

# **Welborne Standing Conference**

**11 June 2015**

# Joint Landowner Update

- We originally planned for submission of an application in May 2015. Revision to this timetable needed given delay in Inspectors report
- Continued collaborative work between landowner teams to ensure cohesive and integrated planning application. We have also started preparations on details for first phases or phases.
- This will allow for a series of public information and consultation events leading up to the submission of OPA and thereafter.
- Next step – final agreement on structuring plan with Council then submit outline planning application (OPA) 6 months later
- We are working to a programme assuming start on site end 2016 / start of 2017

# Welborne Standing Conference – Taking stock post Inspector's report

Henry Cleary  
Independent Chair

# Welborne – now at 3<sup>rd</sup> key stage

- Fareham Core Strategy – the principle of new settlement development in this location
- Welborne Plan – the overall concept/function
- Outline application – thorough assessment of the impacts and action needed to mitigate
- Detailed applications – how each part will look and function
- Start on site, phased over 20 years, plus

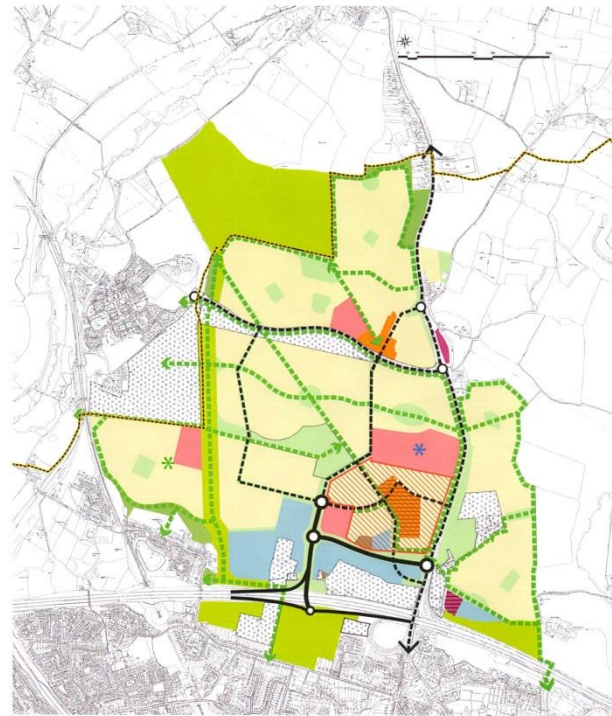
# The Welborne Plan- what is fixed?

- The concept is sound provided it is modified (ie solutions are achievable) as in Inspector report.
- Points not accepted? – Not the end of the line, because many of these issues will recur at more detailed stages eg local transport impacts.
- Guides the outline application but promoters can vary proposals where that is justified/necessary.
- A Plan of this type needs to be flexible and allow for major changes likely over 20 years.

# What next - the Outline Application (1)

- Major task because in depth supporting assessments are required (cost £ms)
- Must include promoter masterplan, phasing proposals, structuring plan (several landowners), and infrastructure delivery plan
- High level design principles or design codes
- Environment impact assessment and mitigation to make development acceptable

# The outline application may well vary from the Welborne Plan



- KEY**
- Residential
  - Town Centre
  - Mixed Use Core (District Centre)
  - Village (Local) Centre
  - Primary School
  - Secondary School
  - Community Hub
  - Green Infrastructure
  - Settlement Buffers
  - Central Park
  - Employment
  - Retained Areas (Buildings+curtilage)
  - Strategic Green Infrastructure Corridor
  - Area for potential substation
  - Area for potential waste transfer facility
  - Primary Road Infrastructure
  - Junction 10 Link
  - Fareham BC Boundary
  - Land outside the control of the Joint Promoting Landowners

**BST GROUP / BUCKLAND DEVELOPMENT**

## 151\_ DEVELOPMENT FRAMEWORK PLAN

DEMONSTRATING A CAPACITY OF 8,400 HOMES

WORK IN PROGRESS FOR DISCUSSION  
Revisions post DM Workshop 2 on 11 June 2014  
Excludes 3rd party land not in control of BSL or BST

25 / JUNE / 2014

# What next - the Outline Application (2)

- The Transport Assessment must include....
- A full assessment of existing transport conditions;
- A full assessment of the transport impact of the development, measures on public and sustainable transport, including expected trip generation and distribution...
- Full details of transport modelling local and strategic and of individual junctions...
- Full details of highway mitigation including Jc 10 improvements and local highway network



# Funding? The S106 Agreement

- Total development likely to be £1Bn plus overall
- Infrastructure spend of £2-300m public/private
- S106 contributions will cover part of this but likely to be in phases, covering schools, transport, affordable housing, greenspace and community services including maintenance
- What is needed is set out in the Welborne Infrastructure Delivery Plan but this will evolve over time

# Large schemes require careful phasing to ensure good delivery

- There is a strong argument for a component of the development to be started quickly to test the type of development
- At North West Bicester an advance 400 home component of the 6,000 home scheme has started on site
- Includes a school , community facilities and tests design and eco-home standards



# With the right mix early success is achievable – other large schemes are instructive

**At Poundbury proximity to  
employment areas was critical to  
early local shop success**



**At Cranbrook , a 6,000 home new community  
east of Exeter, a build out of 900 homes was  
achieved in its first 3 years post planning  
(2011-14) driven by a new primary school**



# Key topics for the Standing Conference

- Impacts on the local road network and possible mitigation measures (previous SC workshop with Hants CC)
- Green infrastructure, the results of the environmental assessment, and priorities for greenspace
- Impact on neighbouring communities
- The design codes/design principles
- Facilities and “offer” in Welborne district centre
- Housing mix and affordable housing
- Schools – what, when and by who? (previous workshop)