



**CG FRY & SON**

**B U I L D E R S**

## **PLANNING STATEMENT**

**RESERVED MATTERS FOR THE ERECTION OF 75  
DWELLINGS AND ASSOCIATED WORKS, INCLUDING  
THE FORMATION OF ACCESS, LANDSCAPE AND  
ECOLOGICAL ENHANCEMENTS**

**PHASE 3B, CHESTERFIELD, WELBORNE GARDEN VILLAGE**

## **CONTENTS**

### **1. Introduction**

### **2. Form and content of the planning application**

### **3. Site history, description, and proposals**

### **4. Planning Policy context**

### **5. Summary and Conclusions**

## **1.0 INTRODUCTION**

- 1.1** This Planning Statement has been prepared to assist Fareham Borough Council in the consideration of an application for Reserved Matters on land at Welborne, located within the neighbourhood of Chesterfield. It provides background and supporting information and explains the reasons for granting permission.
- 1.2** This submission follows comprehensive pre-application engagement between the applicant, Fareham Borough Council, and Hampshire County Council as the Highway Authority. The proposals directly reflect these discussions.
- 1.3** Welborne was granted Outline Planning Permission in September 2021 (reference P/17/0266/OA) for the provision of 6000 homes, a new junction to the M27, four schools, commercial floorspace, alongside a variety of additional supporting infrastructure.
- 1.4** This Reserved Matters submission seeks permission for the erection of 75No. dwellings, including 7No. affordable housing units, as well as supporting infrastructure, pursuant to the outline planning permission.
- 1.5** The formal description of this phase of development is as follows:  
*The erection of 75No. dwellings and associated works, including the formation of access, landscape and ecological enhancements.*
- 1.6** This Planning Statement provides an overview of the technical documents, reports and plans comprised in the application and should be read in conjunction with the Chesterfield Neighbourhood Design Compliance Checklist. It also provides a description of the site, an overview of the planning policy context, the policies in the Local Plan, Development Plan and the National Planning Policy Framework.

## **2.0 THE FORM AND CONTENT OF THE PLANNING APPLICATION**

2.1 As stated at Paragraph 1.4, this Reserved Matters submission seeks permission for the erection of 75No. dwellings, including 7No. affordable housing units, as well as supporting infrastructure.

2.2 The submission comprises the following documents, reports, and plans:

- The completed application form;
- This Planning Statement;
- The Chesterfield Neighbourhood Design Compliance Checklist;
- An Energy Statement, pursuant to condition 37 of the outline planning permission;
- An Accommodation Schedule;
- C G Fry's Drawings Numbered SP-P-100 (Location Plan) and SP-001 Rev A to SP-009 (Site Plans – including a refuse collection plan);
- C G Fry's Drawings Numbered 112-P-001 to 185-186-P-003 (House Plans and Elevations);
- C G Fry's Drawings Numbered GP-001 to GP -036 (Garages Plans);
- C G Fry's Drawings Numbered SE-001 to SE-003 (Street Elevations);
- C G Fry's Drawing Numbered SS-001 (Stret Sections Plan);
- A Shadow Appropriate Assessment by Holbury Consultancy Services;

- An Ecological Impact Assessment by Holbury Consultancy Services;
- A Biodiversity Enhancement Strategy Compliance Statement by Holbury Consultancy Services;
- A Biodiversity Enhancement Strategy Jigsaw Plan (at both A4 and A3) by Deacon Design;
- A Soft Landscape Illustrative Masterplan by Deacon Design;
- A Planting Strategy by Deacon Design;
- Schedule and Tree Pit Details by Deacon Design;
- AWP's Drawings Numbered 1429-02-LP-301B Rev A to 1429-02-PHL-352B Rev A (Highway and Drainage Civil Engineering Documents);
- A Construction Environment Management Plan by AWP;
- A Drainage Maintenance Plan by AWP;
- A Stage 1/2 Road Safety Audit by RSA;

2.3 The application is also accompanied by the relevant fee of £37,569

### 3.0 SITE HISTORY, DESCRIPTION AND PROPOSALS

- 3.1 This Phase of development (Phase 3b) is located towards the northern boundary of the Welborne strategic development site. Outline planning permission for Welborne was granted pursuant to P/17/0266/OA on 30<sup>th</sup> September 2021 for the following:

*New community of up to 6000 dwellings (C3 and C2, including a care home of use class C2) together with a district centre (comprising up to 2,800m<sup>2</sup> food store retail (A1), up to 2,419m<sup>2</sup> of non-food retail (A1) and up to 2,571m<sup>2</sup> of other non-convenience/comparison retail use (A1 - A5)); a village centre (comprising up to 400m<sup>2</sup> food store retail (A1), up to 1,081m<sup>2</sup> of non- food retail (A1), a public house (up to 390m<sup>2</sup> A4 use) and up to 339m<sup>2</sup> of other non-convenience/comparison retail use (A1 - A5)); up to 30,000m<sup>2</sup> of commercial and employment space (B1); up to 35,000m<sup>2</sup> of general industrial use (B2); up to 40,000m<sup>2</sup> of warehousing space (B8); a hotel (up to 1,030m<sup>2</sup> C1 use); up to 2,480m<sup>2</sup> of community uses (D1 and D2); up to 2,200m<sup>2</sup> ancillary nursery (D1), health centre (D1) and veterinary services (D1); retention of Dean Farmhouse; a secondary school, Primary schools; pre-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 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 Transit network) and connections to the surrounding cycleway and pedestrian network; car parking to support enhanced use of Dashwood; ground remodelling; any necessary demolition; with 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 at Welborne, Land North Of Fareham.*

- 3.2 The outline planning permission has been subject to a series of amendments since its approval, entirely appropriate with the phased and evolving nature of the delivery of the garden village.
- 3.3 Prior to construction of development commencing, the necessary Reserved Matters must be secured, and the relevant planning conditions discharged. Given the scale of Welborne, a phased approach is the most practical solution. Multiple planning submissions will be applied for on a localised basis as the development progresses, following which, construction will take place in accordance with these consents.
- 3.4 Phase 3b is located in the neighbourhood of Chesterfield, one element of the wider Chesterfield and Dashwood development area; which comprises of approximately 700 dwellings, a school, village centre, woodland, and a park, as well as good vehicular, pedestrian and cycle connections. Given the provisions of Chesterfield and Dashwood, it can comfortably function as a self-sufficient development phase whilst the wider development progresses.
- 3.5 Phase 3b extends to 3.1 ha, is sited on the north east edge of Chesterfield, and offers connections to extensive public open space, facilities, services, and additional areas of amenity space throughout Welborne.
- 3.6 Prior to the Welborne development commencing, the site comprised of agricultural land. However, agricultural operations have ceased in this area as works to deliver Welborne have progressed. The site has been, and continues to be, managed alongside wider Welborne construction and operations.
- 3.7 The northern and eastern boundaries of Phase 3b fronts onto future phases of residential development, whereas the southern boundary fronts onto the village centre. The western boundary fronts the proposed area for Dashwood Park, with the new school site located directly to the south west. In addition to being in close proximity to these key services and facilities, Phase 3b is only a

short walk to the Dashwood SANG, a key element of Welborne's green infrastructure network. Once development has been completed, new access roads, pedestrian walkways and cycle routes will provide effective points of connectivity to the wider Welborne development.

- 3.8 Once completed, this phase will provide 75No. high quality dwellings, including 7No. affordable homes. House sizes will include a range of 1, 2, 3, 4 and 5 bedroom properties, as well as a mix of tenures to meet the varied market demand. Ample provision of secure parking, cycle storage and private amenity space will benefit residents whilst at home. Substantial areas of public open space and a diverse range of facilities and services are located within close proximity and will be conveniently accessed by a variety of sustainable transport methods. Drainage and highway infrastructure, necessary to support the development, has been designed to work in isolation within Chesterfield and Dashwood, yet capable of connecting into the wider Welborne development phases as its construction progresses.

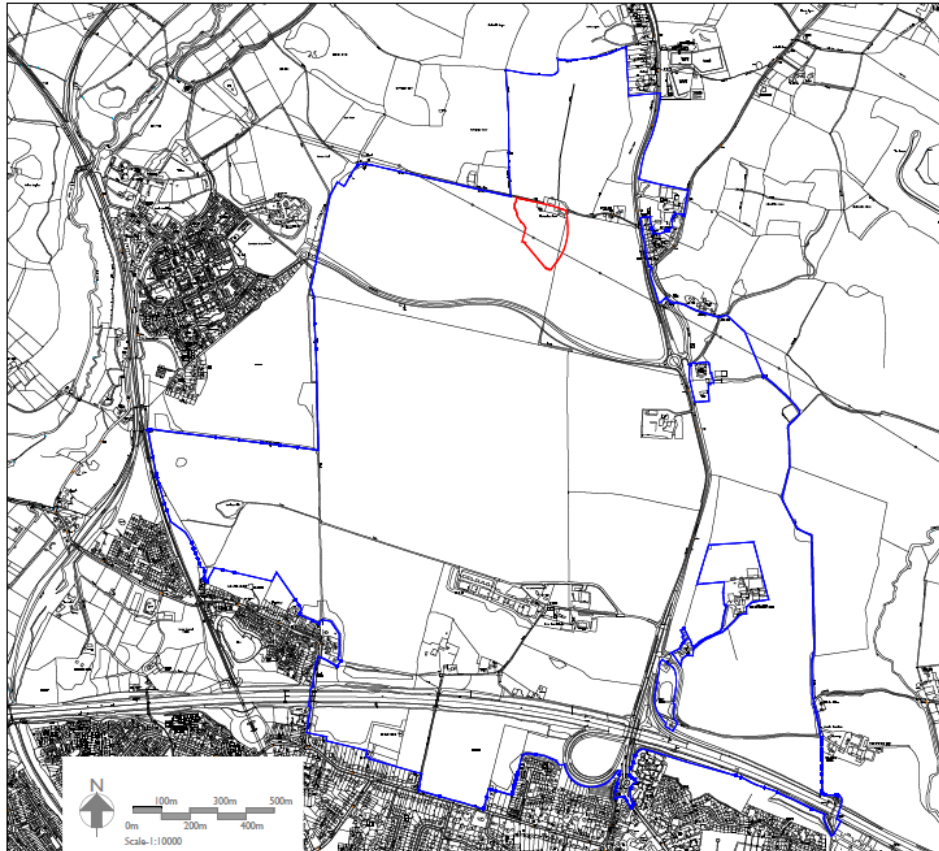


Figure 1. Location of Phase 3b



Figure 2. Site Plan

## **4.0 Planning Policy Context**

- 4.1 The purpose of this section is to explain the planning policy context which surrounds the development proposals.
- 4.2 Section 38(6) of the Planning and Compulsory Purchase Act (2004, as amended) states that the 'development plan' is the principal consideration in making planning decisions and that: *"...determination must be made in accordance with the plan unless material considerations indicate otherwise."*
- 4.3 The 'development plan' for the application site consists of the Fareham Borough Council Local Plan, adopted 5<sup>th</sup> April 2023, and is intended to guide development in the area until 2037. Whilst the extant Local Plan replaced previous iterations, namely the Local Plan Part 1: Core Strategy (2011) and Local Plan Part 2: Development Sites and Policies (2015), the Local Plan Part 3: The Welborne Plan (2015) remains part of the Development Plan and therefore continues to be a material consideration.
- 4.4 Other material considerations include planning policy guidance, including the National Planning Policy Framework (NPPF), which is the main expression of Government planning policy for England, and National Planning Policy Guidance (NPPG), which provides further guidance on the interpretation of policy and guidance on how planning issues should be addressed.
- 4.5 Further planning documents produced by Councils, such as Development Plan documents (DPD), Supplementary Planning Guidance (SPG) or Supplementary Planning Documents (SPD), including the Welborne Design Guidance SPD (2016) are similarly material considerations. This Planning Statement and the submission documents will explain how the proposed development complies with the Development Plan.

4.6 A most notable material consideration is the National Planning Policy Framework (2024). At the heart of the Framework is a presumption in favour of sustainable development. The framework describes a sustainable development as having three overarching objectives: economic, social and environmental. These objectives are interdependent and need to be pursued in mutually supportive ways to secure net gains across each of the different objectives:

*a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

*b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*

*c) **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

4.7 Paragraphs 10 and 11 identify a presumption in favour of sustainable development as a golden thread running through both plan making and decision taking. For decision taking, development proposals that accord with the development plan should be approved without delay, and where the development plan is absent, silent

or relevant policies are out-of-date, granted permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

4.8 Paragraph 48 reiterates that the planning system is plan led. Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

4.9 The objectives of the NPPF are set out under specific Chapters and include: delivering a sufficient supply of homes; building a strong, competitive economy; promoting healthy and safe communities; promoting sustainable transport; making effective use of land; achieving well-designed places; and conserving and enhancing the natural environment.

#### Chapter 5: Delivering a sufficient supply of homes.

4.10 Paragraph 61 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, and that groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

4.11 Paragraph 77 states that the supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities.

## Chapter 6: Building a strong, competitive economy.

- 4.12 Paragraph 85 states that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

## Chapter 8: Promoting healthy and safe communities.

- 4.13 Paragraph 96 notes the benefits in providing healthy, inclusive, and safe places which promote social interaction, are accessible, and enable and support healthy lifestyles.
- 4.14 Paragraph 98 recognises the benefits in providing social, recreational, and cultural facilities by way of shared spaces, community facilities and other services which enhance the sustainability of communities and residential environments.
- 4.15 Paragraph 98 identifies access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities and can deliver wider benefits for nature whilst supporting efforts to address climate change.

## Chapter 9: Promoting sustainable travel.

- 4.16 Paragraph 110 notes that significant development should be focused on locations which are, or can be made, sustainable through limiting the need to travel and offering a genuine choice of transport modes.
- 4.17 Paragraph 117 notes that development should give first priority to pedestrian and cycle movements and facilitate access to high quality public transport whilst minimising conflict between pedestrians, cyclists and vehicle movements.

## Chapter 11: Making effective use of land

- 4.18 Paragraph 124 notes planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

## Chapter 12: Achieving well-designed places

- 4.19 Paragraph 130 states that the creation of high quality, beautiful and sustainable buildings and places should be fundamental, noting that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 4.20 Paragraph 135 notes that developments should function well and add to the overall quality of the area for the lifetime of the development and should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

## Chapter 15: Conserving and enhancing the natural environment.

- 4.21 Paragraph 187 emphasises the point that development should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and sites of biodiversity, whilst recognising the intrinsic character and beauty of the countryside and providing net gains for biodiversity.

## **Fareham Borough Council Local Plan (2023)**

- 4.22 The Fareham Borough Council Local Plan was adopted on 5<sup>th</sup> April 2023, thereby replacing preceding editions; the Local Plan Part 1: Core Strategy (2011) and Local Plan Part 2: Development Sites and Policies (2015)

- 4.23 The Local Plan sets the strategic planning policies for the Borough as well as the general scale and distribution of new development which is required to meet Fareham's needs to 2037.
- 4.24 The Local Plan makes frequent reference to Welborne as *"a new community, including the provision of 6000 new homes"* and further reinforces Welborne's significant importance, noting the LPA's *"high reliance on one large site, Welborne Garden Village."*
- 4.25 Whilst the importance of Welborne is not underestimated in the new Local Plan, specific detailed policies regarding the development are absent. This is because, whereas the preceding Local Plan Part 1 (2011) and Local Plan Part 2 (2015) were superseded by the new Local Plan, the Local Plan Part 3: The Welborne Plan (2015) was not replaced and so, along with the Welborne Design Guidance SPD (2016), remains the key Development Plan Document against which the development will be assessed, and applications determined.

#### **Fareham Borough Council Local Plan Part 3: The Welborne Plan (2015)**

- 4.26 The Fareham Borough Council Local Plan Part 3: The Welborne Plan was adopted in 2015 and focuses solely on the Welborne development. The Local Plan Part 3 notes that planning applications at Welborne will be required to comply with the policies set out in the Local Plan, as well with other adopted parts of the Fareham Development Plan, such as the Welborne Design Guidance SPD.
- 4.27 The policies listed in the Local Plan Part 3 are noted below:
- WEL1 Sustainable Development*
  - WEL2 High Level Development Principles*
  - WEL3 Allocation of Land*
  - WEL4 Comprehensive Approach*
  - WEL5 Maintaining Settlement Separation*
  - WEL6 General Design Principles*

*WEL7 Strategic Design Codes*

*WEL8 Protection and Enhancement of the Historic Environment*

*WEL9 Employment*

*WEL10 The District Centre*

*WEL11 The Local Centre*

*WEL12 The Community Hub*

*WEL13 Community Buildings*

*WEL14 Healthcare Services*

*WEL15 Primary and Pre-School Provision*

*WEL16 Secondary School Provision*

*WEL17 Market Housing*

*WEL18 Affordable Housing*

*WEL19 Specialist Accommodation for Older People*

*WEL20 Wheelchair Adapted Homes*

*WEL21 Custom Build Homes*

*WEL22 Gypsies, Travellers and Travelling Show people*

*WEL23 Transport Principles for Welborne*

*WEL24 Strategic Road Access*

*WEL25 Local Road Transport and Access*

*WEL26 Public Transport*

*WEL27 Encouraging Sustainable Choices*

*WEL28 Walking and Cycling*

*WEL29 On-site Green Infrastructure*

*WEL30 Avoiding and Mitigating the Impact on Internationally Protected Sites and  
Off- Site Green Infrastructure*

*WEL31 Conserving and Enhancing Biodiversity*

*WEL32 Strategic Green Corridors and Connections*

*WEL33 Structural Landscaping*

*WEL34 Detailed Landscaping*

*WEL35 Governance and Maintenance of Green Infrastructure*

*WEL36 Energy*

*WEL37 Water Efficiency, Supply and Disposal*

*WEL38 Water Quality and Aquifer Protection*

*WEL39 Flooding and Sustainable Drainage Systems*

*WEL40 Household Waste Recycling Centre and Recycling*

*WEL41 Phasing and Delivery*

*WEL42 Safeguarding Land for Specific Development*

*WEL43 Development Construction and Quality Control*

4.28 Given that the policies noted at Paragraph 4.27 are bespoke policies tailored to Welborne, it was necessary that, on balance, the outline planning submission was in accordance with all these policies. As noted at Paragraph 3.1, the Welborne outline planning permission was granted pursuant to P/17/0266/OA on 30<sup>th</sup> September 2021, and therefore, was deemed compliant with the Local Plan Part 3 and policies therein.

4.29 However, whilst the outline submission addressed all policies noted at Paragraph 4.27, it is not considered germane to comment on all these policies under this submission. Whereas, the outline submission included 6000 dwellings, significant elements of services, facilities and infrastructure, this submission is only seeking consent for 75No. dwellings and relatively minor infrastructure required to support it. As such, whilst several policies noted at Paragraph 4.27 are directly relevant to this phase, others are less applicable as these have been / will be addressed at a site wide strategic level.

4.30 On that basis, the following policies are deemed most pertinent and are directly addressed under this submission:

*WEL5 Maintaining Settlement Separation*

*WEL6 General Design Principles*

*WEL7 Strategic Design Codes*

*WEL17 Market Housing*

*WEL18 Affordable Housing*

*WEL19 Specialist Accommodation for Older People*

*WEL20 Wheelchair Adapted Homes*

*WEL21 Custom Build Homes*

*WEL26 Public Transport*

*WEL27 Encouraging Sustainable Choices*

*WEL28 Walking and Cycling*

*WEL29 On-site Green Infrastructure*

*WEL31 Conserving and Enhancing Biodiversity*

*WEL32 Strategic Green Corridors and Connections*

*WEL34 Detailed Landscaping*

*WEL36 Energy*

*WEL37 Water Efficiency, Supply and Disposal*

*WEL39 Flooding and Sustainable Drainage Systems*

- 4.31 The following information addresses the policies noted above and explains how this phase of development is compliant with each policy.

#### WEL5 Maintaining Settlement Separation

- 4.32 WEL5 notes that Welborne should respect and maintain physical and visual separation to existing adjoining settlements. Given the location of Phase 3b, the nearest settlements noted in WEL5 are Knowle and Wickham. The distance between Phase 3b and these settlements is circa 850m and 1.4km respectively, and so given this substantial separation, WEL5 is clearly complied with.

#### WEL6 General Design Principles

- 4.33 WEL6 includes a broad set of design principles which will guide the development at Welborne. These include how the urban design responds to the landscape and character, and constraints and opportunities, whilst ensuring the development is safe, accessible, sustainable, and adaptable to accommodate future changes in technology and personal circumstance.

- 4.34 Given that outline consent has been granted for the whole of Welborne, clearly the overall site is compliant with these requirements at a strategic level. In terms of a compliance at a more localised level, this phase comprises only one element of the larger Chesterfield development parcel. On the basis that Chesterfield has been designed pursuant to the wider outline consent, the Strategic Design Code, the Welborne Streets Manual and Chesterfield Design Code, this larger sub-phase is also deemed compliant with WEL6.
- 4.35 In terms of this phase specifically, the submission documents for this application includes a Neighbourhood Design Code Statement of Compliance as a separate document. This document concludes Phase 3b is compliant with the overall strategy for Chesterfield and Welborne as a whole.

#### WEL7 Strategic Design Codes

- 4.36 WEL7 notes the requirement for various design codes to be prepared and submitted to the LPA for approval. Since the Local Plan Part 3: The Welborne Plan was adopted in 2015, the Strategic Design Code, the Welborne Streets Manual and Chesterfield Design Code have now been submitted to the Local Planning Authority.
- 4.37 These documents are important points of reference when determining a development Phase's compliance with the overall strategy for Welborne, whether that be at a strategic level or at a more localised level. It is confirmed that Phase 3b is in accordance with these documents, specifically the Chesterfield Design Code compliance checklist. Whilst it is not intended to rehearse the content of this checklist in detail within this planning statement, given that it is submitted as a standalone document for review, the applicant confirms that checklist items A to Y have been considered in detail and the final design for Phase 3b complies with each requirement.

## WEL17 Market Housing

- 4.38 WEL17 relates specifically to market housing and seeks to secure a wide range of dwellings to meet the varied market demand, including 15% of market homes to be designed to accessibility standards equivalent to Lifetime Homes. WEL17 also notes the relationship between delivery of homes and viability, which is often most crucial during the first phase of largescale development when significant and costly infrastructure is initially implemented.
- 4.39 In terms of housing mix, this phase offers 75No. dwellings, of which 68No. dwellings are open market. These dwellings include, 1, 2, 3, 4 and 5 bedroom dwellings (as set out in the submitted Accommodation Schedule), thus catering to a wide market demand, and therefore compliant with WEL17.
- 4.40 Given that WEL17 came in effect in 2015 and the outline planning permission was granted in 2021, a significant level of engagement between the applicant and the LPA has taken place during this period, including the viability of the development. It has subsequently been agreed at outline stage that following a detailed viability assessment, a number of requirements under several policies in the Local Plan Part 3: The Welborne Plan will not be required in earlier phases of development. 15% of market dwellings to be built to Lifetime Homes standards is one such stipulation which has been temporarily relaxed and as such, this submission does not include these types of open market dwellings. This is set out in the approved S106 Agreement.

## WEL18 Affordable Housing

- 4.41 WEL18 relates specifically to Affordable Housing and notes development parcels should aim to provide 30% affordable housing, with a preferred tenure split of 70% affordable or social rent, and 30% intermediate.
- 4.42 WEL18 acknowledges the impacts of costly infrastructure on the viability of a

development, noting that the affordable housing percentage can be reduced to 10% if robustly evidenced by a viability assessment. This circumstance came to fruition at outline stage whereby it was agreed that 10% of affordable housing will be delivered across the first 2000 dwellings. In addition, a departure in terms of the tenure split was agreed with the LPA in that it is now proposed that a 50/50 split between affordable or social rent and intermediate tenures will be provided in the earlier phases. This is encapsulated in the approved S106 Agreement.

4.43 The LPA will recall that in June 2023, Buckland Development Ltd submitted a Neighbourhood Housing Strategy document for Chesterfield and Dashwood, pursuant to Condition 39 (Housing Statement) of the outline planning permission. This document noted that the Chesterfield and Dashwood Neighbourhood is being developed by four developers (Welborne Land Ltd, C G Fry & Son, Pye Homes, and Thakeham Homes) on a phased basis across six parcels of development, and so the affordable housing provisions within these individual development parcels should be considered as a whole. Whilst some development parcels fall slightly short of the 10% requirement, other parcels exceed the 10% requirement, and so when considered as a whole, Chesterfield and Dashwood will provide 10.1% dwellings as affordable, with a tenure split of 50.7% rent and 49.3% intermediate, thereby in accordance with the figures agreed during the outline planning stage.

4.44 However, it should be noted that whilst the Neighbourhood Housing Strategy document was subsequently approved; given that it was produced in 2023, some Phases of development had not yet been progressed in detail, and so an element of estimation was required. This includes Phase 3b whereby it was estimated in 2023 that it would deliver 97No. dwellings in total, resulting in 9No. affordable dwellings, thereby providing an affordable housing percentage of 9.3%. As noted throughout this Statement, Phase 3b will be delivering 75No. dwellings, 7No. of which will be affordable dwellings. Whilst a lower number of affordable dwellings is proposed, in line with the overall reduced dwellings, Phase 3b will still deliver 9.3% of dwellings as affordable, as per the approved Neighbourhood Housing

Strategy. Furthermore, given the uneven number of affordable dwellings proposed, it is not possible to deliver an equal 50/50 split between rented and intermediate tenures, and so it is envisaged that four intermediate dwellings and three rented dwellings will be delivered; a similar split to the currently approved Neighbourhood Housing Strategy.

- 4.45 As per the information set out above, the approved Neighbourhood Housing Strategy is now considered slightly out of date, and so it is appropriate for this document to be updated and resubmitted for approval. A revised Chesterfield and Dashwood Neighbourhood Housing Strategy has been prepared by Buckland Development Ltd and will be submitted to the LPA for consideration and approval, shortly after submission of this planning application for Phase 3b.
- 4.46 In terms of bedrooms sizes within Phase 3b, the 7No. affordable dwellings comprise of 2 one-bedroom dwellings, 4 two-bedroom dwellings and 1 three-bedroom dwellings. This range of dwelling sizes will generally cater to single occupants and smaller families.
- 4.47 Similarly to WEL17, WEL18 requires 15% of affordable dwellings to be designed to accessibility standards equivalent to Lifetime Homes. In the interest of clarity, since WEL17 was adopted, Lifetime Homes has essentially ceased to exist and has been effectively replaced with similar M4(2) dwellings. As noted at paragraph 4.42, the LPA has agreed dwellings of these nature are not required in the earlier phases, nevertheless, the applicant notes the merit of such dwellings and as such, Plots 133, 134 and 179 will be built to M4(2) standards. In the interest of clarity, the other 4 affordable dwellings within Phase 3b (Plots 132, 176, 177 and 178), are built to M4(3) standards, which exceed the standards of M4(2).

#### WEL19 Specialist Accommodation for Older People

- 4.48 WEL19 seeks to secure specialist housing for older people across Welborne. Whilst this type of housing includes extra care and more specialist accommodation i.e.

dementia care, it also includes dwellings noted under WEL18; affordable dwellings built to designed to accessibility standards equivalent to Lifetime Homes (now M4(2)).

- 4.49 Given the location and character of Phase 3b, more specialist older person accommodation is not proposed as this type of accommodation is more effectively sited in more suitable locations. However, as per WEL19, dwellings noted under WEL18 i.e. Lifetime Homes / M4(2) dwellings also count as accommodation for older people and will be partly expected to fill the required need. As noted at paragraph 4.48, whilst it has been agreed that these types of dwellings need not be provided in earlier phases of development on viability grounds, Phase 3b does provide 3No. affordable dwellings to M4(2) standards.

#### WEL20 Wheelchair Adapted Homes

- 4.50 WEL20 notes that each development phase should provide a proportion of homes designed to high standards of accessibility, suitable for occupation by wheelchair users. Similarly to how Lifetime Homes are now identified as M4(2) dwellings, dwellings suitable for wheelchair users are now identified as M4(3) dwellings.
- 4.51 As part of the outline approval, it was agreed with Fareham Borough Council that 2% of dwellings in each development parcel will be dwellings suitable for wheelchair users. Given that Chesterfield and Dashwood is the development parcel which this submission is subject to, it is intended that 2% of dwellings in this overall development area be constructed to M4(3) standards. In terms of C G Fry & Son's first two development parcels (Phase 3a on the western edge of Dashwood and Phase 3b in the north east corner of Chesterfield) a total of four M4(3) are required. C G Fry did not deliver any M4(3) in Phase 3a, as the intention was to overprovide in Phase 3b. As such, whereas Phase 3b is only required to deliver 2No. M4(3) dwellings, a total of 4No. M4(3) dwellings are provided within this Phase. This overprovision makes up for the lack of provision in Phase 3a.

## WEL21 Custom Build Homes

- 4.52 WEL21 notes that some residents may wish to build their own dwellings and suggest around 1% of dwellings could be of this nature. However, as agreed as part of the outline consent, the earlier development parcels will not include any custom build plots and so these are not offered in this phase of development.

## WEL26 Public Transport

- 4.53 WEL26 acknowledges the importance of effective public transport in Welborne. The outline consent established the strategic public transport links proposed across the wider development and the series of infrastructure applications prepared by Buckland Development will provide this additional detail in due course.
- 4.54 In terms of Phase 3b, given that it is a relatively small parcel of development which focuses on delivering residential dwellings, it does not offer specific public transport infrastructure itself, however, it has been carefully designed to ensure residents will benefit from excellent links to public transport facilities by way of safe, legible, and easily accessible walking and cycling routes to wider public transport services. For example, Phase 3b is in close proximity to the village centre which will be serviced with bus stops and bus routes.

## WEL27 Encouraging Sustainable Choices

- 4.55 Similarly to WEL26, WEL27 focuses on offering residents sustainable choices, as opposed to being forced towards private car use. Whilst Travel Plans will be produced at a more strategic level, the content will focus on offering sustainable transport methods such as walking, cycling and public transport. As noted above, this phase is located and designed to allow residents the confidence to walk or cycle throughout the development by way of a series of attractive routes. The ability to choose more sustainable and healthy means of moving around the development, or further beyond, is integral to the vision for Welborne and is presented in Phase 3b.

## WEL28 Walking and Cycling

- 4.56 WEL28 specifically requires development parcels to offer good walking and cycling routes. As noted above, these options, and access to wider facilities, are offered in Phase 3b. Attractive estate roads, footpaths and publicly accessible green infrastructure (as part of Welborne) will offer a variety of walking and cycling routes to residents.

## WEL29 On-site Green Infrastructure

- 4.57 WEL29 sets out the minimum open space and green infrastructure to be provided throughout Welborne. Whilst these provisions will be provided at a more strategic level throughout the development, as opposed to within small residential development parcels, this phase benefits from direct access to significant areas of green infrastructure, including Dashwood Park, and the
- 4.58 Publicly accessible open space is located directly adjacent to Phase in the form of Dashwood Park POS. The Dashwood SANG is located just a short walk the wets of this Phase and accessible links will provide connections to future phases of green infrastructure.

## WEL31 Conserving and Enhancing Biodiversity

- 4.59 WEL31 places a strict requirement on Welborne to robustly assess, conserve and enhance biodiversity across the development. At a strategic level, the submission of the Biodiversity Enhancement Strategy (BES) in 2020 confirmed Welborne to be compliant with WEL31. Nevertheless, conservation and enhancement of biodiversity remains essential within all subsequent development parcels.
- 4.60 BES identified Welborne as comprising four priority areas, of which, this Phase is identified as a Living Priority Area. Given the nature of this area, this Phase is not expected to deliver substantial largescale new habitat, however, it remains essential

that the wellbeing of biodiversity is considered and factored into the final design. Key mitigation measures in Living Priority Areas include appropriate soft landscaping and ecological provisions which will benefit wildlife.

- 4.61 The applicant worked closely with its technical consultant team to ensure biodiversity affected by this Phase was considered to ensure appropriate conservation and enhancement measures implemented. The following documents to this effect are included with this submission: Ecological Impact Assessment by Lindsay Carrington Ecological Services; the Statement of Compliance with the Biodiversity Enhancement Strategy by Holbury Consultancy Services; a suite of detailed soft landscaping plans by Deacon Design.
- 4.62 As per the submission documents, the proposed mitigation measures include appropriate soft landscaping species which are beneficial to wildlife, as well as a substantial number of bat boxes, bird boxes, bee bricks and hedgehog runs located on all dwellings and gardens throughout this phase of development.
- 4.63 Both the EclA and Statement of Compliance with the Biodiversity Enhancement Strategy conclude that this phase is acceptable in terms of ecological conservation and enhancement, and therefore compliant with WEL31.

#### WEL32 Strategic Green Corridors and Connections

- 4.64 WEL32 requires Welborne to provide an integrated network of multi-functional green corridors throughout the site. Compliance with this requirement was established at outline stage and will be reinforced by way of subsequent planning submission as the development progresses.
- 4.65 As noted elsewhere in this statement, whilst this phase is a residential development parcel, and so is not expected to deliver substantial green infrastructure, it does benefit from being in close proximity to green infrastructure. The design of Phase 3b provides residents with convenient access to these areas of Public Open Space,

thereby offering a seamless transition between built form and high quality green infrastructure.

#### WEL34 Detailed Landscaping

- 4.66 WEL34 requires all development plans to provide detailed landscaping proposals. The applicant has commissioned a suite of detailed soft landscaping plans, which are included with the submission documents. These landscaping proposals not only offer appropriate tree and plant species for a residential setting but have been produced in tandem with the applicant's ecological consultants to ensure the soft landscaping proposals are beneficial to biodiversity.
- 4.67 Equally, the soft landscaping scheme has not been developed in isolation and relevant to Phase 3b only; rather it has been developed with the wider Chesterfield and Dashwood neighbourhood area in mind. The landscaping scheme for Phase 3b will directly relate to the soft landscaping scheme proposed on adjacent development parcels, thereby establishing the overall character of Chesterfield and Dashwood.
- 4.68 The hard landscaping scheme has been developed in a similar fashion. The applicant and its developer partners have established a pallet of materials and designs to ensure the overall development is considered as a whole, as opposed to a cluster of individual communities with their own appearance and character.

#### WEL36 Energy

- 4.69 WEL36 requires development parcels to optimise energy efficiency through design, layout, orientation, landscaping and materials. By adopting this approach, buildings will achieve high energy standards, thereby reducing carbon emissions generated by the development.
- 4.70 The submission documents include an Energy Statement as a separate document.

Whilst it is not intended to rehearse the contents of this document within this planning statement in detail, it confirms that the applicant is wedded to the 'fabric first' approach which identifies high quality construction as being essential to reducing carbon emissions. Ensuring high levels of air tightness, insulation, reducing thermal bridging, using high quality materials, maximising solar gain, reducing water consumption, and using low energy lighting is a key consideration. By incorporating these measures, dwellings will require significantly less heating, thereby reducing the carbon footprint.

- 4.71 In addition to these measures, Welborne will benefit from a unique site wide heating system, the 'ambient loop'. Water from Hoads Hill Reservoir will be circulated throughout the development via a closed loop system. Each dwelling will benefit from a heat pump which will offer effective, affordable, clean heating throughout the year.
- 4.72 As noted throughout this submission, a key character of Welborne is the ability for sustainable travel throughout the development. Walking, cycling and access to sustainable public transport is strongly promoted. Whilst it is essential that dwellings are constructed as sustainably possible, it is also essential that when residents are not at home, their carbon footprint is reduced. By offering an effective network of sustainable transport travel options, Welborne encourages residents to live in a more sustainable fashion.

#### WEL37 Water Efficiency, Supply and Disposal

- 4.73 WEL37 seeks to reduce water consumption whilst ensuring wastewater is effectively managed. WEL37 requires water consumption not exceed 105 litres per person per day. This requirement is reiterated under Condition 38 of the outline planning permission; noting development cannot commence until details of water efficiency have been submitted for approval. The applicant confirms that 105 litres per person per day will not be exceeded, and details of water efficiency measures will be submitted under a discharge of conditions submission to address Condition 38.

4.74 In terms of wastewater management, the main foul drainage infrastructure to Chesterfield and Dashwood will be delivered by Buckland Development Ltd. In terms of Phase 3b specifically, foul water discharge from Plots on the northern parcels will be collected through a local network and fed back into the main sewer line adjacent to adopted highways, subsequently falling by gravity in a north westerly direction to the proposed foul pump station on the site boundary. Foul discharges from the southern parcel will connect through a local drainage network into a new main sewer that picks up the head of the pumped foul main as it loops around in a south easterly direction to connect by gravity into the main highway north of the proposed Knowle Road roundabout. The submission documents include detailed drainage plans produced by the applicant's civil engineers, which sets out this system in more detail.

#### WEL39 Flooding and Sustainable Drainage Systems

4.75 Whilst WEL39 requires a flood risk assessment and a comprehensive SuDS strategy for initial applications only, this submission includes detailed surface water drainage plans prepared by the applicant's civil engineers. These plans note that all surface water run-off from Phase 3b will be collected at source and transmitted through a piped system into the main infrastructure drainage network provided by Buckland Development Ltd. The main infrastructure surface water for these parcels will then discharge into an Attenuation Basin (with underlying infiltration crates,) to the east of Phase 3b as part of the wider Welborne Drainage Strategy.

#### **Fareham Borough Council SPD: Welborne Design Guidance (2016)**

4.76 As noted at paragraph 4.6, as well as the Fareham Borough Local Plan and Local Plan Part 3: The Welborne Plan, the Welborne Design Guidance SPD (adopted 2016) forms part of the development plan and is a material consideration when determining applications at Welborne.

4.77 Whilst it is not intended to discuss this document in detail in this statement, the

applicant confirms that the Welborne Design Guidance SPD has been considered during the detailed design stage and this phase is deemed compliant. The submission plans, which the LPA is invited to review in detail, reflects the guidance of the SPD and confirms compliance with this document.

- 4.78 Given the information set out above, Phase 3b is supported at both a national and local level. Multiple paragraphs in the NPPF are directly supportive of proposals of this nature and concludes that where development accords with the development plan, it should be approved without delay. In terms of the Fareham Borough Council Development Plan, this statement considers the relevant elements of the Fareham Borough Local Plan (2023), the Local Plan Part 3: The Welborne Plan (2015) and the Welborne Design Guidance SPD (2016), ultimately concluding that when considered as a the whole, Phase 3b is compliant with the Development Plan.

## **5.0 Summary and Conclusion**

- 5.1 Phase 3b is located towards the northern boundary of Chesterfield, which forms part of the wider Chesterfield and Dashwood Neighbourhood. The proposal seeks Reserved Matters consent for 75No. dwellings, including 7No. affordable dwellings, and associated infrastructure.
- 5.2 Given that Welborne benefits from an extant outline planning permission, the principle of a new community is firmly established. Nevertheless, it is necessary to ensure that this phase of development accords with the objectives established by the outline consent, including the principles and mitigation set out in the Environmental Statement, pursuant to the Environmental Impact Assessment.
- 5.3 The outline consent not only established a substantial supply of varied housing types, but also the necessary supporting infrastructure. Amongst other functions, a significant variety of shops, workspaces, community facilities, as well as effective highway and drainage networks will provide a self-sufficient community, without putting excessive pressure on existing infrastructure. Proposals for an effective sustainable transport network, as well as significant elements of green infrastructure will facilitate and encourage convenient access to those services noted above whilst promoting healthy living. Furthermore, effective mitigation measures will enhance and conserve biodiversity as well as the existing built form and natural environment.
- 5.4 As set out within this statement, this phase of development for 75No. dwellings closely follows the principles of the outline consent. Delivery of high quality housing is at the core of this submission; however, the promotion of sustainable living is ingrained within the design proposals by way of effective links to sustainable travel options, public open space and community facilities. Furthermore, effective mitigation is proposed in the form of new ecological habitat as well as appropriate soft landscaping which will benefit biodiversity, residents of the development and will soften the

appearance of built form. It is therefore clear that whilst this phase of development is ultimately a relatively small phase within a much larger development, its principles and visions are in line with the overall Welborne development.

- 5.5 In terms of environmental considerations, the Environmental Statement submitted in support of the outline planning application considered the following impacts: socio-economic; cultural heritage; landscape and visual effects; ecology and nature conservation; water resources and flood risk; ground conditions; traffic and access; air quality; noise and vibration; lighting; agricultural land. Whilst the outline submission was deemed appropriate in terms of environmental impact, it remains essential that any subsequent Reserved Matters is deemed compliant with the content of the Environmental Statement. Given the information set out within this statement and the submission documents, we trust the LPA is satisfied that this phase of development not only accords with the outline consent, but also the considerations set out within the ES, and offers suitable mitigation measures where required.
- 5.6 This statement explores the planning policy context relevant to the development, both nationally and locally. The relevant chapters of the NPPF, as well as Fareham Borough Council's adopted development plan documents have been assessed in detail, whereby it is concluded that the principles of this phase is supported by the NPPF, as well as being compliant with the Fareham Borough Local Plan (2023), the Local Plan Part 3: The Welborne Plan (2015) and the Welborne Design Guidance SPD (2016).
- 5.7 Whilst this phase is a relatively small parcel of residential development set within the larger development phase of Chesterfield and Dashwood, it has been carefully designed with the wider context in mind. The appearance and character reflect the visions and requirements of the Dashwood Design Code and will effectively interact with green infrastructure provisions, as well as adjacent housing to be constructed by developer partners.

- 5.8 Safe and legible walking and cycling routes will provide access to a variety of sustainable transport links, services and substantial areas of public open space, thereby promoting healthy living and community. Dwellings constructed to a high standard will not only be visually attractive, but functional and incorporate measures to reduce energy usage and reduce the carbon footprint.
- 5.9 The submission documents, which satisfy the requirement of Condition 16 of the outline planning permission, include detailed house plans; drainage plans; ecological reports; landscape plans; a statement of compliance with the Chesterfield Design Code; an energy statement; as well as information regarding overall housing provision, including affordable housing provision. In terms of 'design and access', whilst a formal Design and Access Statement is not required under Condition 16, the submission documents effectively offers this information in detail.
- 5.10 Given the information set out in this submission, it has been established that Phase 3b is compliant with both planning policy and the relevant design codes for Welborne. The LPA is therefore invited to review all submissions documents in detail and we trust a positive decision can be issued in due course.
- 5.11 Following the submission of this Reserved Matters application, the applicant intends to submit a discharge of conditions submission in relation to the relevant conditions attached to the outline planning permission. Conditions 16 to 41 are relevant to 'Reserved Matters in a Neighbourhood', of which several are classed as 'pre-commencement conditions' which require approval prior to commencement of this phase of development. Whilst some of this information is included within this planning statement, a comprehensive discharge of conditions submission will provide all relevant information in detail.
- 5.12 In addition, due to the site's proximity to the Special Protection Area at the Solent Estuary, an effective Nitrates Mitigation Strategy has been agreed with the LPA. Pursuant to this agreement, this submission includes a Shadow Appropriate Assessment by Holbury Consultancy Services