



WELBORNE
GARDEN VILLAGE



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DESIGN AND ACCESS STATEMENT

DECEMBER 2018



AECOM

This document has been updated in full.

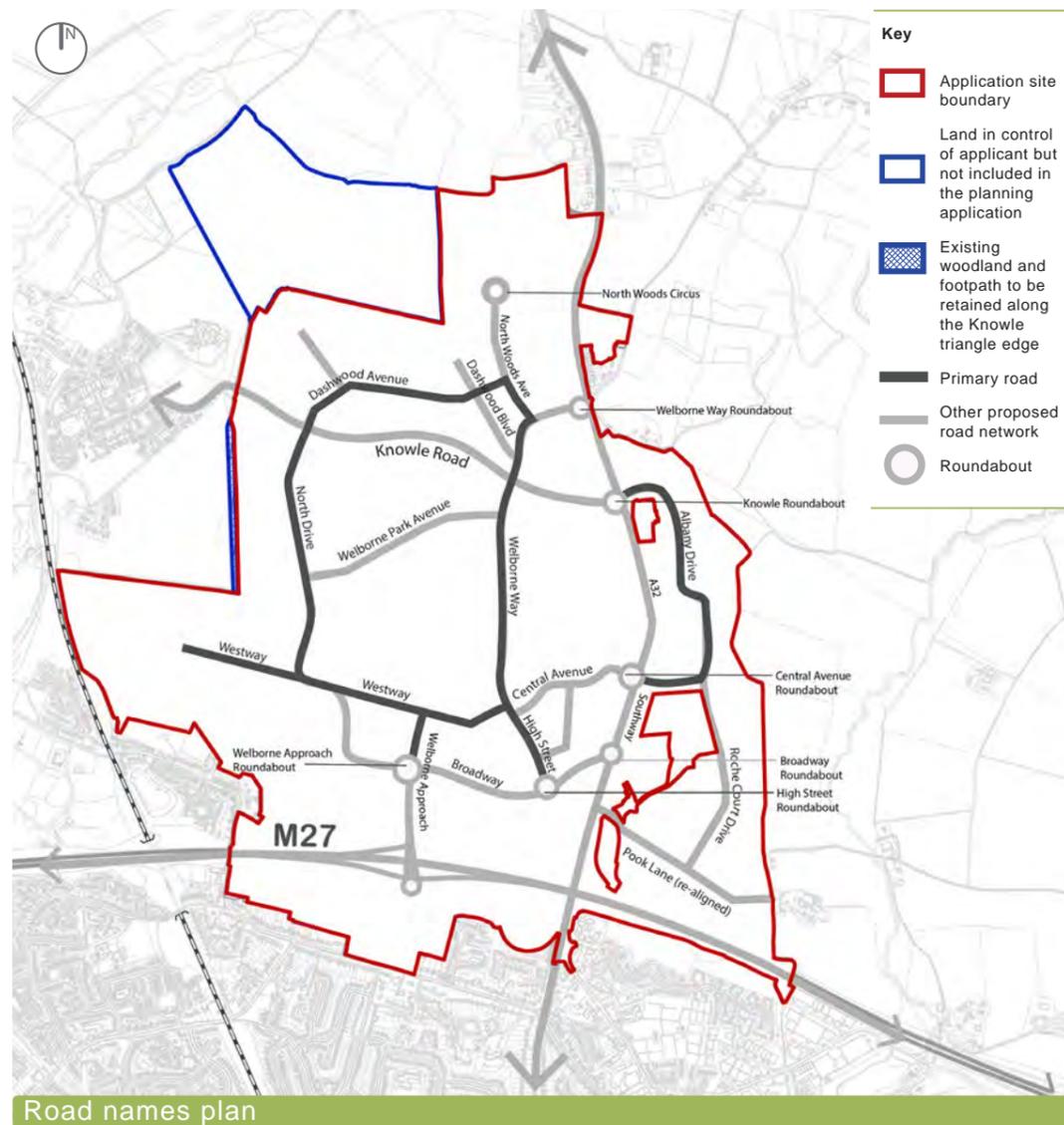
This document has been prepared for Buckland Development Limited (BDL) by AECOM with input from the BDL professional team.

This document has been designed to be printed and read at A3.

Road names at Welborne

The naming of streets at Welborne will take place during the development phase and include public and stakeholder consultation. However, to make it easier to explain our proposals in the DAS we have given the principal roads “working names”.

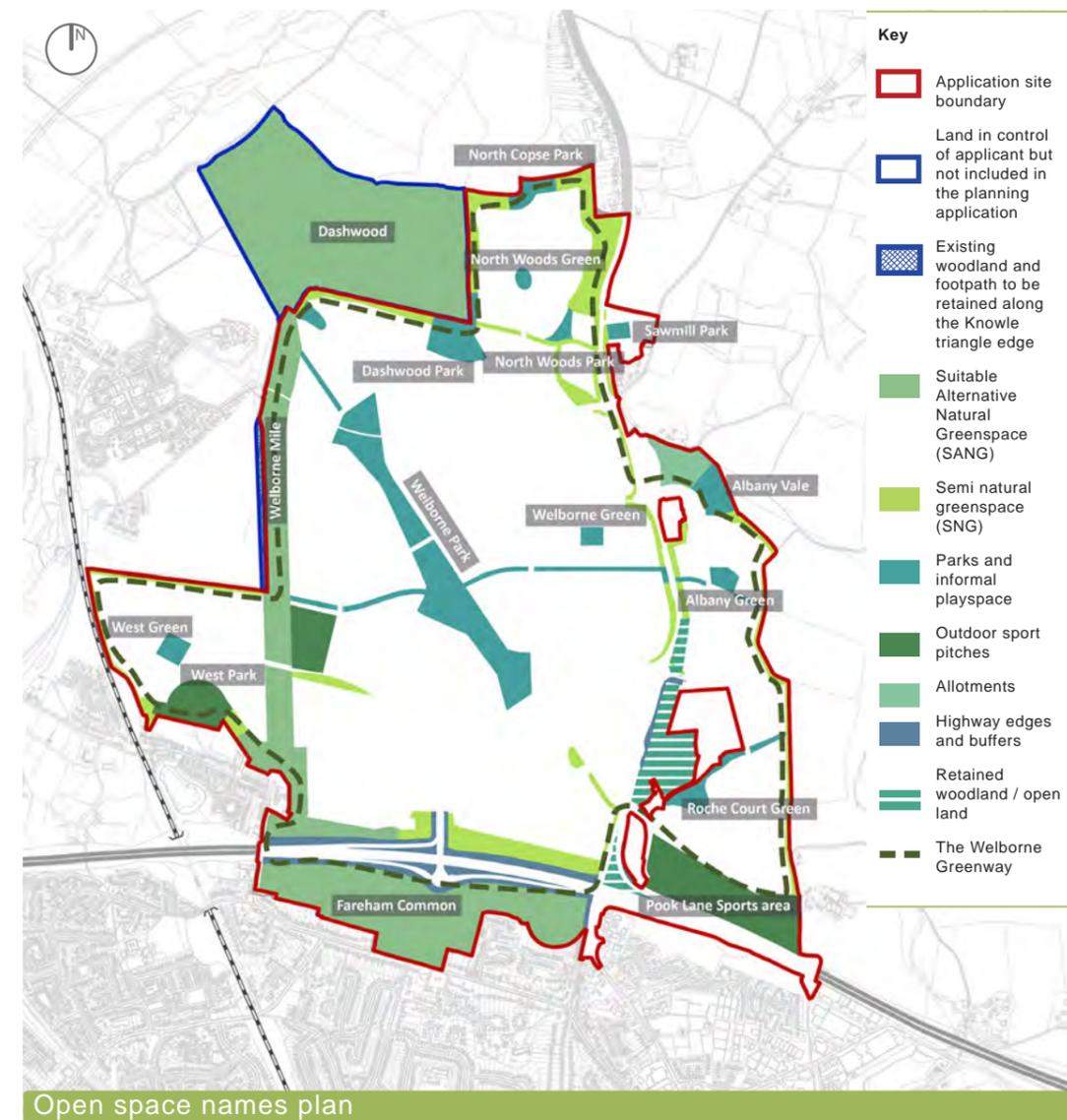
The names have been derived partially from the landscape character identified in other chapters, local places and proposed designs.



Road names plan

Open space names

In a similar way, the different public open spaces and green infrastructure areas have been named to make it easier to explain the proposed layout and design approach. It is likely that names will be chosen over time as Welborne develops and this may involve public and stakeholder consultation.



Open space names plan

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PART 1: PROPOSALS FOR WELBORNE



1. INTRODUCTION

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1.1 Background

Welborne is one of the largest new community projects in the UK and represents a substantial investment in the future of Fareham and South Hampshire. From the very beginning of the project, Buckland Development Limited (Buckland) has been concerned to ensure that Welborne achieves the highest possible standards of quality in place-making, community development and design.

Buckland has set a vision of creating a place that meets the life requirements and aspirations of successive generations and which remains enduringly popular to a broad cross-section of people. This embraces the creation of a strong economy and long term stewardship but it also recognises the importance of creating a beautiful and sustainable place where people will want to live, work and visit over the long term.

In developing our planning and design approach to Welborne we have sought to learn not just from the substantial body of best practice principles that have developed over the last two decades but also from comparable historic communities that have proven themselves to be successful over the long term and which remain popular today.

Welborne will be a 6,000 home, mixed use and sustainable new community to meet the growth needs of Fareham. Welborne is a critical element of the Fareham Development Plan and is an important component of the South Hampshire Strategy. It is located largely north of the M27 at Junction 10 – east and west of the A32 - see Figure 1.1. The red line boundary of the application also extends to the south of the M27, as part of the delivery of Green Infrastructure.

Fareham Borough Council's (FBC) adopted Welborne Plan (which forms Part 3 of the Local Plan) provides site specific guidance to shape the practical development of the new community over the period to 2036. Welborne will set new standards for high quality sustainable development and contribute significant new public open spaces, community facilities and employment generation for the whole Borough.



Key

-  Application site boundary
-  Land in control of applicant but not included in this planning application
-  Existing woodland and footpath to be retained along the Knowle triangle edge

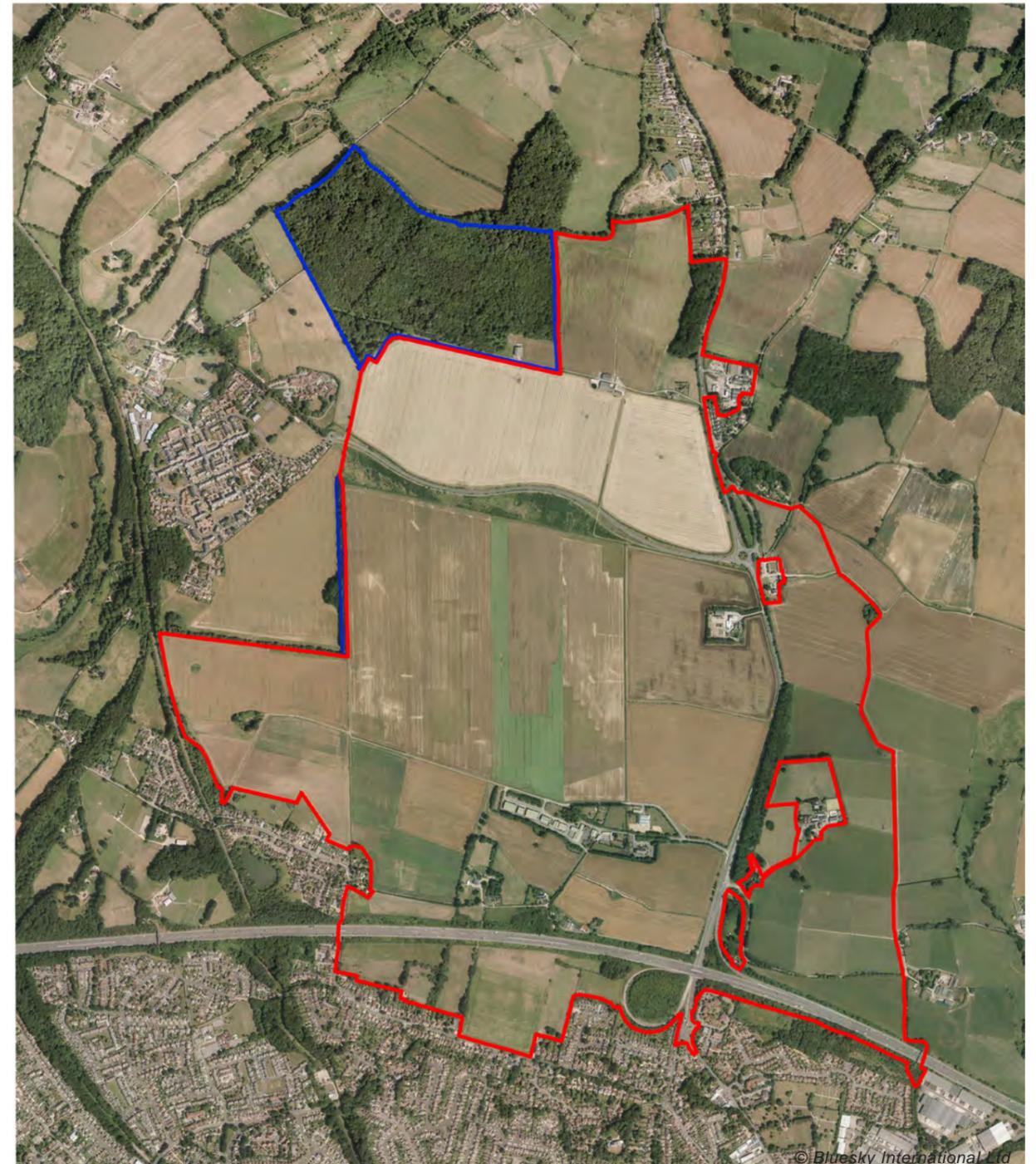


Figure 1.1 The planning application boundary

1.2 Description of development

Buckland support and endorse FBC's strategic development policies. This document forms part of a wider suite of documents that supports an Outline Planning Application (OPA) for the whole site submitted to FBC, including a major upgrade to M27 Junction 10 to transform it into an all moves intersection. The OPA seeks to be as broadly compliant as possible with the adopted local planning guidance, together with any relevant sections of the National Planning Policy Framework (NPPF).

The OPA has been prepared with the benefit of pre-application discussions with, inter alia, FBC, Hampshire County Council (HCC), Highways England, Natural England, Solent LEP and, importantly following substantive consultation with the local existing communities.

In addition, a separate full planning application has been submitted to Winchester City Council (WCC) that will enable the provision of related enhanced Green Infrastructure within the existing Dashwood. This area is outside the application boundary, administratively within WCC, but provides supporting use to Welborne.

This report deals specifically with the design and access arrangements for the new community.

Welborne will be a new community of:

- up to 6,000 dwellings (C3 and C2, including a care home of use class C2); together with
- a District Centre (comprising up to 2,800m² food store retail [A1], up to 2,419m² of non-food retail [A1] and up to 2,571m² of other non-convenience/comparison retail use [A1 – A5]);
- a Village Centre (comprising up to 400m² food store retail [A1], up to 1,081m² of non-food retail [A1], a public house [up to 390m² A4 use] and up to 339m² of other non-convenience/comparison retail use [A1 – A5]);
- up to 30,000 m² of commercial and employment space (B1);
- up to 35,000 m² of general industrial use (B2);
- up to 40,000 m² of warehousing space (B8);
- a hotel (up to 1,030 m² C1 use);
- a care home (up to 4,860m² C2 use);
- up to 2,480 m² of community uses (D1 and D2);
- up to 2,200 m² ancillary day care and pre-school (D1), health centre (D1) and veterinary services (D1);
- retention of Dean Farmhouse and Dean Farm Cottages;
- a secondary school and 3 primary schools;
- Green Infrastructure including - formal and informal open and amenity space;
- retention of some existing hedgerows, grassland, woodland areas, allotments, wildlife corridors;
- all supporting infrastructure;
- household waste recycling centre;

- requisite electric sub-stations;
- sustainable drainage systems including ponds and water courses;
- a remodelled M27 J10 including noise barrier(s);
- works to the A32 including the creation of three highway junctions and new crossing(s);
- distributor roads (accommodating a Bus Rapid Transit network) and connections to the surrounding cycleway and pedestrian network;
- car parking to support enhanced use of Dashwood;
- ground remodelling; and
- any necessary demolition.

All matters reserved for future determination with the exception of the works to M27 J10 and the three highway junctions and related works to the A32.

1.3 A comprehensive approach

Buckland own and control all the land necessary for the delivery of Welborne and has been involved in promoting the site since 2008. This long-term involvement is part of our commitment to promoting and creating a high quality, attractive new community at Welborne, one which will leave an enduring legacy for generations to come. Chapter 12 provides a summary of Buckland’s involvement over the last ten years, with the period to 2015 focusing heavily on supporting FBC in its inclusion of the site in the Local Plan and informing the subsequent Welborne Plan and Design Guidance SPD and 2016/2017 focusing on developing and submitting the OPA.

In accordance with the adopted Welborne Plan, Buckland has undertaken Comprehensive Masterplanning across the entire Welborne site. This process of Comprehensive Masterplanning is shown conceptually in Figure 1.2 below.

As shown in Figure 1.2, this Comprehensive Masterplanning has been shaped by the landowner vision, policies and guidance of the Welborne Plan and the Design Guidance SPD as well as by close and on-going engagement with FBC, statutory consultees and agencies and a programme of wider stakeholder and community engagement. It has also been informed by:

- Our detailed analysis of the site and surrounding area;
- A review of best practice principles in urban design and place-making;
- An analysis of the attributes of a 21st Century Garden Community; and
- Consideration of the built form characteristics of the surrounding small towns and villages of South Hampshire.

This work has shaped our Vision and Objectives for Welborne (see Chapter 2) which are carried forward through a series of Strategic Development Principles (Chapter 3), a landscape-led approach to character (Chapter 4) and more detailed Design and Place-making Principles (Chapter 5). The application of these development and design principles is shown on an Illustrative Comprehensive Masterplan for the entire site which shows how our Vision and Objectives may be achieved (Chapter 6). The Illustrative Comprehensive Masterplan is then supported by a Land Use Framework (Chapter 7), a Built Form Framework (Chapter 8), an Open Space and Green Infrastructure Framework (Chapter 9) and an Access and Movement Framework (Chapter 10). All of the above are set out in detail in this document, with the Design Codes to be prepared as part of the detailed and reserved matters applications.



Figure 1.2 Our Comprehensive Masterplanning Approach

1.4 Role & structure of the Design & Access Statement

Role of the DAS

The role of the DAS is to present the design and access proposals for the new community at Welborne, setting out how the design has evolved and what has informed the design process. The DAS supports the OPA submission and addresses what is required at a national and local level.

The DAS explains the design principles and concepts that have been applied to the proposed development, and demonstrates the steps taken to appraise the context, and how the design of Welborne takes that context into consideration. It also explains our approach to access and how relevant Local Plan policies have been taken into account, as well as how stakeholder feedback has been considered, specifically, in relation to access.

As this is an OPA submission, detailed design and the siting of buildings are reserved for future approval, but within the parameters set out as part of this application. The detailed design will be directed by Design Codes and detailed site plans to be prepared by Buckland and approved by FBC in advance of the development of each phase.

It is anticipated that the Parameter Plans, to which this DAS relates, will be approved as part of the outline planning permission and that this will, therefore, fix the key design elements of the proposal such as the location of key land uses, open spaces and green infrastructure and key routes.

Structure of the DAS

As discussed above, FBC has undertaken extensive planning of the site already through the adopted Welborne Plan and Design Guidance SPD and Buckland supported and worked alongside them through the planning process.

As a substantial evidence base already exists, it is not the intention of this DAS to repeat at length the content of those reports. This document is therefore structured so that Part 1 broadly focuses on our vision, design principles, development and access proposals for Welborne, with Part 2 covering site context, stakeholder engagement and design influences. The document is structured as follows:

Part 1: Proposals for Welborne

- Chapter 1 provides an overview and introduction to the DAS.
- Chapter 2 sets out our Vision and Objectives for the new community.
- Chapter 3 translates the vision and objectives into Strategic Development Principles.
- Chapter 4 describes the landscape-led approach to the development of character at Welborne.
- Chapter 5 sets out a series of Design and Place-making Principles.
- Chapter 6 provides an Illustrative Comprehensive Masterplan for Welborne; together with some illustrative perspectives. These show how the development and design principles could be applied.
- Chapter 7 describes the Land Use Framework covering the layout, location and amount of proposed development.
- Chapter 8 describes the Built Form Framework, indicating the height and density of the proposed development.

- Chapter 9 sets out the design principles for open space and green infrastructure.
- Chapter 10 discusses the proposed access arrangements for the new community.

Part 2: Setting the context for Welborne

- Chapter 11 provides an overview of the existing site context for Welborne and a summary of physical factors influencing its design.
- Chapter 12 summarises stakeholder and community involvement in the design process and evaluates the proposals against FBC guidance.
- Chapter 13 explains the design influences which have informed the proposals for Welborne, taking cues from the Garden Cities tradition and the character of the small towns and villages of south Hampshire.



2. VISION & OBJECTIVES FOR WELBORNE

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2.1 Vision for Welborne

Our vision builds on the objectives of the Welborne Plan to create a sustainable Garden Community at Welborne. It is founded on an in-depth analysis of the character and qualities of the original Garden Cities and Suburbs and how the transferable attributes from these places can be combined with the principles of sustainable place-making to create a distinctive 21st Century Garden Community.

Our vision has anticipated the designation of Welborne as a Garden Village and embodies all of the key planning and design principles needed to deliver a 21st Century Garden Village at Welborne, underpinned by a commitment to long term stewardship of the new community.

Our vision is supported by six spatial objectives. These are to:

- Develop a community that is attractive and well planned;
- Design a place that is distinct and characterful;
- Create a vibrant community for all;
- Support the health and well-being of residents;
- Build in resilience and sustainability; and
- Adopt a long-term stewardship approach.

The relationship between our overall vision and the six supporting objectives is shown in Figure 2.1. The objectives are described more fully on the following pages.

“Welborne will be a mixed-use, mixed-tenure settlement that brings the amenities of small-town life into a verdant setting shaped by high standards of urban and landscape design. Schools, shops, employment centres, local services and parks will be linked via an interconnected network of green spaces to a variety of housing types, enabling a resilient, sociable and walkable lifestyle”

Buckland Vision for Welborne



Figure 2.1 - Our vision and objectives for Welborne

2.2 Objectives for Welborne



Objective 1: Attractive & well planned

Welborne will benefit from careful, considered and comprehensive planning over a period of years. Welborne will:

- Provide homes, jobs, community facilities and infrastructure of the right size and type, located in the optimum locations and delivered when required.
- Create a series of walkable neighbourhoods with the District and Village Centres strategically located to cover the widest possible catchment area.
- Provide a mix of homes and facilities that will adapt to residents' changing needs throughout their lives.
- Have streets which are attractive, well-designed and appropriately proportioned.
- Promote first class architecture for key community buildings.
- Provide development set within an interconnected network of attractive open spaces and new pedestrian, cycle, public transport routes and roads.



District and Village Centres within walking distance from the majority of homes providing a variety of services and facilities



Attractive, well designed and appropriately proportioned streets



Places as a focus of community life



Objective 2: Distinct & characterful

Welborne will have a distinct and characterful identity, which is rooted in its landscape and sense of place. Welborne will:

- Follow a landscape-led approach to the development of character and place-making
- Provide a variety of different character areas which reflect variations in landscape and topography, as well as the role and function of different parts of the community. Each of the different areas will have distinct design aspirations with regard to density and building heights, which will in turn inform the landscape and architectural design and choice of materials.
- Have a strong sense of civic pride with a range of well designed community assets such as new public parks and open spaces, primary schools, pre-school and day care facilities, as well as health and community centres. These places will be the focus of community life and will be located in prominent and accessible locations. The community buildings will be designed to be sensitive to the surrounding context.



Provide an attractive landscape setting by creating characterful open spaces



Community buildings will be designed to be sensitive to their surroundings



Distinctive character areas to be created reflecting variations in landscape, topography and function



Create a strong sense of civic pride with well designed community buildings and parks



Objective 3: A vibrant community for all

Welborne will appeal to a range of age groups and will cater for a diverse range of lifestyles, becoming an enduringly popular place to live, work and visit. Welborne will:

- Provide a broad range of housing choices - in terms of design, size, type and tenure - to enable a balanced and diverse community to live in Welborne.
- Provide a wide range of opportunities and facilities to meet community needs in terms of jobs, education, leisure and health – both now and in the future. These will be provided within the District and Village Centres, and will include a range of community services, health facilities and shopping options to appeal to different age groups.
- Co-locate new schools with the District and Village Centres and Community Hub in order to maximise synergies, minimise trips and to create a focus for community activities.
- Offer a range of employment opportunities within Welborne to encourage people to travel less and spend more time within the community. There will be space for a range of business types and sizes in the commercial and employment areas, as well as in the District and Village Centres. This will help to stimulate economic growth and create a range of job opportunities for local people.



Vibrant District and Village Centres providing a wide range of opportunities and facilities



Broad range of housing choices providing homes for all



A range of employment and retail opportunities for residents



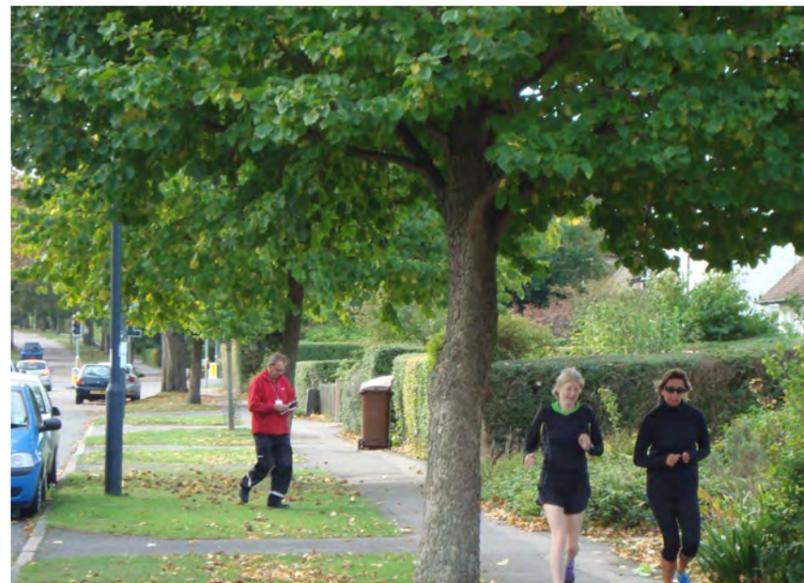
Co-locate new schools with the District and Village Centres and Community Hub to maximise synergies and to minimise trips



Objective 4: Supporting healthy living

Welborne will support its residents' health and well-being in a variety of ways through the provision of formal and informal spaces. Welborne will:

- Encourage walking, jogging and cycling within and between Welborne and key destinations in the surrounding area by creating new and improving existing links. Welborne's green assets will be highly visible and accessible to help establish it as a 'healthy' place to live. The central location and size of Welborne Park will be a key feature of the development as a 'green lung'.
- Support walking and cycling within Welborne itself with a new network of attractive open spaces and tree-lined streets, carefully leading to the District and Village Centres and Community Hub. Key to this will be making sure that healthy options are the easier options for people to make in transport terms.
- Provide a range of sports facilities and leisure opportunities across the site.
- Incorporate trees, gardens and green spaces throughout the development to provide shade and cooling during extreme heat events and minimise the impact on frail and vulnerable people.
- Support mental health and well-being through the provision of green infrastructure that enables close contact with nature.
- Provide opportunities for gardening and healthy eating in private gardens and communal allotments.



Supporting walking, jogging and cycling through Welborne



Creating streets that are safe and attractive to cyclists



Providing a range of sports and leisure facilities



Creating opportunities for gardening and healthy eating



Objective 5: Resilient & Sustainable

Comprehensively planning Welborne provides the opportunity to ensure that it is designed to withstand changes to the environment that may result from climate change; particularly the increased likelihood of more frequent or extreme rainfall and heat events. Welborne will:

- Incorporate trees, planting and green space throughout to minimise the urban heat island effect by reflecting heat and providing shade and to manage surface water and minimise the risk of flooding through SuDs.
- Ensure that all homes meet the prevailing building requirements for energy use and efficiency by using a 'fabric first' approach and appropriate use of renewable energy.
- Adhere to best practice methods to reduce water consumption where possible.
- Ensure that materials used will be sympathetic to the local character and are sustainable.

Welborne will be a 'lifetime neighbourhood' and will:

- Provide a range of housing choices which respond to different stages in residents' lives, offering the option to downsize or upgrade within the same neighbourhood.
- Provide a range of learning and work opportunities to encourage residents to stay within the community.
- Encourage people to walk, cycle or use public transport to move around the development.

Further information is included in the Energy and Sustainability Statement submitted as part of the Outline Planning Application.



Incorporate tree planting throughout Welborne to minimise the urban heat island effect



Incorporate Sustainable Drainage Systems to manage excessive surface water



A range of housing choices offering options to downsize or upgrade



Provide a range of learning and work opportunities to encourage residents to stay



**Objective 6:
Long term stewardship**

One of the most positive characteristics of earlier Garden Cities - which has contributed to their legacy and enduring success - is stewardship. Buckland intends to retain a degree of stewardship of the land under its control and to steer its long- term management as a sign of its commitment to creating a place which Buckland and the residents can genuinely be proud of. Further details on our approach to stewardship are provided in the Welborne Delivery Strategy Overview included as a separate document as part of this application.



Looking after key public assets



Promoting a sense of community pride



Nurturing generations of residents



Community participation



3. STRATEGIC DEVELOPMENT PRINCIPLES

3.1

Strategic Development Principles

20



3.1 Strategic Development Principles

Our vision and objectives for Welborne are translated into spatial proposals through 17 Strategic Development Principles. These Strategic Development Principles set out the overall approach to development at Welborne and specify the location, size and function of key elements of our proposals. The Strategic Development Principles are shown graphically in Figure 3.1 and are set out on the following pages.

The principles respond to the requirements of the Welborne Plan and are applicable to the whole site. Together they will ensure that Welborne is developed as a cohesive, well planned and characterful community.

The Strategic Development Principles provide the framework for considering how a landscape-led approach to character can be developed at Welborne and for more detailed Design and Place-making Principles which are set out in Chapter 5. Building on these principles, Strategic Design Codes will accompany future reserved matters or detailed planning applications.



Figure 3.1 Strategic development principles for Welborne

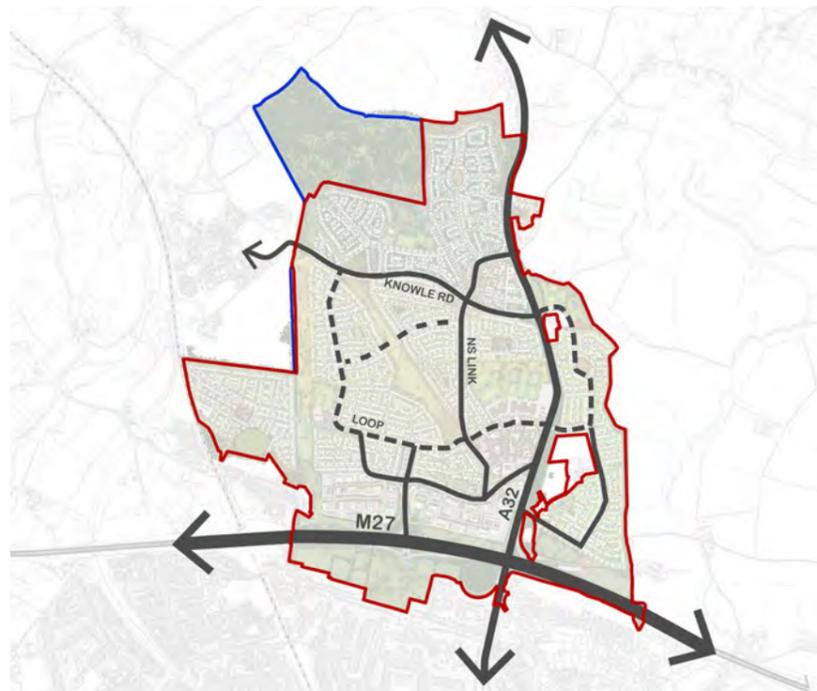


Connections

SDP1 Providing good connections

Welborne will:

- Be connected to the wider area via a new Junction 10 on the M27 and by new and existing road junctions with the A32.
- Create a framework for extending existing public transport to and from the wider area and supporting the provision of an extended BRT service.
- Create safe pedestrian and cycle access across the A32, improving east-west movement across the site, and also north-south including making use of connections over and under the M27 (in line with Policy WEL28 Walking and Cycling).
- Provide a new north-south route to encourage movement through Welborne and to support the District and Village Centres which are located on this route.
- Provide a clear hierarchy of attractive and convenient streets and routes to promote walking and cycling between homes and the District and Village Centres.
- Be a legible place that is easy to find your way around with focal points on key routes to aid orientation.

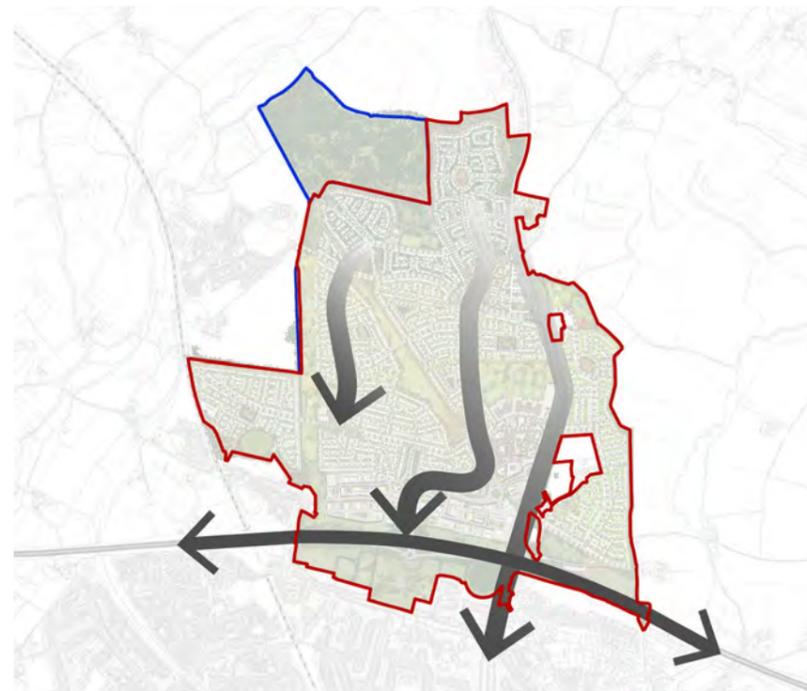


Connections

SDP2 Looking to the south

Our transport modelling indicates that the main flow of vehicular movement to and from Welborne will be to the south to Fareham and the M27, supporting Policy WEL23 Transport Principles of the Welborne Plan. Therefore, Welborne will:

- Enable convenient vehicular movement to and from its southern access points (the new Junction 10 and junctions on the A32) to minimise traffic on the more rural roads to the north.
- Encourage movement through the site down to the M27 via the new north-south route.

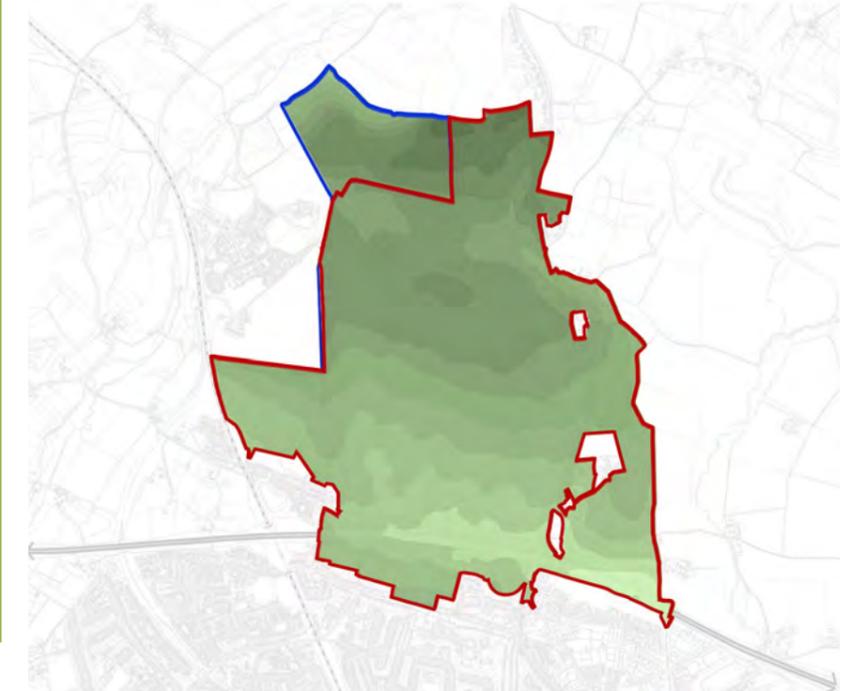


Site Response

SDP3 Responding to topography

The site's topography varies across the site and our proposals respond accordingly, in line with guidance on page 31 of the Design Guidance SPD. Overall, Welborne will:

- Respect the Meon and Wallington Valleys by limiting the height of development to the east and west.
- Respect the 50m contour line in the northern part of the site and views of this area from North Fareham by providing planting along Knowle Road and limiting the height of development north of Knowle Road (see Chapter 5, 8 and 9 and the Building Heights parameter plan).
- Locate the District Centre - where the tallest buildings will be found - at the lowest point on the site.

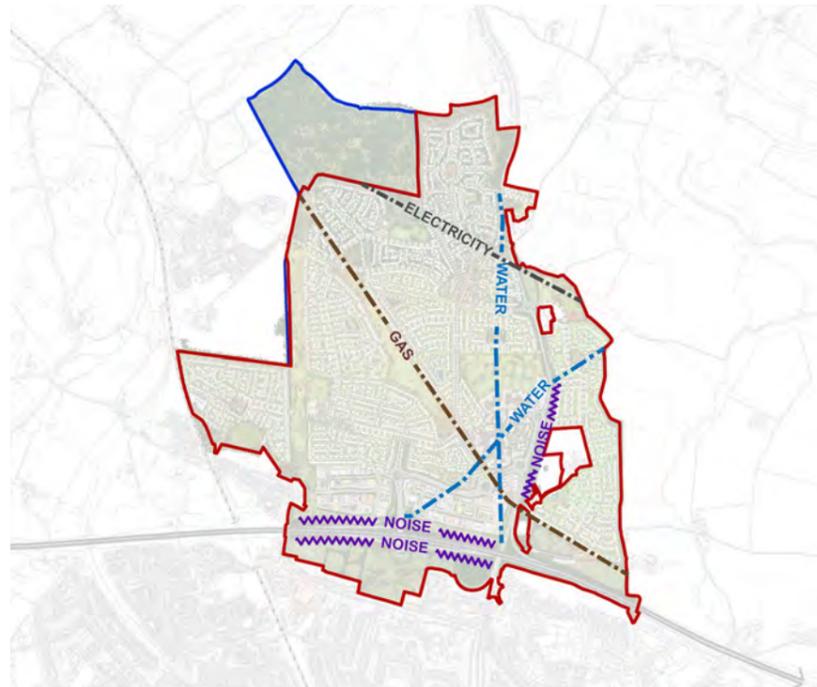




Site Response SDP4 Addressing key constraints

In order to address the site's key constraints, Welborne will:

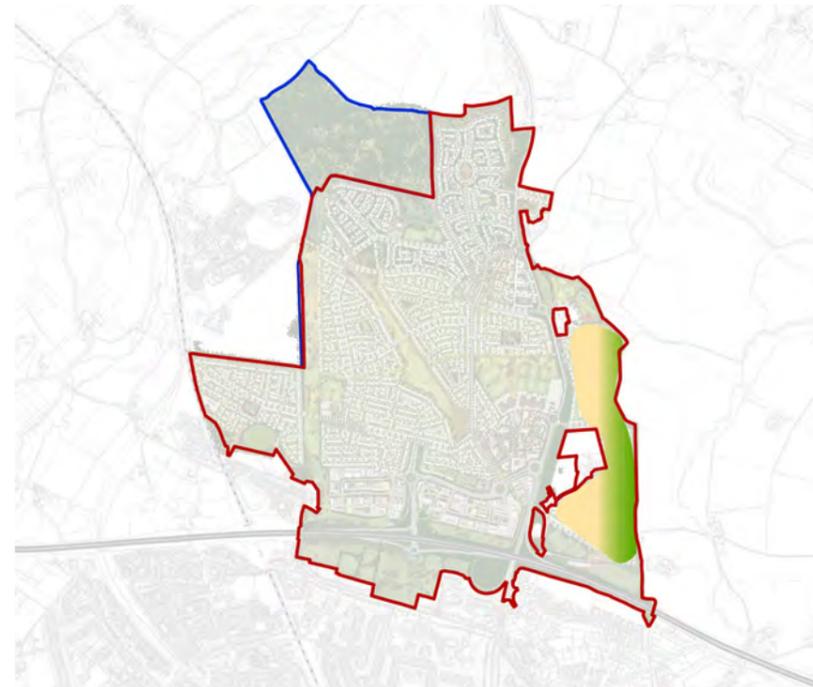
- Provide a new linear open space, Welborne Park, through the site, following the alignment of the underground gas mains and making best use of this area of constrained land.
- Create a new employment area on the northern side of the M27 to act as a visual and noise buffer between new residential areas and the motorway.
- Re-route and underground the overhead electricity powerlines that cross the northern part of the site to improve visual amenity and neighbourhood integration.
- Accommodate the existing water mains within the layout of the community.



Site Response SDP5 The Eastern Edge

The eastern edge of the site has a relationship with the attractive wider landscape of the Wallington Valley and the open downland beyond. This part of Welborne will:

- Be lower density to reflect the open nature of the countryside to the east.
- Be sensitively designed to nestle into a carefully considered landscape framework of new tree planting, including advance buffer planting.



Green Infrastructure SDP6 Connecting green routes and open spaces

Welborne will:

- Provide a network of spaces including a large, public open space and play areas, semi-natural green spaces, sports pitches and nature conservation areas. These will be accessible and well connected by safe, attractive walking and cycling routes, to encourage active lifestyles and healthier living.
- Provide a c.10km perimeter trail around Welborne, the Welborne Greenway, a wide shared cycleway and footpath in an attractive and predominantly green setting.
- Each open space will cater for a range of activities and serve different purposes. Some spaces will be designed to enhance the settings of existing settlements, some for quiet contemplation, with others for play areas and active recreation.
- Support biodiversity and nature conservation by preserving and enhancing natural areas with established ecological value, as well as creating new habitats in parks, open spaces and gardens.

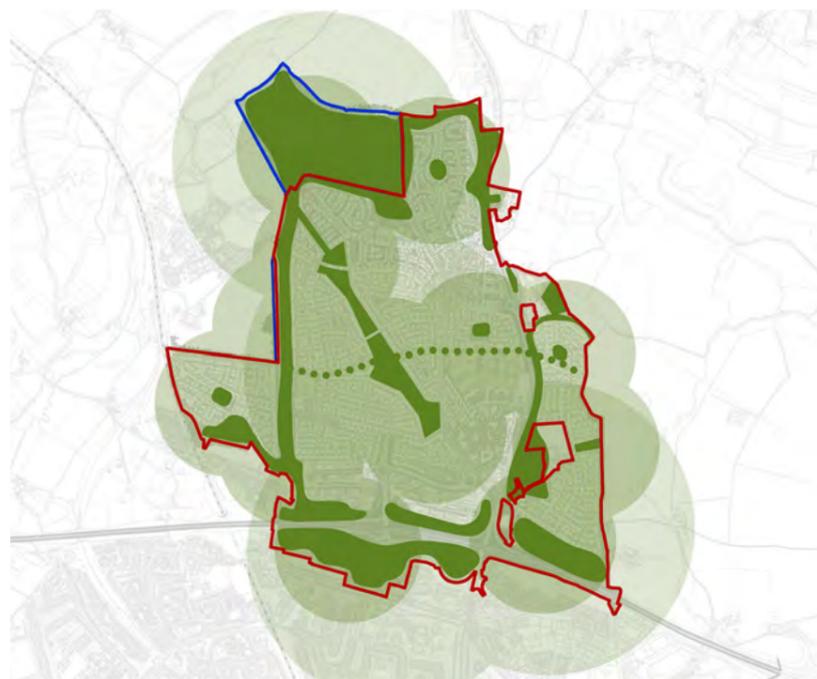




Green Infrastructure SDP7 Providing green spaces near homes

As part of the ‘walkable neighbourhoods’ approach, Welborne will:

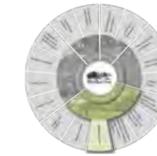
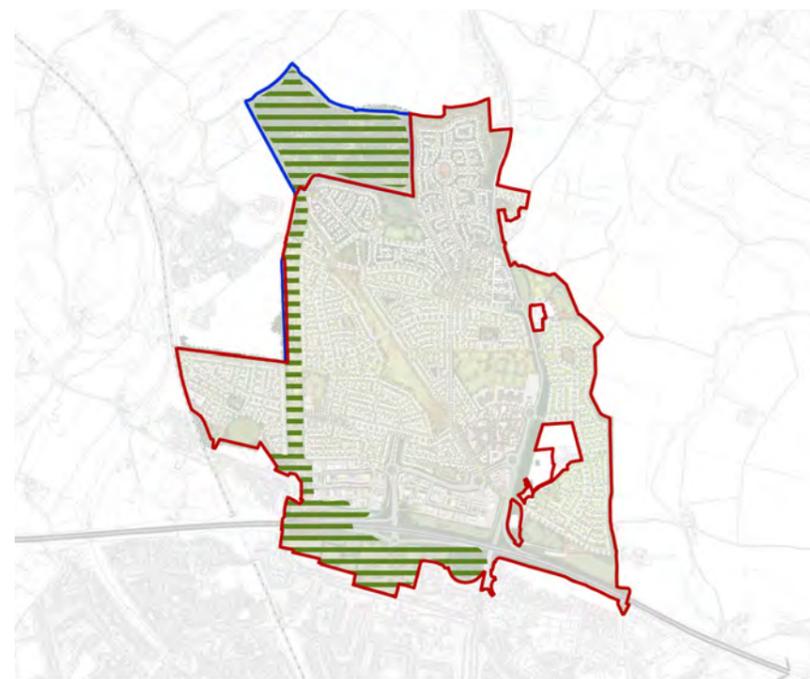
- Provide a range of formal and informal green spaces near new homes for contemplation, play and recreation. As far as possible, all dwellings will be located within 200m of the proposed Green Infrastructure (GI) network.
- Ensure that residents will be able to easily access green space near their homes and other new green spaces within Welborne on foot or by cycle, via the street network and new or existing footpath and cycle routes.
- Create a green and attractive place in which people will want to live.



Green Infrastructure SDP8 Providing Suitable Alternative Natural Greenspace

Welborne will provide Suitable Alternative Natural Greenspace (SANG) in a range of ways as required by Policy WEL30 in the Welborne Plan. The development will:

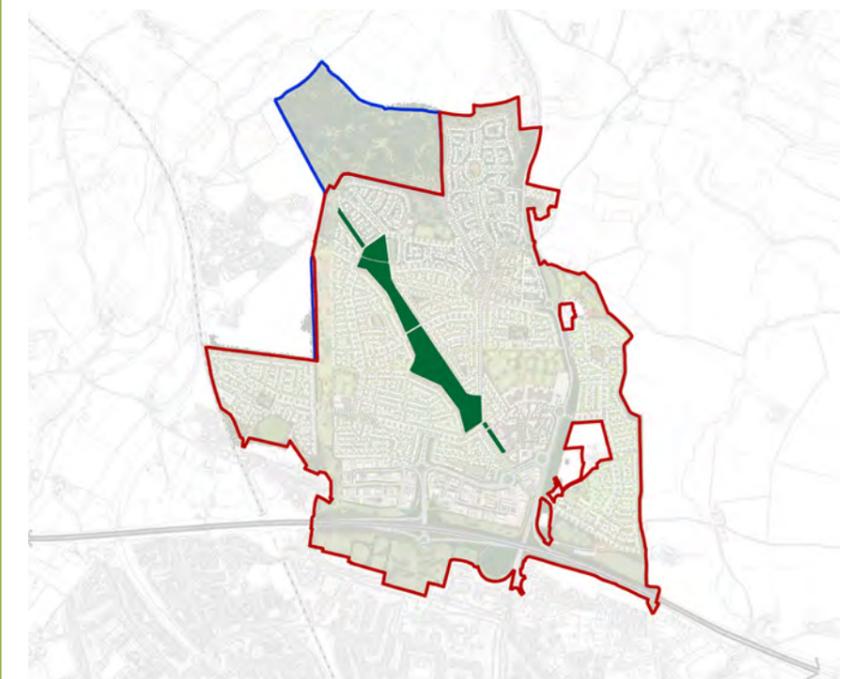
- Provide enhanced recreational access to Dashwood, a 38 ha woodland immediately adjacent to Welborne within the administrative area of Winchester City Council.
- Provide new public access to land at Fareham Common (not currently open to the public) which will be laid out as SANG; protecting and enhancing it.
- Provide a linear green open space along the western edge of the site, approximately 2km long by 0.9km wide (17.11 ha) and to be known as the Welborne Mile, connecting Dashwood and Fareham Common. This will create a new mile-long green route providing leisure and recreation opportunities for residents in and around Welborne.



Green Infrastructure SDP9 Welborne Park

A key feature of the masterplan is Welborne Park, a significant new, central, town park which will strongly define the character of Welborne. Welborne Park will:

- Be of a sufficient size (approximately 12.5ha) to create a sense of openness and expansiveness at the heart of the development.
- Benefit from an extensive long view towards the Spinnaker Tower on the South Coast from the northern end of Welborne Park;
- Provide an attractive walking and cycling route connecting the residential areas to the District Centre in the south and to Dashwood in the north, encouraging more active lifestyles.
- Provide an important part of the new pedestrian and cycle link between the Wallington and Meon Valleys.

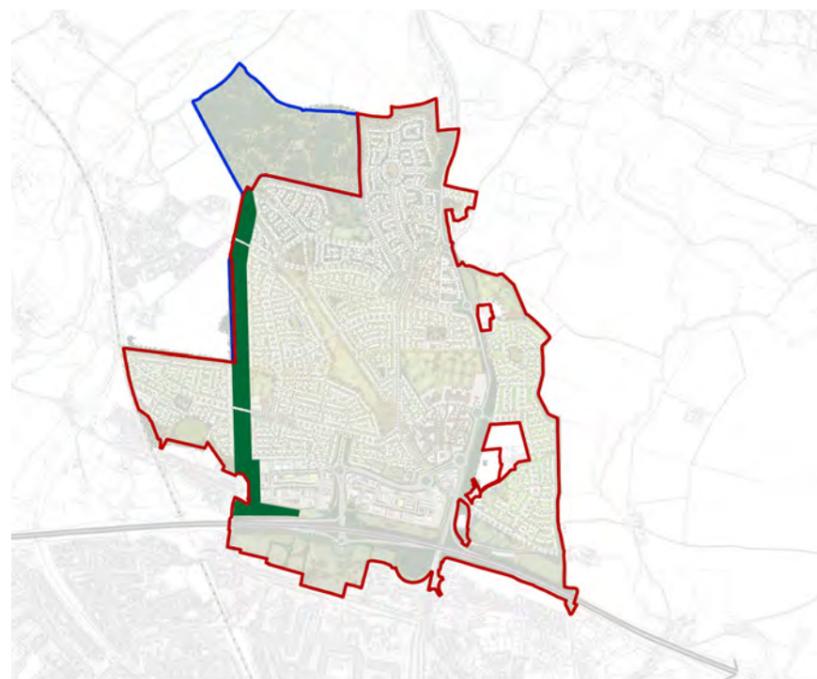




Green Infrastructure SDP10 Welborne Mile

The Welborne Mile will:

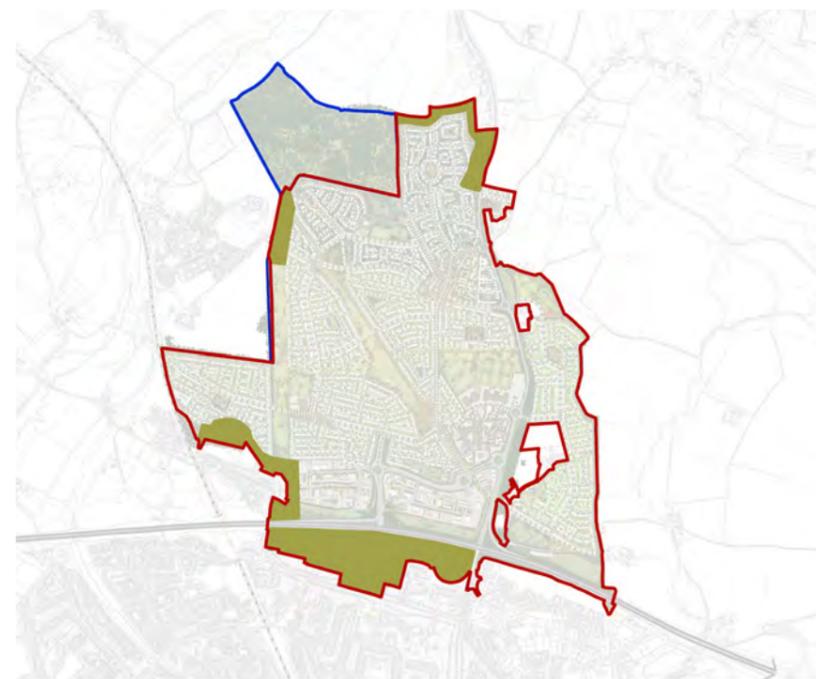
- Provide approximately 17.11 ha of publicly accessible, green open space on the western edge of the site.
- Provide a visual and physical green connection between Dashwood in the north to Fareham Common in the southern part of the site, offering leisure and recreational opportunities within a varied recreational experience for its users.
- Provide a new cycling and walking route along the western edge of the site.
- Act as a substantial buffer to separate Welborne from Knowle.



Green Infrastructure SDP11 Settlement buffers

Welborne will:

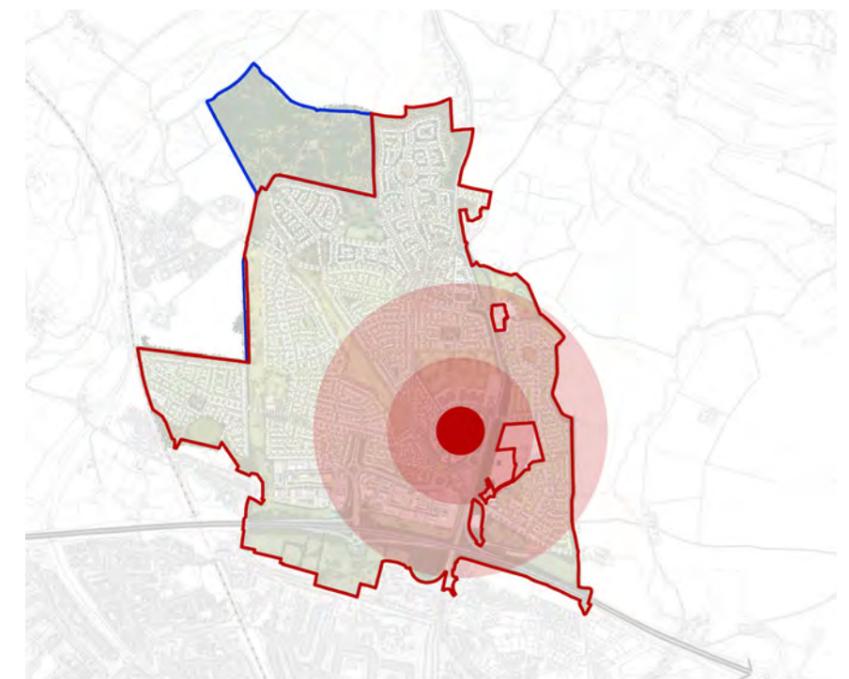
- Retain or provide settlement buffers with the neighbouring settlements of Fareham, Knowle, Funtley and Wickham. This is to maintain their separate identities and to create an attractive setting for both existing and new development, in line with Policy WEL5 Maintaining Settlement Separation in the Welborne Plan.
- Provide buffers of a semi-natural character to ensure they create a transitional green space between settlements and will include safe cycling and walking routes to and from nearby areas.
- Provide a buffer between the residential areas and the M27 in the form of the employment area.



Centres and mix of uses SDP12 District Centre

The new District Centre will be:

- The heart of Welborne, the largest of the three centres in terms of size, scale and range of functions, providing a thriving mix of uses and activities within a vibrant setting. It will have a larger catchment area than the other centres, drawing in residents from a wider area within Welborne, complementing but not competing with Fareham town centre.
- Located between Welborne Park and the A32 and accessed via the new north-south link through the site.
- More urban and denser in character and land use compared to the other centres (in line with guidance on pages 74-77 in the Design Guidance SPD).
- Co-located alongside the new secondary school and one of the three primary schools so as to maximise synergies and minimise trips.

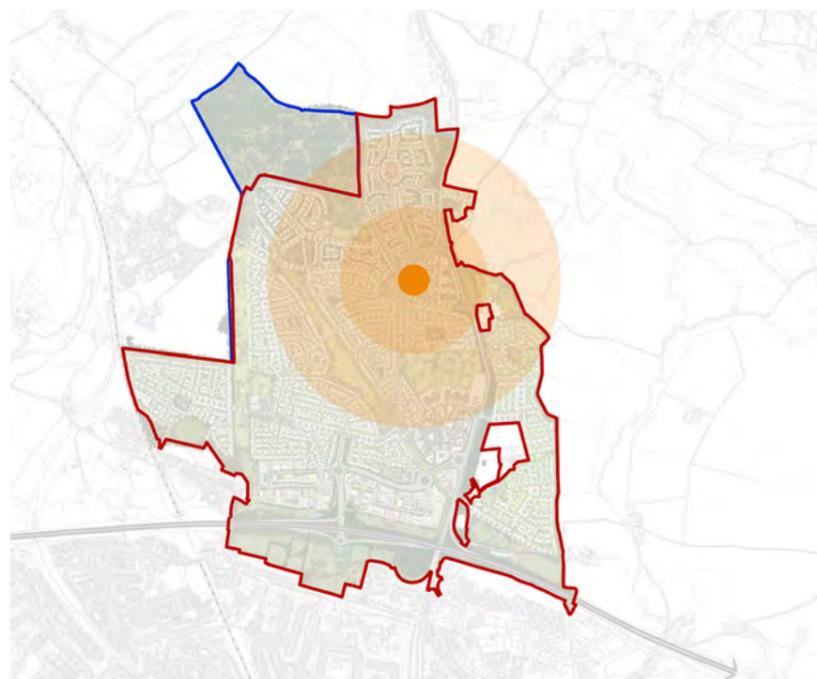




Centres and mix of uses SDP13 Village Centre

The new Village Centre (known as the Local Centre in FBC guidance) will be:

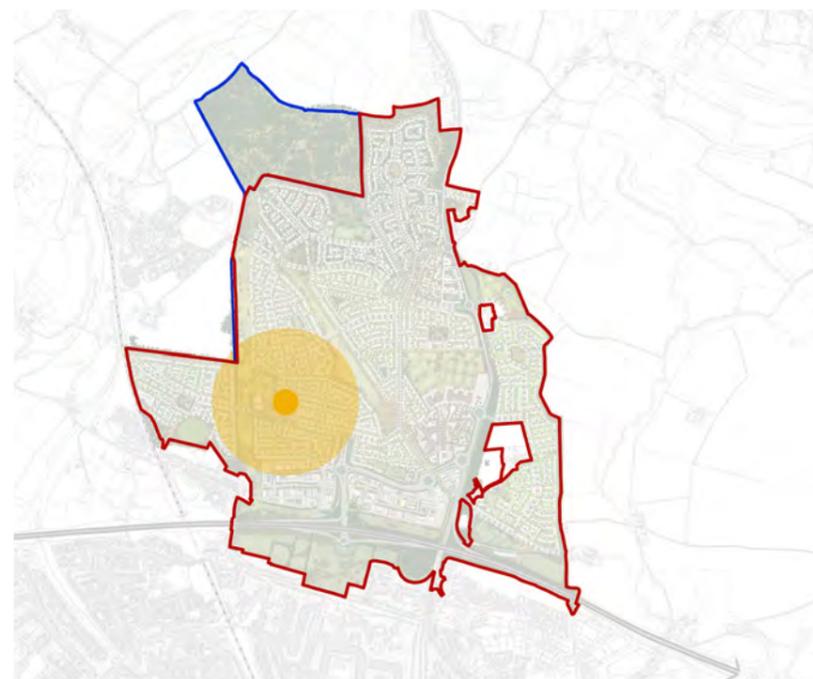
- A distinct centre in its own right, rather than just a smaller version of the District Centre, providing community facilities and a functioning 'heart' for the northern part of Welborne. It will have a different character and identity to the District Centre with a complementary mix of uses and activities.
- Located west of the A32, just north of the junction between Knowle Road and the new north-south link.
- More village-like in character and denser than the surrounding residential neighbourhood (although lower density compared to the District Centre).
- Located alongside one of the three new primary schools, again to maximise synergies and minimise trips.



Centres and mix of uses SDP14 Community Hub

The new Community Hub will be:

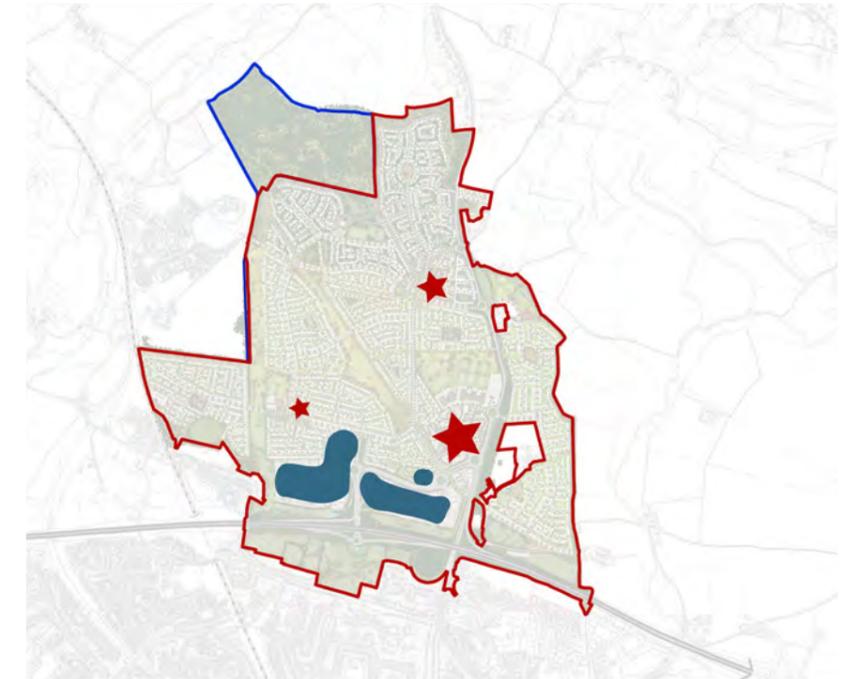
- The smallest of the three centres, providing local facilities to serve the westernmost part of the site.
- Located on the main western loop (North Drive/ Westway) and accessible by public transport, walking and cycling.
- Located alongside the third new primary school.



Centres and mix of uses SDP 15 Integrating employment opportunities

Welborne will be a self-sustaining and vibrant community, providing employment within the site to encourage people to travel less and spend more time within the community. Welborne will:

- Include a substantial (20.37 ha) employment area to the north of the M27 (in line with Policy WEL9 Employment in the Welborne Plan). This area will incorporate planting and landscaping to reduce its visual dominance when seen from the south (as per guidance set out on pages 71-72 in the Design Guidance SPD).
- Provide a range of job and workspace opportunities in its employment areas and within the District and Village Centres.
- Provide safe and convenient walking and cycling routes, as well as public transport access, to the employment areas and District and Village Centres.

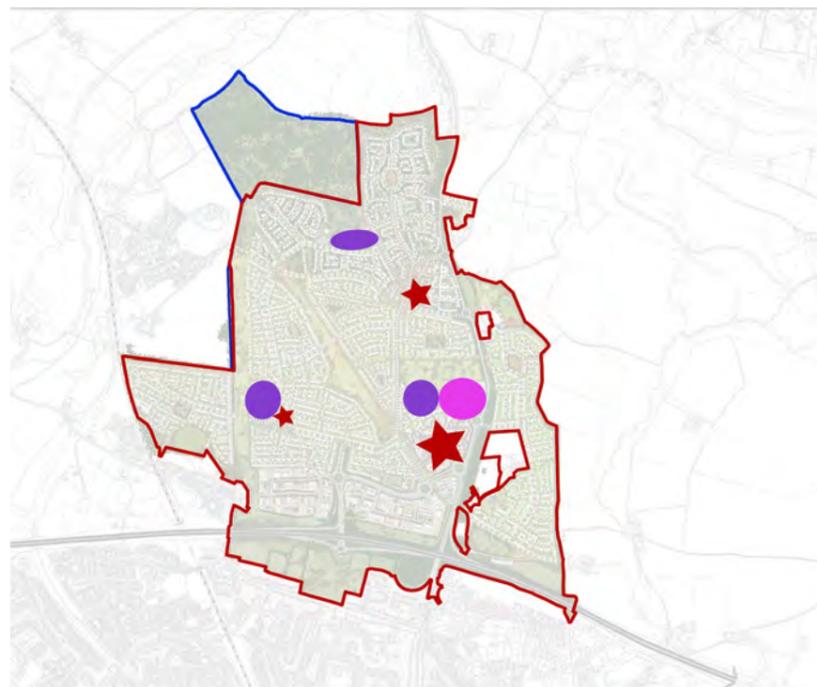




Green Infrastructure SDP16 Co-locating schools

Welborne will include sites for one new secondary and three new primary schools. Welborne will:

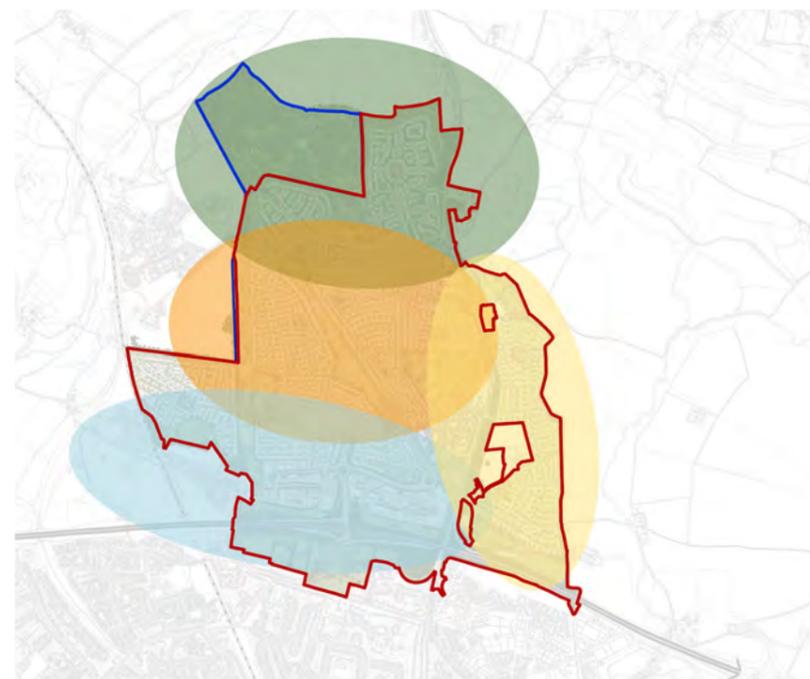
- Co-locate the secondary school and one primary school alongside the District Centre and the other primary schools alongside the Village Centre and Community Hub. This will ensure that weekday school trips are focused around these centres; helping to create a sense of a vibrant community.
- Ensure all schools are located on the primary street network. This will support ease of access by safe and convenient walking and cycling routes, as well as public transport, in accordance with pages 79-80 in the Design Guidance SPD.



Green Infrastructure SDP 17 A Landscape-led Approach to Character and Place-Making

Welborne will:

- Include four distinct character areas, each defined by its topographical features and existing and future assets, in line with those identified in Chapter 4 of the Welborne Plan. The recommended approach underpinning this strategic development principle is in Chapter 4 to help create a varied, yet characterful and cohesive place.



4. A LANDSCAPE-LED APPROACH TO CHARACTER

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4.1 Character Area Influences

Approach to Welborne

The vision for Welborne is to weave together the best of town and country, the built and natural environments. Welborne will draw upon its existing landscape setting and provide new parks, open spaces, woodlands and attractive streets. The different character influences reflect the variations in landscape and topography, as well as the role and function of different parts of the community. Each of the different areas will have distinct design aspirations with regard to density and building heights, which will in turn inform the architectural design and choice of materials.

The starting point to this landscape-led approach is the Welborne Plan which identified four, clearly defined character areas. Figure 4.1 shows how the Welborne Plan character areas (on the right) has informed the approach to Welborne in terms of development framework, landscape layout and landscape framework, and ultimately creates a series of overlapping zones of character influences. It is these zones of character influences, informed by the landscape character areas, that will define Welborne as a “beautiful, sustainable and enduring place to live, work and visit.”

The rest of this chapter sets out high level landscape characteristics and drivers for each character area, which will be blended with the design and place-making principles for the built form, as defined in the next chapter. Further detail on key open spaces is provided in Chapter 9.

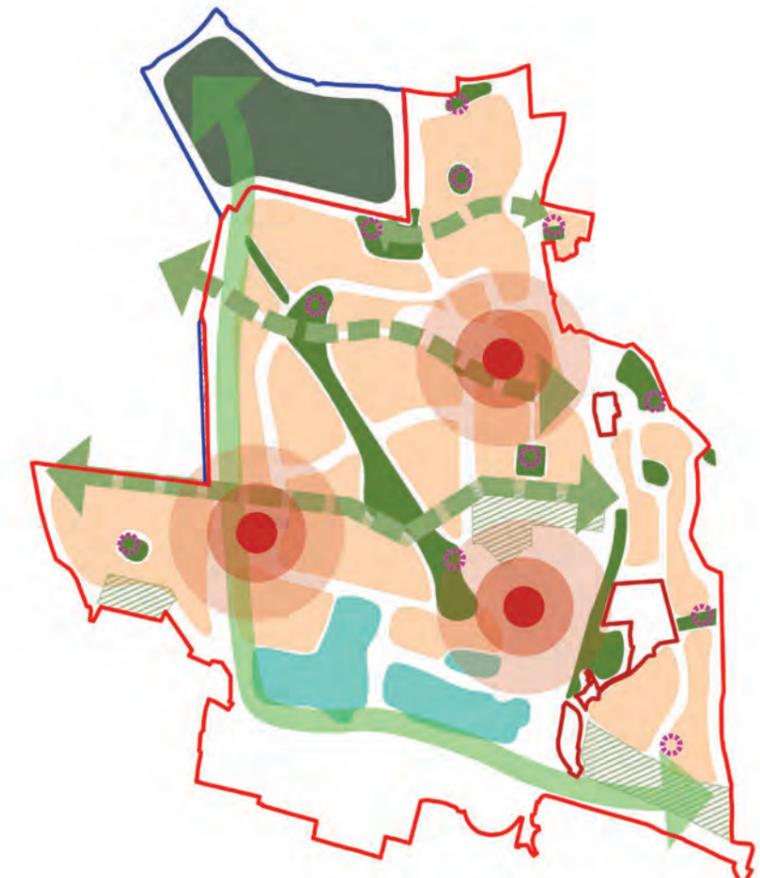
CHARACTER AREAS



Key

-  Land in control of application but not included in this application
-  Application Boundary
-  Woodland Character Area
-  Downland Character Area
-  Meadowland Character Area
-  Parkland Character Area

DEVELOPMENT FRAMEWORK



Key

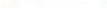
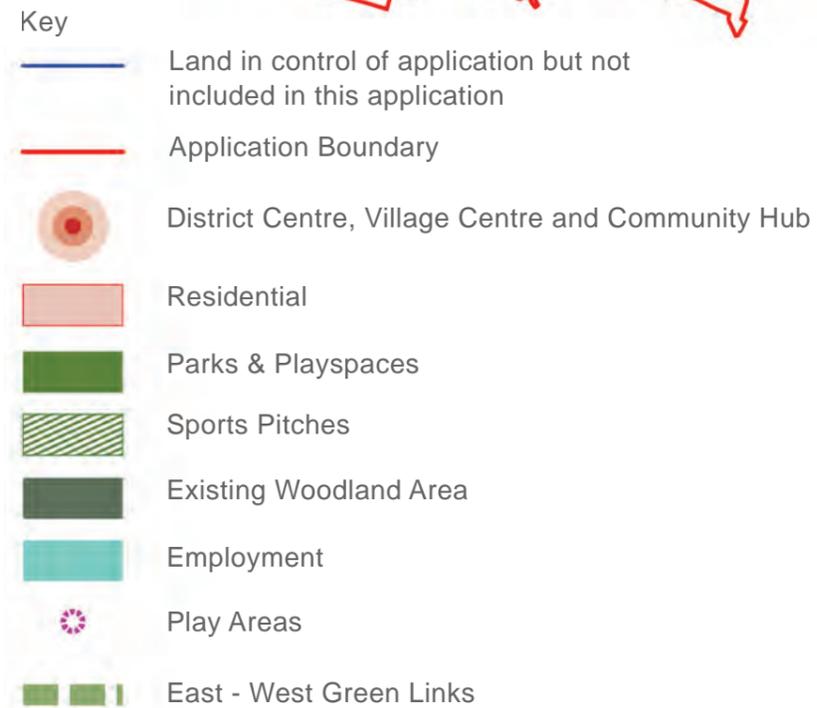
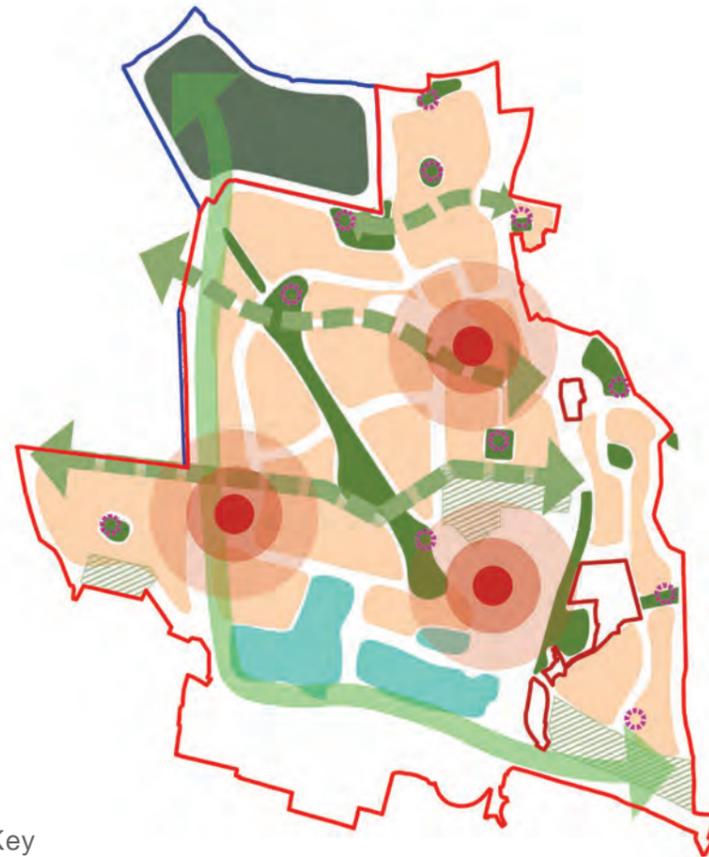
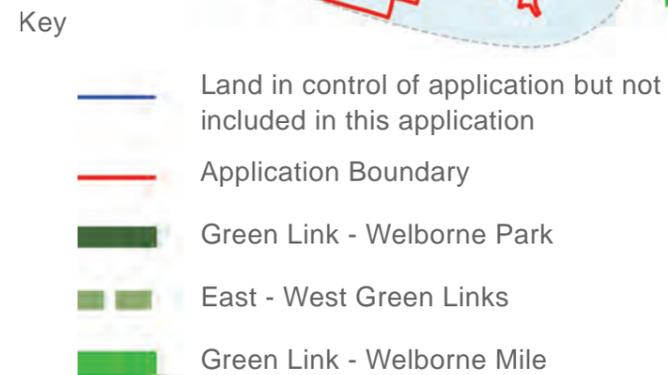
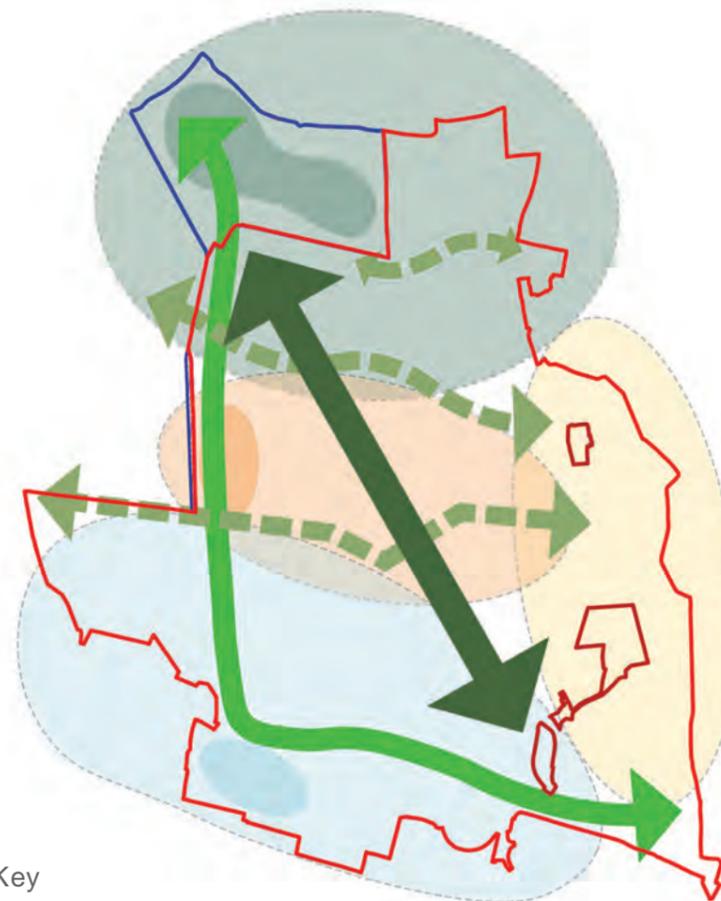
-  Land in control of application but not included in this application
-  Application Boundary
-  District Centre, Village Centre and Community Hub
-  Development Structure

Figure 4.1 Landscape-led approach to Welborne

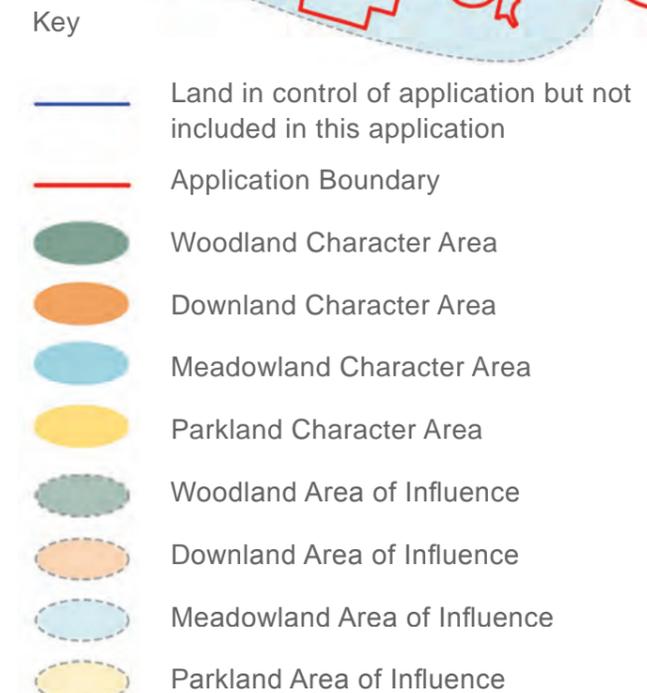
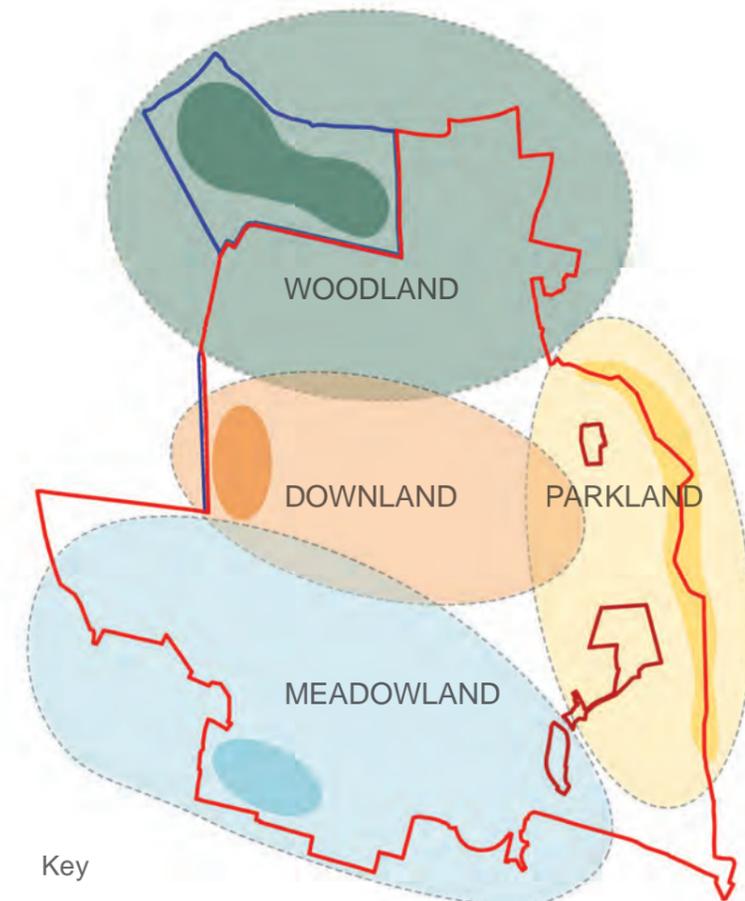
LANDSCAPE LAYOUT



LANDSCAPE FRAMEWORK

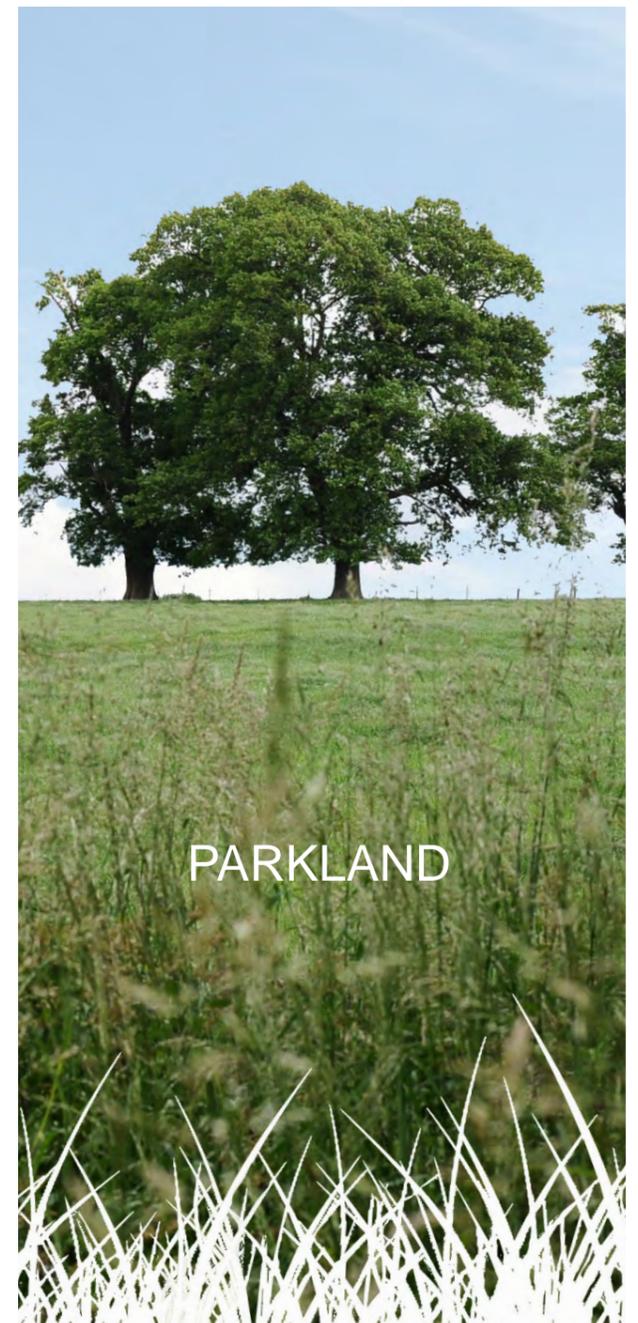
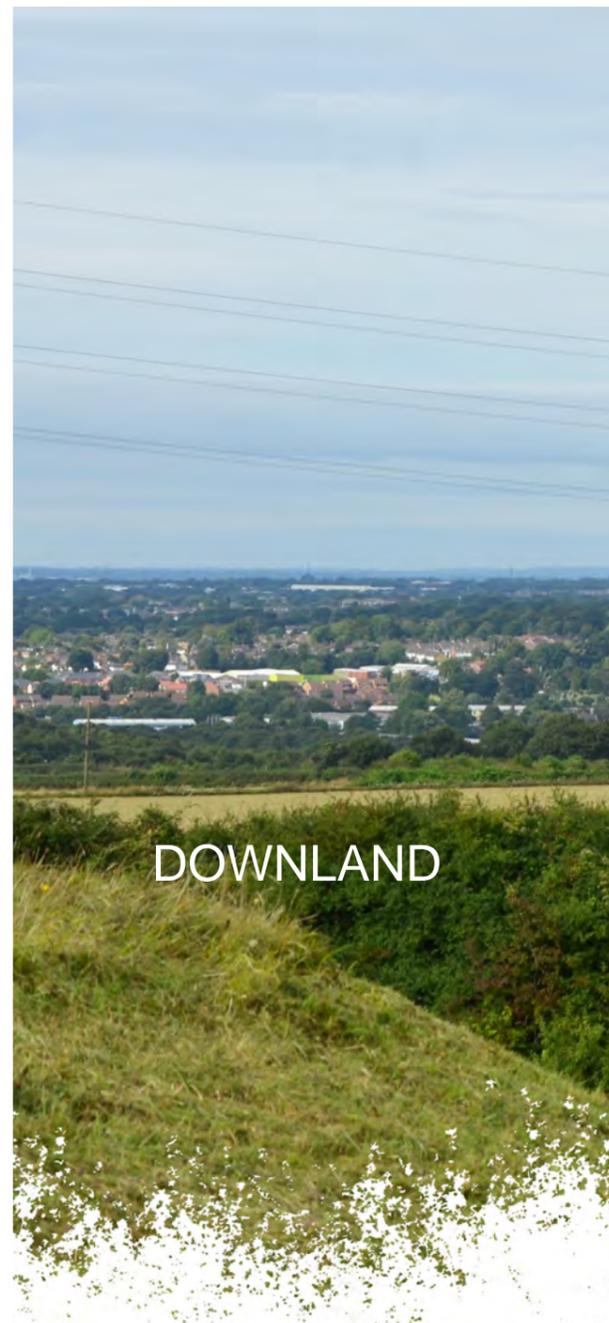


CHARACTER INFLUENCE



4.2 Landscape characteristics - an overview

This section provides an overview of the key, defining characteristics of each of the four zones of character influence.



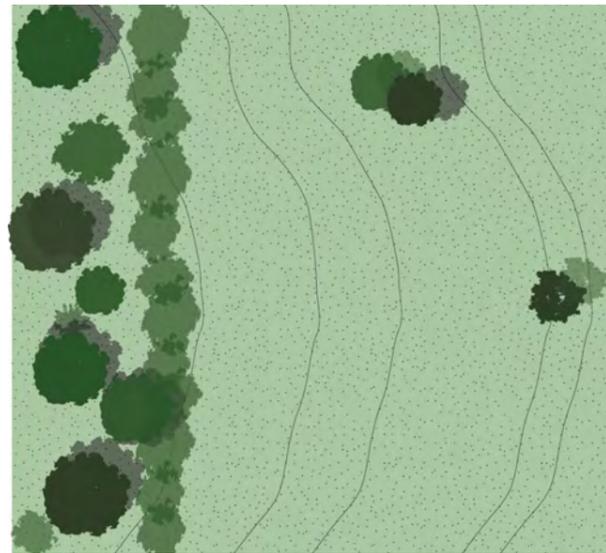
Woodland Characteristics

- TREE CLUSTERS
- LARGE TREE CANOPIES



Downland Characteristics

- OPEN GRASSLAND
- SHRUB CLUSTER



Meadowland Characteristics

- WATER BODIES
- FLOWERING PLANTS



Parkland Characteristics

- RECREATIONAL GRASSLAND
- OPEN SPACE

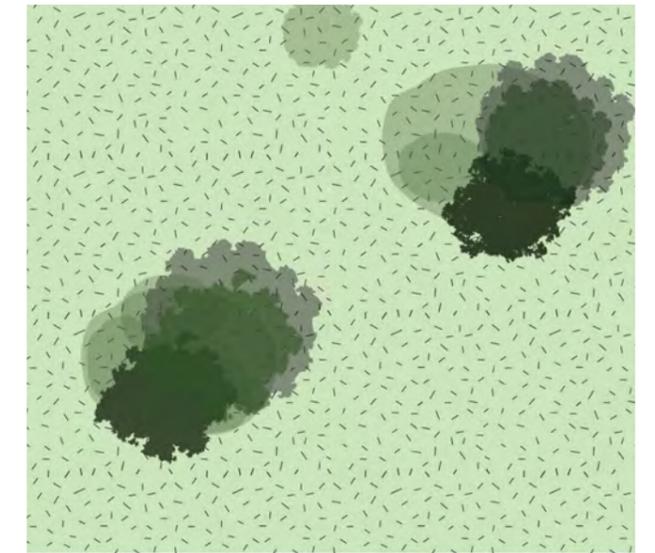


Figure 4.2 Landscape-led approach - key characteristics of each area of influence

4.3 Welborne vision and landscape drivers

The relationship between the vision for Welborne, as discussed in Chapter 2, and the landscape-led approach to character areas is shown here in Figures 4.3 and 4.4. In order to ensure that the character areas help deliver the Welborne vision, it is useful to consider how the different landscape drivers could be used to support the various objectives. The overall approach is shown here, followed by the approach for each character area.



Figure 4.3 Welborne vision and objectives

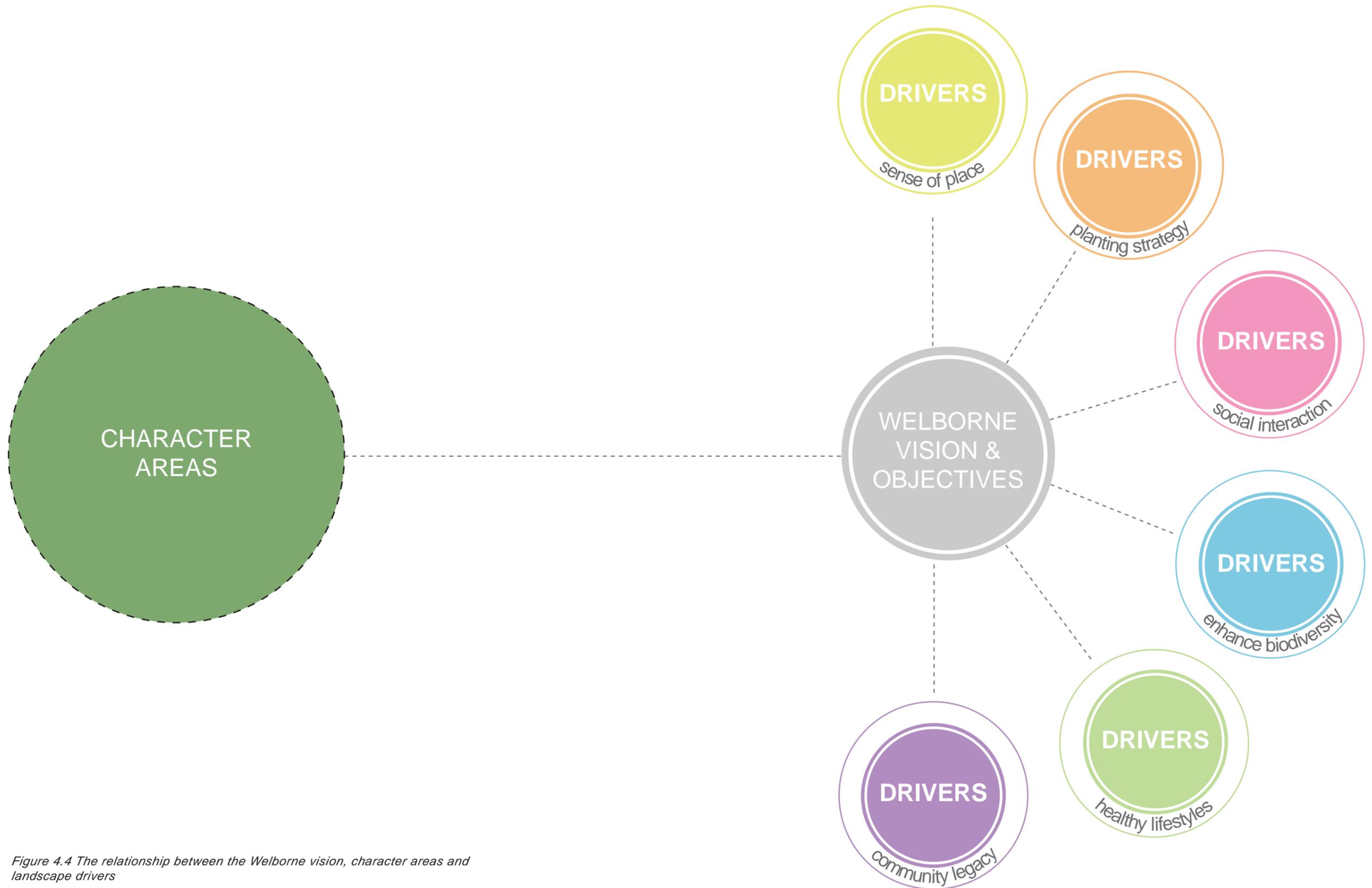


Figure 4.4 The relationship between the Welborne vision, character areas and landscape drivers

4.4 Woodland area of influence

Key features

The Woodland area of influence covers the land adjacent to the woodlands of Dashwood and Blake's Copse to the north of Knowle Road and covers the northern part of the Welborne. It also includes the Village Centre.

The structure of this area is informed by the existing landscape framework providing a series of linked green spaces. These woodland areas are a key natural resource and provide a strong sense of enclosure. The ground rises to the north of the site, this higher ground affords long distance southern views to the Solent and will provide glimpsed views downhill towards Welborne Village. The A32 Wickham Road defines the eastern perimeter with Knowle Road forming its southern edge.



Figure 4.5 Woodland character area drivers

Key design drivers of the Woodland area of influence

Figure 4.6 shows the opportunities for articulating the woodland character of this area, emphasising the strong sense of enclosure which should be a defining key feature. The Woodland area of influence aims to respond directly to its context by integrating the existing character of Dashwood within its parks, streets and small open spaces, to strengthen and enhance the character of the development.

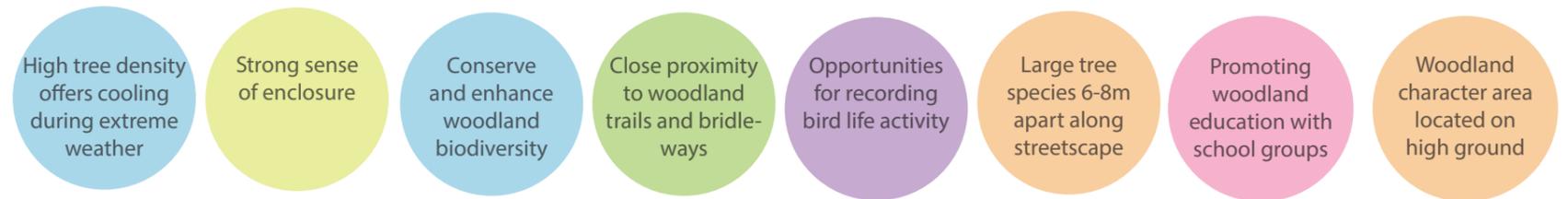


Figure 4.6 Illustrative application of the drivers on the northern edge of Welborne

Streets, boundaries and materials

There are opportunities to vary the treatment of boundaries, street character, materials and open spaces to reflect and emphasise the woodland character. Examples are shown on this page and the next, and are intended to create a sense of enclosure through tree lined streets and natural materials.

Further detail on the Village Centre is set out in Chapter 8.



Property boundary hedging



Tree lined streets

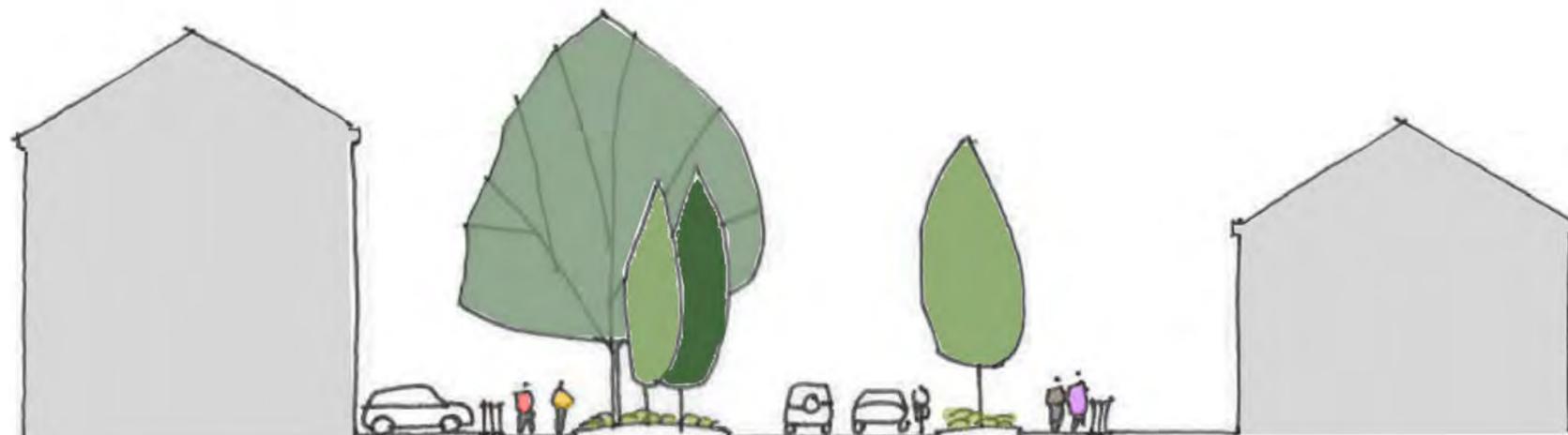


Figure 4.7 Illustrative section of a typical residential street in the Woodland area of influence



Figure 4.8 Illustrative plan of a typical residential street in the Woodland area of influence



1. Planting along streets
2. Woodland play setting
3. Timber street furniture



Figure 4.9 Illustrative sketch of a typical residential street in the Woodland area of influence

4.5 Downland area of influence

This central area is the largest of the character areas and lies between Knowle Road in the north, the Dean Farm Estate to the south, the A32 Wickham Road in the east and existing Knowle Village to the west. It includes Welborne Park, the District Centre and much of Welborne Mile on its western edge. Welborne Park is the green lung and a focal point within the development, with the District Centre forming its retail heart. The lack of structural planting and gently sloping topography gives a more open character to the open spaces.

Chalk downland is unmistakable and unique to this part of England and therefore fitting that the open spaces with the central district of Welborne reflect this.

It is the most urban of all character areas which is evident in the greater mix of landuse, the built form and boundary treatments.

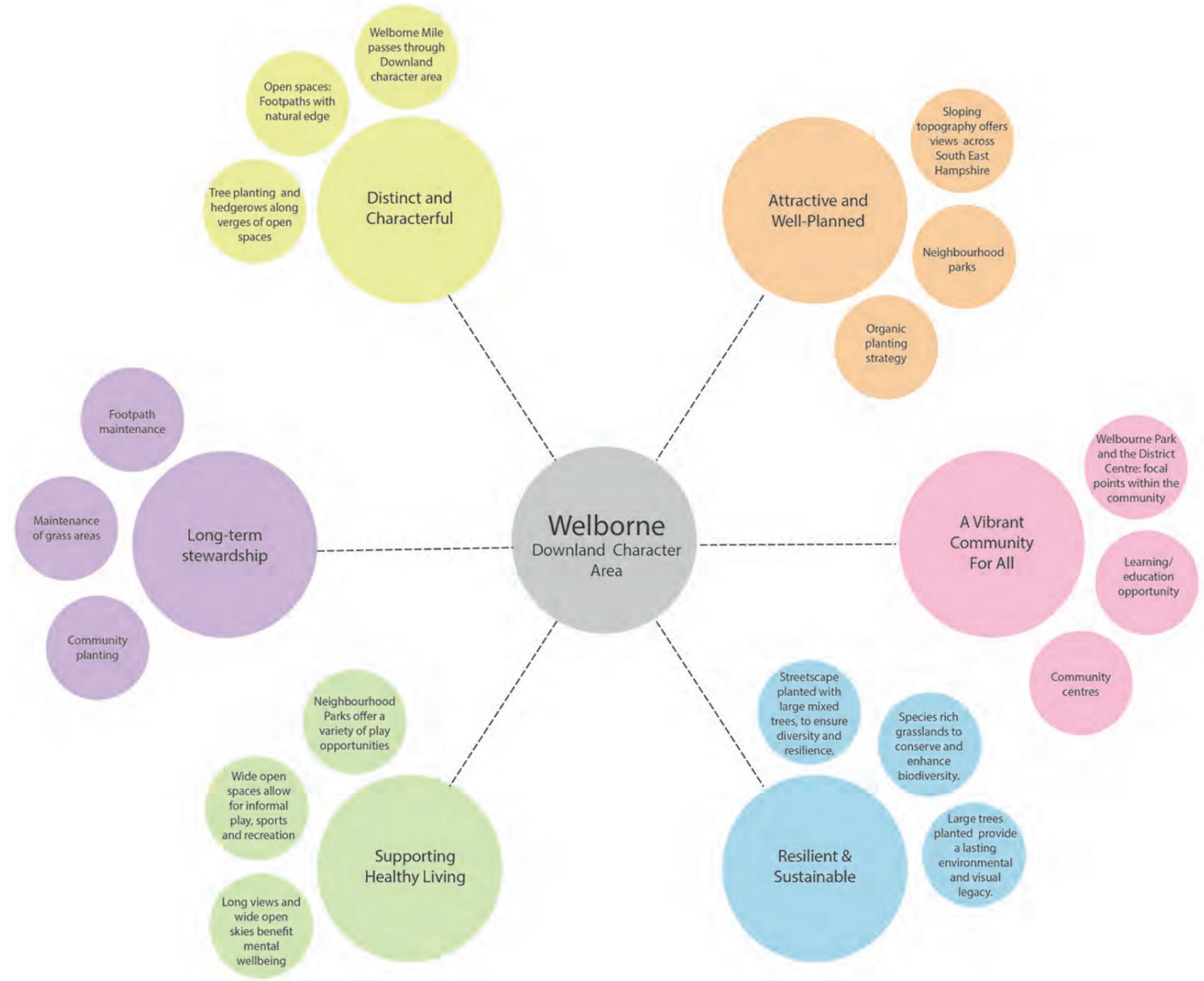


Figure 4.10 Downland character area drivers

Key design drivers of the Downland area of influence

Figure 4.11 shows key drivers for this area which together will create a feeling of openness compared to the Woodland area, particularly in Welborne Park and Welborne Mile.

Welborne Park will have an open character with land sloping gently towards the south, and then in the south it widens to provide a peaceful and reflective setting for the Neolithic Long Barrow.

Further detail on Welborne Park is set out in Chapter 9.

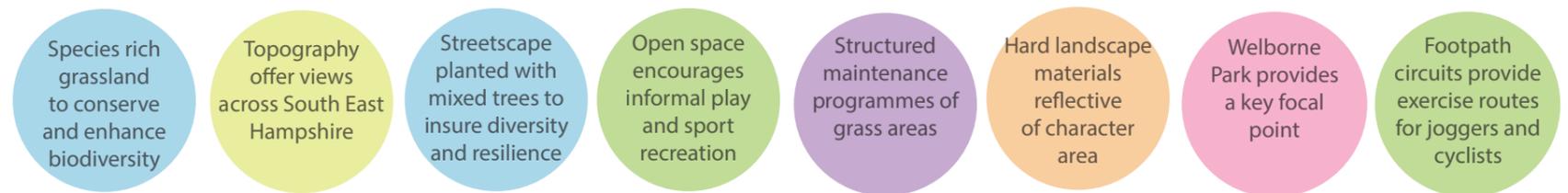


Figure 4.11 Illustrative application of the drivers in the Downland area of influence

Streets, boundaries and materials

A section, plan and sketch of a typical Downland residential street are shown here in Figures 4.12 to 4.14. In general across this area - although there will be different sub-character areas within it with subtle variations - purpose-built stone or brick walls will provide property boundaries, with narrowed property setbacks. Open streets will have less frequent, smaller tree planting compared to the Woodland Character Area, and open spaces will have a mix of native shrubs, shrubs and grasses.

Further detail on the District Centre is set out in Chapter 8 which will have a formal layout and sense of enclosure to reflect the status and importance of this heart of the development.



Property boundary wall



Open street character

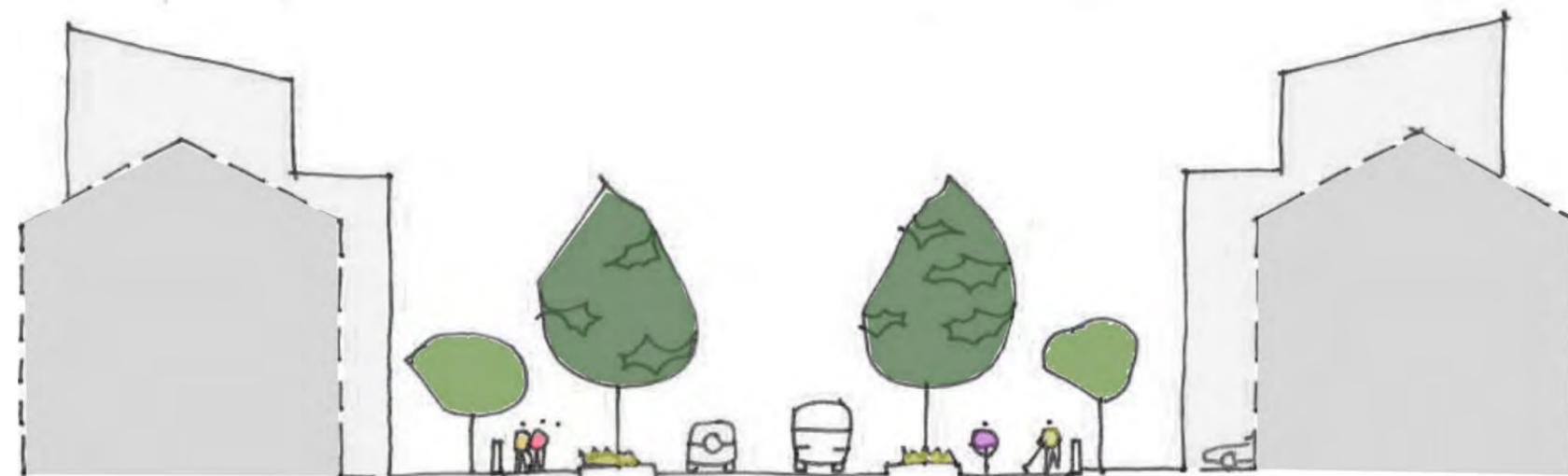


Figure 4.12 Illustrative section of a typical residential street in the Downland area of influence



Figure 4.13 Illustrative plan of a typical residential street in the Downland area of influence



1. Species-rich grassland
2. Formal hard landscaped areas, particularly by the District Centre
3. High quality street furniture



Figure 4.14 Illustrative sketch of a typical residential street in the Downland area of influence

4.6 Meadowland area of influence

The Meadowland area of influence sits within the lower lying land close to the M27, stretching from Funtley in the west across the A32 Wickham Road to North Fareham Farm in the east. This area includes the Employment Area. The area is characterised by its smaller field pattern and a stronger landscape structure.

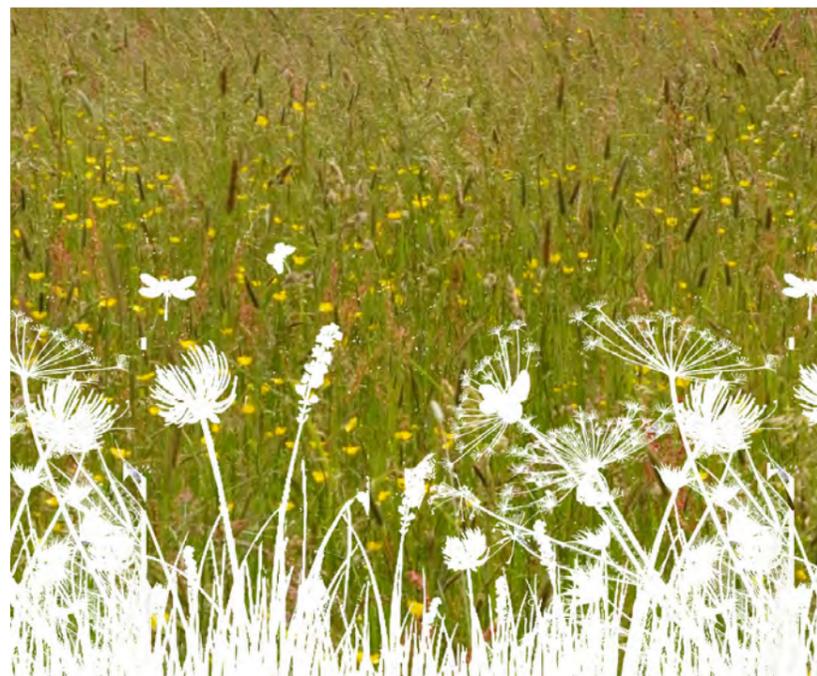


Figure 4.15 Meadowland character area drivers

Key design drivers of the Meadowland area of influence

Figure 4.16 highlights some key drivers which will help to distinguish the Meadowland area. Compared to the other character areas, new green spaces will be open with peripheral planting of hedgerows and large trees, and focal trees within the open landscape. Trees within the open landscape should be large with an open canopy structure. Street planting of trees should have a medium spacing, with meadow planting and mown strip to verges.

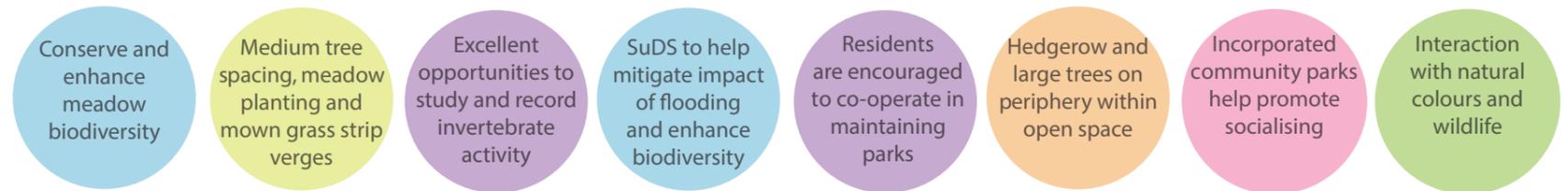


Figure 4.16 Illustrative application of the drivers in the Meadowland area of influence

Streets, boundaries and materials

Typical residential streets in the Meadowland area could feature contemporary timber fencing for property boundaries, mown strip verges and rock boulders.

Further detail on the employment area is set out in Chapter 8 but in general, it is envisaged that that particular sub-area would have broad verges and pavement with a line of mixed-species, semi-mature trees planted at regular intervals to reinforce the significance of the street. Buildings would be set back and enclosed by native hedges or low planting.



Property boundary fence



Street character

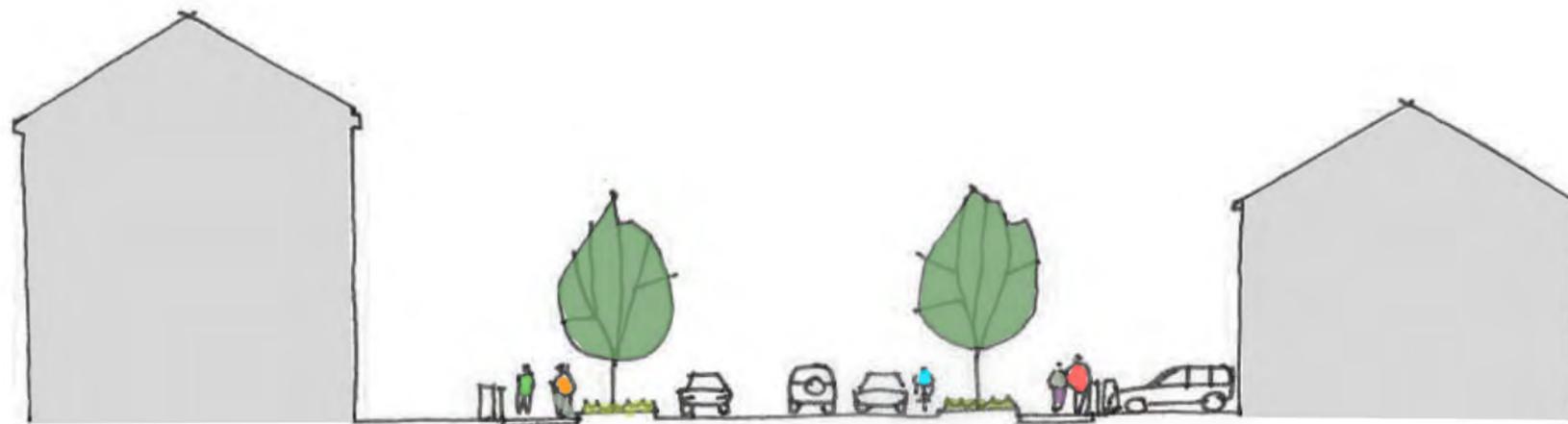


Figure 4.17 Illustrative section of a typical residential street in the Meadowland area of influence



Figure 4.18 Illustrative plan of a typical residential street in the Meadowland area of influence



1. Meadow flowers and species rich grassland
2. Rock boulders in open spaces
3. Mix of stone and timber street furniture



Figure 4.19 Illustrative sketch of a typical residential street in the Meadowland area of influence

4.7 Parkland area of influence

The Parkland area of influence is broadly located east of the A32 Wickham Road. Its character reflects the relationship with the wider landscape of the Wallington Valley and the open downland beyond. This character area sits in a low plateau with the land falling south towards Pook Lane and east towards the Wallington Valley, before rising up to Portsdown Hill. Generally, it is enclosed on the western and southern sides within a framework of structural tree planting and landscape buffers along the edge of the A32 and M27. These serve to create a place that is both intimate and also outward looking.



Figure 4.20 Parkland character area drivers

Key design drivers of the Parkland area of influence

Figure 4.21 suggests how the vision for Welborne could be delivered through specific landscape drivers for the Parkland area of influence, with a mixture of formal and informal parkland areas.



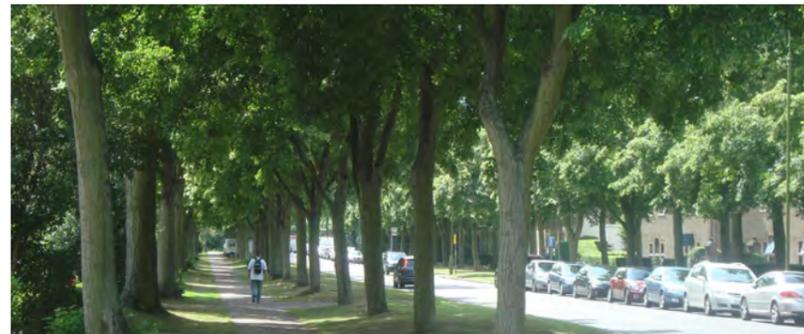
Figure 4.21 Illustrative application of the drivers in the Parkland area of influence

Streets, boundaries and materials

Figures 4.22 to 4.24 illustrate how a typical residential street in the Parkland area could look in terms of boundary treatments, tree-lined streets and formal and informal park areas. Front gardens will generally be enclosed by native hedges or fencing and the pattern of housing will be more relaxed than elsewhere in Welborne.



Post and hedge fencing



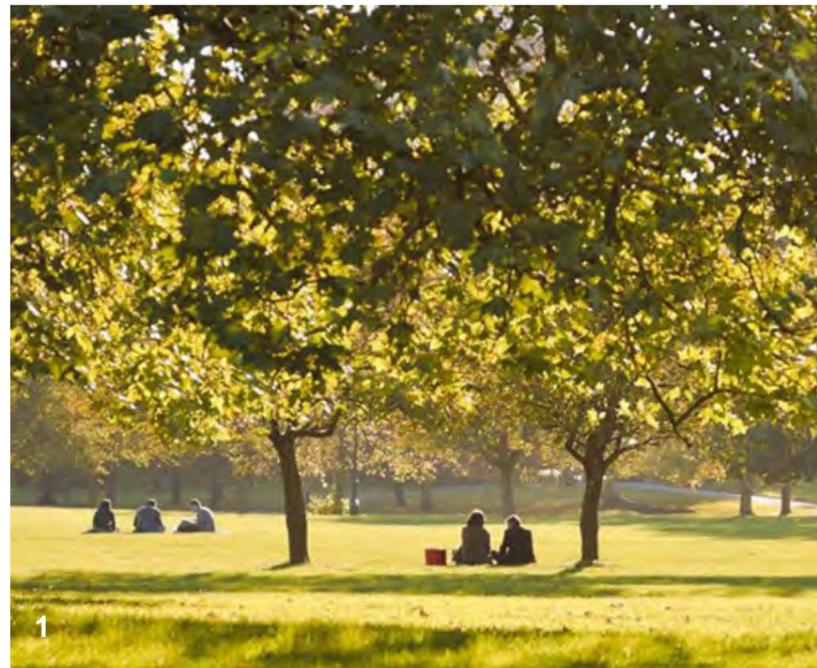
Tree lined street character



Figure 4.22 Illustrative section of a typical residential street in the Parkland area of influence



Figure 4.23 Illustrative plan of a typical residential street in the Parkland area of influence



- 1. Parkland
- 2. Contemporary street furniture
- 3. Urban play equipment



Figure 4.24 Illustrative sketch of a typical residential street in the Parkland area of influence

