

The Welborne Plan

Issue 4: Economy and Self-Containment (WEL9)

Action arising from hearing session

October 2014

CD-36

Introduction

- i. The Council included a phasing plan in paragraphs 10.5 to 10.23 of the publication version of the Welborne Plan (SD-03). These paragraphs were subsequently deleted from the Plan and formed the basis of a separate document, the Welborne Concept Masterplan Phasing Plan (EV38) in recognition of the fact that the phasing plan as described would be replaced by the site promoter's detailed phasing plan accompanying the initial planning applications as required by policy WEL41 of the Welborne Plan.

Outcomes from the Welborne Plan Hearings Session

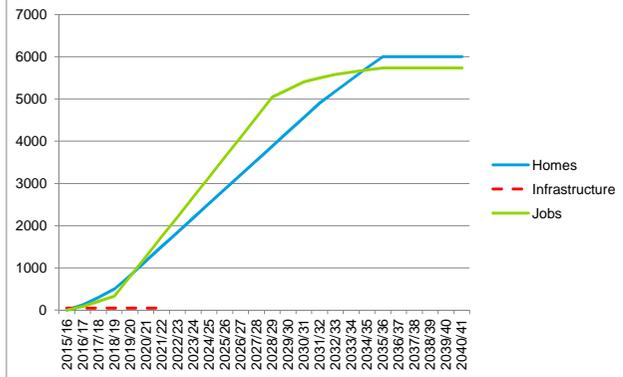
- ii. At the hearing session of the Welborne Plan Examination, the Inspector indicated that he considered that a phasing plan along the lines of what was shown in paragraph 10.5 to 10.23 of the Welborne Plan (SD-03) should be included in the Plan, and requested that the Council work with the site promoters to provide such details.
- iii. The site promoters have subsequently provided the Council with a schedule setting out the timing of various elements of their proposals. That schedule is set out as Appendix 1 to this document.
- iv. The site promoters have also provided the council with details of the likely layout of phases of development which have informed the diagram shown in Appendix 2 to this document.
- v. This information will form the basis of a revised phasing plan description to be placed in Chapter 10 of the Welborne Plan. The text of this phasing plan will be submitted to the Examination as soon as possible.

APPENDIX 1

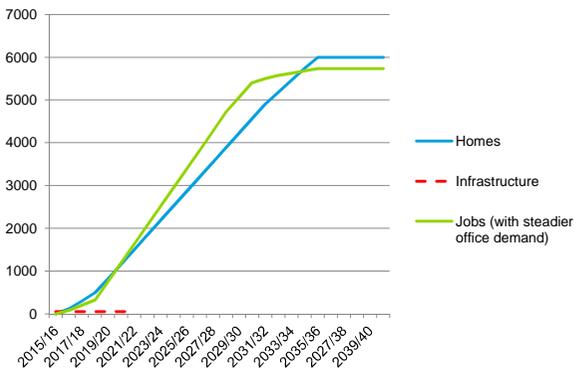
Indicative Sequencing and Housing/Employment Trajectory for Welborne, provided in response to the Local Plan Inspector's questions

Indicative Sequencing & Housing/Employment Trajectory	2015 Financial year 2015/16												2016 Financial year 2016/17												2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/31 (5 years)	2031/36 (5 years)													
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D												J	F	M										
Cumulative Housing Trajectory (completions)																									120	300	500	820	1,160	1,500	1,840	2,180	2,520	2,860	4,560	6,000												
Cumulative Employment Trajectory (jobs capacity)																									204	326	793	1,265	1,736	2,207	2,678	3,150	3,621	5,402	5,735													
PLANNING PROGRAMME																																																
Planning Programme - Outline/Detailed Application	Mar-15 - Feb-16																																															
Site preparation & utilities	March-June 2016																																															
Commencement of development	April 2016																																															
First homes occupied	December 2016																																															
TRANSPORTATION																																																
Commence Phase I Highways Access (A32/Knowle Road)																																																
Local Highway Network Improvements																																																
Public Transport																																																
J10 Initial Works																																																
J10 Main Works																																																
HOUSING																																																
Housing Development																																																
Phase 1																																																
Phase 2																																																
Phase 3																																																
Phase 4																																																
Phase 5																																																
EMPLOYMENT																																																
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Phase 3																																																
DISTRICT & LOCAL CENTRES & COMMUNITY FACILITIES																																																
District Centre																																																
Local Centres																																																
EDUCATION																																																
Primary Schools (x3)																																																
Secondary School																																																
GREEN INFRASTRUCTURE																																																
Green Infrastructure																																																

CUMULATIVE HOUSING AND EMPLOYMENT CAPACITY PROJECTIONS



SCENARIO IN THE EVENT OF A 20% SLOWER PACE IN OFFICE DEMAND



Notes

Disregards construction employment. This could be a significant source of jobs and business opportunities. Ordinarily construction work is "temporary" but the scale and timetable of the project means that the construction work could be more persistent and a spur for further floorspace demand, supporting the local economy and acting as an important economic benefit.

The timing of the infrastructure for completion of M27 J10 is indicated (dashed line). This will enable acceleration of the employment floorspace.

There will be additional construction of on-site infrastructure, estate roads etc as part of the ongoing programme.

These projections are subject to detailed masterplanning work, to be completed during the Planning Application process, based upon the Joint Promoters' and Fareham Borough Council's assessment of demand for employment and housing.

NOTES:

Housing phases 1-3 are all located west of A32. It is expected that development will commence both north of Knowle Road and adjacent to the District and Local Centres. This will include residential units within those Centres. (indicative capacity -units)

Phase2 will comprise land north of the District Centre extending northwards to Knowle Road. (indicative capacity - units)

Phase 3 comprises the remaining land to the west of the District Centre extending to the western boundary, south of Knowle Triangle and land north of Hayesbury Farm. (Indicative capacity - units)

Phases 4 and 5 are located on the land east of A32 (Indicative capacity - units)

Employment phases will commence south of the District Centre and proceed in a logical sequence responding to demand. The jobs trajectory above follows that included within the Strategic Transport modelling. (SRTM)

Significant areas of Green Infrastructure, including access to Dashwood and Fareham Common, will be completed alongside development of housing phase 1

APPENDIX 2

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LEGEND

- Welborne Policy Boundary
- HOUSING PHASE 1A - INCLUDING DISTRICT CENTRE
- HOUSING PHASE 1B - INCLUDING LOCAL CENTRE
- HOUSING PHASE 2
- HOUSING PHASE 3
- HOUSING PHASE 4
- HOUSING PHASE 5
- SECONDARY SCHOOL

LEGEND

- Residential land
- District Centre
- Village Centre
- Community Hub
- Employment land
- Primary school site
- Secondary school site
- Potential school playing fields in the Knowle Triangle
- Central park
- Landscape buffers
- Settlement buffers
- Potential SANGS and Settlement Buffer
- Strategic green infrastructure corridor
- Primary street network
- BRT route
- BRT stop
- Key pedestrian/cycle link
- Potential SANGS and settlement gaps in the Winchester District

REV.	DESCRIPTION	APP. DATE
E	Central park added to legend	PC 05/03/14
D	Update to junction, scale and status	PC 20/01/14
C	Updates in accordance with email dated 07/01/14	PC 09/01/14
B	General updates to plan graphics	PC 20/12/13
A	General Updates	PC 13/12/13

LDĀDESIGN

PROJECT TITLE
WELBORNE PLAN, FAREHAM

DRAWING TITLE
Strategic Framework Diagram

ISSUED BY Exeter T: 01392 260430
 DATE Dec 2013 DRAWN DW
 SCALE@A3 NTS CHECKED PC
 STATUS Final APPROVED BF

DWG. NO. 3609_402_Rev E

No dimensions are to be scaled from this drawing.
 All dimensions are to be checked on site.
 Area measurements for indicative purposes only.

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