

Welborne Plan: Interim Consultation Statement

Introduction

Fareham Borough Council adopted its Core Strategy in August 2011 which sets out the key elements of the planning framework for the Borough over the next 15 years. The Core Strategy (Local Plan Part 1) together with the Development Sites & Policies and Fareham Town Centre Area Action Plan (Local Plan Part 2) and the Welborne Plan (Local Plan Part 3) will form the Development Plan for Fareham Borough. The Core Strategy includes policies for areas and issues requiring development or protection and proposals for strategic sites.

This interim consultation statement sets out how Fareham Borough Council has engaged with the community and the wider public as part of the preparation of the Welborne Plan. This statement will evolve to include details of subsequent public consultations undertaken as part of this plan making process and will at the submission stage form the Regulation 22(c) consultation statement.

Why prepare this document?

The purpose of this document is to set out how Fareham Borough Council (FBC) has complied with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012. This document therefore has been prepared in accordance with the Council's Statement of Community Involvement (SCI) and sets out who the Council consulted; how they were consulted; a summary of the main issues raised by the representations and how they were taken forward to inform the subsequent stage of the Welborne Plan.

Fareham Borough Council has reviewed the Statement of Community Involvement that was adopted in April 2006 and following consultation adopted a revised document on 24th January 2011. The SCI identifies the ways and means by which FBC will engage the community in the preparation and revision of Local Development Documents (LDDs). An essential part of amalgamations to planning regulations is that public engagement should be appropriate and proportionate for the context and stage of the document and the scale of interest. As a result, FBC has been committed to an on-going course of community engagement.

Process of Developing the Welborne Concept

Welborne was first identified as part of the process of developing the South East Plan. A series of workshops, referred to as the "spring debates", were held during April and May 2004 where key discussion issues included options for accommodating increases in housing numbers including the possibility of a new Strategic Development Area (SDA). The outcome of these workshops and other consultations, which formed part of the development of the Fareham Core Strategy, led to the production of an initial draft South East Plan, which was available for comment from 24th January to 15th April 2005. Fareham Borough Council residents were alerted to this consultation by a special article in the spring 2005 edition of Fareham Today. The draft consultation document included options for housing targets and spatial distribution in South Hampshire which included a SDA, but did not specify its location.

Following the initial draft consultation in early 2005, consultation took place during September and October 2005 on the proposed housing figures and their distribution within the South Hampshire sub-region. The outcome of this consultation was reported in the Statement of

Consultation Background Report which was submitted by PUSH together with its final advice to the South East of England Regional Assembly (SEERA) in December 2005.

Following further policy and evidence work, the draft South East Plan was submitted to Government on 31 March 2006, following more than two years' development work and final approval in a full SEERA meeting on 1 March 2006. This submission version of the South East Plan first identified the location of the Fareham SDA (within Policy SH2).

Consultation on this draft South East Plan, including housing targets for district councils and the SDA policy allocations was then undertaken by Government from 31 March until 23 June 2006 and which was identified by Fareham Borough Council in the spring 2006 edition of Fareham Today on the Council's Planning webpages.

Following the consultation, an Examination-in-Public (EiP) was held between 28th November 2006 and 30th March 2007 and which included structured debates on sub-regional matters including whether the proposals for the SDA were justified and appropriate. The inspectors' report following the EiP was finally published by the Government Office for the South East (GOSE) on 29 August 2007.

Then in July 2008, less than a year after the publishing of the inspectors' report and more than two years after SEERA submitted the Plan, GOSE launched a public consultation on proposed changes to the South East Plan, which ran from 17 July to 24 October 2008. Finally, on the 6 May 2009 Government published the final South East Plan, which confirmed Policy SH2 as:

Strategic Development Areas (SDAs) will be allocated in close proximity to the two cities in the following broad locations:

i. within Fareham Borough to the north of the M27 motorway comprising 10,000 new dwellings

Engagement and Participation prior to the preparation of the Welborne Plan

The Fareham Statement of Community Involvement (SCI) identifies and lists the statutory consultation bodies and the general consultation bodies specific to Fareham Borough Council. A list of these can be found at Appendix 1. In addition, the relevant statutory bodies to be consulted in accordance with new Regulation 25 are also listed.

Although this statement focuses on the development of the Welborne Plan, there were specific opportunities during the development of the Fareham Core Strategy (Local Plan Part 1) for the public to make comments or provide representations on the Welborne development. These were as follows:

Core Strategy Preferred Options Consultation (2009)

A series of topic papers were issued which included a position Statement on the North of Fareham Strategic Development Area (SDA). Public consultation on the topic papers took place from 12th January to 23rd February 2009, in accordance with Regulation 25 of the Town and Country Planning (Local Development) (England) (Amendment) Regulation 2008.

Draft Pre-Submission Core Strategy 2009-2010.

During the preparation of this document the Joint Venture Partnership, Transport for South Hampshire, ATLAS, the Partnership for Urban South Hampshire (PUSH) and Winchester City

Council were all consulted in regards to housing numbers and infrastructure requirements.

However the dedicated opportunities for the general public to participate in the development of the Welborne Plan were as follows:

Community Liaison Group

In July 2008 the Borough Council's Executive agreed to establish a Community Liaison Group to bring together all the relevant community interests vital to the successful delivery of the SDA. This was to create a forum for the discussion and resolution of key issues arising during the course of planning for and delivery of a new community at Welborne. The Group had its first meeting in February 2009 and continued to meet up until 13th July 2010. The agendas and minutes are available on the FBC [website](#)¹.

SDA Visioning Events

On March 27th 2009 a first workshop was held to help create a vision for the SDA, together with discussions on a series of high level development principles which would help to refine the draft SDA policy further from the Core Strategy preferred options consultation stage and responses. This workshop was attended by 57 representatives of a wide range of interests, including local business, community groups, elected members, the county council, government agencies and adjoining local authorities. The workshop was facilitated by Urban Design and Mediation and resulted in a number of principles being agreed that were taken forward for further refinement at a subsequent workshop.

The second workshop was held on 19th June 2009 and was attended by 70 representatives of community and interest groups, service providers, organisations, local authorities and developers. The purpose of the event was to respond to the results of first visioning event and formulate development principles and design specifications. Outcomes included a set of development principles which helped define the design criteria to deliver a quality place and consider the relationship between the SDA and Fareham town centre. A Summary Report on the visioning events held on the 27th March and 19 June 2009 and the results of the Fareham Borough Council visioning surveys undertaken in June and July 2009 are available on the FBC [website](#)².

Questionnaires

In order to engage with the general population of the borough, two questionnaires were made available in June and July 2009, to the people of Fareham offering them the opportunity to make their views known regarding the makeup, character and content of the SDA to ensure that there was opportunities for local people to contribute to the construction of a vision for the development of the SDA. Residents' views were sought on a questionnaire which was issued alongside a two page article in Fareham Today in July 2009. The article set out the intentions and a broad description of the new community and explained that before the policy for the SDA could be finalised, the Council was consulting on a number of key questions. Interested respondents were directed to further information and a questionnaire on the website, in libraries and at the council offices. The report on the Fareham SDA Questionnaire issued via Fareham Today is available on the FBC [website](#)³.

¹ http://www.fareham.gov.uk/planning/new_community/commliaisongroup0910.aspx

² http://www.fareham.gov.uk/planning/new_community/visioningevents.aspx

³ http://www.fareham.gov.uk/planning/new_community/questionnaires.aspx

Strategic Masterplan

The Joint Venture Developer's for the SDA in 2010 produced a Strategic Masterplan for the North of Fareham Strategic Development Area. The Strategic Masterplan was developed to show how the Council's emerging Core Strategy Policy on the Strategic Development Area could potentially be implemented and was subsequently used in finalising the SDA policy in the Core Strategy Pre-submission Draft. As part of this process, the Joint Venture Developer ran two intensive workshops on the 20th and 21st July 2010. The Summary Report of the masterplanning workshops is available on the FBC [website](#)⁴.

E-Panel Surveys

Between 14th and 28th October 2010, a second survey was sent to all members of the Fareham e-panel (total of 961 residents) which is representative of the population profiles of the Borough as a whole. This survey asked the e-panel for their views on how the Council should plan for a new community to the north of Fareham town. The survey was successful with 50% of the e-panel responding to it. 82% of the responses (376 residents) preferred accommodating the development in a new community to the north of Fareham town as opposed to 18% (83 residents) opting for accommodating development on other countryside sites between existing settlements. In terms of providing key facilities, it was considered that the top 3 to be given priority should be primary schools (344 responses), a health centre (324 responses) and a secondary school (208 responses). The e-panel questionnaire and the results of the questionnaire are available on the FBC [website](#)⁵.

Early Engagement on the Welborne Plan

Residents Survey

The 2011 FBC Residents Survey asked a number of questions about housing opportunities within the Borough. This was distributed to a sample of 4020 households in Fareham Borough (268 in each ward). A total of 1318 responses were received back (a response rate of 33%). The responses to these questions (available on the FBC [website](#)⁶) indicate that a majority of respondents do not think that there are enough opportunities for young people or for young families to buy or rent a home locally, although a majority did think that there were enough opportunities for older people. Also, a large majority thought that the Council should be doing more to provide new affordable homes for local people.

Phase 1 Public Survey

Between January and March 2012 a public survey was conducted by Fareham Borough Council, asking people about open spaces, community buildings, housing and sustainability. Invitations were sent to the e-panel and the LDF consultation database, from which we received 487 responses to the Phase 1 survey, a summary of which is available on the FBC [website](#)⁷. Furthermore we visited four local primary schools to ask children what they would provide in the new community and met with the Fareham Youth Council. A Youth Conference was arranged in March 2012, where all secondary schools in the Borough, together with Fareham College were invited to send student representatives to explore their views on two issues for the new community; sustainable travel and green spaces. As such, discussion focused on the most and least sustainable forms of transport, as well as various approaches to laying out green space. A summary of the results is set out in the Fareham Today article available on the FBC [website](#)⁸.

⁴ http://www.fareham.gov.uk/pdf/planning/new_community/workreport.pdf

⁵ http://www.fareham.gov.uk/planning/new_community/questionnaires.aspx

⁶ http://www.fareham.gov.uk/planning/new_community/ressurvey2011.aspx

⁷ http://www.fareham.gov.uk/pdf/planning/new_community/Phase1SurveyResults.pdf

⁸ http://www.fareham.gov.uk/pdf/latest_news/fareham_today/FT_SpecialEdition_Page7.pdf

Strategic Board and Standing Conference

As part of the revised governance structure for Welborne, two new groups have been established - the Strategic Board and the Standing Conference. Both groups will meet regularly to discuss the wider issues involved in planning and delivering Welborne. The Strategic Board's membership is comprised of high level FBC members and officers, member and officer representation from HCC and representatives from the HCA, LEP, PuSH, TCPA and a landowner representative with the aim being to drive forward and set the strategic direction for the Welborne new community project. The Standing Conference meanwhile has a much wider membership which as well as including FBC members and officers, also includes a wide range of local community, business, retail, education, and health representatives, alongside surrounding local authority and landowner representatives. The Standing Conference provides a means of bringing together these groups in a formal round-table setting in order to advise on the progress being made and to provide opportunities to make comments. The Strategic Board and Standing Conference were established following a decision by the Council's Executive on 6 February 2012, the report for which is available on the FBC [website](#)⁹. Both the [Strategic Board](#)¹⁰ and [Standing Conference](#)¹¹ meetings are held in public and the minutes are available on the FBC website.

Options Consultation on the New Community North of Fareham

This consultation stage marked the conclusion of the early engagement on the Welborne Plan, or the 'NCNF Plan' as it was then known. This consultation ran for a 4-week period from 2nd July to the 31 July 2012 and was featured in a special edition of [Fareham Today](#)¹² and in an [options consultation document](#)¹³ which set out four broad development options and four broad transport options which invited representations from the community. Invitations were sent to the e-panel and the LDF database, with the material being available both online and in hard copy. The development options that were consulted on had evolved from ongoing work on the 'concept masterplan'. The results from this consultation have assisted in selecting a 'preferred option' for development, which is being presented in the Draft Welborne Plan. In addition, a draft green infrastructure strategy and a study of the opportunities for providing and using water and energy in a sustainable way were also consulted on. A total of 535 responses were received during the consultation period (via hardcopy and email) and the Options Consultation Summary Report is available on the FBC [website](#)¹⁴.

To assist in the understanding of the consultation exhibitions within the local communities surrounding Welborne were also held throughout the consultation period. Approximately 500 people attended five exhibitions held over a two week period at local centres in Fareham (twice), Funtley, Knowle and Wickham. The exhibitions at Knowle and Wickham were undertaken, despite these local communities being located outside of Fareham Borough within Winchester City Council. This was to ensure that those potentially affected by the Welborne development outside of the Borough still had an opportunity to engage on the options proposals.

SDA AAP Sustainability Appraisal (SA) Scoping Report

Alongside the preparation of the Welborne Plan and in accordance with SA guidance, Fareham Borough Council prepared a SA Scoping Report. An invitation was sent to all

⁹ <http://www.fareham.gov.uk/crs/executive/120206/reports-public/spe-120206-r07-scr.pdf>

¹⁰ http://www.fareham.gov.uk/planning/new_community/stratboard.aspx

¹¹ http://www.fareham.gov.uk/planning/new_community/standingconference.aspx

¹² http://www.fareham.gov.uk/pdf/latest_news/fareham_today/ftsperedJune12.pdf

¹³ http://www.fareham.gov.uk/pdf/planning/new_community/Webcondoc.pdf

¹⁴ http://www.fareham.gov.uk/pdf/planning/new_community/NCNFoptionsresponse.pdf

statutory consultees as well as all organisations, groups and businesses on the LDF database and was made available for comment online and at the exhibitions, over the period 6 July to 11 August 2009. The Scoping Report is available on the FBC [website](#)¹⁵.

SDA AAP Habitats Regulations Assessment (HRA) Baseline Data Review

A Habitats Regulations Assessment Baseline Data Review has been prepared and is available on the FBC [website](#)¹⁶, but has not been subject to formal consultation.

Engagement Methods

A number of methods were used to engage with the public during the early engagement stages of consultation. For ease, documents were made available in hard copy at the FBC Civic offices and in Fareham Library, whilst the documentation was also published on the FBC website. As part of FBC's efforts to undertake a consultation which was as inclusive as possible, the Council has also made extensive use of [twitter](#)¹⁷ and [Facebook](#)¹⁸ social media websites in an attempt to reach a different demographic of the Fareham population than traditional methods might. This was most notably an attempt to attract responses and interest in the consultation from both young people and young families.

Respondents were provided with a variety of ways to comment on the options being presented, including using on-line response forms and paper response forms which were provided in both full and shortened formats. Paper copies of the relevant documents and response forms were made available at Fareham Borough Council offices and at the exhibitions.

Summary of the Main Issues

The Council received approximately 535 responses to the Options Consultation held in July 2012. In terms of respondent characteristics, over 75% of respondents were 35 or older, with the majority of responses coming from the 55-64 year olds.

The main issues raised were:

Summary of Masterplan Option 1

- Many people thought that the land freed up along the M27 to the west of the A32 was not suitable for residential development because of its proximity to the motorway and the associated problems of air quality, noise and safety.
- Spreading traffic across two motorway junctions was seen as both an advantage and a disadvantage.
- It was felt that this option would not support self-containment.
- Several respondents said that locating employment at M27 junction 11 was not consistent with the Core Strategy as the Inspector removed reference to this.
- There was some support for the delivery of the link road but many thought the high cost could prevent it being delivered.
- Many people were concerned about the environmental impact of option 1, especially on the slopes of Portsdown Hill.
- The lack of an all moves J10 was seen as a serious drawback of this option.

¹⁵ http://www.fareham.gov.uk/pdf/planning/new_community/NCNFSAScoping.pdf

¹⁶ http://www.fareham.gov.uk/pdf/planning/new_community/HRABaselineDataReview.pdf

¹⁷ <https://twitter.com/FarehamBC>

¹⁸ <https://www.facebook.com/farehamnewcommunity?sk=wall>

- Option 1 was not seen to promote sustainable travel as the BRT route is less extensive and the A32 going through the middle of the site would act as a barrier to walking and cycling.
- The quantum and scale of development in option 1 was considered too high by many respondents and would result in the loss of the most countryside and have the greatest impact on neighbouring communities.
- The business park could be in conflict with the sub-regional 'Cities First' strategy.

Summary Masterplan Option 2

- Most people commenting on the advantages of Option 2 thought that they were incorrect or overstated.
- The key concern was the perceived over-provision of employment floorspace which was thought to be financially unviable and many pointed to the plentiful supply of vacant employment space in the local area.
- Some thought that the advantages were too focused on short-term infrastructure cost savings at the expense of long-term traffic impacts.
- There was widespread scepticism that BRT would be well used.
- Many agreed with the disadvantages.
- There was considerable concern that 'self-containment' would be undermined by the lack of a link road in Option 2.
- Many other respondents did not agree that any significant self-containment would be achieved in any of the options.
- The most frequently cited additional disadvantage was the likely impact of Option 2 on existing roads in north Fareham.
- Requiring Junction 10 to cope with almost all of the additional traffic was also seen as a disadvantage.

Summary Masterplan Option 3

- Several responses preferred this option to either option 1 or 2 as in their view this offered better containment of the potential development impacts.
- This option was preferred by a number of respondents because it had a lesser impact on the landscape in general, on the setting of Portsdown Hill.
- This option was popular amongst respondents because of the reduced land take and subsequent reduction in traffic generation.
- It was also felt that this option would provide a better noise buffer between the motorway and new houses.
- This option was considered by some to have less of a visual impact on residents in the Kiln Road area (from which Portsdown Hill is clearly visible) than option 1 and 2 and still provides open space adjoining this road.
- The main disadvantage of this option which was highlighted by many respondents was the potential impact on traffic. This was expressed in terms of the impact on the motorway itself, junctions 10 and 11, and on the local road network.
- The lack of a new link to junction 11 was seen as a disadvantage by several respondents.
- Several respondents pointed to the fact that Junction 10 will need significant improvements in this option, but there is no indication of the costs, or that such improvements are achievable.
- Some respondents felt that houses were being sacrificed for employment creating a mismatch and over providing job opportunities.
- Questions were also raised as to whether there would be the demand for this amount of employment floorspace given the vacant premises nearby.

- There were concerns that the levels of self containment would not be achieved, leading to out commuting.
- One respondent felt that the employment was too concentrated in one location in this option and should be spread around the site more.
- Majority of respondents felt that the A32 would form a major barrier dividing the new community.
- There was also the feeling that there would be no natural barrier to stop further expansion eastwards.
- There is nothing in the proposals which would ensure that residents of Fareham and Gosport would benefit from the jobs created. New businesses are likely to have to recruit from outside of the borough to get the necessary skills.
- This option would still impact on local health and education services. And there is a possibility that community facilities would be 'downsized' if fewer houses were built.

Summary of Masterplan Option 4

- Most who made comments agreed with the advantages and considered the overall size of Option 4 more suitable than other options.
- Of those who disagreed with the advantages, most thought the traffic problems created for existing areas would not be solved by the smaller size settlement.
- A wide range of additional advantages were suggested with no clear pattern and only small numbers suggesting each.
- Additional advantages included reduced pressure on services and infrastructure, reduced flooding potential for Wallington and the use of less high-grade farmland.
- There were a large number of comments on the disadvantages.
- Many referred to the potential pressure to increase housing density and were very concerned by this and hoped the Council would resist.
- Most people who commented on the potential pressure to make up housing numbers within the Borough agreed that this should be resisted by ensuring that the new community provided sufficient homes.
- Many agreed that Option 4 could struggle to fund sufficient infrastructure and they were concerned by this.
- Although some were concerned at the prospect of fewer affordable homes, more respondents did not think this was a disadvantage

Summary of Transport Option 1

- It was not felt by the majority of respondents that all the advantages associated with the link road and higher quantum of development would be forthcoming in practice.
- The majority of residents felt it was unlikely to find jobs on-site and that out-commuting would still be a significant problem.
- Many disagreed with the suggested advantage of the A32 becoming a quieter more local road as this being unlikely to be achieved due to high traffic volumes and congestion at peak times.
- Those living in north Fareham felt that the main advantage of this option was that it would divert traffic away from junction 10 and onto junction 11, therefore reducing impacts on their homes.
- It was felt that the potential disadvantages had not been fully explored and there was considerable concern expressed over current traffic volumes in the area.
- The environmental impacts on Portsdown Hill were of considerable concern for many respondents.
- A major concern for those living close to junction 10 was the potential adverse impacts on their homes.

- Many thought that junction 11 was already at capacity during peak times and that increased traffic in this area could result in grid lock.
- There was a body of opinion expressed that there is a significant risk at Welborne of re-creating the access problems seen at Whiteley (M27 junction 9).

Summary of Transport Option 2

- There was significant interest in the "all-moves" junction 10 and its potential impact on traffic movements and increased traffic congestion throughout the residential areas of north Fareham, Wickham and country roads.
- The majority of respondents also expressed concern as to the capacity and ability of the M27 and A32 to cope with the levels of development proposed, the knock-on effects of additional junctions added to the motorway and how this will contribute to increased traffic congestion.
- Many respondents disagreed that the absence of a new road would lessen the environmental impact of the scheme and cited a range of factors as being significant including the cumulative environmental impact on the South Downs National Park and the countryside; views in and out of Wickham and the loss of the buffer zone provided by Fareham Common.
- Advantage 4 provided a persuasive argument in favour of transport Option 2.
- Many respondents were confused with the notion of the A32 being referred to as a "local street" given how busy it is and being a key route in and out of Fareham.

Summary of Transport Option 3

- The majority of respondents had formed a consensus that junction 10 needs a high level of planning and investment to make it work in reducing traffic impacts on existing roads, specifically the A32 and the M27.
- Transport links to the proposed new community would only work if junction 10 benefits from access on and off the M27.
- Several respondents were focused on the overall impact of the new development and considered this to be the best transport option as it would reduce environmental impact and the inadequacy of infrastructure to support the new community.
- Many respondents agreed that by providing access to the new community via junction 10 and ensuring that all development happens in one place is only likely to add to traffic congestion.
- There is was no guarantee that residents will work in the employment area and so this is unlikely to reduce traffic moving in and out of the new community.
- Many respondents expressed strong objections to the A32 being referred to as a "pedestrian friendly street" as this does not reflect the existing volume of traffic movements and the heavily congested roads.

Summary of Transport Option 4

- This option was perceived to have a lesser impact on the already congested strategic and local road network.
- Size of development maybe too small to provide local services as part of the new community and hence this may well lead to residents having to travel out of the new community in order to reach them, and therefore adding to traffic congestion on the roads rather than taking it away.
- Several respondents expressed concerns about the lack of a traffic assessment for all the development options.
- Several respondents felt that it would be more useful if the new development increased retail trade in the centre of Fareham rather than detracted from it.

- The extension of the BRT could prove to be unviable if the development is too small to provide local services as part of the new community.

Location of new District Centre

- Location 4 was the most popular choice because of its central location.
- Locations 1 and 2 offer easy access for passing trade making them more viable, but may attract visitors away from other centres.
- Locations 3 and 4 would be less visible.
- Locations 1 and 4 are closest to the employment areas.
- Locations 2 and 3 would be best for serving the residents of Knowle.
- Traffic impact was a key consideration in choosing a good location for the district centre.
- Needs provision of sufficient car parking, BRT access and cycle and pedestrian linkages.
- District centre needs to be established in an early phase in order to establish self-contained lifestyles from the outset.
- Frontage onto the local park was deemed desirable.
- Co-locate education and community uses to create a focal point for the community.

Location of the new secondary school

Location 1, East of Funtley

Many chose location 1 as it would be closer to the heart of the community and would promote sustainable travel choices. Some rejected location 1 as they thought it would be hemmed-in and hard to access by car from Fareham. Others thought it was well located to benefit existing residents in Funtley, Knowle and north Fareham, using the existing M27 underpass.

Location 2, East of the A32

Those favouring location 2 liked the ease of access from junction 10 and the A32. A large number rejected location 2 as they thought it would increase the overall traffic impact of the development. Many also thought that the location was too isolated, dominated by busy roads and would be a problem for students to cross the A32.

Neither location

A wide range of reasons were provided for choosing neither location option. A number of respondents considered both locations to be too close to the M27 to be able to provide a suitable learning environment. Some suggested alternative locations, generally more central within the community or north of location 1 adjacent to Knowle.

Summary of Variations to Options

Smaller central park

- Most comments were in favour of this variation.
- Some considered the park large enough to absorb a 10% reduction and others questioned the value of such a large park.
- Those against this pointed to the need for sufficient leisure space and play space for children.
- Others thought it was a valuable focal point for the new community that should not be eroded.

Using some of the Knowle buffer

- Almost all of the positive comments related to the use of part of the buffer for playing fields rather than for building additional homes on which was thought to be a good

compromise.

- Some considered the use of the buffer as an opportunity to better integrate Knowle with the new community.
- Many were opposed to any use of the buffer and thought that it was essential for settlement identity and was greatly valued by Knowle residents.
- Some referred to promises made by FBC and to the commitments of WCC to leave it undeveloped.

Reducing the size of the Funtley buffer

- Attracted fewer comments than other variations and these were evenly split between those for and against.
- Those in favour questioned the need for the full buffer while those opposed focussed on the value that Funtley residents placed on maintaining their separate identity and rural setting.

Reducing the proportion of employment floorspace

- Most comments made were in favour of this option - few were against it.
- Large numbers considered the level of employment provision to be too much and unnecessary given the high level of vacant floorspace locally.
- Many were sceptical about the ability to achieve any significant level of self-containment. It was thought that the majority of residents moving to the new community would already be in employment outside of the new community.
- However those against thought that reducing the level of employment floorspace would undermine self-containment and increase traffic levels.

Raising the average housing density

- The large majority of those commenting were against this variation, but those in favour thought that it would have the greatest effect on housing numbers.
- Many thought that densities should not be increased or were too high already.
- Those against considered that increased densities would lead to a range of neighbourhood problems such as a reduction in quality of life, pressure on parking and neighbour conflicts.

Summary of the Green Infrastructure Strategy

- A number commented on the importance of protecting areas like Portsdown Hill, Knowle and Funtley, but in many cases did not say whether they felt the strategy achieves this.
- Questions were raised as to whether the green corridors would be sufficient to encourage wildlife and whether they would have sufficient width to be effective.
- There were also concerns as to whether there would be sufficient space/buffers to deal with flood risk and surface water management. Surface water run-off into the River Wallington was also something which people thought must be avoided.
- Some respondents erroneously thought that the strategy would destroy/ harm ancient woodland, whereas in fact the strategy retains and enhances such features.
- One respondent questioned whether sufficient open space was being left between the motorway and the potential development area to mitigate noise impacts.
- One respondent questioned whether the proposal was for employment to be built in a wetland corridor and whether this would lead to flooding. Development in the flood plain should be avoided.
- The use of 'evergreen' trees to screen and buffer the development was suggested by one respondent.

- The role of private gardens to improve biodiversity and prevent flooding was raised by one respondent.
- The development of the GI strategy should actively involve the Meon Valley Partnership.
- Green roofs should be considered to help link the different areas of GI with the developable areas, especially the employments areas.
- The importance of providing guidance on how to ensure the GI enhances biodiversity was highlighted by one respondent, who recommended the production of a SPD providing Residential Design Guidance.

Summary of Energy Options

- Energy efficiency was the most popular option and should be the starting point for the development because it will last the lifetime of the home.
- Many respondents thought the optimum energy solution should include a variety of two, or even all three options.
- Many respondents were against wind turbine development at the new community as they felt that it would have a detrimental impact on the landscape.
- There was support for having sustainable energy measures installed in the development from the beginning so that residents would know what they are buying into.
- There is a desire for the new community to be exemplar in its use and generation of energy.
- Lack of consumer choice about energy supplier was considered a serious problem and led some people to reject a site wide energy approach.
- Individual building generation was supported by some because it provides a degree of energy self-sufficiency from the energy suppliers.
- There was general acceptance of solar panels and several respondents thought they should be widely used in the new community to capitalise on its south facing slope.
- The problem of not being able to extend or adapt the home easily if it is very energy efficient would be a serious barrier for some people.

Summary of water efficiency measures

- Rainwater was the preferred measure of water re-use because it is easy to use and cost effective. Many people have already adopted this approach to recycling water.
- Grey water recycling had a reasonable amount of support because it is reliable and seen as a further step towards sustainability from rainwater harvesting.
- Black water recycling had a very low level of support due to scepticism that it would work effectively and perceived risks about dual supply and odour. The main reason for supporting it was the resultant lower water bills and no maintenance responsibility for homeowners.
- Quite a few respondents favoured an optimum sustainability solution combining all three types of water re-use.
- There was a great deal of support for water efficiency in the home, but concern that fixtures and fittings could be replaced by future residents.
- Alleviating any flood risk was a priority for many respondents.

Appendices

Appendix 1: Fareham Borough Council SCI list of consultees

Appendix 2: Terms of reference for Strategic Board and Standing Conference

Appendix 3: Invitation Letter sent to general and specific bodies for Options Consultation

Appendix 1

Fareham Borough Council SCI list of consultees

* Denotes 'Specific' Consultation Bodies as identified in The Town and Country **Planning (Local Development)** (England) Regulations 2004, which must be consulted if they are affected by the subject matter of the Local Development Framework Document. All others are 'General' Consultation Bodies which will be consulted if the Council consider appropriate.

** Denotes consultees that are not set out in full, but are part of the council's consultation database.

Government Bodies

Department for Communities and Local Government
Other Central Government Departments as appropriate
Government Office for the South East (until 01/04/2011)
South East England Development Agency (until 01/04/2012)
Church Commissioners
Equality and Human Rights Commission
Commission for Architecture and the Built Environment
Historic Buildings and Monuments Commission for England
Homes and Communities Agency*
Crown Estates
Environment Agency*
Forestry Commission
Natural England*
English Heritage*
The Coal Authority
Health and Safety Executive
Highways Agency*
Network Rail
Marine Management Organisation (MMO)
The Housing Corporation
The Planning Inspectorate

Elected Bodies and Representatives

Fareham Borough Councillors**
Local Members of Parliament**
Local Members of European Parliament**
Eastleigh Borough Council*
East Hampshire District Council*
Gosport Borough Council*
Havant Borough Council*
New Forest District Council*
Portsmouth City Council*
Rushmoor Borough Council*
Southampton City Council*
Test Valley Borough Council*
Winchester City Council*
Hampshire County Council*
Bursledon Parish Council*
Hamble-le-Rice Parish Council*
Southwick and Widley Parish Council*

Whiteley Parish Council*
Wickham Parish Council*
Botley Parish Council*
Bishops Waltham Parish Council*
Boarhunt Parish Council*
Partnership for Urban South Hampshire
Fareham Borough Council Departments as appropriate

Key Local Businesses

National Air Traffic Services
Estée Lauder
HMS Collingwood
Office of National Statistics
Kvaerner UK Ltd
Asda Stores Ltd
EDS Credit Services
Barclays Bank PLC
J Sainsbury
FR-HiTEMP Ltd
CooperVision Limited
Schefenacker Vision Systems (SVS) UK Ltd
Fareham Shopping Centre
Eaton Aerospace
Grant Thornton
Meggitt Avionics
Turbomeca UK Ltd
Parallel Business Centre
Portchester Business Centre
START Business Centre
Visiocorp
Boots Plc
Marks and Spencers Plc

Local Faith Groups

Churches Together
Al Mahdi Mosque
Other individual places of worship, as appropriate**

Business Associations

Confederation of British Industry
Institute of Directors
Federation of Small Businesses
Business Environment Forum
Business Link Hampshire and Isle of Wight
Solent Enterprise Hub
Solent Local Enterprise Partnership
Country Landowners and Business Association
National Farmers Union
House Builders Federation
Southampton and Fareham Chamber of Commerce
Hampshire Economic Partnership

Portsmouth and South East Hampshire Chamber of Commerce

Civic, Community and Voluntary Organisations

Community Action Fareham

Fareham Society

Portchester Civic Society

Portchester Society

Fareham Allotment Association

Caring and Disability Information Centre, Fareham

South Hampshire's Unheard Voices

Hampshire Children and Families Forum, Fareham Branch

Hampshire Voluntary Housing Society

Hampshire Coalition for Disabled People

Hampshire Voluntary Care Advice Service

Fareham Area Disability Forum

Fareham Area Active Blind

The Harbour Economic Development Forum

Portsmouth and South East Hampshire

Partnership

Gypsy Council

Aircraft Owners & Pilots Association

The BurrIDGE & Swanwick Residents Association

Catisfield Village Association

Disability Dynamics Ltd

Fareham Access Group

Fareham Community Association

Fareham East Tenants Forum

Fareham Leaseholders Group

Fareham South TA

Fareham West Tenants Forum

Friends, Families and Travellers

Funtley Village Society

Hill Head Residents Association

Knowle Village Residents Association

North Fareham Greening Campaign

Portchester Community Association

Priory Park Community Association

Ranvilles Community Association

Sarisbury Residents Association

Sight Concern (Hampshire Association for the Care of the Blind)

Swanwick Yacht Surveyors

The Theatres Trust

The Waterlooville Trust

Titchfield Community Association

Titchfield Village Trust

Wallington Village Community Association

Warsash Residents Association

Wickham Society

Women's National Commission

Local and major private housebuilders, developers, planning and other consultants**

Individual residents' as appropriate**

Culture, Community, Sport, Historic and Tourism

National Trust
Sport England South East
Sport England
Hampshire County Sports Partnership
The Theatres Trust
Planning Aid South
Tourism South East

Environment

Gosport and Fareham Friends of the Earth
Campaign to Protect Rural England – Hampshire Branch
The Woodland Trust
Greenpeace UK
Groundwork Solent
Solent Protection Society
Hampshire and Isle of Wight Wildlife Trust
RSPB
Forestry Commission
British Wind Energy Association
Friends of Holly Hill Woodland Park
Friends of Warsash Common
Hampshire Gardens Trust
Whiteley Conservation Group

Public Services

Hampshire Fire and Rescue
Hampshire Constabulary
Hampshire and Isle of Wight Strategic Health Authority*
Jobcentre Plus
Citizens Advice Bureau
Post Office South East Regional Office
Queen Alexandra Hospital
Probation service
Portsmouth Hospital's NHS Trust
Hampshire Primary Care Trust
Transport for South Hampshire
Individual health centres and GP practices as appropriate**

Transport

Airport Operators**
BAA Aerodrome Safeguarding*
Civil Aviation Authority
The Rail Freight Group
British Water Authorities, Maritime and Port Authorities
National Express Group
First Group
Highways Agency*
Network Rail
South West Trains

First Provincial Bus
Associated British Ports
Portsmouth Harbour
Railtrack Plc
River Hamble Harbour Authority
Southampton Airport
Southampton Port
Freight Transport Association

Local Media

Newspapers: Portsmouth News, Southampton Echo, Fareham and Gosport Journal
TV: BBC South, Meridian TV
Radio: BBC Radio Solent, Ocean FM, Power FM, Wave FM and Radio 101 FM.
Web: local web sites with reciprocal links to Fareham Borough web site

Education

Hampshire and Portsmouth Learning Partnership
Hampshire Early Years Development and Childcare Partnership
Fareham College
Individual schools and colleges, as appropriate**
Hampshire and Isle of Wight Learning and Skills Council

Social Housing Providers

Portsmouth Housing Association
Swaythling Housing Association
BurrIDGE and Swanwick Housing Association
Eastleigh Housing Association
Hampshire Voluntary Housing Society

Young People

Fareham Youth Council
Fareham and Gosport Connexions
Youth Concern Fareham
Hampshire County Council Youth Service

Individual youth centres, as appropriate**
Local scouts, guides and other such groups as appropriate**

Older People

Age Concern Fareham
Help the Aged

Utilities**

The following who own, control or function within Fareham Borough:
British Telecommunications Plc*
Cable & Wireless Communications Plc*
Southern Gas Networks*
Countrywide Gas*
National Grid*
Npower*
Powergen*
Southern Electric*

SWEB Energy*

Portsmouth Water Ltd*

Southern Water Services Ltd*

Atlantic Electric & Gas*

- electronic communications apparatus*
- sewerage undertakers*
- licence holders under section 7(2) of the Gas Act 1986; section 6(1)(b) or (c) of the Electricity Act 1989*

Persons to whom the electronic* communications code applies by virtue of a direction given under section 106(3)(a) of the Communications Act 2003.

Appendix 2

Terms of reference for Strategic Board and Standing Conference

The Role of the Standing Conference

The governance structure is intended to ensure that a wide range of local business, housing, voluntary, education, youth, and environmental interests, together with adjoining local authorities, have the opportunity to identify and highlight issues important to the successful delivery of Welborne.

The Standing Conference is part of a wider structure intended to join together the key partners through a co-ordinated process. In particular, the Standing Conference assists in ensuring that the relevant local Ward members are fully appraised of the views of local community groups.

The Standing Conference provides a means for interest groups to be informed on the overall progress being made on Welborne (formerly the New Community North of Fareham and before that, Strategic Development Area) and to understand the overall direction of the project. It should be noted that it does not form the key community engagement and public consultation mechanism with the interested parties on the detail of the Welborne Plan, as each of these parties are engaged and consulted with individually on such detail through the Welborne Plan preparation process.

Operation of the Conference

The conference meets in public approximately every 4 months and has an independent Chairman. The meetings are held in public but with participation limited to invited members of the Standing Conference.

Membership

Membership of the Standing Conference is attached and includes a full range of organisations representing different sectors of the local area.

Appendix 3

Invitation Letter sent to general and specific bodies for Options Consultation



«Number»
«ContactName»
«Organisation»
«Address1»
«Address2»
«Address3»
«Address4»
«Postcode»

Director of Planning
and Environment
Richard Jolley

Contact: Strategic Planning &
Design
Date: 2 July 2012

Dear «Salutation»

Community Options Consultation

Fareham Borough Council is planning for a New Community to the North of Fareham. The new community will be a significant development of around 7,000 homes and 91,000 square metres of employment floorspace, along with schools, community facilities and a large amount of open space. Last year, the Council adopted its Core Strategy which is the key planning document setting out the vision for the next 15 to 20 years for the whole Borough. The Core Strategy established the principle of the New Community and we are now producing an Area Action Plan which will fill in the details and set out what the development will be like.

As part of the work on the Area Action Plan, masterplanning and other evidence work has been undertaken and this has resulted in a range of potential options being developed. In this consultation, we are seeking your views on these options for the new community. There are options relating to:

- Masterplanning and transport
- Green infrastructure
- Energy and water

We want as many local people as possible to get involved in helping to shape the new community, so we will be hosting five public exhibitions where planners from the Borough Council will be on hand to answer your questions:

Date and Time	Venue for Exhibition	Address
Monday 16 th July 2-7pm	Ferneham Hall - Octagon Room	Ferneham Hall Osborn Road Fareham Hampshire PO16 7DB
Wednesday 18 th July 2-7pm	Funtley Social Club	Funtley Social Club 84 Funtley Road Fareham Hampshire PO17 5EE
Thursday 19 th July 2-7pm	Ferneham Hall - Octagon Room	Ferneham Hall Osborn Road Fareham Hampshire PO16 7DB
Wednesday 25 th July 4-7pm	Knowle Village Hall	Knowle Village Hall Knowle Avenue Knowle Fareham Hampshire PO17 5DG
Thursday 26 th July 4-7pm	Wickham Community Centre	Wickham Community Centre Mill Lane Wickham Hampshire PO17 5AL

We would encourage you to make your comments on the Options Consultation online by completing the survey at www.fareham.gov.uk/consultation. However you can also let us know your views filling in a paper copy of the survey and returning it by email, post, fax or handing it in at our public exhibitions.

By email to: planningpolicy@fareham.gov.uk

By post to:
Strategic Planning and Design
Department of Planning and Environment
Fareham Borough Council
Civic Offices
Civic Way
Fareham
PO16 7AZ

By fax to: 01329 821461

The deadline for survey responses to the **Options Consultation** is **31st July 2012**.

Sustainability Appraisal (SA) Scoping Report and Habitats Regulations Assessment Baseline Data Review

The Council is also publishing its Sustainability Appraisal (SA) Scoping Report and Habitats Regulations Assessment Baseline Data Review for public comment. This first stage is the SA Scoping Report which sets out the social, economic and environmental issues that will be considered in the Sustainability Appraisal of the Area Action Plan later this year. The Sustainability Appraisal will consider the social, economic and environmental effects of different policy options and will be used to inform decisions in each draft of the Area Action Plan.

A Habitat Regulations Assessment (HRA) of the Area Action Plan must be undertaken to protect the integrity of internationally important nature conservation sites. At this early stage in the Area Action Plan process, we have prepared a Baseline Data Review to inform the HRA process. This forms the baseline against which screening and detailed assessments will be prepared.

You can view the SA Scoping Report and the HRA Baseline Data Review:

- Online at www.fareham.gov.uk/consultation
- At the Civic Offices in Fareham
- At the public exhibitions in Fareham, Funtley, Knowle and Wickham

You can send also us any comments you have on these documents by email, post or by fax, using the contact details above. The deadline for comments on the **SA Scoping Report** and the **HRA Baseline Review** is **6th August 2012**.

For further information please contact Strategic Planning & Design on telephone: 01329 236100 or by email: planningpolicy@fareham.gov.uk.

You are receiving this letter because you have responded to one of our consultations or have asked to be placed on our consultation database. If you would like further information about anything mentioned in this letter or if you no longer wish to be on this database or would prefer to receive any information via email, please contact Sara Rowe (LDF Support Officer) on 01329 236100 or srowe@fareham.gov.uk.

We look forward to receiving your responses.

Yours «Valediction»



Selina Crocombe
Project Manager (New Community North of Fareham)