

## OFFICER REPORT FOR COMMITTEE

DATE: 28/03/2024

P/23/1075/RM  
WELBORNE LAND LTD &  
WELBORNE THAKEHAM LTD

FAREHAM NORTH  
AGENT: THAKEHAM HOMES LTD

### RESERVED MATTERS APPLICATION PURSUANT TO OUTLINE PLANNING PERMISSION P/17/0266/OA (LAND AT WELBORNE) FOR ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOR THE CONSTRUCTION OF 153 DWELLINGS (USE CLASS C3) AND ASSOCIATED INFRASTRUCTURE, ENGINEERING AND ANCILLARY WORKS

WELBORNE, LAND NORTH OF FAREHAM

#### ***Report By***

Kim Hayler – direct dial 01329 824688

#### **1.0 Introduction**

1.1 Outline planning permission for Welborne (P/17/0266/OA) was granted on 30<sup>th</sup> September 2021. This major planning application is one of the first reserved matter applications for residential development at Welborne and is presented to the Planning Committee given the significance of the proposal in the delivery of the new community.

#### **2.0 Site Description**

- 2.1 The application site is located immediately to the north of Knowle Road. Construction associated with the delivery of enabling infrastructure, utilities and services for the first phase of development at Welborne is currently taking place on site.
- 2.2 The site is comprised of two development areas, one to the north of the proposed primary road, to be known as Dashwood Avenue, and one to the south.
- 2.3 The site slopes gently away to the west, north and east from a high point along the southern boundary, with a fall of 4 metres towards the north-west boundary, and 3.6 metres towards the north-east boundary.
- 2.4 There are a number of existing trees and hedges along the southern boundary of the site, close to Knowle Road. Several trees are proposed to be removed under a separate infrastructure application, P/23/1175/RM, reported elsewhere on this agenda.

- 2.5 This application relates to the first phase of development at Welborne by the housebuilder Thakeham Homes. This Reserved Matters application sits within the Chesterfield Neighbourhood (as defined in the Strategic Design Code approved under planning reference P/17/0266/DP/I). It is a linear neighbourhood located north of Knowle Road, and spans the proposed Dashwood Avenue, which is the central and primary route through the initial development phase (being delivered under a separate application reference P/23/1161/RM reported elsewhere on this agenda ).
- 2.6 Dashwood Avenue divides the development parcels that comprise this application. To the western boundary of the parcel is the northern end of Welborne Park, the principal green public space within Welborne. To the east will be further residential development leading into the Village Centre. Due north of the application site is the location for the northern primary school.

### **3.0 *Description of Proposal***

- 3.1 This Application seeks reserved matters approval (pursuant to outline planning permission P/17/0266/OA) for the approval of access, appearance, layout, scale and landscaping for residential development located within part of the Chesterfield Neighbourhood.
- 3.2 The application comprises 153 residential dwellings, including 12 affordable homes, with associated car and cycle parking, refuse and recycling storage, landscaping and associated works.
- 3.3 A number of issues were raised by officers and consultees in relation to the application as originally submitted. As a result, amended plans have been received including development layout/house type amendments, landscaping amendments, a revised Transport Statement, amended swept path analysis, amended Drainage Strategy Report (including Waste Water Strategy) and a detailed Ecology note.
- 3.4 The market housing dwelling mix would comprise:
- 1 bedroom – 3 units
  - 2 bedroom – 30 units
  - 3 bedroom – 70 units
  - 4 bedroom – 38 units

The proposed affordable housing mix would comprise:

- 1 bedroom – 3 units
- 2 bedroom (apartment) – 1 unit

2 bedroom – 4 units

3 bedroom – 4 units

The affordable housing tenure mix would comprise four rented and eight shared ownership units.

3.5 Vehicular and pedestrian access to the site is achieved through the road provision proposed under P/23/1161/RM (reported elsewhere on this agenda).

#### **4.0 Policies**

4.1 The following policies apply to this application:

##### **Adopted Local Plan Part 3: The Welborne Plan**

- WEL2 – High Level Development Principles
- WEL4 – Comprehensive Approach
- WEL6 – General Design Principles
- WEL7 – Strategic Design Codes
- WEL23 – Transport Principles for Welborne
- WEL25 – Local Road Transport & Access
- WEL27 – Encouraging Sustainable Choices
- WEL28 – Walking & Cycling
- WEL31 – Conserving and Enhancing Biodiversity
- WEL32 – Strategic Green Corridors and Connections
- WEL33 – Structural Landscaping
- WEL34 – Detailed Landscaping
- WEL41 – Phasing & Delivery

##### **Other Documents:**

National Planning Policy Framework (NPPF) 2023

Welborne Design Guide Supplementary Planning Document

Welborne Strategic Design Code and Chesterfield Design Code

Welborne Streets Manual.

#### **5.0 Relevant Planning History**

5.1 The following planning history is relevant:

P/17/0266/OA	New community of up to 6000 dwellings (C3 and C2, including a care home of use class C2) together with a district centre (comprising food store retail, non-food retail and other non-convenience/ comparison retail use); a village centre (comprising food store retail, non- food retail, a public house and other nonconvenience/ comparison retail use); commercial
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and employment space; general industrial use, warehousing space, a hotel, community uses, ancillary nursery; health centre and veterinary services; 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 substations; 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.

**Permission**

30 September 2021

P/22/0867/RM

Reserved matters for access, appearance, landscape, layout and scale for the creation of a north to south bridleway connection on the western side of Welborne including connections to existing public rights of way, the provision of a Car Park to support the use of Dashwood as a SANG, public right of way provision at Fareham Common and requisite utility connections to serve the first phases of development, including any associated hard and soft landscaping, drainage, construction access, engineering operations and earthworks including details pursuant to conditions 45 (Dashwood Car Park provision) and 56 (Work within 15m of the gas main).

**Approved**

15 December 2022

P/22/1020/RM

Reserved matters in relation to outline planning permission P/17/0266/OA: for access, appearance, landscape, layout and scale for the construction of haul roads and initial base course road carriageway related

to the delivery of initial phases of Welborne to the north of Knowle Road, including any associated drainage, soil movement, utility connections, substations, construction access, engineering operations and earthworks including details pursuant to conditions 13 (compliance with the Site Wide Biodiversity Enhancement Strategy), 16 (scale, materials, design and landscaping), 17 (levels), 19 (Contamination), 22 (CEMP), 27 (Surface Water Drainage), 28 (Ecology mitigation), 29 (Trees) and 56 (Crossing of the gas pipeline)

**Approved**

15 December 2022

P/23/1161/RM

Reserved Matters in relation to outline planning permission P/17/0266/OA, Land at Welborne for the layout, appearance and landscape for sections of the initial phases of road provision associated with planning permission P/22/1020/RM including any associated hard and soft landscaping, lighting, drainage, utility connections, construction access, engineering operations and earthworks, including Details Pursuant To Conditions 13 (Compliance With The Site Wide Biodiversity Enhancement Strategy), 16 (Scale, Materials, Design And Landscaping), 17 (Levels), 27 (Surface Water Drainage), 28 (Ecology Mitigation) and 34 (Access)

**Under consideration**

P/23/0213/RM

Application for reserved matters approval for the appearance, landscape, layout and scale for the creation of a foul pumping station and associated connections to the first phases of Welborne, including any associated hard and soft landscaping, drainage, utility connections, construction access, engineering operations and earthworks, including adjustments to footpath connections and drainage details associated with P/22/0867/RM and P/22/1020/RM, and details Pursuant To Conditions 13 (Compliance With The Site Wide Biodiversity Enhancement Strategy), 16 (Scale, Materials, Design And Landscaping), 17 (Levels), 19 (Contamination), 22 (CEMP), 27 (Surface Water Drainage), 28 (Ecology Mitigation) and 29 (Arboriculture) of P/17/0266/OA

**Approved**

16 August 2023

P/23/1175/RM Reserved matters pursuant to the outline Planning Permission P/17/0266/OA for the appearance, landscape, layout for the realignment of a section of Knowle Road, the provision of raised carriageway sections of Knowle Road, cycleway improvements, including any associated hard and soft landscaping, lighting, drainage, utility connections, construction access, engineering operations and earthworks, including Details Pursuant To Conditions 13 (Compliance With The Site Wide Biodiversity Enhancement Strategy), 16 (Scale, Materials, Design And Landscaping), 17 (Levels), 19 (Contamination), 22 (CEMP), 27 (Surface Water Drainage), 28 (Ecology Mitigation), 29 (Trees), 34 (Access).

**Under consideration**

P/23/1178/RM Reserved matters in relation to outline planning permission P/17/0266/OA, Land at Welborne, for the appearance, landscape, new access junctions to Knowle Road, cycleway improvements, including any associated hard and soft landscaping, lighting, drainage, utility connections, construction access, engineering operations and earthworks, including Details Pursuant To Conditions 16 (Scale, Materials, Design And Landscaping), 17 (Levels), 34 (Access).

**Under consideration**

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 2,800m<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, 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.  
10 January 2024

**Approved**

P/17/0266/DP/O

Detail Pursuant to Condition 11 (Neighbourhood Design Codes: Dashwood and Chesterfield) of Planning Permission P/17/0266/OA - 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 nonconvenience/ 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 substations; 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, Fareham

#### **Under consideration**

**P/17/0266/DP/Z**

Details Pursuant to Condition 39 (Neighbourhood Housing Statement) of planning permission P/17/0266/OA; Welborne - for Chesterfield (part) and Dashwood neighbourhoods only.

#### **Approved**

28 February 2024

### **6.0 Representations**

6.1 Two comments were received as a result of publicising the application as originally submitted:

6.2 One comment raising the following concerns:

- Not enough priority has been given to pedestrians and cycles;
- A pedestrian pavement alongside a segregated cycle path must be implemented for this to have any success;
- Where pavements cross roads, the road needs to be raised to slow cars down; Lip service being paid to pedestrians and cycles.

6.3 The second comment was received from The Fareham Society:

- The Society is pleased to see the attractive traditional house designs and a layout in which car parking is between houses and in garage courts rather than forward of houses and dominating the street scene.



This meets the standard that Buckland have said all long would be provided;

- The Society has one reservation on the layout; the housing fronting onto Knowle Road would require a wider verge in order to provide a feeling of spaciousness and allow for substantial trees to be planted;
- Whilst it is understood that over time Knowle Road will be subject to a 30 mph speed limit, there are concerns in the interim on the safety of houses fronting this road;
- The Society note the affordable housing provision, at just 8% does not meet the 10% requirement of the outline permission and there does not appear to be any breakdown of tenure split.

6.4 No further comments have been received as a result of publicising the amended plans.

## **7.0 Consultations**

EXTERNAL

### **Winchester City Council**

7.1 No objection

### **Scottish & Southern Electricity Network**

7.2 No objection. Further comments will be provided relating to any High Voltage Mains cables and Low Voltage Mains Cables

### **Scotia Gas Networks**

7.3 No objection. Safe digging practices must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used.

### **Portsmouth Water (Asset Network)**

7.4 No objection. Safe digging practices must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before mechanical plant is used.

### **Portsmouth Water (Catchment Management Team)**

7.5 No objection

### **Icosa Water**

7.6 The wastewater assets currently under construction are owned by Buckland Development and have been offered to Icosa Water for adoption.

#### **Southern Water**

7.7 No objection

#### **Hampshire County Council (Lead Flood Authority)**

7.8 Further information was requested. A revised Drainage Strategy Report (including Waste Water Strategy) has since been submitted and The Lead Flood Authority has no objection to the proposals.

#### **Hampshire County Council (Highways)**

7.9 No objection.

#### **Active Travel England**

7.10 No objection, subject to conditions

#### **Natural England**

7.11 Final comments awaited.

#### **Hampshire & Isle of Wight Constabulary (Designing Out Crime)**

7.12 A number of the concerns raised within the original consultation have been positively addressed in the revised proposal.

#### **INTERNAL**

#### **Ecology**

7.13 Further details requested in relation to ecological enhancements (which will be provided in a separate application for approval of details pursuant to the relevant condition on the outline planning permission).

#### **Environmental Health (Pollution)**

7.14 No objection

#### **Environmental Health (Contamination)**

7.15 No objection subject to condition

#### **Trees**

7.16 No objection

#### **Street Scene (Refuse and Recycling)**

7.17 No objection

## **Fareham Housing (Affordable Housing Delivery)**

- 7.18 The application provides an acceptable affordable housing mix when considered across the whole neighbourhood.

### **8.0 Planning Considerations**

- 8.1 The following matters represent the key material planning considerations which need to be assessed to determine the suitability of the development proposal. The key issues comprise:

- a) The principle of the development;
- b) Layout
- c) Scale
- d) Appearance
- e) Affordable Housing
- f) Cycling and car parking
- g) Refuse and recycling
- h) Landscaping and planting
- i) Onsite biodiversity
- j) Impact on habitat sites

#### a) The principle of the development

- 8.2 Outline planning permission for Welborne was granted in September 2021 under reference P/17/0266/OA. The Welborne application site includes land on the north and south sides of the existing Knowle Road.
- 8.3 The outline planning permission included the approval of a number of Parameter Plans, relating to open space and green infrastructure, access roads and junctions, application boundary, land use, building heights and density.
- 8.4 This application is made pursuant to Condition 16 of the outline planning permission which requires that;

*‘An application for the approval of the following reserved matters for any area within a neighbourhood (as defined in the Neighbourhoods Plan within the Strategic Design Code) shall be submitted to and approved in writing by the Local Planning Authority and shall include, where relevant:*

- *Scale and external appearance including layout of the development;*
- *Landscaping (hard and soft) including a landscape design showing the planting proposed to be undertaken, the means of forming enclosure, the materials to be used for paved and hard surfaces and an implementation plan;*

- *The design of all buildings and infrastructure, including details of materials to be used;*
- *Statement of compliance with Neighbourhood Design Code.'*

8.5 As detailed in the planning history section above the Strategic Design Code for Welborne was approved under reference P/17/0266/DP/I. The Strategic Design Code sets out the neighbourhoods at Welborne. This application relates to the first phase of residential development by Thakeham Homes within the Chesterfield neighbourhood. The submitted Chesterfield Neighbourhood Design Code is included for Members' consideration elsewhere on this Planning Committee agenda (application reference P/17/0266/DP/O).

8.6 Having considered the proposals against these design codes, Officers consider the proposal will deliver an exceptionally high-quality development, complying with both the Strategic Design Code and the technical checklist which forms part of the Chesterfield Neighbourhood Design Code. The following paragraphs explain in more detail how the proposals reflect and accord the relevant key components set out in the design codes.

b) Layout

8.7 The proposed density is approximately 31 dwellings per hectare, which accords with the approved Residential Density Parameter Plan and Structuring Plan.

8.8 The primary street known as Dashwood Avenue will pass through the neighbourhood, and buildings will predominantly front onto the street. Buildings will also predominantly front onto Knowle Road and Welborne Park. The proposal includes a number of tertiary streets which lead off Dashwood Avenue. These have been designed in accordance with the Welborne Streets Manual and include verges and trees. The street network will provide a strong landscape structure, allowing for visual and physical connectivity, including a green link (north/south), providing access from Dashwood Avenue to the proposed primary school to the north.

8.9 A number of vehicular accesses are proposed to serve the application site from the main primary road network (Dashwood Avenue). Two access points are proposed south of the application site off Knowle Road.

8.10 The proposed layout includes back-to-back garden blocks to the north of Dashwood Avenue and courtyard blocks to the south. The linear nature of the blocks presents opportunities for dual-aspect buildings to positively address key corners throughout the scheme.

- 8.11 Courtyard 'lanes' are proposed, with coach houses (flats over garages) above parking areas providing overlooking of frontage areas and passive surveillance. Courtyard blocks are also proposed which provide a strong built form frontage to Knowle Road with parking in the rear courts or to the side of buildings, allowing for front gardens.
- 8.12 There is pedestrian connection throughout the layout, overlooked by adjacent buildings, providing enhanced east to west permeability between southern courtyard parcels all the way through to Welborne Park.
- 8.13 There are a number of access ways to the rear of terraced dwellings in order to provide access to rear gardens. In response to the concerns raised by Hampshire Constabulary, it is not possible to remove these access paths altogether however these access ways would be gated and a detailed lighting strategy conforming to British Standard will be submitted in accordance with the outline planning permission.
- 8.14 The coach houses have a small area of defensible space delineated by a change in ground surface material to the front of each unit, opening onto courtyards or secondary roads.
- 8.15 A number of additional windows have been added to the houses to ensure that increased levels of natural surveillance are achieved. This could be over courtyard parking areas as well as simply down driveways between two homes. A high degree of natural overlooking of these areas helps in the designing out of crime.
- 8.16 The property garden depths meet the requirements of the Strategic Design Codes. The majority will have a minimum 11 metre garden depth; a small number have a minimum of 9-11 metres depth however whilst shorter in depth, they exceed the minimum area to ensure that there remains adequate amenity space for each unit. All homes have a minimum of 68 square metres.
- 8.17 In addition to garden depth and amenity areas, the layout ensures that there are acceptable levels of privacy by ensuring that there is adequate separation from neighbouring windows into gardens at close quarters. The only exception to this is the flank (western) elevation of plot T150. This wall forms the boundary to the end of the garden at plot T151 and has a stair window which overlooks the garden of T151. This relationship would give rise to a harmful impact upon the amenity of the garden to plot T151.
- 8.18 The applicant has sought to retain this stair window to enable natural light into the stairs of plot T150. This natural light does not outweigh the harm identified

to the amenity of the garden at plot T151 and as such it is recommended that the stair case window in plot T150 is conditioned to be fitted with obscure glass and be of a non-opening design. Obscure glazing will still allow for some degree of natural light into the stairwell whilst simultaneously protecting the amenity of plot T151.

- 8.19 A pocket green space has been proposed to the central part of the southern development parcel.
- 8.20 A green link is proposed running south to north from Knowle Road through the northernmost parcel where it will continue through to the Chesterfield Primary School site. This green link allows access through to Chesterfield Primary School and gives priority to pedestrians and cyclists.
- 8.21 A garden pavilion building, an example of what is referred to by the developer as a “point of delight”, has been incorporated in the boundary wall of Plot 65, fronting Welborne Park.

c) Scale

- 8.22 The majority of the properties proposed in this application are 2 storeys with a number of 2.5 storeys throughout the site and 3 storeys proposed facing onto Dashwood Avenue. There are a range of single storey ancillary buildings.
- 8.23 The proposal includes houses up to 3 storeys along Dashwood Avenue reflecting the heightened status of this primary street; elsewhere, buildings are typically 2 storeys with a few 2.5 storey houses proposed in key locations. This is in accordance with the approved Building Heights Parameters Plan and the Structure Plan approved under the outline planning permission and as echoed in the Strategic Design Code.

d) Appearance

- 8.24 The dwellings are proposed in Garden City Arts & Crafts and Queen Anne styles and material palettes. The dwelling designs are inspired by the early nineteenth -century developments in local towns and cities, in particular the well-designed suburbs of Winchester. The dwellings will have double-hung sash windows, Georgian/classical proportions, fanlights over formal panelled doors, architectural details such as classical window frames and string courses and symmetrical openings. These design features reflect the requirements set out within the Chesterfield Neighbourhood Design Code.
- 8.25 The proposed layout includes transition edges to Welborne Park to the west and Knowle Road to the south. The Strategic Design Code sets out that

these edges between neighbourhoods and other amenities need careful consideration and to ensure that there is a complementary relationship between adjoining neighbourhoods through street scene design, architecture and material choices. The Welborne Park edge is a location where the Chesterfield neighbourhood borders Dashwood neighbourhood, which have differing built form characteristics. As a result, the frontage at the northern end of Welborne Park will have a relatively uniform material palette treatment, with buildings in the two neighbourhoods built in a similar or complementary brick.

- 8.26 The Knowle Road frontage is where the Chesterfield neighbourhood borders Park Village East. It is intended that the design and material approach for this application will be reflected on the south side of Knowle Road so that there is a consistent design approach along the length of the street.
- 8.27 The front boundaries of the properties are predominantly planted with hedges with some railings present in appropriate locations such as those properties fronting onto Knowle Road and Dashwood Avenue.

e) Affordable Housing

- 8.28 The proposal includes two clusters of affordable housing, with eight dwellings in one cluster, and four in the other. The design and appearance of these dwellings is fully integrated with adjacent dwellings, creating a tenure blind scheme.
- 8.29 A Neighbourhood Housing Statement has been submitted pursuant to the relevant planning condition on the outline planning permission (application reference P/17/0266/DP/Z). This Statement covers the development in Dashwood neighbourhood and part of the Chesterfield neighbourhood. The statement has regard to the three planning applications for the development phases at Welborne, including this application by housebuilders Thakeham (reference P/23/1075/RM), as well as those of developers Pye (reference P/23/1074/RM) and C G Fry (reference P/23/1028/RM), which are located in both the Chesterfield and Dashwood neighbourhoods of Welborne. The Statement also has regard to the proposal from Buckland Development for the delivery of the Village Centre (reference P/23/1644/RM) – which is within Chesterfield neighbourhood.
- 8.30 Schedule 10 of the Section 106 Legal Agreement for the outline planning permission (reference P/17/0266/OA) states that not less than 10% of the total number of residential units in a neighbourhood shall be provided as affordable housing units '*unless otherwise agreed with the Borough Council*'.

- 8.31 Following discussions between the applicant and the Council, it has been agreed that a block of 14 affordable rented older person apartments would be delivered in the Village Centre (reference P/23/1644/RM). That older persons block will comprise 12 x one bedroom units and 2 x two bedroom units. This area will fall within the boundaries of the Chesterfield neighbourhood.
- 8.32 The delivery of 14 affordable rented units in the Village Centre will result in an over provision of affordable housing in this location, when related to the provision of dwellings as part of the Village Centre proposal. However, given the amenities to be provided at the Village Centre, this location has been negotiated with Fareham Housing as an acceptable location for the older persons units.
- 8.33 In light of this Village Centre over-provision the three reserved matters applications for the rest of phase 1, of which this application is one (along with the applications by C G Fry and Pye Homes), will deliver below 10% affordable housing, on the basis that the shortfall is addressed through the provision as part of the Village Centre proposals. In the case of this application 7.84% affordable units will be delivered comprising four rented and eight shared ownership dwellings. The Council's Affordable Housing Delivery Manager agrees with this approach and the ongoing delivery of affordable housing.
- 8.34 The tenure mix across the neighbourhoods will be approximately 50:50 affordable rent and shared ownership tenure split.
- 8.35 To ensure the creation of a mixed, integrated and socially inclusive community, the affordable housing will be developed to the same design and construction standards as the market housing (tenure blind).
- 8.36 The Affordable Housing Delivery Manager at Fareham Housing has been consulted during the course of the application and has stated that the application provides an acceptable affordable housing mix when considered across the whole neighbourhood.

f) Cycling and car parking

- 8.37 A variety of different car parking solutions are proposed, allowing the most convenient solution to be provided for individual homes, and minimising the impact of the car in streets with varying character.
- 8.38 As per the Strategic Design Code and the Welborne Design Guide Supplementary Planning Document (SPD), garages will not normally count towards overall parking provision.



- 8.39 The Strategic Design Code dictates that if a combination of allocated (eg. on plot) and unallocated spaces (eg. space in a verge) are planned for an individual dwelling, the overall parking provision required will achieve the allocated parking spaces requirement in terms of numerical spaces, if this approach had been taken.
- 8.40 In this proposal the one bedroom, two bedroom and three bedroom homes all meet the allocated parking standard. This is through the use of driveways, car barns and courtyard parking areas.
- 8.41 Some of the four bed houses which require three spaces however include the provision of a garage as their third space with two further spaces on a driveway or in a parking court. Consistent with the SDC these garages have not been counted as a parking space. The consequence of this is that the parking for these homes is provided through a combination of on plot provision through the use of driveways and a third space on the street.
- 8.42 Not every four bedroomed house requires this on street 'third' space. A number of these units have adequate driveway space to park three cars as per the parking standard and still include a garage. However, where there is a need for the 'on-street' spaces these are unallocated but have been designed to be as close to the house to which they serve as reasonably practicable when taking into account the other facets of the street design (drainage, trees, lighting, verges etc...).
- 8.43 Furthermore, so as to not reduce the quantum of visitor parking through the use of the on-street spaces as the 'third space' for the four bedroom homes, the number of visitor spaces provided also meets the parking standard for visitor parking (0.2 spaces per dwelling).
- 8.44 Buckland Development has prepared a phase 1 visitor parking plan to illustrate the combined extent of on street parking across all three housebuilder reserved matter areas. Some of the proposed on street parking spaces are to be provided along Dashwood Avenue and Knowle Road. This application therefore relies on the delivery of the parking along the primary road network at Welborne in order to provide adequate parking provision to service the development. The first phase as a whole provides more than the necessary visitor parking required for the overall number of units when measured against the Council's car parking standards.
- 8.45 The proposal includes fast electric vehicle (EV) charging sockets to all dwellings. Wall mounted EV charging points will be provided where there are

on-plot parking facilities, and EV charging posts will be provided to off-plot parking areas.

- 8.46 Cycle storage is proposed in-line with the Council's requirements.
- 8.47 The government's statutory consultee in relation to active travel, Active Travel England (ATE), recommend approval of the application subject to the walking/cycling infrastructure including works to the adopted highway, complying with the conditions set out in the outline planning application.

g) Refuse and recycling

- 8.48 For all houses, refuse and recycling bins will be stored within designated areas in rear gardens. All houses will be provided with secure, gated access to their rear garden. On collection day, householders will move their bins from the rear garden to the kerb side collection point.
- 8.49 Refuse and re-cycling storage for apartments will be provided in stand-alone, purpose built communal structures. Tracking drawings have been provided to demonstrate that a refuse vehicle can navigate the roads and rear courtyard blocks. Subject to the Highway Authority finding these sweep path plans acceptable and ensuring there is no conflict between the vehicle movements with boundaries, parking areas or at footpath crossing locations, the Council's Street Scene team are satisfied the refuse and recycling details and design approach are acceptable.

h) Landscaping and planting

- 8.50 The landscape and planting strategy accords with the Chesterfield Neighbourhood Design Code, namely:
- Tree planting, verges, hedge-lined frontages and open spaces that respond to the woodland character. The mature woodland context contributes to a verdant setting for the dwellings.
  - The proposal supports the Welborne Garden Village vision for tree-lined streets, which are designed to accord with the Street Design Manual.
  - The green link to Chesterfield Primary School will be lined with trees.
  - A pocket park has been incorporated into the layout which will contribute to an attractive outlook for the dwellings sited around it, with

flexible opportunities for informal play and amenity. The homes that front this park have a harder, railing frontage to ensure delineation between the public and private realms.

- Frontages alongside streets are defined with hedges and garden spaces. Narrower frontages comprise planting or paving.

8.51 The proposed hard landscaping palette is in accordance with the Chesterfield Neighbourhood Design Code and the Welborne Streets Manual.

8.52 Primary frontages to dwellings are consistently defined with hedgerows. Parking courts and rear garden boundaries visible from the street comprise brick walls with detailing including climbing plants for wildlife benefit and visual amenity. Rear garden fences adjoining parking courts shall be secured with capped close-board timber fencing, while traditional woven panels will be erected to separate gardens.

8.53 So called “points of delight” have been incorporated into the proposal, including a garden pavilion building incorporated in the boundary wall of plot 65, fronting Welborne Park. Other points of delight include a pocket park surrounded by houses and a blossom tree green link ‘Flora Walk’ from Dashwood Avenue to the primary school site to the north.

8.54 The landscape proposals are considered high quality and accord with the approved details within the Open Space and Green Infrastructure Parameter Plan.

i) Onsite biodiversity

8.55 The land currently has little biodiversity value. The proposed development enables the opportunity to enhance the biodiversity value of the land. This reserved matters application proposes to increase biodiversity within the residential parcels through a range of enhancements, including:

- Flowering lawns with naturalised bulb planted along street verges, communal gardens and communal gardens;
- Residential gardens to feature a fruit tree;
- Artificial nesting sites or birds and roosting site for bats;
- Native tree and hedgerow planting and street trees;
- Fences will aim to feature hedgehog highways and small mammal holes.

- 8.56 The Council's Ecologist has requested further details to support ecological enhancement requirements of the development which are being sought through a details pursuant application currently being considered (reference P/17/0266/DP/R).
- 8.57 In light of the biodiversity enhancements proposed, the details meet the requirements of Policy WEL31 of The Welborne Plan.

j) Impact on habitat sites

- 8.58 The Solent is internationally important for its wildlife. Each winter, it hosts over 90,000 waders and wildfowl including 10 per cent of the global population of Brent geese. These birds come from as far as Siberia to feed and roost before returning to their summer habitats to breed. There are also plants, habitats and other animals within The Solent which are of both national and international importance.
- 8.59 In light of their importance, areas within The Solent have been specially designated under UK/ European law. Amongst the most significant designations are Special Protection Areas (SPA) and Special Areas of Conservation (SAC). These are referred to as National Site Network (NSN) sites. As well as sites in The Solent, other NSNs are located within the New Forest.
- 8.60 Regulation 63 of the Habitats and Species Regulations 2017 provides that planning permission can only be granted by a 'Competent Authority' if it can be shown that the proposed development will either not have a likely significant effect on designated sites or, if it will have a likely significant effect, that effect can be mitigated so that it will not result in an adverse effect on the integrity of the designated sites. This is done following a process known as an Appropriate Assessment. The Competent Authority is responsible for carrying out this process, although they must consult with Natural England and have regard to their representations. The Competent Authority is the Local Planning Authority.
- 8.61 A so called "Shadow" Appropriate Assessment (AA) and Nitrogen Budgets Supporting Information document has been submitted with the application to aid the Council in its role as Competent Authority when carrying out the Appropriate Assessment. Natural England in consultation to the application indicated that the originally submitted Shadow Appropriate Assessment lacked information relative to the impact of the development on the New Forest Designated Sites and the Nitrate Mitigation package.

- 8.62 The applicant has since submitted a revised Shadow Appropriate Assessment to address the concerns of Natural England. This Council has also completed its own Appropriate Assessment to assess the likely significant effects of the development on the HS concluding that there are no likely significant effects either alone from this development or in combination with other developments. The Council agrees with the findings in the applicants' Shadow Appropriate Assessment and has, therefore, adopted the applicants' Shadow Appropriate Assessment as its own. The key considerations for the assessment of the likely significant effects in the adopted Assessment are set out below.
- 8.63 Firstly, in respect of Recreational Disturbance, the development is within 5.6km of The Solent SPAs and is therefore considered to contribute towards an impact on the integrity of the Solent SPAs as a result of increased recreational disturbance in combination with other development in The Solent area. The applicant is providing on site SANG across the Welborne site, secured through the Outline Planning Permission to mitigate against this impact alongside a proportionate contribution to the Solent Bird Aware project.
- 8.64 In addition to the above and since the grant of outline planning permission, research undertaken by Footprint Ecology has identified that planned increases in housing around the New Forest designated sites will result in a marked increase in use of the sites and exacerbate recreational impacts. It was found that the majority of visitors to the New Forest designated sites on short visits/day trips from home originated from within a 13.8km radius of the sites referred to as the 'Zone of Influence' (ZOI). The site does not fall within the ZOI, however, is located within the buffer zone of 15km from the edge of the New Forest NSN and therefore, there is a need for the New Forest NSN sites to be included in the Appropriate Assessment.
- 8.65 Natural England's response to the consultation on the application and the initially submitted Shadow AA has stated that, whilst significant levels of onsite green infrastructure are to be provided at Welborne, which would address the impacts of the development "alone" on the New Forest NSN sites, there is still likely to be other residual trips "in combination" with other sites. Natural England has therefore suggested that, in addition to the onsite green infrastructure, full contributions should also be sought in accordance with the Council's adopted interim solution for managing the impacts upon the New Forest.
- 8.66 The Council's Interim solution does not include the additional ZOI of up to 15km sites and as such the methodology for calculating the per-dwelling contribution based on development pressures in the ZOI are likely to be different. The revised Shadow Appropriate Assessment sets out in detail how the green spaces on site will over-provide against the required SANG

standards for the early residents at Welborne and that significant, high quality green infrastructure is to be provided on the site close to the first homes and is phased for delivery such that, by the time the critical mass of population is reached whereby the provided SANG is needed to function for its intended purpose, other green infrastructure will be in place. The Council agrees with the conclusions of the Shadow Appropriate Assessment that the provision of on site, high quality open space will fully mitigate the impacts of the development upon the New Forest NSN sites both alone and in combination with other plans and projects. The Council therefore, considers that a contribution is not required as well and considers this a suitable level of mitigation.

- 8.67 Secondly in respect of the impact of the development on water quality as a result of surface water and foul water drainage, Natural England has highlighted that there is existing evidence of high levels of nitrogen and phosphorus in parts of The Solent with evidence of eutrophication. Natural England has further highlighted that increased levels of nitrates entering The Solent (because of increased amounts of wastewater from new dwellings) will have a likely significant effect upon the NSN. When considered alone and in the absence of mitigation the proposal will increase nitrogen loading to the water environments. However, as set out within the Shadow Appropriate Assessment, the proposed nitrogen loading from the development of the application site when assessed together with the agricultural land taken out of agricultural use will ensure that the impacts are neutralised.
- 8.68 The areas of land that have been calculated as necessary to cancel out the additional loading generated by the new residential development within the Reserved Matter Application is shown in paragraph 6.10 of the Shadow AA (paragraph 6.6 of the Shadow AA shows all of the land identified to be removed from agricultural use to address all three housebuilder Reserved Matter Applications). A suitably worded planning condition will provide certainty that the identified land will be secured as nitrate mitigation land should further development not come forward.
- 8.69 As indicated above, the Council has adopted the applicants' Shadow Appropriate Assessment. The Habitat Regulations require the Council as Competent Authority to have regard to the advice of Natural England and the advice provided. The Council is entitled to place considerable weight on the opinion of Natural England, as the expert national agency with responsibility for oversight of nature conservation, and ought to do so absent good reason not to. In this case, however, the Council is of the view that there are good and cogent reasons to depart from Natural England's initial advice regarding the requirement for a financial contribution which are set out above and within

the Council's Shadow Appropriate Assessment. The Council is awaiting a response from Natural England on the Shadow Appropriate Assessment.

**9.0 Summary**

- 9.1 This application is one of the first residential parcels for Welborne. The exceptionally high standard of design proposed in this application will set a precedent for the detailed quality and design approach expected for future development. The reserved matters application accords with the requirements set out on the outline planning permission and the policies of The Welborne Plan, in addition, to the Design Codes, Streets Manual and the approved site-wide Housing Strategy.

**10.0 Recommendation**

- 10.1 Subject to consideration of any comments received from Natural England in response to the consultation on the Council's Appropriate Assessment and consideration of any additional conditions or modifications to the proposed conditions that they may recommend.

THEN

- 10.2 **APPROVE RESERVED MATTERS**, subject to the conditions to be provided within the Update Report to Committee.

THEN

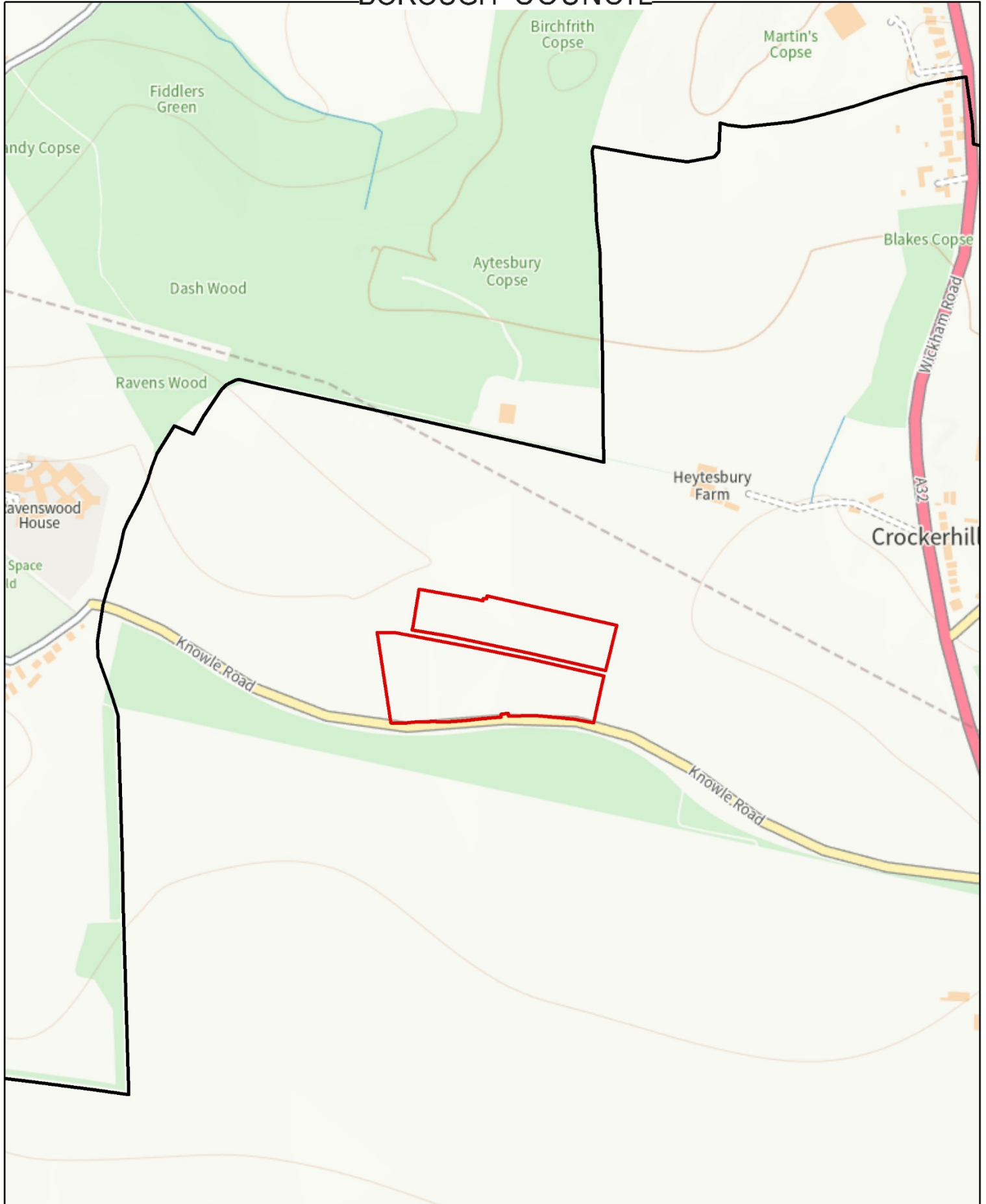
- 10.3 DELEGATE authority to the Head of Planning to make any necessary modification, deletion or addition to the proposed conditions.

**11.0 Background Papers**

- 11.1 Application documents and all consultation responses and representations received as listed on the Council's website under the application reference number, together with all relevant national and local policies, guidance and standards and relevant legislation.

# FAREHAM

BOROUGH COUNCIL



Chesterfield Neighbourhood  
Welborne, Land North of Fareham  
Scale 1:7,000



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