FAREHAM
BOROUGH COUNCIL

The Welborne Plan

Issue 3 - Site, Setting, Allocations, Design Principles and Character Areas (WEL3 to WEL8)

Actions arising from hearing session –
Treatment of A32 and definition of Design Principles

October 2014

CD-33

Introduction

Paragraphs 4.14 to 4.18 of the submitted Welborne Plan set out how the basic principles of good design will be addressed in subsequent planning applications for Welborne.

Outcomes from the Welborne Plan Hearings Session

1   **The A32**

At the hearing session of the Welborne Plan Examination, the Council acknowledged the importance of ensuring that Welborne was designed from the outset as a cohesive new community, and in particular that the A32 does not act as a barrier, isolating that part of the site to the east of the A32.

The Council's Transport Strategy (EV17) addresses on pages 22 to 24 the changing nature of the A32 and the need to ensure that the land uses to the eastern side of the A32 are properly integrated into the whole community. This has informed the masterplanning of the community and is informing the detailed design work being undertaken by the site promoters. However, the Council acknowledges that the issue is of fundamental importance to the design of Welborne as a whole, and that it is appropriate that the issue is given due prominence in the Plan as part of the General Design Principle.

The Council therefore proposes the modification of the Plan by the addition of the following paragraph in the supporting text in the General Design Principles section:

4.17a   *A key principle in the layout and design of Welborne will be the treatment of the A32 to ensure that land uses on the eastern side of A32 are properly integrated into the main community to the west side. In particular, through the use of prioritised crossing points that ensure safe pedestrian and cyclist movements to and from everyday facilities, as well as encourage wider community integration.*

In addition, the Council proposes the following further modification to Policy WEL6 of the Welborne Plan, with deleted text ~~struck through~~ and new text <u>underlined</u>.

WEL6 - General Design Principles

The following are the design principles which will guide the future development of Welborne. All proposals for the development of Welborne shall clearly demonstrate how;

  i.   They have responded to the landscape setting and character area within which they sit, and set out the urban design principles which have directly influenced the design and layout of the proposals and demonstrate how they contribute towards creating a unique Fareham garden community;

      ii.   **The various constraints and opportunities on the site have influenced and been addressed in the design proposals;**

     iii.   **The layout and design will help to create safe well-connected neighbourhoods<u>, and have particular regard for ensuring that proposals maximise opportunities to prioritise pedestrian and cyclist movement across the A32; and</u>**

     iv.   **The scheme has been designed to ensure that the new buildings and spaces are flexible and adaptable to accommodate changes in technology, and personal or family circumstances.**

2   <u>Design Principles</u>

At the hearing session of the Welborne Plan Examination, the Council acknowledged it may aid clarity of the Plan for a definition of Design Principles to be included in the Plan.

Therefore, the Council proposes that a definition of Design Principles is added to the Glossary as a minor modification to the Plan. The suggested addition is as follows –

<u>**Design Principles**</u>: <u>A high level series of principles which shall guide the future design work to be undertaken in preparation of planning applications. They are set out in the Strategic Framework Diagram, the policies of the Welborne Plan and relevant policies in the Core Strategy.</u>

<u>The Principles set out the scheme parameters and design objectives that will underpin the Structuring Plan. They will ensure that the Vision for Welborne is an integral part of the proposals and set a consistent high-level approach to design that will guide all future planning applications.</u>