Community Action Team Meeting

Chairman
Cllr Seán Woodward
Welborne Planning Application
Introduction

Councillor Seán Woodward
Executive Leader
Fareham Borough Council
• **June 2015:** Welborne Plan adopted

• **February 2016:** Council announces intention to search for possible delivery partner

• **April 2016 onwards:** Council provides pre-application advice to Buckland Development Ltd
Outline Planning Application

• January 2017: Awarded Garden Village Status

• March to May 2017: Public consultation on planning application

• July 2017: Buckland Development Ltd secures majority of land

• December 2018: Amended planning application submitted
Why make amendments?

• 2017 consultation highlighted areas that needed further work before consideration

• Months of detailed work undertaken by Buckland Development Ltd and agencies on their behalf
What has changed?

- Main changes to proposals:
- **Transport** e.g. Amended J10 and A32 road layouts
- **Community Facilities:** e.g. Joint primary and secondary school proposed
- Changes to the phasing of development
Welborne Planning Application

Mark Wyatt - Principal Planner
Strategic Sites
(Development Management)
Purpose of the presentation

- Help explain the updated Buckland application
- Identify changes
- Identify key issues
- What happens if permission is granted…the next steps
- Having your say…
What is an outline application?

- Establishes general principles of development e.g. number of houses and land uses
- All matters reserved for future approval other than access
- Detailed designs for J10 and A32 proposals
What is an outline application?

- If granted outline planning permission:
  - Need to apply for approval of remaining details (reserved matters)
What’s in the application?

- Up to 6,000 homes
- Mixture of homes:
  - Size & tenure
  - Care home
- Four Character Areas
  - As per the Welborne Plan
- Five delivery phases up to 2042
What has changed in the application?

- J10 design & A32 access changes
- Closure of Pook Lane
- Location of northern most primary school altered
- Combination of district centre school sites
What has changed in the application?

- Recycling Centre (HWRC) relocated
- Change in shape of employment land area
- Rail halt size increased
Proposed land use

Key
- Application site boundary
- Land in control of applicant but not included in the planning application
- Existing woodland and footpath to be retained along the Knowle triangle edge
- Railway
- Primary road
- Other proposed road network
- SANGs
- Semi natural greenspace (SNG)
- Parks and playspace
- Outdoor sports
- Allotments
- Residential development
- Primary school
- Secondary school
- Employment area
- Village and District centres
- Community hub
- Rail halt
District Centre

- Food & non-food retail
- Other local facilities
- Health facilities
- Main Community Building
- Business/Office space
- Residential
- Work to start in phase 3
Local Centre

- Styled as a Village Centre
- Local shops
- Pub
- Hotel
- Market hall
- Nursery
- First primary school
- Completion in Phase 2
Community Hub

- Located in the West
- Small scale community building
- Small ‘corner shop’
- Nursery
- Open in phase 4
Community Facilities

- Secondary school
- 3 primary schools
- Health facility
- Care home
- Parks and open spaces
- Sports pitches
Employment space

• Space north of J10 for:
  • Warehouses
  • Manufacturing
  • Offices

• Household waste recycling centre
• Green Space:
• Parks
• Allotments
• Sports pitches
• Green open space
• Retained woodlands
• Buffers
J10 proposals

March 2017 → December 2018
J10 proposals

Proposed M27 off slip

Proposed M27 on slip

Proposed M27 off slip

Existing M27 on slip

Existing M27 off slip to be removed/abandoned
A32 proposals

- Traffic lights:
  - North Hill
  - Furze Court
  - Wickham Road
- Road dualled north of North Hill to J10
Transport

• Bus Rapid Transit (BRT) Extension of service

• Extended space for rail holt
2019-2024

- **Sequence 1**
- 690 homes
- J10 complete
- A32 northern roundabouts complete
- Start employment area
- Health Outreach Facility using retail units
2024-2029

- Sequence 2
- 2,110 homes - total
- Local (Village) Centre Complete
- Provision of on-site BRT Network
- Pedestrian and Cycle links developed
- First primary school
2029-2034

- Sequence 3
- 3,660 homes
- Start District Centre
- Second primary school
- Start secondary school
- District Centre healthcare provision started
- Central A32 roundabout
2034-2039

- Sequence 4
- 5,160 homes
- Development of the Community Hub
- Completion of the District Centre
- Third primary school site available
- Provision of Fareham Common
- Completion of Welborne Park
2039-2042

- Sequence 5
- 6,000 homes
Council needs to consider

• Compliance with Council’s Welborne Plan & National Policy
• How viable are the proposals?
• Is the scheme deliverable?
• How achievable is the proposed phasing?
Council needs to consider

- Landscape impact
- Ecology:
  - Protected species
  - European site impacts
- Flood risk and drainage
- Green and open space provision
- The mix of uses proposed
Council needs to consider

- Layout and type of land uses, parameters for height and density of buildings
- Utility supplies
- Education
- Healthcare
- Relationship of the proposal to communities next to it
Council needs to consider

- Highways – on site and off site works
- Highways – public transport
- Highways – cycle strategy and rights of way
Council needs to consider

- Taking specialist consultee advice on the issues
- External consultants appointed where no in-house expertise
- Responses awaited
Comment on planning issues

- Same issues as the Council’s Considerations
  (see agenda)
Comments we can’t consider

- The principle of developing Welborne
- Loss of private views
- Affect on property values
Have your say

- Comment until 1st March 2019
- Comments will be published on website
- Name and address will be displayed
Next Steps…

- Complete consultation period
- Review comments. Discuss with consultees and applicant
- Any amendments?
- Re-consultation if necessary
- Planning Committee - TBC
Next Steps...

- LPA requires certainty of delivery of infrastructure across different phases

- If all matters are acceptable, could grant planning permission
Next Steps...

- Should the proposal gain Planning Permission…

- …further applications for Matters Reserved by the outline planning permission would follow

- This is the detail
How to comment

- Online at www.fareham.gov.uk
- Email devcontrol@fareham.gov.uk
- Write to:
  Department of Planning & Regulation
  Civic Offices
  Civic Way
  Fareham
  PO16 7AZ