

**OFFICER REPORT FOR COMMITTEE**

**DATE: 14/12/2023**

**P/17/0266/DP/J**

**BUCKLAND DEVELOPMENT LIMITED**

**FAREHAM NORTH/FAREHAM EAST**

**AGENT: DAVID LOCK ASSOCIATES**

DETAILS PURSUANT TO CONDITION 2 AND CONDITION 3 (VARIATION TO THE LAND USE PARAMETER PLAN [COND. 2] AND STRUCTURING PLAN [COND 3] TO FACILITATE A CHANGE IN THE SHAPE OF THE DISTRICT CENTRE) OF P/17/0266/OA: WELBORNE - A 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 2,800M2 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 30,000M2 OF COMMERCIAL AND EMPLOYMENT SPACE (B1); UP TO 35,000M2 OF GENERAL INDUSTRIAL USE (B2); UP TO 40,000M2 OF WAREHOUSING SPACE (B8); A HOTEL (UP TO 1,030M2 C1 USE); UP TO 2,480M2 OF COMMUNITY USES (D1 AND D2); UP TO 2,200M2 ANCILLARY NURSERY (D1), HEALTH CENTRE (D1) AND VETERINARY SERVICES (D1); RETENTION OF DEAN FARMHOUSE; A SECONDARY SCHOOL, 3 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 RAPID 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.

WELBORNE, LAND NORTH OF FAREHAM.

***Report By***

Mark Wyatt – direct dial 01329 824707

**1.0 Introduction**

1.1 Outline planning permission for Welborne (P/17/0266/OA) was granted on 30<sup>th</sup> September 2021. Since that time the applicant has been working on the

preparation of a number of strategic design documents that need approval in order to guide the development at Welborne.

- 1.2 Construction work has started at Welborne on the land north of Knowle Road to deliver the early provision of utility and drainage infrastructure. This work has progressed whilst the strategic design documents have been prepared.

## **2.0 The Proposal**

- 2.1 This application seeks to vary two documents previously approved as part of the outline planning permission. The two documents have been adjusted as a result of more detailed design work and the preparation of other strategic design documents. The documents to be varied by this application are the 'Land Use Parameter Plan' and the 'Structuring Plan'.

- 2.2 Condition 2 of the outline planning permission is as follows:

*The development shall be carried out substantially in accordance with the following approved drawings:*

- *Application Boundary Parameter Plan – 60469153-001-A0*
- *Access Roads and Junctions Parameter Plan – 60469153-002-A4*
- *Land Use Parameter Plan – 60469153-003-A4*
- *Residential Density Parameter Plan – 60469153-004-A4*
- *Building Heights Parameter Plan – 60469153-005-A4*
- *Open Space and Green Infrastructure Parameter Plan – 60469153-006-A4*

*Any variations to any or all of these Plans must first be submitted to and approved in writing by the Local Planning Authority.*

*REASON: The distribution of land uses on the parameter plans is the subject of an Environmental Impact Assessment and any material alteration to the layout may have an impact that has not been assessed by that process. To ensure a comprehensive and appropriate form of development and to avoid any doubt over what has been permitted*

- 2.3 Condition 3 reads:

*The development shall be carried out substantially in accordance with the submitted Structuring Plan (July 2019), and the high-level development principles within it. Any variations to this Structuring Plan must first be submitted to and approved in writing by the Local Planning Authority.*

*REASON: to ensure a comprehensive and appropriate form of development and to avoid any doubt over what has been permitted*

- 2.4 The two conditions are both drafted in a way such that the approved documents can be amended if agreed in writing by the Planning Authority. This application

seeks the written approval of details pursuant to conditions 2 and 3 of the outline planning permission to vary the 'Land Use Parameter Plan' and the 'Structuring Plan'.

### 3.0 Planning History:

P/17/0266/OA	A 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 2,800M2 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 30,000M2 Of Commercial And Employment Space (B1); Up To 35,000M2 Of General Industrial Use (B2); Up To 40,000M2 Of Warehousing Space (B8); A Hotel (Up To 1,030M2 C1 Use); Up To 2,480M2 Of Community Uses (D1 And D2); Up To 2,200M2 Ancillary Nursery (D1), Health Centre (D1) And Veterinary Services (D1); Retention Of Dean Farmhouse; A Secondary School, 3 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 Rapid 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	Permission 30/09/2021
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Determination With The Exception Of The Works To M27 J10 And The Three Highway Junctions And Related Works To The A32.

P/17/0266/DP/I

DETAILS PURSUANT TO CONDITION 9 (STRATEGIC DESIGN CODE) AND CONDITION 10 (STREETS MANUAL) OF P/17/0266/OA: WELBORNE - A 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 2,800M2 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 30,000M2 OF COMMERCIAL AND EMPLOYMENT SPACE (B1); UP TO 35,000M2 OF GENERAL INDUSTRIAL USE (B2); UP TO 40,000M2 OF WAREHOUSING SPACE (B8); A HOTEL (UP TO 1,030M2 C1 USE); UP TO 2,480M2 OF COMMUNITY USES (D1 AND D2); UP TO 2,200M2 ANCILLARY NURSERY (D1), HEALTH CENTRE (D1) AND VETERINARY SERVICES (D1); RETENTION OF DEAN FARMHOUSE; A SECONDARY SCHOOL, 3 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);

Under consideration

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; 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.

#### **4.0 Planning Policy and Guidance:**

##### **4.1 Fareham Local Plan Part 3 – The Welborne Plan:**

WEL6 – General Design Principles

WEL7 – Strategic Design Codes

WEL10 – The District Centre

#### **5.0 Consultations:**

None

#### **6.0 Representations:**

##### **6.1 One letter was received from the Fareham Society:**

- Given the loss of land for housing the Society feels it should be shown how the shortfall will be accommodated.
- The proposal brings the district centre closer to the grade II\* listed Dean Farmhouse. Whilst not harmful per se, it will be essential in terms of scale and design that any development preserves or enhances its setting.

#### **7.0 Planning Considerations:**

7.1 Policy WEL6 establishes a set of design principles to guide development at Welborne. This then develops further into policy WEL7 which sets out that where a strategic design code is not submitted with the initial outline application, it needs to be supported, instead, with a set of High-Level Development Principles (HLDP) within a Structuring Plan.

7.2 The role of the Structuring Plan is to show the way in which the main land uses and key items of infrastructure will be placed and arranged across Welborne as

a whole and the amount of land proposed for each type of use. The Structuring Plan also set out:

- The access points and primary road network, including the Bus Rapid Transit (BRT) route;
- The location of the District and Local centres and the Community Hub;
- The location of Welborne's schools;
- The main pedestrian and cycle routes throughout Welborne
- The strategic green infrastructure, including the green corridors linking them
- The areas proposed for suitable alternative natural greenspace (SANGS); and
- The location of strategic utilities infrastructure, including for the supply of electricity and disposal of foul water.

7.3 Given the large amount of information it contains, the Structuring Plan is supported by a series of 'Parameter Plans' each containing a layer of information. These Parameter Plans comprise the following:

- The Boundary Parameter Plan;
- The Access and Movement Parameter Plan;
- The Land Use Parameter Plan;
- The Residential Density Parameter Plan;
- The Building Heights Parameter Plan; and
- The Green Infrastructure Parameter Plan.

7.4 The Parameter Plans stem from the Environmental Impact Assessment at the outline application stage and support the Structuring Plan and focus on the specific elements set out in the six bullet points above. Along with each of the Parameter Plans, the applicant provided a written explanation of the rationale that informed the approaches taken in each of the plans.

7.5 At the time The Welborne Plan was adopted it was recognised that the design process may not be sufficiently advanced to allow the submission of 'design codes' with the first outline planning application. In such a scenario The Welborne Plan allowed for the submission of 'High-Level Development Principles', alongside the Structuring Plan, to describe the design assumptions behind the key elements of the Structuring Plan.

7.6 The approved Structuring Plan is accompanied by a set of 'High Level Development Principles' which are grouped into the following areas:

- Land use;
- Creating and respecting character;
- Density and building heights;
- Green and blue infrastructure; and
- Access and movement

7.7 The Structuring Plan (along with Parameter Plans and High-Level Development Principles), form part of the outline planning permission granted in September 2021.

- 7.8 All subsequent planning applications for parts of the Welborne site are required to be consistent with the approved Structuring Plan. The Structuring Plan will be kept under review by the promoters of Welborne and changes to it could be approved by this Council alongside any future planning applications that rely on those changes.
- 7.9 Through the design process which has taken place since the grant of the outline planning permission, a larger district centre in overall geographical area is now proposed as part of the development at Welborne. This is to provide improved connection to the employment area. The submission sets out that the proposed District Centre area enlargement has a specific design rationale, namely the desire to increase the functionality and attractiveness of the District Centre by locating its uses closer to the employment area and allowing direct connections to Welborne Park.
- 7.10 Expanding the District Centre area westward allows for a better relationship to the employment area, whereas previously a residential neighbourhood would have separated the two uses. This allows District Centre uses to be located in this area, such as shops and other facilities, in closer proximity to the employment area, which in turn will increase the likelihood of walking and cycling from the employment area to the District Centre itself as well as trips from the residential areas into the District Centre. It also allows the District Centre to have a greater frontage and connection to Welborne Way, the principal movement corridor through Welborne.
- 7.11 Having a stronger connection between the District Centre and Welborne Way, the application submits, will bring greater activity to the 'civic' centre of Welborne and will also make the District Centre a more visible place and destination on the approach from the south.
- 7.12 The comments of the Fareham Society are noted, however it is important to stress that no changes to the densities, heights or permitted commercial floorspaces as set out in the approved Parameter Plans, are proposed as part of this District Centre layout change. As such the impact upon the setting of Dean Farmhouse has not changed from that assessed at the outline planning application stage; these parameters remain as approved under the Outline Planning Permission.
- 7.13 Similarly, there is no proposed reduction in the number of houses as a result of this change. It has always been intended that the district centre would have a level of residential development within it and this doesn't change as a consequence of this proposal; the quantum of residential remains the same it is just that there will be more of it located within the main centre of the new community as opposed to a reduction in housing land and a consequential shortfall across the development. The application simply seeks approval for a reconfigured geographical area within which the district centre could be developed.

- 7.14 Policy WEL10 of The Welborne Plan details that the District Centre shall be developed on the land between the A32 and the central park. This land is indicated on the Policies map at appendix B.3 of the Welborne Plan.
- 7.15 WEL10 also requires the District Centre to be
- “...well connected to the employment areas, to the central park and to Welborne's residential areas through attractive and direct walking and cycle routes which make use of the green corridor network where possible”.*
- 7.16 Policy WEL10 requires the detailed design of the District Centre to be designed in accordance with the relevant Strategic Design Code with certain layout requirements such as a market square fronted by retail uses and the main community building.
- 7.17 The amended District Centre layout is included in its adjusted position within the Strategic Design Code and Welborne Street Manual; two documents for consideration elsewhere in the agenda. The adjustment to the arrangement of the District Centre on the Land Use Parameter Plan and Structuring Plan is needed prior to the consideration of these other details.
- 7.18 It is considered, for the reasons set out above in this report, that the amended site area for the District Centre in the revised parameter plan and structuring plan continues to accord with the requirements of policy WEL10.

## **Summary**

- 7.19 On the basis that there is no change to the application parameters in terms of density, building height or quantum of approved floor space, the changes to the area of the District Centre is considered to be acceptable for approval. The rationale behind the enlarged area for the Centre is acknowledged and the increased visibility of the centre will encourage trips into the centre from the employment area and the use of the Centre amenities and the southern part of the Welborne Park.

## **8.0 Recommendation:**

### **APPROVAL OF DETAILS PURSUANT TO CONDITIONS 2 AND 3 OF P/17/0266/OA**

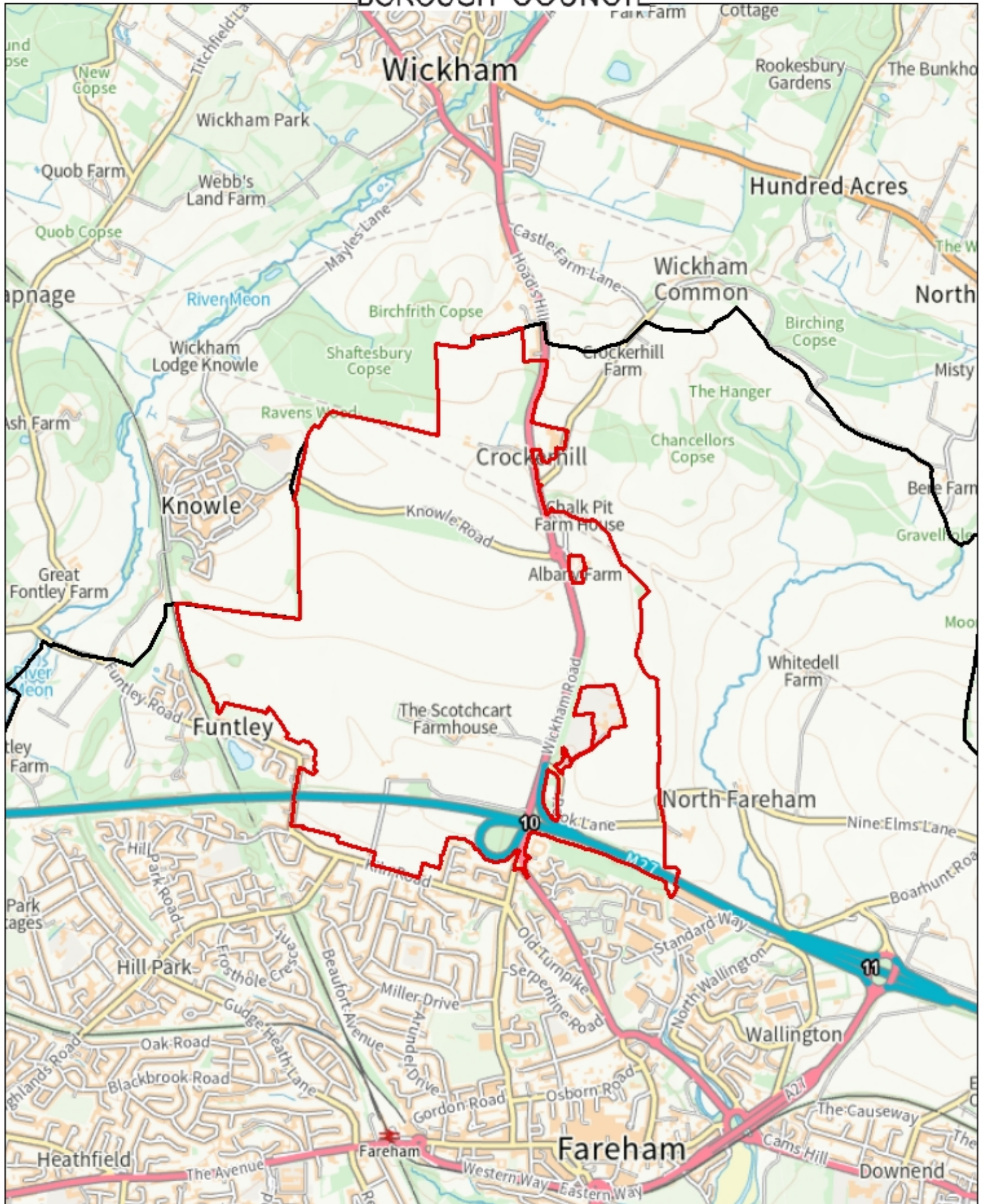
Conditions:

01. The development shall be carried out in accordance with the following approved documents:
- Document Titled “Welborne Garden Village Structuring Plan”, March 2023 Revision;
  - Drawing 60469153 Parameter Plan 003, revision A.5 “Land Use Parameter Plan – Mar 22 Revision”, prepared by Aecom.
- REASON: To avoid any doubt over what has been permitted.



# FAREHAM

BOROUGH COUNCIL



Welborne  
Land North of Fareham

Scale 1:24,000



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