Introduction

WELCOME to this exhibition on the masterplanning options for the New Community North of Fareham. We hope you will find it interesting and that you will take this opportunity to share your views with us.

Last year, the Council adopted its Core Strategy which is the key planning document setting out the vision for the next 15 to 20 years for the whole Borough.

The Core Strategy established the principle of the New Community and we are now producing an Area Action Plan which will fill in the details and set out what the development will be like.

The purpose of the masterplanning work is to create a number of options for development. They seek to balance the vision and aspirations for the site with the constraints, which affect how the new community can be developed.

This exhibition is all about finding out what you think about these different options to help us select the right one for the Area Action Plan.

Timetable for the preparation of the Area Action Plan

- Developing Options: Now
- Developing a First Draft: Nov 2012
- Preparing a Pre-Submission Draft Plan: Mid 2013
- Public Examination: Feb 2014
- Adoption of Area Action Plan: July 2014
The Vision for the New Community

The vision for the New Community was established with representatives of the local community through ‘visioning workshops’ held in 2009. The vision has been included in the Core Strategy and sets the framework for the masterplanning to create a community that:

<table>
<thead>
<tr>
<th>Feature</th>
<th>Description</th>
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<tr>
<td>Is diverse and well integrated, with a significant proportion of its inhabitants' needs being accessible within a main centre and smaller neighbourhood centres.</td>
<td>Provides a range of accessible new jobs which contribute towards meeting the employment needs of this diverse new community. Creates an integrated movement system that is convenient and safe to use and connects the community to its surroundings in a way that encourages walking and cycling and provides excellent public transport. Creates a distinctive character through the layout and design that will complement the local landscape and historic structures. Provides an integrated and linked network of open and public spaces and green routes. This green network will incorporate the site's natural features to provide habitats and recreational opportunities and link to the wider countryside. Will be an exemplar of energy efficient design. It will incorporate sustainable drainage solutions and provide opportunities for local food production. It will aim to meet its own renewable energy needs and deal effectively and sustainably with waste.</td>
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<td>Contains a mix of dwelling types to meet the needs of the increasing numbers of single person households, families, and the needs of an aging population.</td>
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Welborne Masterplanning Options
# Concept Masterplanning

## What is a concept masterplan?

- It gives a broad indication of where the different land-uses might go.
- It helps to establish how many houses and how much employment floorspace each option might provide and how it might all fit together.
- It shows how the different land uses could take account of the site constraints. These are features, such as the gas pipeline which cannot be moved and so affect where development can go.
- The options maps presented here are for illustrative purposes only as a guide to how the site could look. They do not seek to ‘fix’ anything at this stage.
What has influenced the options presented here?

The options should be consistent with the adopted Core Strategy. Where this is not the case, firm evidence and a reasoned justification is needed.

The existing landscape has been analysed and taken into account in creating the options, including where there are existing green spaces which should be preserved or enhanced.

The constraints to development on and around the site such as existing woodland, a high pressure gas pipeline, and electricity pylons have also influenced the options.

The options need to take into account the emerging evidence base for the Area Action Plan on aspects such as sustainable construction, energy generation and transport.

Each of the options must have a reasonable prospect of being ‘deliverable’. This means they must be economically viable and have a reasonable chance of being made available by landowners.
Site Constraints

Although the new community will be developed on a ‘greenfield site,’ this does not mean the various land uses can be located anywhere within the site. Physical and environmental constraints will need to be taken into account to ensure that the development works well and that it minimises its impact on the environment.

The map below shows the major constraints in the locality. As you study the options which follow, you will see how the constraints have influenced the proposed pattern of development.

Constraints that the options have taken into account

**Physical constraints**
- The M27 Motorway
- The A32 and Knowle Road
- The rising land to the north of the site
- The high-pressure gas pipeline
- Electricity pylons
- The River Wallington
- Public footpaths and bridleways

**Environmental constraints**
- The flood zone of the River Wallington
- Areas of special landscape character
- Ground water source protection zones
- Areas of ecological importance
- Existing woodland
Constraints to Development at the New Community Site

Welborne Masterplanning Options

Legend
- Listed_Building_Point_ENGLISH_HERITAGE
- SBA Boundary within Fareham
- GI
- National_Parks_NATURAL_ENGLAND
- AREAS OF SPECIAL LANDSCAPE CHARACTER (G3)
- Byways Open to all Traffic
- Bridleways
- Footpaths
- Restricted Byways
- Overhead Electrical Lines
- Scheduled_Monuments_Poly_ENGLISH_HERITAGE
- High Pressure Gas Pipeline
- SSSI
- Ground Water Source Protection Zones
  NUMBER
  1
  2
  3
  4
- Areas of Ecological Importance
  EA FLOOD ZONE 1 (PPS25)
  EA FLOOD ZONE 2 (PPS25)
- Noise Pollution/Air Quality Assessment Zone (40m Buffer)
Masterplanning Character Areas

As part of the masterplanning work, an assessment of the existing landscape was undertaken. Different parts of the site have a distinctly different character and this needs to be reflected in the design of the new community. This work suggests there might be three different design approaches across the site.

1. ‘Wooded’ area
   - Development should reflect the wooded belt running across the north of the site
   - Development could include more tree planting and feature lower densities

2. ‘Built Core’ area
   - Development should reflect the open character of the centre of the site
   - Development here could be more dense and separated by large areas of open green space

3. ‘Campus’ area
   - Development should reflect the dispersed character of existing development along the M27 corridor
   - Development here would feature larger buildings, interspersed by landscaped open areas
Masterplanning Character Areas
Next Steps

The results of this masterplanning consultation will help us to develop a first draft of the Area Action Plan (also called a ‘Preferred Options Draft’). This will be published for consultation this coming Winter.

Following this consultation, we will take into account what you tell us about the first draft of the plan to produce a second draft, called a ‘Pre Submission Draft’. There will be a further opportunity to make representations on this second draft in the Summer/Autumn of 2013.

The Pre-Submission draft Area Action Plan will then be considered at an ‘Examination in Public’ by an independent government inspector, in early 2014. Finally, after the Council has taken account of any changes recommended by the inspector, the Area Action Plan is likely to be adopted by the Council in mid 2014.

We anticipate that planning applications for the new community will be ready for submission to the Council at about the time the Area Action Plan is undergoing examination. Following submission, the Council will determine these planning applications in accordance with the policies within the adopted Area Action Plan and following this, the development work could commence, potentially in early 2015.
Getting Involved

Thank you for taking the time to review the masterplanning options and the other information provided here. This current consultation continues until 31st July and we hope you will share your views with us in one of the following ways:

- Pick-up a survey sheet from any member of staff at this exhibition. This provides space to answer the questions you saw on the exhibition boards.

- Go online to the Council’s website where the full content of the masterplanning options and all of the survey questions may be found and answered online at: www.fareham.gov.uk/consultation

- Email us at: planningpolicy@fareham.gov.uk

- Phone us on: 01329 236100 and ask for ‘Strategic Planning’

- If you would like to sign up to the Council’s database, so we can let you know about future opportunities to get involved, please see a member of staff at this exhibition or call us or email your details to us at the above address.