

SUPPLEMENTARY AGENDA PLANNING COMMITTEE

Date: Wednesday, 27 January 2021
Time: 10.00 am
Venue: Microsoft Teams Virtual Meeting

5. Development Management

Planning Applications – P/17/0266/OA – WELBORNE LAND NORTH OF FAREHAM.

PROPOSAL: 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, 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.

6. UPDATE REPORT (Pages 1 - 4)



P GRIMWOOD
Chief Executive Officer
Civic Offices
www.fareham.gov.uk
26 January 2021

**For further information please contact:
Democratic Services, Civic Offices, Fareham, PO16 7AZ
Tel:01329 236100
democraticservices@fareham.gov.uk**

UPDATES

For Committee Meeting to be held on 27/01/2021

Fareham East, Fareham North

P/17/0266/OA

Welborne, Land North of Fareham.

Introduction:

To help Members identify the appendices in the hard copy agenda papers, the following pages numbers are identified to help:

- Appendix A from page 198;
- Appendix B from page 262;
- Appendix C from page 306; and
- Appendix D from page 310

Consultations:

Portsmouth City Council: No comment

Forestry Commission: Comments:

- We include information on the potential impacts the development may have on ancient woodland

Portsmouth Water: Comment:

- Our previous representation dated August 2019 remains valid

Highways England:

- No objections

British Horse Society:

- Similar issues raised to those in 7.43 of the agenda.

Southern Water: Comment:

- No discharge of foul sewerage from the site shall be discharged into the public system until offsite drainage works to provide sufficient capacity within foul network to cope with additional sewerage flows are complete.
- Conditions as per our previous consultation response

Representations:

1 additional letter with comments:

- Get on with it so Fareham has a firm base to work from instead of being rendered invalid due to delays at Welborne and government changing the rules.

16 further letters of objection have been received since the publication of the main agenda report including those from The Fareham Society and The Knowle Residents Association. These letters cover the issues already summarised in the main report plus:

Viability:

- What is highlighted by the current situation are the problems associated by development of this type and scale in a location where the development is dependent on major infrastructure and the associated costs
- Affordable housing takes the hit but what is next? Schools, shopping centre, business park, health facility and so on...there appears to be no contingency to absorb further future issues.
- The degree of movement away from the provisions of the Welborne Plan on these important housing matters at this stage, as well as when the application was first before the Council, is of great concern
- It is crucial that at the Viability Review Stages the Council commissions a robust assessment of the case put forward by the applicant.
- Fail to see in a period of increased national debt why the tax payer should be contributing close to £50 million for work to the M27 that would not be needed other than for this development, this work if Buckland feel the need to build should be meet by them not the tax payer

Housing:

- The standards and quality of the housing within the Welborne development is at risk of being compromised
- The proposed changes in the balance and timings of introducing the social housing complement within Welborne will risk undermining the future social cohesion of this development

Biodiversity:

- The HRA needs to be completed by the LPA not the applicant
- Agree with NFDC requesting site specific and in combination effects that may be identified in the HRA
- Water usage restriction to 110l per person per day needs to be a condition

Utilities:

- Southern Water cannot calculate sewage and waste water issues because they have not been provided with the required plans with detail.
- Surely, at the very outset, major road issues, sewage and water provision and water runoff issues should have been addressed?

Transport:

- Please ensure there is a two way traffic free cycle way linking the development to Fareham town centre
- Is there any assurance that traffic will not increase in old Turnpike

Landscape Impact:

- Object to having to drive through this development to gain access to Knowle Village

Planning Balance:

- Much now stands upon the timely provision of housing at Welborne to ensure that other areas of the Borough remain under less threat of development. There are threats imposed by the absence of a 5-year housing land supply on the proper planned development of the Borough

Planning Considerations:

The main agenda addresses all the issues raised in the additional representations received.

Regarding the consultation comments from the British Horse Society, whilst the Society continues to identify some issues about some aspects of the proposals for equestrian access within and around the development site, both generally and regarding the specific issue of connecting the proposed bridleway across Fareham Common with the rest of the network to the north of the M27, these concerns are being addressed where possible within the Rights of Way schedule of the s106 agreement.

Recommendation:

In light of the recent changes to the Use Classes Order, condition 07 of the recommendation is amended to remove reference to specific Use Classes as follows:

07 The development for the following uses will not exceed:

- **3,200m² of food store retail;**
- **3,500m² of non-food retail;**
- **3,300m² of other non-convenience/comparison retail use, financial and professional services, restaurant and cafes, drinking establishments, and hot food takeaway;**
- **30,000m² of commercial and employment namely as of offices, research and development or other industrial process;**
- **35,000m² of general industrial use;**
- **40,000m² of warehousing space for storage or distribution.**

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. In the interest of protecting the vitality and viability of Fareham Town Centre and other surrounding centres in Fareham and surrounding Districts.

The following additional condition is added to the recommendation:

- 73. Notwithstanding the provisions of any Schedule of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification, the premises identified for such uses as stated in condition 07 shall only be used for those purposes.**

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. In the interest of protecting the vitality and viability of Fareham Town Centre and other surrounding centres in Fareham and surrounding Districts.