
- The Bus Rapid Transit (BRT) service will be a key way for people to get in, out and around Welborne.
- Both the Village and the Local Centre will be served by public transport and passengers will have access to real time public transport information.

Main transport links through Welborne



How Junction 10 may look



Main road network in Welborne

- The A32 will be the main route for vehicles to get to and from Welborne.
- Within Welborne, a network of minor roads including Knowle Road will link the District, Village and Local Centres and employment areas.
- The network of Spine Streets (see map above) will provide the main routes for cars, HGVs, and public transport along with walking and cycling. They will allow people to avoid using the A32 while travelling around Welborne.

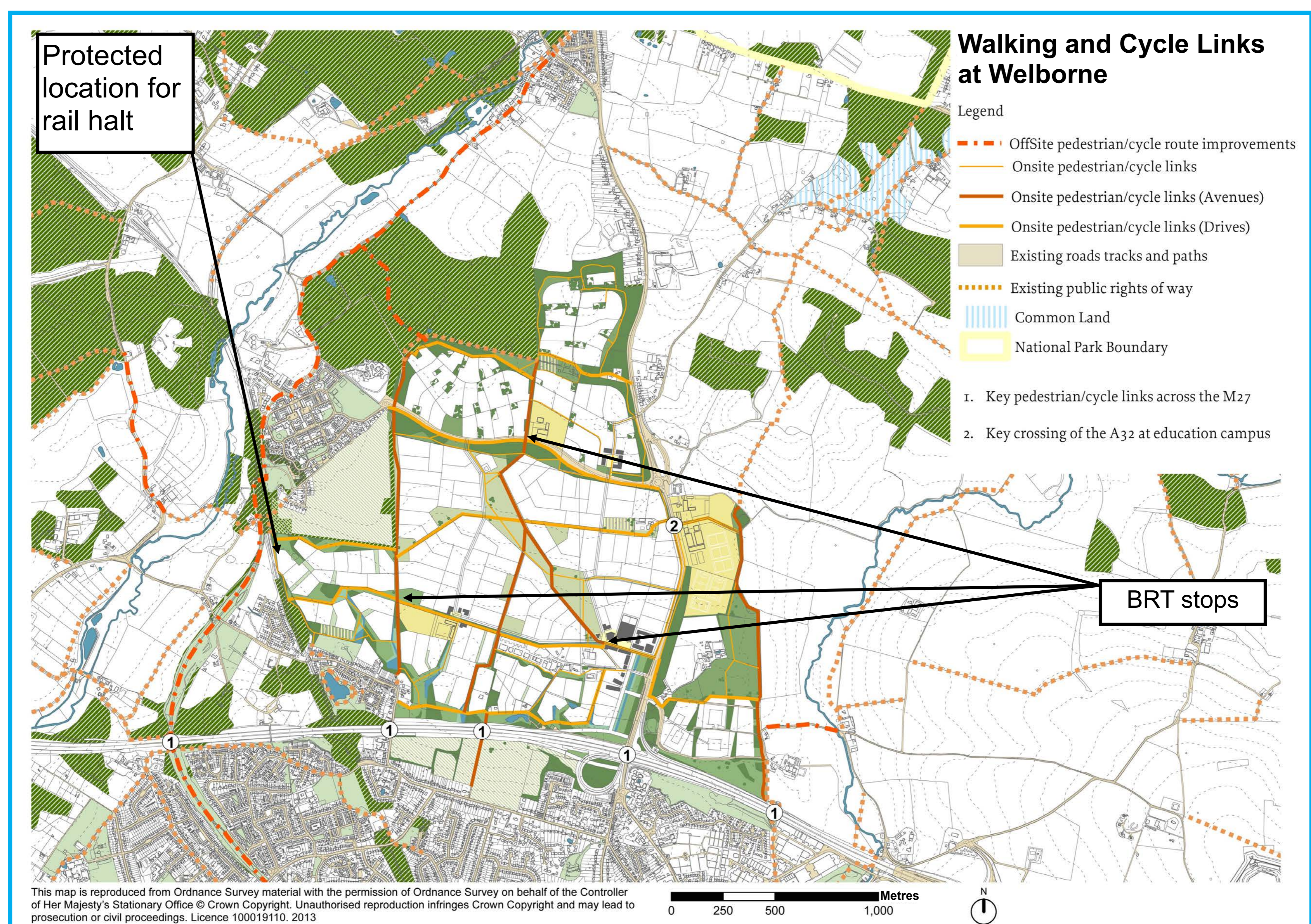
Public Transport

Bus Rapid Transit and Local Buses

- The Bus Rapid Transit (BRT) service between Gosport and Fareham will be extended to Welborne.
- It will link Welborne to Fareham train station with plans to introduce new routes to Portsmouth.
- BRT stops will be at the District, Village and Local centres.
- Other local bus services will also serve Welborne from surrounding areas.
- All stops will be located to ensure short direct walking routes for as many people as possible.

Walking and Cycling

- There will be clear walking and cycling routes throughout Welborne.
- They will link homes, shops, employment areas and schools including Henry Cort Community College.
- A pedestrian friendly / cycle bridge and an at-grade crossing will link to the school site east of the A32.
- New pedestrian and cycle paths will link Welborne to Fareham, Wickham, Funtley and Knowle.
- A new pedestrian and cycle route from Wickham to Fareham will be created.



Rail

- Fareham will be the main station to serve Welborne. There is also potential to develop a new rail halt south of Knowle - land for this will be protected from other development.

Housing

Housing for all

As a new 'Garden Community' that will be developed over 25 years, it is essential that the mix of homes at Welborne meets the changing needs of those wishing to live there as the housing market changes.

Homes will have to be a range of types, sizes and tenures (e.g. owned and rented) that are suitable for people with different needs, including young and older families, the elderly and single people.



Affordable housing

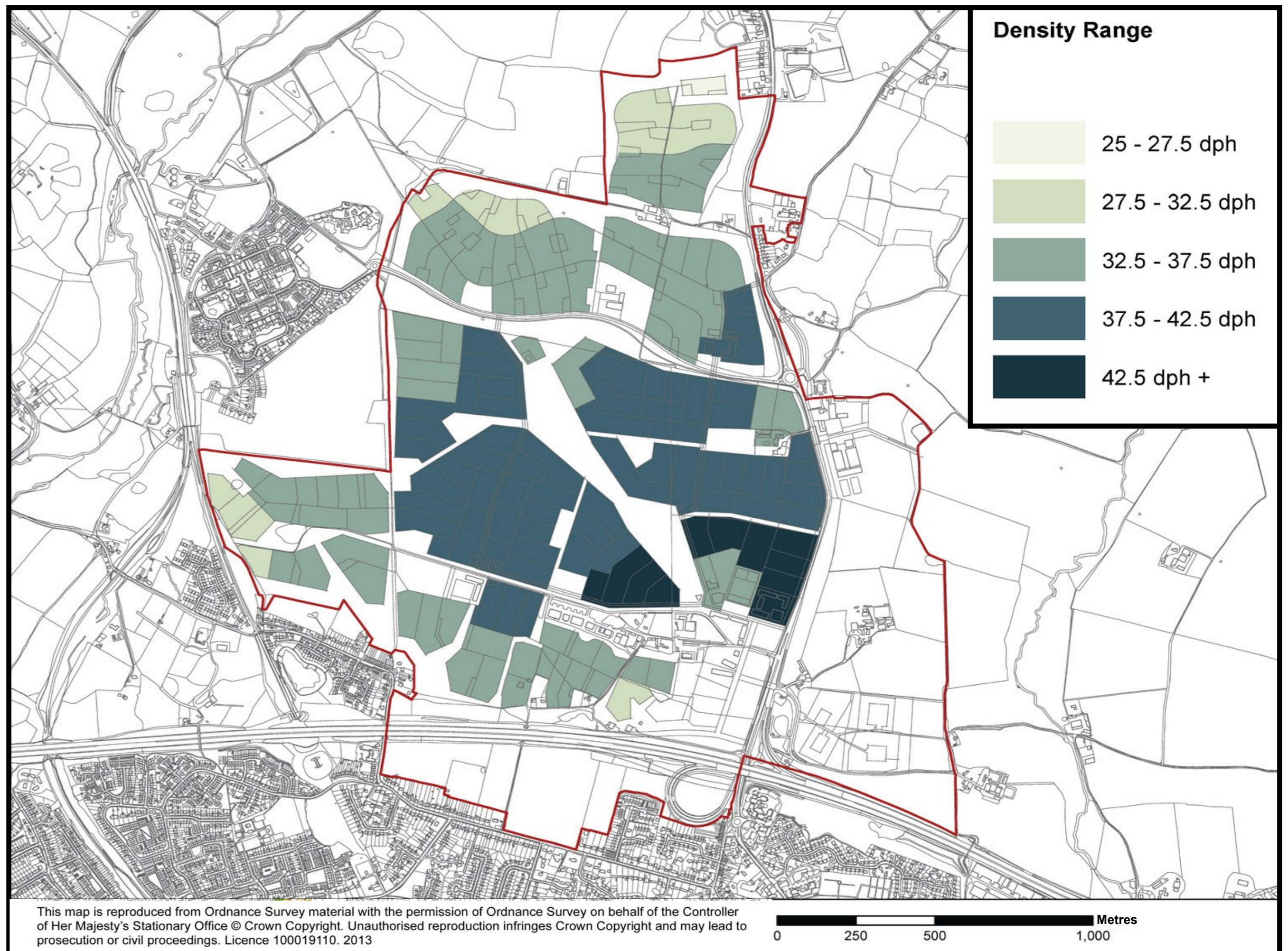
Meeting the needs of those in Fareham who can't buy a home is one of the key priorities of the Council and one of the main objectives for Welborne.

Welborne offers a rare chance for Fareham to build a significant number of affordable homes. Affordable housing includes 'affordable rent', private rented with the support of Housing Benefit and housing such as shared ownership.

The Core Strategy target of 30-40% affordable homes will be aimed for in Welborne.

Private rent

Homes for long-term private rent will total 5 - 10% of all homes in each major housing phase.



Housing provision for older people

Older people have diverse needs and some prefer to remain in their own home, whilst others are not able to cope and need specialist accommodation.

A mix of publically and privately supplied extra care and sheltered accommodation will be supported.

Density Map

This map shows the highest concentration of houses will be located around the District Centre and in the Downland area.



Green Space

What do we mean by Green Space?

Green space, known as 'green infrastructure' in the plan, is the variety of open green spaces within and surrounding Welborne that together will meet its needs for sports, leisure, walking, cycling, playing and will support a range of wildlife.

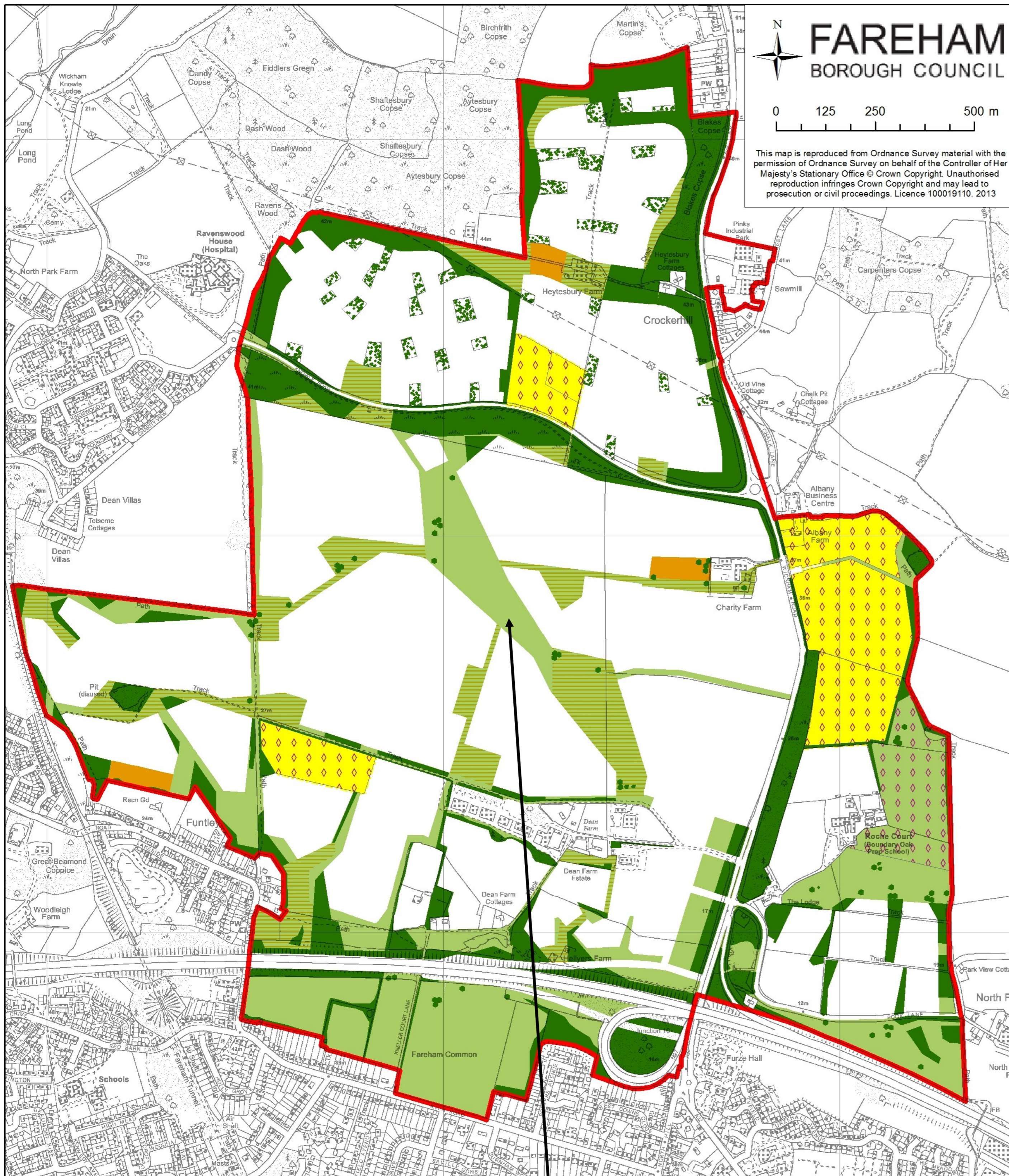
Outdoor sports & play areas

To encourage a healthy and active lifestyle, a range of outdoor sports and recreation facilities will be provided, including:

- Artificial & grass sports pitches;
- Bowling greens;
- Tennis courts;
- Childrens' play areas;
- Skateboard / BMX park.

Sustainable Drainage Systems (SuDS)

SuDS aim to reduce surface water flooding, improve water quality and enhance biodiversity. They can take many forms but tend to imitate more natural drainage patterns such as ponds and drainage channels. SuDS will be incorporated throughout Welborne.



LEGEND

- Site Boundary
- Woodland
- Wooded Clearing
- Sports Pitches
- Allotments
- Parks
- Semi-natural Greenspaces
- Schools

SuDS



The 'Downs' Central Park

The central park will be the green heart of Welborne connecting the residential areas to the district centre. It will perform a number of functions providing opportunities for both formal and informal recreation. There will be views through the park to Portsmouth and the Spinnaker Tower.

Connected Green Spaces

Why do we need large areas of green space surrounding Welborne?

The coast attracts a lot of visitors from across Fareham, and many people walk their dogs there, but this is causing harm to some of the coastal habitats and species, in particular some types of birds.

It is important that the residents of the new community have alternative opportunities to enjoy the natural environment and walk their dogs so that pressure on the coast is not increased. Therefore, a significant amount of linked natural green space (92-100 hectares) will be provided within and immediately adjacent to Welborne. This will act as a highly accessible alternative to the coast for Welborne and North Fareham residents.

For more information, please see the **Habitats Regulations Assessment Screening Report**.



Dash Wood

Land to the north-west of Welborne is mainly woodland with some adjoining open land which slopes down towards the River Meon.

Knowle Triangle

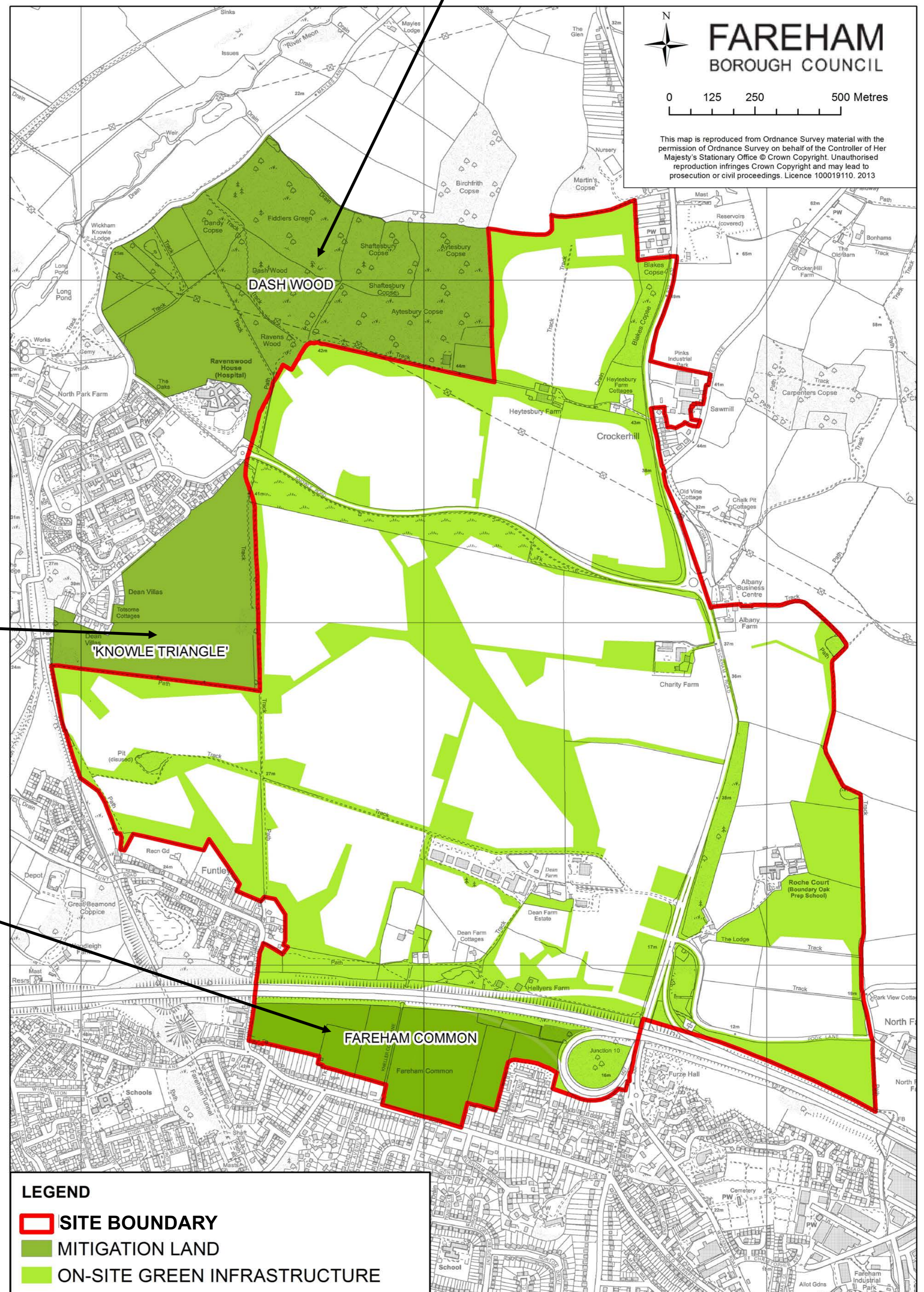
Will form a semi-natural buffer between the west of Welborne and the village of Knowle, which can be used for informal recreation.

Fareham Common

Will form a semi-natural green buffer between the south of Welborne and the north of Fareham.

Long-term Management

Dash Wood, Knowle Triangle and Fareham Common together with the on-site structural landscaping will always remain as green infrastructure and will be managed for the long term.



Energy, Water and Waste

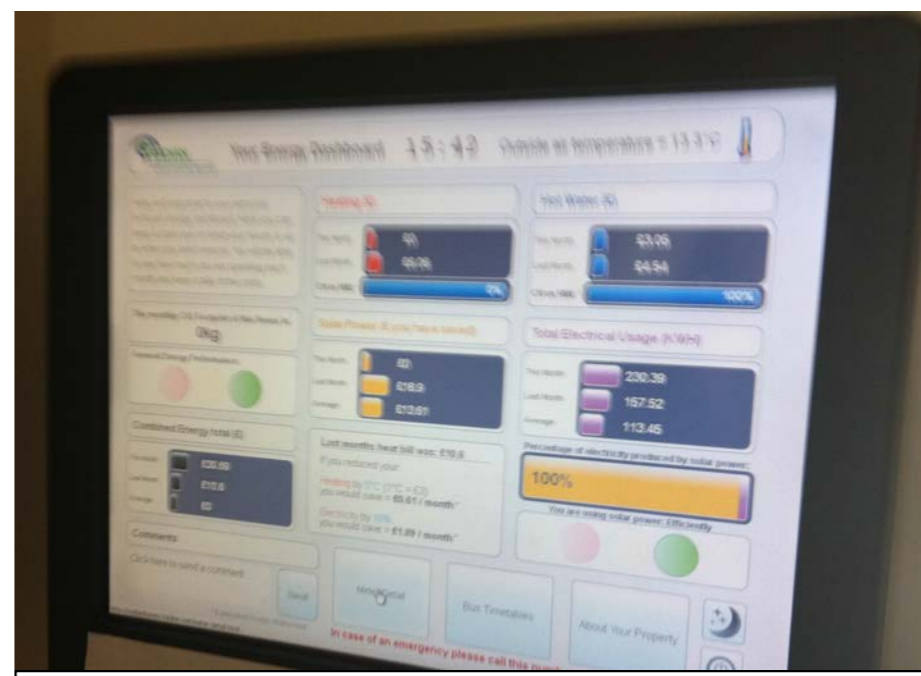
There are a range of energy, water and waste options possible to ensure that sustainability is at the heart of Welborne. These are outlined below and will progress as the plan develops.

Energy

The Draft Plan requires an energy strategy to be developed which will set out how the development will be energy efficient and generate energy from low carbon or renewable sources.

Measures for achieving the Energy Strategy

- Building homes with good insulation and reduced demand for energy (e.g. Passivhaus – see right)
- Using smart meters to show residents their energy usage and cost (see right).
- A district heating network or combined heat and power from a low carbon power source.
- Low carbon technologies on buildings such as solar thermal, solar photovoltaics, ground and air source heat pumps.



Smart meters can show a property's energy usage and how much it costs.



Passivhaus houses in Horsham

What is Passivhaus?

Passivhaus is an energy efficient building standard which uses very little energy for heating and cooling due to the direction the buildings face, good insulation and effective shading.

Water

We live in an area of serious water stress and currently demand for water is higher than the national average at 160 litres per person per day. Therefore all homes at Welborne will have to meet the water efficiency standard set in the Code for Sustainable Homes Level 4 of 105 litres per person per day.

Measures for achieving water targets

- Installing water meters;
- Water efficient fittings such as dual flush toilets, low flow taps and showers;
- Rainwater harvesting and the re-use of some household waste water, for toilet flushing and garden watering.

Waste water

New sewage infrastructure will be needed to serve Welborne.



Waste and Recycling

- A new Household Waste Recycling Centre (HWRC) to help serve Welborne is proposed on existing industrial land at the Crockerhill Industrial Park.
- Recycling will be promoted through storage space for recyclables being designed into all new buildings.
- The allotment sites will include small composting areas for allotment green waste.



Welborne's Landscape

Garden Community

- The landscape setting gives Welborne its distinctive character and was key in defining the four character areas which make up the new community.
- The landscape will be a strong influence on the character of the buildings at Welborne.
- The new garden community will have a lot of green space.
- Trees will be incorporated into the streets and public spaces of Welborne garden community, wherever possible.



Heritage



Historic Environment

- Development will be required to conserve Welborne's heritage assets (such as listed buildings) where appropriate;
- Any important aspects of the historic environment, such as archaeological finds should be incorporated into the development of Welborne;
- The area will be assessed for its archaeological potential before any development takes place.

Listed Buildings

The following buildings on the site are all listed due to their historic or architectural importance;

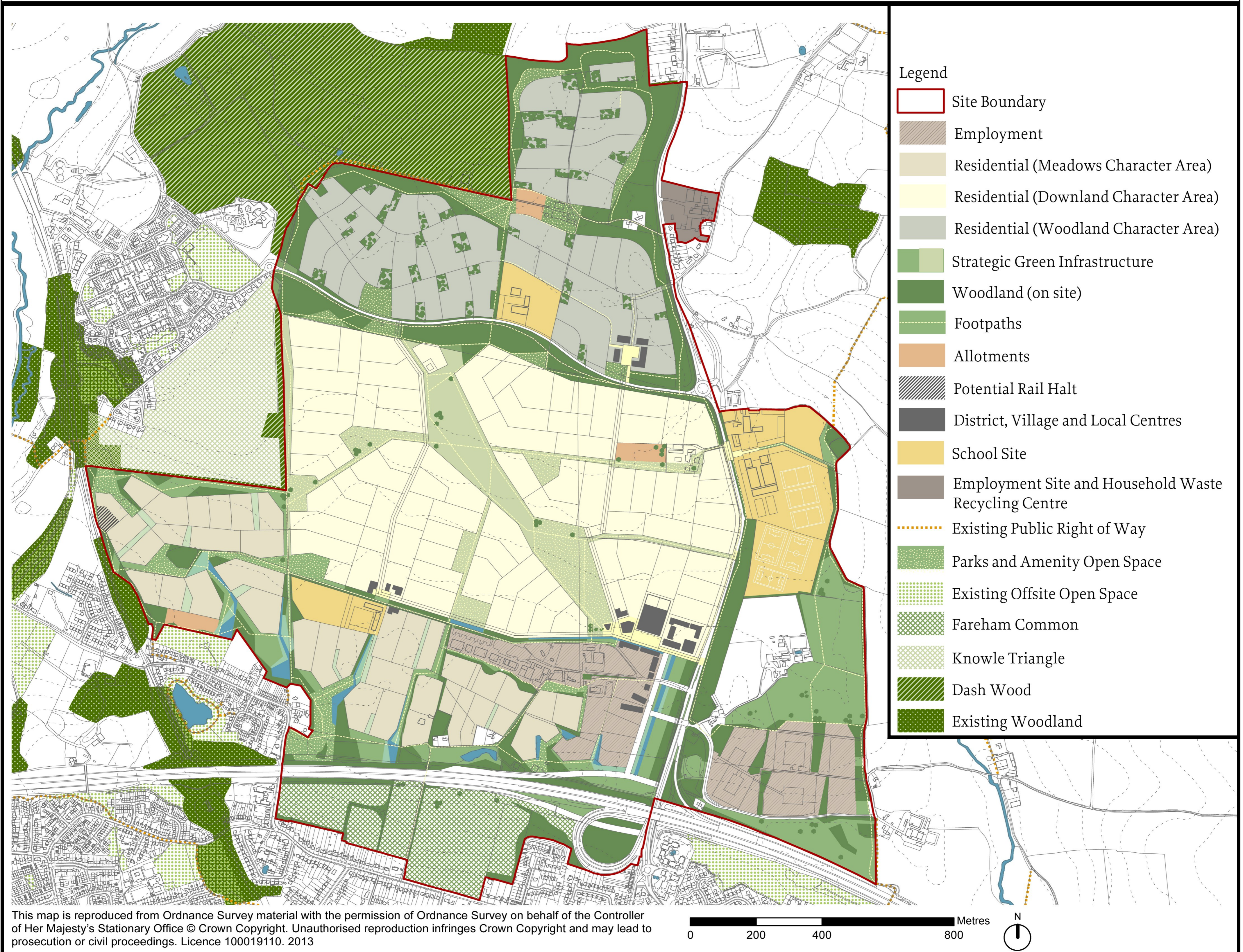
- Dean Farmhouse (Grade II* listed);
- Downbarn Farmhouse (Grade II Listed);
- Boundary Oak School and Lodge, Roche Court (Grade II Listed).

The following buildings just beyond the boundary of Welborne are also listed; North Fareham Farmhouse, Downbarn Cottage, Greenhill Cottage, the Church of St Francis and the house at Pinks Sawmill.

Concept Masterplan

- The Draft Welborne Plan has been strongly influenced by the Concept Masterplan.
- The Concept Masterplan does not fix the layout, but provides a guide as to how Welborne could be developed. This flexibility is important as it will take a long time to develop this site.
- This approach provides enough detail to guide the detailed masterplanning that will need to accompany planning applications which will be made by the landowners or developers in the future.

Concept Masterplan for Welborne



The Draft Welborne Plan sets out the requirement that Welborne should be planned as a whole. It will be developed in phases up to 2041.

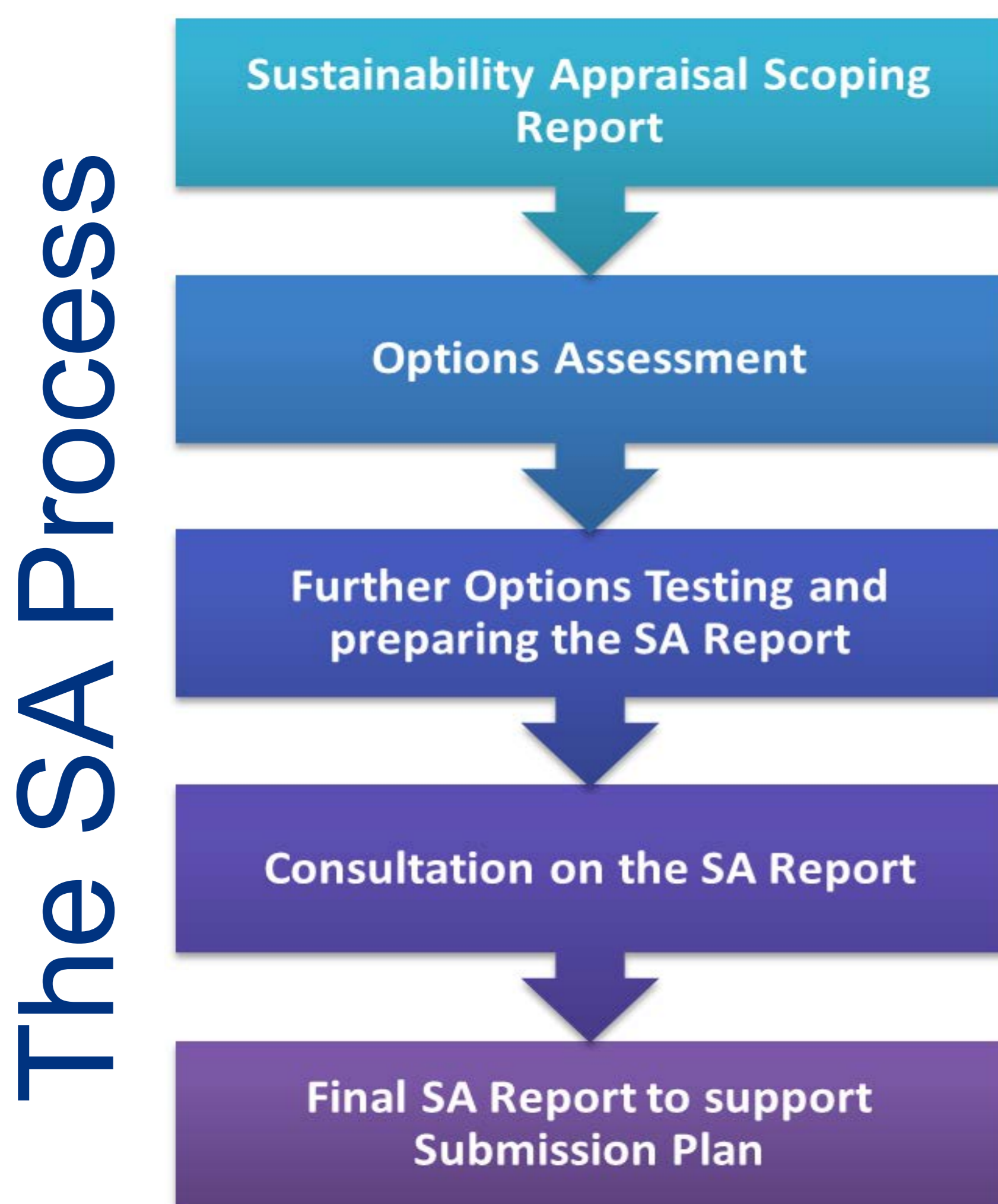
Sustainability Appraisal

What is the Sustainability Appraisal (SA)?

- It is a tool used to inform the plan-making process to promote sustainable development.
- It helps planners to assess the economic, social and environmental effects of a policy.
- It is prepared in line with the stages of the plan (see below)

What stage are we at?

We are consulting on the Draft Plan for Welborne which is supported by the SA Options Assessment. This is also available for comments.



What is the SA Options Assessment?

It is a report that looks at all the policy and masterplanning options that have been considered when making the Draft Plan for Welborne.

All of the options were tested against the 11 sustainability objectives which were identified at the previous stage, known as the 'Scoping Report'.

How has the Options Assessment been used?

The results of the SA Options Assessment show how sustainable each of the options is when compared to the others. This has informed the policies in the Draft Plan.

What is the next stage of the SA process?

Any new options that come out of the consultation will be assessed against the 11 Sustainability Objectives.

More detailed assessments will be carried out on any options to be taken forward which have negative effects on sustainability.

The results will be written up in the SA Report. The report will explain why one option was chosen, and why others were ruled out.

Consultation and Next Steps

Consultation on Draft Welborne Plan

We want people's views on the Draft Plan for Welborne, especially comments on the policies contained in the Draft Plan.

The consultation runs from Monday 29 April until 5pm on Monday 10 June 2013.

Public Consultation on Draft Plan

29 April - 10 June 2013

Pre-submission Plan

Once the consultation has concluded, all of the responses will be reviewed and a summary report produced for the public.

The Draft Welborne Plan will then be revised where consultation responses or other evidence provide a reason for doing so and will then be known as the 'Pre-submission Welborne Plan'.

Compilation of Pre-submission Plan

June - Autumn 2013

Consultation on Pre-submission Plan

The Pre-submission Plan will largely comprise the version of the Welborne Plan that will be submitted to Government for inspection and examination.

A 6-week period for representations on this version of the plan is required by planning regulations to test its soundness.

Public Consultation on Pre-submission Plan

Winter 2013-14

Finalisation of Welborne Plan

After the period for representations, the plan will be finalised to produce a 'Submission version'. It will then be submitted, along with all of the representations made, to the Planning Inspectorate (a Government agency) for examination to decide if it is 'sound'.

Finalisation & Submission of Welborne Plan

Spring 2014

Examination of Welborne Plan

A Government Planning Inspector will assess the Submission version of the Plan against planning regulations and national policy.

Examination of Welborne Plan

Summer 2014

Adoption of Welborne Plan

If the Planning Inspector finds the Welborne Plan sound then the Council will be able to adopt the plan and it will become part of Fareham's adopted Local Plan.

Adoption of Welborne Plan

Autumn 2014