

AGENDA FOR THE EXECUTIVE

Date: Monday, 11 January 2016

Time: 6.00 pm

Venue: Collingwood Room - Civic Offices

Executive Members:

Councillor S D T Woodward, Policy and Resources (Executive Leader)

Councillor T M Cartwright, MBE, Public Protection (Deputy Executive Leader)

Councillor Miss S M Bell, Leisure and Community

Councillor K D Evans, Planning and Development

Councillor Miss T G Harper, Streetscene

Councillor Mrs K Mandry, Health and Housing



1. Apologies for Absence

2. Minutes (Pages 1 - 8)

To confirm as a correct record the minutes of the meeting of Executive held on 7 December 2015.

3. Executive Leader's Announcements

4. Declarations of Interest

To receive any declarations of interest from members in accordance with Standing Orders and the Council's Code of Conduct.

5. Petitions

6. Deputations

To receive any deputations, of which notice has been lodged.

7. Minutes / References from Other Committees

To receive any reference from the committees or panels held.

Matters for Decision in Public

Note: Where an urgent item of business is raised in accordance with Part 3 of the Constitution, it will be considered with the relevant service decisions as appropriate.

8. Planning and Development

Key Decision

(1) Welborne Design Guidance Supplementary Planning Document - for Adoption (Pages 9 - 124)

A report by the Director of Planning and Regulation.

9. Policy and Resources

Key Decision

(1) Finance Strategy, Capital Programme, Revenue Budget and Council Tax 2016/17 (Pages 125 - 162)

A report by the Director of Finance and Resources.

10. Policy and Resources / Leisure and Community

Key Decision

(1) Purchase of Land at Wynton Way (Pages 163 - 168)

A report by the Director of Finance and Resources and Director of Operations.

P GRIMWOOD
Chief Executive Officer

www.fareham.gov.uk

1 January 2016

**For further information please contact:
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FAREHAM

BOROUGH COUNCIL

Minutes of the Executive

(to be confirmed at the next meeting)

Date: Monday, 7 December 2015

Venue: Collingwood Room - Civic Offices

Present:

Councillor S D T Woodward, Policy and Resources (Executive Leader)
T M Cartwright, MBE, Public Protection (Deputy Executive Leader)
Miss S M Bell, Leisure and Community
K D Evans, Planning and Development
Miss T G Harper, Streetscene
Mrs K Mandry, Health and Housing

Also in attendance:

Councillor B Bayford, Chairman of Health and Housing Policy Development and Review Panel
Mrs P M Bryant, Chairman of Licensing and Regulatory Affairs Committee
Mrs M E Ellerton, Chairman of Public Protection Policy Development and Review Panel
Mrs C L A Hockley, Chairman of Leisure and Community Policy Development and Review Panel
L Keeble, Chairman of Streetscene Policy Development and Review Panel
T G Knight, Chairman of Audit and Governance Committee, For item 11(2) and 11(6)



A Mandry, Chairman of Planning and Development Policy Development and Review Panel, for item 8(1) and 11(6)

D C S Swanbrow, Chairman of Scrutiny Board

Mrs K K Trott, for item 11(3)

C J Wood, for item 8(1), 11(2) and 11(6)

1. APOLOGIES FOR ABSENCE

There were no apologies given for this meeting.

2. MINUTES

RESOLVED that the minutes of the meeting of the Executive on the 02 November 2015 be confirmed and signed as a correct.

3. EXECUTIVE LEADER'S ANNOUNCEMENTS

The Executive Leader updated Members on the Promenade to the east of Hill Head Sailing Club which has been under close supervision by the Eastern Solent Coastal Partnership, on behalf of Fareham Borough Council, following recent serious damage to and deterioration of the sea defence in this location.

The Council is working with contractors to consider options to resolve this issue. At this early stage it is not clear when the promenade will be reopened, but Fareham Borough Council are working to make this happen as soon as possible once potential health and safety risks to the public have been managed. The Council is sorry for any inconvenience caused and has erected safety fencing to protect the public from harm.

The local community will understand that this section of sea defences has been troublesome for many years, and was significantly repaired in 2005 and 2014. Fundamentally it has reached the end of its working life. The various repairs undertaken by Fareham Borough Council have enabled the promenade to remain open, but these cannot have been expected to reverse the overall deterioration of the wall. The situation is not helped by the historically low beach levels at Hill Head which no longer afford the seawalls natural protection.

The Executive Leader confirmed that the Council is already planning to consider priorities for investment in coastal defences within the Borough, in the context of the recently approved Portchester – River Hamble Coastal Strategy, early in the New Year. The urgent consideration of options for the Hill Head foreshore will be progressed in the context of this wider review.

4. DECLARATIONS OF INTEREST

Councillor Mrs K Mandry declared a Pecuniary Personal Interest for item 8(1) – Youth Services Review, as she is a Trustee of Crofton Youth Project.

Councillor A Mandry declared a Pecuniary Personal Interest for item 8(1) – Youth Services Review, as he is a Trustee of Crofton Youth Project.

Councillor C J Wood declared a Non-Pecuniary Personal Interest for item 11(2) and 11(6) – Disposal of Land at Daedalus and Relocation of Allotments at Daedalus, due to the proximity of his parents' house to the Daedalus site.

5. PETITIONS

There were no petitions submitted at this meeting.

6. DEPUTATIONS

The Executive received a deputation from Robert Tutton in relation to item 10(1) – Fareham Borough Design Guidance Supplementary Planning Document (excluding Welborne).

The Executive Leader agreed to bring this item for consideration forward on the agenda.

7. MINUTES / REFERENCES FROM OTHER COMMITTEES

There were no references from other Committees given at this meeting.

8. LEISURE AND COMMUNITY**(1) Youth Services Review**

At the invitation of the Executive Leader, Councillors A Mandry and C J Wood addressed the Executive on this item.

Councillor Mrs K Mandry declared a Pecuniary Personal Interest on this item as she is a Trustee of Crofton Youth Project. Councillor Mrs K Mandry then left the room and did not take part in the discussions on this item.

Before addressing the Executive, Councillor A Mandry declared a Pecuniary Personal Interest as he is a Trustee of the Crofton Project. After addressing the Executive, Councillor A Mandry left the room and was not present for the discussion on this item.

RESOLVED that the Executive approves:

- (a) the establishment of a 'Youth Activities Fund' to support open access youth services in Fareham Borough Council, as detailed in option 2 paragraph 17; subject to confirmation of Hampshire County Council's decision on future funding for youth services in Fareham;
- (b) that the estimated £30,000 saving resulting from the reorganisation of the Leisure & Community staff restructure be allocated to the Youth Activities Fund;
- (c) a review of the current Community Fund Grant scheme to consider local groups and organisations to submit one off bids for running costs;
- (d) that further consideration is given to the opportunity to provide a Mobile Youth Resource, as detailed in option 4 at paragraph 17 of the report, and that a report on this opportunity is presented to a future meeting of the Executive; and

- (e) that the current arrangements for the Youth Council are dissolved and replaced with the new 'Y-CAT' arrangements as the new way of engaging with young people in the Borough of Fareham.

9. POLICY AND RESOURCES

- (1) Award of Contract - Cleaning Services

RESOLVED that the Executive agrees to award the contract to the contractor ranked in 1st position (as set out in confidential appendix A) being the best price quality ratio tender received.

10. PLANNING AND DEVELOPMENT

- (1) Fareham Borough Design Guidance Supplementary Planning Document (excluding Welborne) for Adoption

The comments of the deputation were taken into account in considering this item (see minute 6).

RESOLVED that the Executive:

- (a) notes the consultation comments received on the Draft Fareham Borough Design Guidance Supplementary Planning Guidance (excluding Welborne) and agrees the proposed Council responses as set out in Appendix A to the report; and
- (b) adopts the Fareham Borough Design Guidance Supplementary Planning Document (excluding Welborne) as set out in Appendix B to the report with effect from Monday 21 December 2015.

11. POLICY AND RESOURCES

- (1) Lease of Part of the Civic Offices to Community Rehabilitation Company

RESOLVED that the Executive:

- (a) approve the heads of terms provisionally agreed with Hampshire and Isle of Wight Community Rehabilitation Company; and
- (b) delegated authority to the Director of Finance and Resources, in consultation with the Executive Leader, to agree final terms, if required.

- (2) Disposal of Land at Daedalus

At the invitation of the Executive Leader, Councillors C J Wood and T G Knight addressed the Executive on this item.

Before addressing the Executive, Councillor C J Wood declared a Non-Pecuniary Personal Interest due to the close proximity of his parents' property to the Daedalus site.

RESOLVED that the Executive:

- (a) approves the draft Heads of Terms, as set out in confidential Appendix A to this report;
 - (b) delegates authority to the Director of Finance and Resources in consultation with the Executive Member for Policy and Resources to agree the detailed terms, as appropriate; and
 - (c) agrees to reinvest the proceeds of the disposal of land under this agreement into the delivery of actions that support the Vision for Daedalus, including the airport, the business park and the open space.
- (3) Finance Monitoring Report 2015/16

At the invitation of the Executive Leader Councillor Mrs K K Trott addressed the Executive on this item.

RESOLVED that the report on revenue and capital budget monitoring be noted.

- (4) Treasury Management Monitoring Report 2015/16

RESOLVED that the treasury management monitoring report for 2015/16 be noted.

- (5) Training for Defibrillators in Fareham

RESOLVED that the Executive approves:

- (a) the provision of up to four CPR (Cardiopulmonary Resuscitation) and defibrillator training sessions to be facilitated by the Council's Facilities Manager and delivered to core staff or users from those community centres securing a defibrillator;
 - (b) the allocation of £150 for purchase of one additional battery for use in training sessions;
 - (c) the allocation of a maximum of 70 hours in total (5 hours per community centre) for Building Services to install any cabinet required to house the defibrillators; and
 - (d) the allocation of a maximum of £7,020 to purchase up to 13 secure coded cabinets for those community centres intending to install their defibrillator externally.
- (6) Relocation of Allotments at Daedalus

At the invitation of the Executive Leader, Councillors A Mandry, C J Wood and T G Knight addressed the Executive on this item.

Before addressing the Executive, Councillor C J Wood declared a Non-Pecuniary Personal Interest due to the close proximity of his parents' property to the Daedalus site.

RESOLVED that the Executive:

- (a) supports in principle the proposed site for the relocation of the allotments and confirms the provisionally agreed Heads of Terms for a lease from Basil Baird (Fareham) Ltd as set out in the confidential Appendix A;
 - (b) delegates authority to the Director of Finance & Resources to conclude the lease of land for allotment provision; and
 - (c) delegates authority to the Director of Operations, in consultation with the Director of Finance and Resources and the Executive Leader, to agree the final specification of the allotment layout.
- (7) Recording Customer Satisfaction

RESOLVED that the Executive agrees to replace the Residents' Survey with quarterly customer satisfaction surveys, focusing on service areas that have been through a Vanguard intervention.

(The meeting started at 6.00 pm
and ended at 7.20 pm).

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 11 January 2016

Portfolio:	Planning and Development
Subject:	Welborne Design Guidance Supplementary Planning Document - for Adoption
Report of:	Director of Planning and Regulation
Strategy/Policy:	Local Plan: Adopted Core Strategy (August 2011) & Local Plan Part 3: The Welborne Plan (June 2015).
Corporate Objective:	Plan for the development of Welborne, a new sustainable community to the north of Fareham which achieves high environmental and design standards and provides a wide range of transport choices.

Purpose:
To approve the Welborne Design Guidance Supplementary Planning Document for adoption.

Executive summary:
The adopted Local Plan Part 3: The Welborne Plan highlighted this Council's intention to produce Supplementary Design Guidance. The aim of the Design Guidance is to set out how policy requirements within the Welborne Plan, particularly relating to design, can be met.

By providing more detailed guidance on the Council's design aspirations for Welborne, and the documents that will need to accompany planning applications, the Design Guidance will assist site promoters/ applicants in the preparation of their planning applications. The Guidance also provides greater clarity for the local Community and other interested parties about the design quality which should be achieved at Welborne.

The Design Guidance will be an essential Development Management tool and a material planning consideration against which planning applications at Welborne will be considered.

Recommendation:
That the Executive:

- (a) notes the consultation comments received on the Draft Welborne Design Guidance Supplementary Planning Document and agrees the responses to the representations as set out in Appendix A to the report; and
- (b) adopts the Welborne Design Guidance Supplementary Planning Document as set out in Appendix B to the report with effect from 25th January 2016.

Reason:

To enable the Welborne Design Guidance Supplementary Planning Document to be adopted and afforded due weight as a material consideration in the determination of the planning applications.

Cost of proposals:

There are no direct financial implications arising from this report.

Appendices:

A: Summary of comments received and proposed responses.

B: Welborne Design Guidance Supplementary Planning Document – Proposed for Adoption

Reference paper:

The Local Plan Part 3: The Welborne Plan (June 2015)

FAREHAM

BOROUGH COUNCIL

Executive Briefing Paper

Date:	11 January 2016
Subject:	Welborne Design Guidance Supplementary Planning Document - for Adoption
Briefing by:	Director of Planning and Regulation
Portfolio:	Planning and Development

INTRODUCTION

1. The National Planning Policy Framework places good design at the heart of the planning system and emphasises that design which makes places better for people, is central to the planning system's core objective of sustainable development.
2. The Local Plan Part 3: The Welborne Plan highlighted this Council's intention to produce a Welborne Design Guidance Supplementary Planning Document to amplify the policies within the adopted plan.
3. The National Planning Policy Framework supports the use of Supplementary Planning Documents (SPDs) when they can help applicants make successful planning applications or aid infrastructure delivery.
4. Once adopted, the Welborne Design Guidance SPD will be a material planning consideration for decision-making purposes and will be used to assess the acceptability of planning applications for Welborne.
5. It should be stressed that the Guidance does not introduce new policies or rigid standards that might stifle the design process, but rather seeks to inspire and guide planning application proposals. The Guidance sets out design principles that strike a balance between providing flexibility for alternative solutions to be considered, whilst ensuring the delivery of high quality development.

PURPOSE AND CONTENT OF THE GUIDANCE

6. The Welborne Design Guidance SPD is effectively split into two parts.
7. The first part identifies the key plans and documents required by the policies of the Welborne Plan that need to be submitted with planning applications. These plans and documents include: the Structuring Plan, Comprehensive Masterplans, Design Codes, an Infrastructure Delivery Plan and Phasing Plan. These documents will be fundamental in ensuring that Welborne is of a high quality design, and comes forward in a properly planned comprehensive manner. It is essential that site promoters/ applicants demonstrate clearly through these key supporting documents how these fundamental objectives will be achieved.
8. The second part of the SPD provides more detailed guidance on the design principles for development at Welborne, grouped under seven different areas. These are:

9. **The Overall Character of Welborne and Character Areas** - stressing the need to create an 21st Century Garden Community character, together with guidance on how to respond to the different landscape characteristics on the site to achieve development which is sensitive to its context.
10. **Green Infrastructure** - emphasising the importance of green infrastructure in the development and providing guidance on the design of the central park, corridors and connections, structural landscaping, settlement buffers and development which adjoins green infrastructure.
11. **Access and Movement** - providing guidance for the streets and footpaths within the development to ensure a well-connected development, with an emphasis on providing high quality public transport and encouraging sustainable forms of transport.
12. **Residential Areas** – setting out design principles for residential development including guidance on layout, scale, car parking design, storage requirements, and climate change mitigation, to ensure a high-quality design of residential environment is achieved.
13. **Employment Area** – setting out design principles for the main employment area alongside the M27 motorway, to ensure a positive impression of the development when viewed from both within and outside the site.
14. **District and Local Centres and Community Hub** – setting out the design criteria for the District, Local Centres and Community Hub to create vibrant centres to meet the everyday needs of residents, linked by public transport and attractive to use.
15. **School Sites** – establishing design principles for the development of schools within Welborne to ensure that they function well in the community.
16. Meeting the policies of the Local Plan Part 3: The Welborne Plan, and following the guidance contained within this SPD, will provide greater certainty to site promoters/ applicants as to the type and form of development that is likely to be considered acceptable by this Council. Furthermore, whilst the plan boundary for Welborne crosses different land-ownership interests, the design principles within the SPD will help to ensure consistency of design quality across the site as a whole.

STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)

17. The Planning Practice Guidance states that when producing a Supplementary Planning Document an SEA may be required in exceptional circumstances. The design guidance expands upon policies within the relevant adopted local plans (LP1 and LP3) which have undergone Sustainability Appraisals as part of their respective examination processes and have been found to have positive effects. Furthermore, the design guidance SPD relates to design and other qualitative criteria for development. The Council is therefore of the opinion that an SEA is not required.

CONSULTATION

18. The draft Welborne Design Guidance SPD was consulted on for a period of 6 weeks from 25th June 2014 to 6th August 2014. This was in compliance with the Planning Practice Guidance and Regulation 12 of The Town and Country Planning (Local Planning) (England) Regulations 2012. The Council received 12 responses to the draft SPD from a variety of sources. In addition to this, the Council also engaged the South East Design Review Panel to critique the document. A table containing a summary of all of the issues raised and the Council's response to them can be seen in Appendix A to this report.

RISK ASSESSMENT

19. There are no significant risk considerations in relation to this report.

CONCLUSION

20. The Welborne Design Guidance SPD, as set out in Appendix B, will amplify the policies of the adopted Local Plan Part 3: The Welborne Plan to ensure the delivery of a new community at Welborne which is well planned and of a high quality design.
21. It is recommended that the Executive approve the Welborne Design Guidance SPD for adoption.

Appendix A: Summary of Consultation Representations

Ref.	Name of Respondent	Document Paragraph	Details of Representation	How Representations Have Been Taken into Account
WDG001	Environment Agency	General	Document looks at opportunities and overcoming constraints.	Comment noted-no changes needed.
WDG001	Environment Agency	Ch.2	Welcome inclusion of Strategic Framework Diagram illustrating green infrastructure and large number of strategic green corridors linking the site to existing settlements.	Comment noted-no changes needed.
WDG001	Environment Agency	Ch.7	Pleased to note that sustainable urban drainage systems will be incorporated into open space and green infrastructure. These should be designed at an early stage. Should not be retrofitted.	No action needed. Para 9.26 of the Welborne Plan sets out the requirement for a Sustainable Urban Drainage Systems Strategy to be submitted with outline planning applications, which will ensure that Sustainable Urban Drainage Systems are considered at an early stage.
WDG001	Environment Agency	Ch.3	Pleased to note that the Structuring Plan will need to include the location of strategic utilities infrastructure including the disposal of foul water.	Comment noted-no changes needed.
WDG002	Standing Conference	Ch. 2&3	The document needs to reflect the much wider context of the site and include major features such as the South Downs National Park & Forest of Bere.	The Green Infrastructure and Access & Movement chapters have been amended to refer to important destinations in the wider context with reference to green infrastructure corridors and links.
WDG002	Standing Conference	Ch. 2&3	Greater degree of realism re land budget to ensure that sustainable urban drainage systems (SUDS) can be provided.	No changes proposed. The Welborne Design Guidance does not set a land-budget; it sets out ways in which the requirements of the Welborne Plan can be achieved.
WDG002	Standing Conference	Ch.2&3	Green space objectives need to be prioritised.	No changes proposed. The Welborne Plan sets out the minimum requirements for Welborne Green Infrastructure at Policy WEL29. The Council expects all the Green Infrastructure to be provided and therefore a priority order is not required.

Ref.	Name of Respondent	Document Paragraph	Details of Representation	How Representations Have Been Taken into Account
WDG002	Standing Conference	2.4	<p>Section 2.4 should be amended to include the following list of priorities:</p> <p>Enhancement and extension of cross boundary major green infrastructure</p> <p>Adequate buffering with neighbouring communities</p> <p>Provision of major landscape feature on the southern edge of Welborne</p> <p>1. Provision of a series of varied spaces for different users in the central area (and not a large open central park) such as a walled garden, orchards, cultivable space together with a central focal point landscape feature with a clear purpose and visitor role.</p>	<p>The Welborne Plan sets out the requirement for all of the main structuring elements to be delivered on site. These are summarised in the section on the Structuring Plan. Including a priority order would imply that the delivery of all structuring elements is negotiable.</p> <p>The wording in the Green Infrastructure chapter has been amended to include reference to key destinations in the wider site context, including major green infrastructure.</p> <p>The wording in the Green Infrastructure and Employment Areas chapters has been re-enforced to emphasise the role that the southern landscape buffer could have in creating positive views into the site from the south.</p> <p>The approximate location of central park is shown on The Welborne Plan policies map.</p>
WDG002	Standing Conference	Ch.4.	There should be a requirement for the developers and site promoters to consult with the community as the design codes are developed.	The importance in the role of the Strategic Design Codes for the community is noted and greater clarity is provided.
WDG002	Standing Conference	6.7.1 and Ch.7	A large central park is a lower priority than other objectives. Section (7) on the central park is unrealistic. The central green feature and focal point should be a series of smaller spaces of different character.	<p>The approximate location of central park is shown on The Welborne Plan policies map. Policy WEL29 also requires a mix of different types of Green Infrastructure to fulfil different roles on the site.</p> <p>The Green Infrastructure chapter has been amended to emphasise that the central park could be designed to include areas of different character and uses within it.</p>

Ref.	Name of Respondent	Document Paragraph	Details of Representation	How Representations Have Been Taken into Account
WDG002	Standing Conference	6.7.3, 7.4.3 – 7.4.8 & 10	The requirements need to be stronger. In particular there needs to be a major landscape feature to address the view from the north and south. Emphasise the contribution to be made by the employment area to providing a strong and attractive landscape feature to the southern edge and view from the M27 including green walls and roofs for key buildings.	The Green Infrastructure and Employment Areas chapters have been amended to emphasise the importance of providing structural landscaping to create positive views into the site from the south.
WDG002	Standing Conference	7.4.9	Stronger reference to buffer and separation with Funtley. The Standing Conference seeks a minimum 100m wide buffer strip with the adjoining communities.	No changes proposed. This goes beyond the scope of the Welborne Design Guidance which amplifies the policy requirements of the Welborne Plan rather than introduces new policies. In this case, the Welborne Plan requirement is for settlement buffers of no less than 50 metres in width.
WDG002	Standing Conference	Ch.7	East-west green corridor Meon to Wallington welcomed.	Comment noted-no changes needed.
WDG002	Standing Conference	Ch.7	Design objectives do not refer to the wider cross boundary context and adjoining green assets.	The Green Infrastructure chapter has been amended to include reference to key destinations in the wider site context, including major green infrastructure.
WDG002	Standing Conference	Ch.8 & 9	Sections 8 & 9 are supported	Comment noted-no changes needed.
WDG002	Standing Conference	Ch.11	Could be more ambitious as part of the mixed use District Centre as in Hampshire market town examples.	Additional images of mixed use centres have been included in the District and Local Centres chapter.
WDG002	Standing Conference	Ch.12	Needs to be amended to reflect the relocation of the secondary school.	The location of the secondary school shown on the Welborne Plan policies map is replicated in the Welborne Design Guidance SPD.
WDG003	Site Promoters	Ch.11	Welcome the final paragraph which states that the design guide is not prescriptive.	Comment noted.

Ref.	Name of Respondent	Document Paragraph	Details of Representation	How Representations Have Been Taken into Account
WDG003	Site Promoters	General	Recommend that the Strategic Framework Diagram and other master planning diagrams contained within the supplementary planning document are labelled as 'for illustrative purposes only'	Clarification has been provided regarding the purpose of images and illustrations in the Welborne Design Guidance.
WDG004	Hampshire County Council	Ch.9	Scope to add reference to resilience measures which address surface water drainage.	The Residential Areas chapter has been amended to encourage flood resilient design.
WDG004	Hampshire County Council	Ch.10	Stronger steer in relation to flood resilience measures required in this chapter. Need to consider overland flow routes in order that they do not affect buildings or access routes.	No changes.
WDG004	Hampshire County Council	Ch.11	Supportive of the objective to co-locate centres with the schools and the principal public transport stops to encourage a range of uses with opportunities for shared parking and activity in the centres.	Comment noted-no changes needed.
WDG004	Hampshire County Council	Ch.11	It is assumed that the illustration on pages 76, 77 & 79 is to show the component parts rather than a layout.	Diagrams no longer included in the Welborne Design Guidance.
WDG004	Hampshire County Council	Ch.12	HCC would like to discuss the exact location, shape, configuration and adjacencies of the schools if this option is progressed along with the access arrangements, for instance if would be better not to have the primary school adjacent to the A32 due to health and safety in particular noise.	HCC would be consulted as part of the pre-application and planning application process.
WDG004	Hampshire County Council	Ch.11	On the diagram on p77 the school site needs re-shaping and it would be better to have the school fronting the local centre facilities and car parking	Diagram no longer included in the Welborne Design Guidance.

Ref.	Name of Respondent	Document Paragraph	Details of Representation	How Representations Have Been Taken into Account
WDG004	Hampshire County Council	Ch.11 & 12	Supportive of the guidance which seeks to ensure co-location of schools with other community uses, however it is important that such facilities will only be available where access to pupils can be controlled and secured. For this reason the separation of the schools on p79 by a green corridor is not acceptable.	Diagram no longer included in the Welborne Design Guidance.
WDG005	Hampshire and Isle of Wight Wildlife Trust	General	Disappointed that the Supplementary Planning Document takes no account of previously raised comments in relation to the Welborne Plan.	No changes proposed. This goes beyond the scope of the Welborne Design Guidance which amplifies the policy requirements of the Welborne Plan rather than introduces new policies. The view that the SPD does not provide further clarity and is not fit for purpose is not accepted.
WDG005	Hampshire and Isle of Wight Wildlife Trust	General	Not clear why the supplementary planning document is needed in addition to The Welborne Plan. The Supplementary Planning Document does not provide further clarity and is not fit for purpose.	
WDG005	Hampshire and Isle of Wight Wildlife Trust	General	The supplementary planning document and the Draft Local Plan fails to protect the natural environment	The Welborne Plan has been adopted and contains policies to protect the Natural Environment. The use of biodiversity enhancement measures has been incorporated into the Welborne Design Guidance.
WDG005	Hampshire and Isle of Wight Wildlife Trust	General	The supplementary planning document provides no clarity re design principles and standards required for Sites of Alternative Natural Green Space (SANGS).	The detailed requirements for Sites of Alternative Natural Green Space would be established through dialogue between Fareham Borough Council, the site promoters/ applicants and other relevant statutory bodies (in particular Natural England) as part of the pre-application and planning application process.
WDG005	Hampshire and Isle of Wight Wildlife Trust	Ch.7	The supplementary planning document fails to recognise that Sites of Alternative Natural Green Space are not an optional extra but an essential part of the development.	No changes proposed. The requirement to provide Sites of Alternative Natural Green Space is clearly set out in the Welborne Plan policy WEL30. The Welborne Design Guidance sets out that areas proposed for Sites of Alternative Natural Green Space need to be shown on the Structuring Plan for the site.

Ref.	Name of Respondent	Document Paragraph	Details of Representation	How Representations Have Been Taken into Account
WDG005	Hampshire and Isle of Wight Wildlife Trust	Ch.7	Object to Dash Wood being utilised as Sites of Alternative Natural Green Space.	No changes proposed. The use of Dash Wood as a Site of Alternative Natural Green Space is included in The Welborne Plan.
WDG005	Hampshire and Isle of Wight Wildlife Trust	Ch.7	Concerns regarding proposed links to the surrounding countryside as the ecological impacts of access to other sites have not been assessed.	No changes proposed. The Welborne Plan and Welborne Design Guidance set out the principles for green linkages but do not propose exact routes. Detailed ecological impacts would be assessed as part of the planning application process.
WDG005	Hampshire and Isle of Wight Wildlife Trust	Ch.7	Support the principle of a large central park. There should be a minimum size requirement to ensure that the park is able to function effectively.	No changes proposed. The Welborne Design Guidance sets out the qualities of the central park which will influence its overall size. For example, its role in linking certain structuring elements. The total requirement for the quantum of green infrastructure is set out in WEL29 of The Welborne Plan.
WDG005	Hampshire and Isle of Wight Wildlife Trust	Ch.7	Clarity required for the type of usage proposed for the central park.	Additional guidance on the different uses/character of the central park has been added to the Green Infrastructure chapter.
WDG006	Natural England	Ch.7	Suggest that the Supplementary Planning Document considers the phasing/timing of the provision of green infrastructure, in particular the provision of landscaping to create a sense of place prior to occupation. It may be appropriate for these matters to be fully determined at outline stage.	The provision of a detailed green Infrastructure strategy is required by WEL29. WEL 41 requires initial planning applications for Welborne to be accompanied by a detailed phasing plan and infrastructure delivery plan. No changes proposed. Additional guidance on the different uses/character of the central park has been added to the Green Infrastructure chapter.
WDG006	Natural England	Ch.7	If the intent is to create species rich grassland, consideration will also be needed as to how a sterile seed bed can be maintained until such time as habitat creation takes place and how soil fertility levels can be managed downwards if necessary.	The provision of a detailed green infrastructure strategy is required by WEL29. No changes proposed.

Ref.	Name of Respondent	Document Paragraph	Details of Representation	How Representations Have Been Taken into Account
WDG006	Natural England	Ch.7	We welcome the inclusion of significant tree planting. Suggest additional wording is required to ensure that large growing trees are planted in appropriate locations that will enable them to achieve heights above neighbouring buildings.	The Green Infrastructure chapter has been amended to include wording which emphasises the importance of incorporating appropriate tree species at an early stage in the development of the site.
WDG006	Natural England	Ch.7	Hedgerow management should be incorporated.	Hedgerow management details will be required within the structural landscaping scheme in accordance with policy WEL33. No changes proposed.
WDG006	Natural England		The Supplementary Planning Document does not provide any detail on the incorporation of design features within the built environment to enhance biodiversity (as required by WEL31).	The Green Infrastructure chapter has been amended to refer to the importance of using green infrastructure and landscaping to enhance biodiversity, including guidance on how this can be achieved. No changes proposed.
WDG006	Natural England	Ch.7	The Supplementary Planning Document does not make reference to Fareham Common and how the area will be designed and managed.	The long term management of open space would be agreed as part of the planning application process.
WDG006	Natural England	Ch.7	The Supplementary Planning Document should explicitly require Blakes Copse and Aylesbury Copse to be linked by ecologically sufficient woodland planting (the settlement buffer referred to is not sufficient).	WEL5 requires the provision of settlement buffers, including between Blakes Copse and Aylesbury Copse. The planting within the Settlement Buffer between Blakes Copse and Aylesbury Copse would be assessed to ensure it is ecologically appropriate. WEL33 requires a structural landscaping scheme to be submitted which identifies how the existing landscape features on and around the site can be strengthened.
WDG006	Natural England	Ch.7	The Supplementary Planning Document should stipulate that an ecological management plan is required.	An ecological management plan would be required as part of the green infrastructure strategy in accordance with WEL29.
WDG006	Natural England	Strategic Framework Diagram	It is desirable that the landscape buffer shown in the strategic framework diagram is extended east of the A32 in the form of a woodland strip.	Changes to the Strategic Framework Diagram are not within the scope of the Welborne Design Guidance.

Ref.	Name of Respondent	Document Paragraph	Details of Representation	How Representations Have Been Taken into Account
WDG006	Natural England	Strategic Framework Diagram	It is not clear whether the strategic green infrastructure corridor along the eastern edge of the site is sufficient to meet the development considerations in the New Community North of Fareham Landscape Study. Advise that this is made clear on the Strategic Framework Diagram.	Changes to the Strategic Framework Diagram are not within the scope of the Welborne Design Guidance. The appropriateness of the form of the proposed buffer will be assessed as part of the planning application process.
WDG007	The Fareham Society	General	The supplementary planning document is repetitive, lacking in clarity and too long.	Noted. The content of the Supplementary Planning Document has been refined with unnecessary text removed and statements reworded to clarify their meaning.
WDG007	The Fareham Society	General	The Supplementary Planning Document should clearly set out what the various documents (structuring plan, design codes etc.) need to contain.	Part 1 of the Supplementary Planning Document has been amended to clearly explain the roles of the different pieces of work required, whose responsibility it is to submit them and at what stage they are required.
WDG007	The Fareham Society	Ch.4	Design codes should be included in the pre-application consultation with the Standing Conference.	The Standing Conference will have an opportunity to make consultation comments as part of the planning application process.
WDG007	The Fareham Society	General	The Supplementary Planning Document leaves too much open to interpretation using words like 'adequate'. Indicative measurement parameters would be more helpful. Minimum garden sizes and separation distances should be introduced.	Wording has been amended to clarify what is required. Minimum garden sizes and depths in line with the Rest of the Borough Design Guide SPD have been included.
WDG007	The Fareham Society	General	If standards are not set out then the meaning of 'garden city' is not clear to the public. The Town and Country Planning Association garden city principles should be used to define the garden city term.	Garden Community Principles and the Welborne Vision is explained in more detail in part 1 of the Supplementary Planning Document.
WDG007	The Fareham Society	Ch. 2	Agree with the statements made by the Standing Conference re reflecting the wider context of the site in section 2.	Reference to key destinations in the wider site context, including major green infrastructure is included in the Green Infrastructure chapter.

Ref.	Name of Respondent	Document Paragraph	Details of Representation	How Representations Have Been Taken into Account
WDG007	The Fareham Society	Ch.11	Do not agree with giving the District Centre too high a visibility from the A32 as it is to serve Welborne and should not aim to attract high levels of traffic movement from outside.	No changes proposed. The Welborne Design Guidance does not encourage the District Centre to have a prominence from the A32, but rather requires a positive frontage to the A32.
WDG007	The Fareham Society	Ch.7	A walled garden, orchards and allotments would be worthy of inclusion, however a sizeable park able to hold public events and offering more important habitats would enhance and serve the settlement. The park should be at least as big as the park at Stubbington.	No changes proposed. The Welborne Design Guidance requires the provision of an expansive central park.
WDG007	The Fareham Society	Ch.7	Gaps between settlements should be at least 100m with planted mounds to elevate some planting.	No changes proposed. This goes beyond the scope of the Welborne Design Guidance which offers guidance on policy requirements of the Welborne Plan rather than introducing new policy. In this case, the Welborne Plan requirement is for settlement buffers of no less than 50 metres in width.
WDG007	The Fareham Society	Ch.7	The Supplementary Planning Document should emphasise the quality and long term maintenance of the planting.	No changes proposed. The Welborne Plan and Welborne Design Guidance, when read together require high-quality landscaping to be provided and maintained (policies WEL33-WEL35 apply).
WDG007	The Fareham Society	Ch.7	The Supplementary Planning Document should require landscaping to be provided prior to development.	No changes proposed. It is usually impracticable for landscaping to be provided in advance of the completion of the building works to which the landscaping relates.
WDG007	The Fareham Society	3.2	It is not clear what scale means in this context	This sentence has been removed.
WDG007	The Fareham Society	3.1	The Supplementary Planning Document should set minimum dimensions for facilities listed.	No changes proposed. The broad land budget requirements are set out in the policies of the Welborne Plan.

Ref.	Name of Respondent	Document Paragraph	Details of Representation	How Representations Have Been Taken into Account
WDG007	The Fareham Society	Ch.7	The Supplementary Planning Document should place more emphasis on the wider context of the site and 'break up' the site by large scale early planting.	No changes proposed. The Welborne Plan provides detailed requirements for the quantity and type of green infrastructure, including the phasing of the implementation of green infrastructure.
WDG007	The Fareham Society	Ch.9	The Supplementary Planning Document should recognise the contribution that gardens of sufficient size to accommodate larger trees can make towards creating a garden city/community.	The Character Areas chapter explains that gardens in the Woodland Character Area which will be characterised by large areas of tree planting are likely to be larger.
WDG007	The Fareham Society	General	The section on the area south of Dean Farm/The Meadows should refer to the need to incorporate sound attenuation measures which could have a significant adverse impact on the character of Welborne when viewed from the south.	No changes proposed. The Welborne Plan sets out that non-residential development should be located within the noise contours to the south. This should avoid the need for attenuation measures. If attenuation measures are proposed, the Welborne Plan and Welborne Design Guidance's requirements for good quality design across the site, will apply.
WDG007	The Fareham Society	7.4.7	How does the reference in para 7.4.7 to creating 'a more intimate small scale mosaic of woodland and wetland within the smaller scale landscape' relate to the scale of employment buildings proposed for this part of the site?	This sentence has been removed. The Green Infrastructure chapter explains that landscape can be used to break the employment areas into smaller parcels that reflect the landscape setting.
WDG008	English Heritage	Ch.5	Welcome the requirement that the masterplanning must use an analysis of existing features and character to inform the design process, however would welcome a specific reference to the retention of any historic landscape features in the detailed masterplans.	The need to preserve and enhance historic assets on the site is included in the Character Areas chapter.

Ref.	Name of Respondent	Document Paragraph	Details of Representation	How Representations Have Been Taken into Account
WDG008	English Heritage	Ch.6	Welcome the identification of: proposals for the incorporation of the Long Barrow site; proposals for how the listed building and Dean Farm can be incorporated into the development and recognition of the importance of the buildings at Roche Court including their character and visual setting and relationship with the Wallington River valley. Also welcome the sections which refer to the need to link development character to existing landscape features and the requirement that planning applications coming forward will be expected to demonstrate how a character area framework and development components respond to existing features/characteristics of an area.	A plan showing the location of the Long Barrow has been incorporated into the Green Infrastructure chapter. The need to preserve and enhance historic assets including Roche Court is included in the Character Areas chapter.
WDG008	English Heritage	Ch.7	Would welcome a reference to the requirement to retain and provide an appropriate setting for the Long Barrow as part of the central park.	The Green Infrastructure chapter has been amended to emphasise the need to incorporate the Long Barrow as above.
WDG008	English Heritage	Ch.7	Welcome the references to the typical character of the Forest of Bere landscape and to the creation of a landscape buffer around Roche Court to protect the setting of the listed buildings and reinforce the parkland character of areas to the south using characteristic features such as avenues, copses, belts and individual parkland trees set in open grassland. Could also include a reference to retaining an appropriate setting for the Long Barrow.	
WDG008	English Heritage	Ch.10	Welcome the planting belts shown on the diagram which will help provide a setting for the grade II * listed Dean Farmhouse.	Comment noted- no changes proposed.

Ref.	Name of Respondent	Document Paragraph	Details of Representation	How Representations Have Been Taken into Account
WDG009	Radian Housing	Ch.9	Stronger approach needed to residential car parking - needs to be contained in the general urban design principles and the specific paragraph on parking. Current drafting is too open. It needs to be clear whether the character required is 'Poundbury' or 'Whiteley'. Leaving interpretation open to developers could result in differential standards and miss the opportunity to create the desired sense of place. If a garden city approach is required this needs to be part of an express policy with associated guidance.	The residential areas chapter has been amended to include the requirement for parking to be integrated into the layout of the development. The requirement for car parking design to reflect the Character Area has also been included i.e. high levels of on-street car parking may not be appropriate in the Woodland Character Area but is likely to be appropriate in denser parts of the site, such as the Centres.
WDG009	Radian Housing	Ch.9	Incomplete sentence at end of p60.	Noted. Amended to complete sentence to include requirement that parking spaces should relate well to the dwellings that they serve, being over-looked by the dwelling to which the parking relates and conveniently located in relation to the dwelling.
WDG009	Radian Housing	Ch.9	If Welborne is to have a strong sense of place, a co-ordinated and controlled set of design codes will be required rather than leaving architectural style down to interpretation. Strong design guidance on architectural style and character such as published by the New Forest District Council helps to inform the locally distinctive character of the area.	The importance in the role of the Design Codes for the community is noted. The section on Design Codes has been amended to provide greater clarity as to what the Design Codes must contain, when they are required and whose responsibility it is to provide them.
WDG010	R J Humphries	Ch.2	The Strategic Framework Diagram shows that traffic using the all directions J10 will have to pass through the new community to proceed along the A32. Positioning a motorway junction that requires access through the new community is totally at odds with the concept and spirit of a garden city.	No changes proposed. This goes beyond the scope of the Welborne Design Guidance which amplifies the policy requirements of the Welborne Plan rather than introduces new policies.

Ref.	Name of Respondent	Document Paragraph	Details of Representation	How Representations Have Been Taken into Account
WDG010	R J Humphries	Ch.8	The southern part of the new community lies below the M27. In the event of extremely heavy rainfall will the sustainable urban drainage systems be able to cope?	No changes proposed. This would need to be addressed through a Flood Risk Assessment submitted with planning applications and a detailed design response, in consultation with the Environment Agency.
WDG011	RSPB	Ch.7	Support the principles as they will have a beneficial impact on the health & wellbeing of residents as well as providing for flora & fauna. Concerned that not all of the council's ambitions referred to in WEL31 in particular (ii) have been given due consideration i.e. proposals must demonstrate how development contributes towards enhancing biodiversity through broad habitat, incorporating design features through the built environment and enhancing ecological links to other areas of natural green space off site.	The Residential Areas chapter and the Green Infrastructure chapter have been amended to refer to the importance of using green infrastructure and landscaping to enhance biodiversity. Biodiversity enhancement measures are included in the Residential Areas chapter.
WDG011	RSPB	General	Welborne has the potential to contribute towards the conservation of a number of building dependent birds by the provision of 1 roosting/nesting cavity per unit. In foraging locations the provision of nest cups or ledges in open sided buildings can provide additional nesting opportunities for swallows and double nest cups under the eaves of buildings may encourage house martin colonies. Living roofs, green walls & boundaries, design and management of wildlife friendly sustainable urban drainage systems, public green spaces, street planting and links to wider green infrastructure will also help mitigate climate change, enhance air quality and reduce noise pollution.	
WDG011	RSPB	Ch.7	It is essential that an on-going landscape and environmental management plan should be submitted and agreed for the whole development as early in the process as is possible.	No changes proposed. Policies WEL33-WEL35 of the Welborne Plan provide a robust basis for requiring landscaping details with initial applications together with details of management and maintenance.

Ref.	Name of Respondent	Document Paragraph	Details of Representation	How Representations Have Been Taken into Account
WDG011	RSPB	Ch.7	Inadequate measures proposed to protect nearby European wildlife sites from the indirect recreational effects of the development. The Design Guidance should provide more detail on the standards and characteristics required of the Sites of Alternative Natural Green Space..	The detailed requirements for Sites of Alternative Natural Green Space would be established through dialogue between Fareham Borough Council, the site promoters/ applicants and other relevant statutory bodies (in particular Natural England) as part of the pre-application and planning application process.
WDG012	Elaine Tower	General	Query producing an Supplementary Planning Document prior to the Welborne Plan being adopted	The Welborne Plan has been adopted since the consultation on the draft Welborne Design Guidance.
WDG012	Elaine Tower	Pg. 10	The junction design shown would impact on Fareham Common Site of Importance for Nature Conservation.	No change proposed. The proposed junction is included in the Strategic Framework Diagram. Any impact on the Fareham Common Site of Importance for Nature Conservation would be considered during the pre-application and planning application process.
WDG012	Elaine Tower	Ch.8	Concern over the traffic implications for North Fareham. No road infrastructure improvements are mentioned.	This goes beyond the scope of the Design Guidance Document. Potential traffic implications for North Fareham and any necessary infrastructure improvements will assessed and addressed as part of any planning application.
WDG012	Elaine Tower	Pg.5	There has been little or no engagement with the local community.	Both The Welborne Plan and the Design Guidance Document have been subject to public consultation.
WDG012	Elaine Tower	P 52	Improvements to the A32 will improve opportunities for crime	No changes proposed. The design principles set out in the Welborne Design Guidance look to minimise opportunities for crime/anti-social behaviour where possible.
WDG012	Elaine Tower	Pg. 56	Query that the development will be self-contained	No changes proposed. This goes beyond the scope of the Welborne Design Guidance which amplifies the policy requirements of the Welborne Plan rather than introduces new policies.

Ref.	Name of Respondent	Document Paragraph	Details of Representation	How Representations Have Been Taken into Account
WDG012	Elaine Tower	General	Infrastructure needs to be in place to support the development. Also, there needs to be services to support the proposed houses.	No changes proposed. The requirement for supporting infrastructure, shops and services is set out in the Welborne Plan.
WDG013	Design Review Panel	General	More clarity of vision for Welborne and what is meant by 21st Garden Community	The Welborne Vision and Garden Community principles have been re-worded to provide further clarity.
WDG013	Design Review Panel	Ch. 8	Sustainable transport solution needs to be principal feature of Strategic Framework Diagram/Structuring Plan. Good design and an area-wide residential travel plan need to be underpinned by a sound management strategy to bring about a change in behaviour.	Comments noted. The section on the Structuring Plan has been amended to reiterate the policy requirement that a Transport Framework (comprising a Public Transport Plan and a Framework Travel Plan) must accompany the Structuring Plan.
WDG013	Design Review Panel	Ch.8	Sustainable transport solutions need to be better illustrated in the document.	The Access and Movement chapter has been amended to include design guidance on pedestrian and cycle paths. Design guidance on pedestrian and cycle paths has also been included in the section on Corridors and Connections (in the Green Infrastructure chapter).
WDG013	Design Review Panel	Ch.8	The new north-south road running parallel to the A32 presents a design challenge in terms of balancing capacity, vehicle speeds, road widths and other calming measures.	Comment noted- no changes proposed.
WDG013	Design Review Panel	Ch.8	Consideration needs to be given to the routing of HGVs and the relationship of school routes with high-traffic routes.	No changes proposed. This is a detailed point which would be addressed as part of the Transport Assessment which will accompany the planning application.
WDG013	Design Review Panel	Ch.8	Provision for cyclists could be spelt out more strongly.	The Access and Movement chapter has been amended to include design guidance on pedestrian and cycle paths. Design guidance on pedestrian and cycle paths has also been included in the section on Corridors and Connections (in the Green Infrastructure chapter). Detailed cycle parking and

Ref.	Name of Respondent	Document Paragraph	Details of Representation	How Representations Have Been Taken into Account
				storage requirements are also included in the technical appendix.
WDG013	Design Review Panel	Ch.8	Clarity needed regarding solutions to parking requirements	The residential areas chapter has been amended to include the requirement for parking to be integrated into the layout of the development. The requirement for car parking design to reflect the Character Area has also been included i.e. high levels of on-street car parking may not be appropriate in the Woodland Character Area but is likely to be appropriate in denser parts of the site, such as the Centres.
WDG013	Design Review Panel	Ch.8	Need to demonstrate walking connectivity to Sites of Alternative Natural Green Space.	Green Infrastructure corridors will provide attractive and direct footpath access into the surrounding landscape as part of a wider network of walking routes including areas which are expected to be Sites of Alternative Natural Green Space.
WDG013	Design Review Panel		More guidance needed about the key principles of the public realm, including the roles of buildings that contain it and the range of activities and the spaces needed to support.	Design guidance relating to the public realm is contained within several chapters. Key/overarching principles have also been added to the chapter regarding the overall character of Welborne and Character Areas.
WDG013	Design Review Panel		The hierarchy of spaces and their relationships to one another should also be addressed.	The section on the hierarchy of streets in the Access and Movement chapter has been expanded.
WDG013	Design Review Panel		Clearer intention of the character of the central park.	More detailed guidance regarding the character of the central park has been included.
WDG013	Design Review Panel		Stronger statement on the need for pocket parks needed	There are no policy requirements for pocket parks; Policy WEL29 refers to the need to incorporate doorstep parks. The need for green space within 200 metres of residential areas has been emphasised.
WDG013	Design Review Panel	Ch.11	Vision for the District Centre needed-explain intended form and scale from here.	Additional guidance regarding the character of the District Centre is provided in the Character Areas chapter.

Ref.	Name of Respondent	Document Paragraph	Details of Representation	How Representations Have Been Taken into Account
WDG013	Design Review Panel	Ch.11	District Centre diagram: mixed uses cut off from most of the new residents. Other configurations and locations should be considered.	The diagrams have been replaced with photographs.
WDG013	Design Review Panel	Ch.11	Important to ensure that the school does not isolate the district centre from surrounding residential development.	Comment noted- no changes proposed.
WDG013	Design Review Panel	Ch.6	More detail in the character areas needed.	The Character Areas chapter has been expanded to include detail of the overall character for Welborne and the character of four main areas.
WDG013	Design Review Panel	Ch.6	The urban intent could be more strongly expressed	

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Part 1 - Application Documents

Introduction

The Purpose of this Document

1.1 The purpose of this adopted Welborne Design Guidance Supplementary Planning Document (SPD) is to provide further guidance on design principles that are set out in the vision, objectives and policies of the adopted Welborne Plan (June 2015). This ensures they are consistently applied throughout Welborne as it develops and that the new community meets these aims.

1.2 Ultimately the purpose of this SPD is to ensure high quality design is achieved on the ground at Welborne. High quality design will help to deliver a place where residents choose to live, which is attractive to residents, employers and employees, together with the visitors who choose to come to Welborne, who can enjoy a range of retail, cultural uses and leisure activities that will be created there.

1.3 The intention of this SPD is to provide greater clarity and certainty about what the Council's design expectations for Welborne are. This document will be particularly helpful to:

- Applicants who are developing proposals for Welborne and those who will be undertaking that development;
- Members of the community, including local residents and business interests, with interests in any aspects of the development; and
- Members of the community, who will live, work and enjoy the new community created at Welborne.

1.4 This adopted Welborne Design Guidance Supplementary Planning Document is a material consideration in the determination of all planning applications within the defined Welborne Plan policy boundary. This SPD relates to all of the land within the 'Policy Boundary' as shown on the 'Policies Map' in Appendix B.2 of the adopted Welborne Plan (Local Plan Part 3) as shown on the following page.

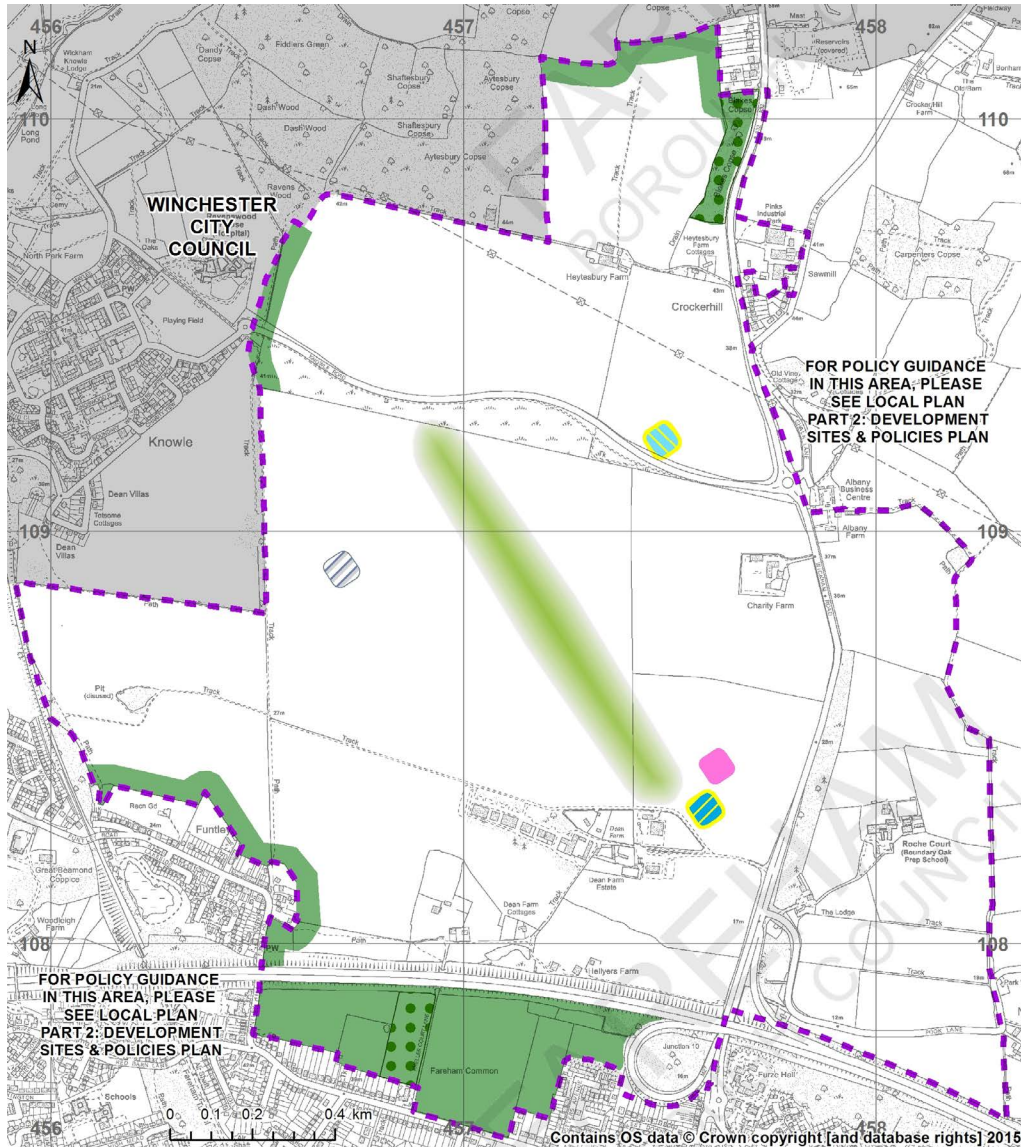
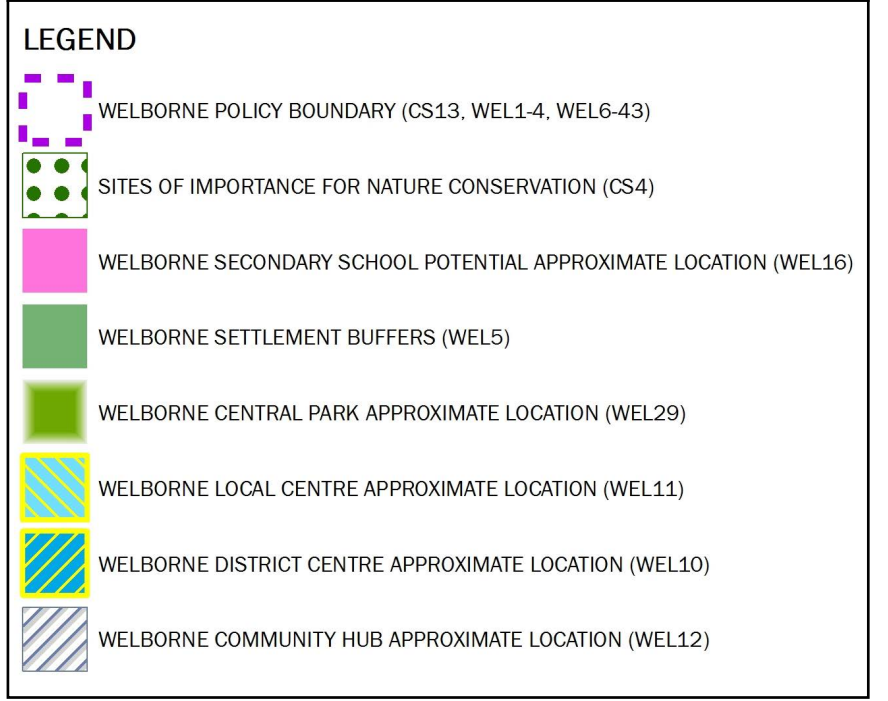


Figure 1. The 'Policy Boundary' as Shown in Appendix B.2 of the Adopted Welborne Plan (Local Plan Part 3)



This SPD is organised into two parts.

- Access and Movement

IF AGREED BY EXECUTIVE XX January 2016.

1.5 Part 1 explains:

- The role of the adopted Welborne Plan's vision, objectives and policies, including its emphasis on the modern application of 'garden city principles' to create a new garden community, and how these will influence the design of the Welborne development;
- The key design documents which will need to be produced to support initial planning application(s) at Welborne and how they will need to demonstrate that the policy requirements of the adopted Welborne Plan have been met.

- Residential Areas

- Employment Areas

- District Centre, Local Centre and the Community Hub

- Schools

1.7 This SPD has been produced to comply with relevant planning legislation and to be fully consistent with national planning policy and guidance, the Adopted Local Plan Part 1: Core Strategy and the Adopted Local Plan Part 3: The Welborne Plan.

1.6 Part 2 explains the ways in which the design policies in the adopted Welborne Plan can be successfully applied to shape the development at Welborne, with this guidance broken down into the following areas:

- Character Areas
- Green Infrastructure

1.8 Public consultation on the draft Welborne Design Guidance SPD took place between 25th June and the 6th August 2014. Following amendments to the draft SPD in response to representations received, the final version of the SPD was considered by and **APPROVED/NOT APPROVED/DEFERRED** for adoption by Fareham Borough Council's Executive on the 11th January 2016. This SPD took effect from **ADOPTION DATE TO BE INSERTED HERE**

The Welborne Plan's Vision

1.9 The vision for Welborne was developed in Policy CS13 (and paragraphs 5.73-5.78) of Fareham's Adopted Core Strategy (Local Plan Part 1), when Welborne was known as the 'North of Fareham Strategic Development Area'.

1.10 This vision was partially updated by the policies and supporting text in the Welborne Plan (particularly in relation to Policy WEL2 and paragraphs 2.4-2.10).

1.11 The Vision for Welborne is largely set out in Chapter 2 of the Welborne Plan. It outlines the fundamental things which the development needs to achieve:

"A distinct new community set apart but connected to Fareham, whose spirit, character and form are inspired by its landscape setting.

Welborne will create a diverse and well integrated new community. It will encourage self-containment with a significant proportion of its inhabitants' life needs being accessible within a main centre and smaller neighbourhood centres. It will contain a mix of dwelling types which meet the needs of the

increasing numbers of single person households, families, and the needs of an ageing population. There will be a range of accessible new jobs created which contribute towards meeting the employment needs of this diverse new community.

It will have an integrated movement system connecting it with its surrounding settlements and destinations. It will incorporate footpaths, cycle ways, and vehicular traffic in a way that encourages walking and cycling, provides excellent public transport, and feels comfortable and safe to use.

The development will have a distinctive character. Its layout and design will complement local topography, landscape features and historic structures to produce a place that is distinctive whilst responding to its wider context. It will encourage contemporary design in a manner that is flexible and is capable of accommodating change.

It will have an integrated and linked green network of multi-functional open spaces, civic spaces, public open spaces,

private outside space, and green routes. The green network will incorporate the site's natural features, hedgerows, tree lines, and woodlands to provide habitat, recreational facilities, to frame new development and to link to the wider countryside.

It will take advantage of natural features, such as hedges/green corridors/woods; it will maximise orientation; incorporate Sustainable Drainage (SUDS); and provide opportunities for local food production. It will aim to meet its own renewable energy needs in a viable fashion, and deal effectively and sustainably with waste. Buildings will be thermally and water efficient. Access to services and a high quality public transport system all within easy walking distance of homes will reduce the need to travel by car.

Socially and economically Welborne will complement rather than compete with the surrounding settlements and it will allow existing residents to benefit from the new facilities."

(Extract from paragraphs 2.7-2.10 of the adopted Welborne Plan)

Creating a Garden Community at Welborne

1.12 The adopted Welborne Plan has sought to create a new ‘garden community’ and apply a 21st century interpretation of the long established ‘garden city principles’. There are a number of guiding principles within the Plan that will need to be applied consistently across the development. A number of key principles required to create a garden community are set out below:

- Ensuring long-term stewardship of community assets.
- Delivering a high quality and imaginatively designed development, including homes that have gardens.
- Ensuring there is a mixture of tenures, including homes that are affordable
- Providing a strong local jobs offer with a variety of employment opportunities.
- Ensuring there is easy access to generous green spaces, which are

linked to the wider countryside.

- Providing local cultural, recreational and shopping facilities.
- Ensuring integrated and accessible transport systems.
- Providing opportunities for local food sourcing, including allotments.



The Purpose of the Strategic Framework Diagram

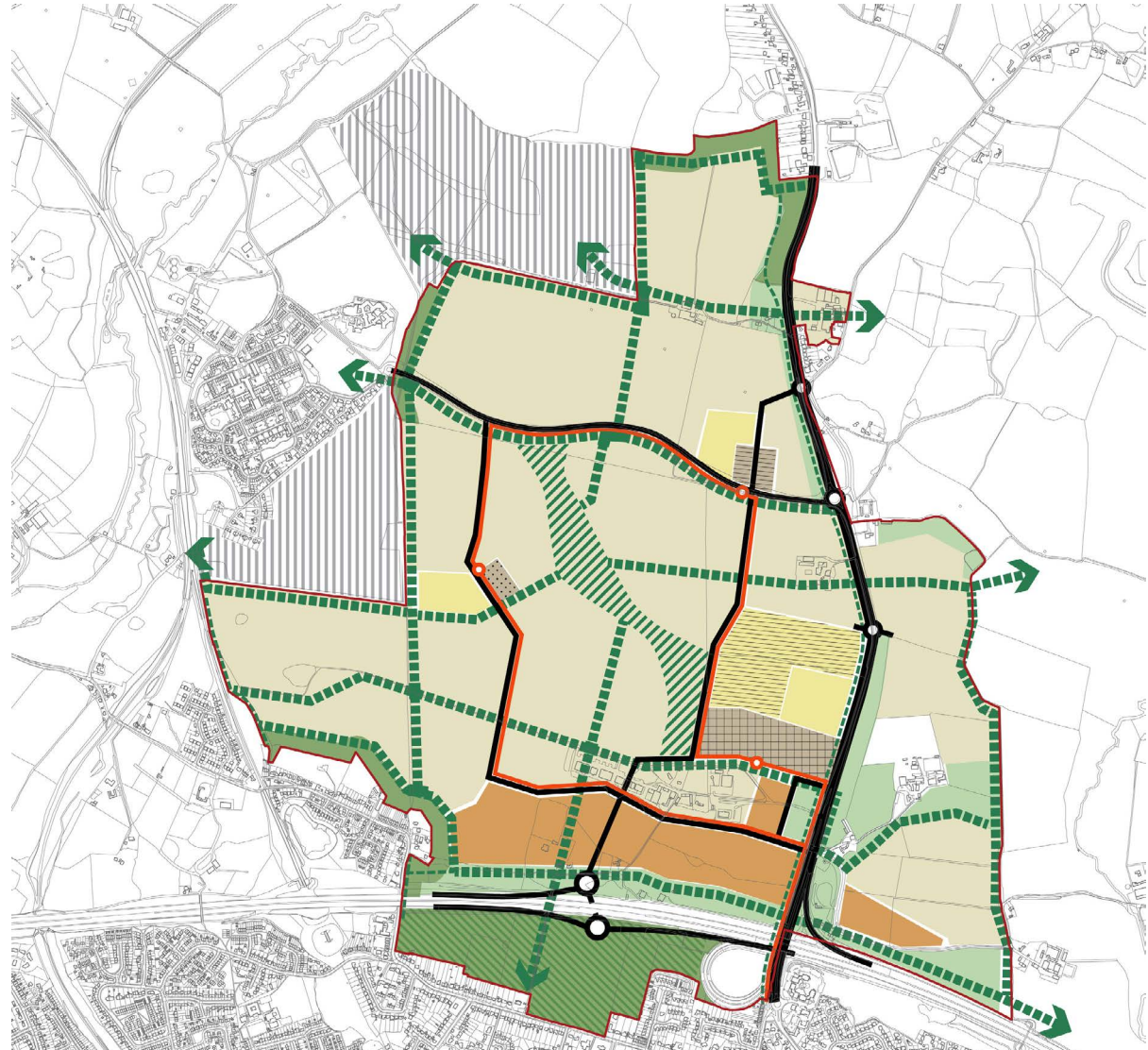
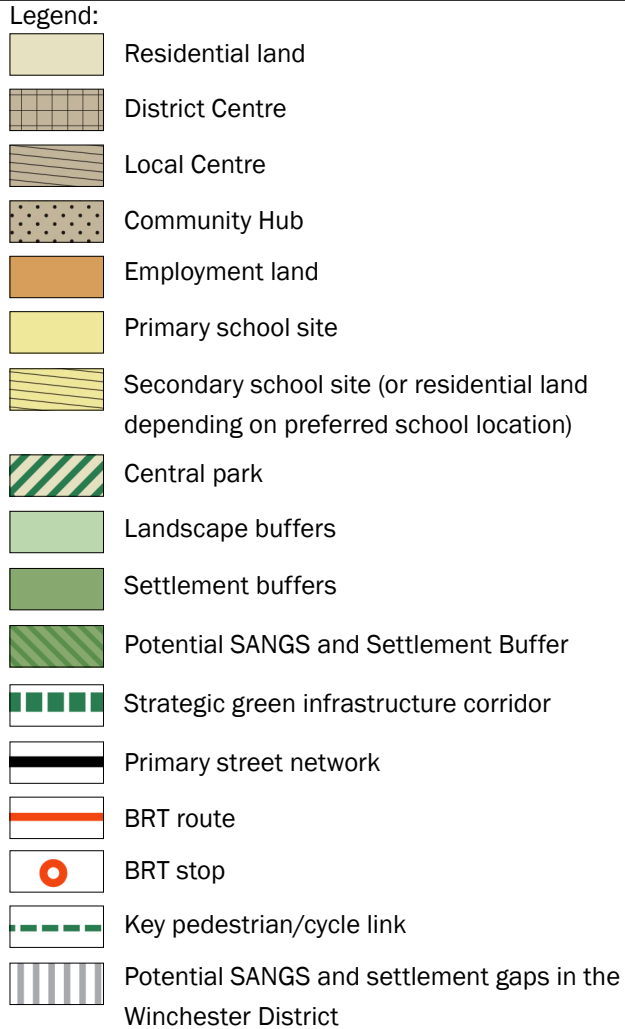
1.13 Fareham Borough Council produced a 'Strategic Framework Diagram', supported by comprehensive masterplanning, to demonstrate that all the policies in the Welborne Plan could be successfully achieved on all the land included within the Welborne Plan 'policy boundary'.

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1.14 The Strategic Framework Diagram now forms part of the adopted Welborne Plan (2015). In summary it shows the location of main land uses at Welborne, the access points, routes of the primary roads, main pedestrian and cyclist routes, as well as the location of key infrastructure (centres, schools and utilities), including necessary green infrastructure (such as settlement buffers).

1.15 The Strategic Framework Diagram is contained in Appendix B.2 of the adopted Welborne Plan (Local Plan Part 3), which is reproduced on the following page in Figure 2.

Figure 2. The Strategic Framework Diagram in Appendix B.2 of the Adopted Welborne Plan (Local Plan Part 3)



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1.16 The Strategic Framework Diagram contains:

- A development shaped and defined by surrounding landscape types;
- A large central park positioned to maximise its accessibility for the majority of the new community, connecting three character areas to the west of the A32 and linking directly to the district centre;
- The broad areas of residential and employment development including buffers and the distance required between some forms of development and sensitive uses;
- The location of the district centre, connecting to the A32 and the central park and positioned to give it visibility from the road network;
- Location of the Local Centre and Community Hub, positioned within the site so as to maximise accessibility by walking and cycling, located on the network of green areas and links and situated close to the Bus Rapid Transit stops;
- Location of the school sites which are located next to the centres to share facilities where possible and are therefore evenly distributed across the site, close to BRT stops and green links;
- Green corridors, placing all residents of Welborne within 2-3mins (approx. 200m) walk of a network of green spaces which in turn link to other land uses, existing neighbourhoods and the surrounding countryside;
- Strong green routes/links connecting Welborne to Fareham, Knowle and Funtley. Together with strong, accessible and safe links between the part of Welborne east of the A32, and the services and facilities in the rest of Welborne;
- Green corridors to provide links to destinations beyond the site such as the Forest of Bere West Walk (South Downs National Park), the River Wallington, Portsdown Hill and Botley Wood;
- Employment space closely located with the district centre to ensure a mix of land uses and helping to support a vibrant and prosperous centre; and
- Landscape buffers (including settlement buffers), maintaining gaps between proposed development and existing settlements and the setting of key buildings.

1.17 The adopted Welborne Plan (2015) requires any planning application(s) to be consistent with this Strategic Framework Diagram.

1.18 The purpose of the Strategic Framework Diagram, is to ensure there is a common basis for agreeing how the whole site will be developed in accordance with the adopted Plan and in the absence of detailed planning application proposals coming forward for other parts of the site.

Key Design Documents

1.19 The onus is on applicants to demonstrate that any planning applications they bring forward at Welborne meets the guidance in this adopted SPD, together with the vision, objectives and policies of the adopted Welborne Plan.

1.20 Applicants will need to submit various design documents to Fareham Borough Council for approval. The requirement to submit these for approval comes principally from the adopted Welborne Plan and other relevant legislation. A list of all those documents likely to be required to accompany any planning application(s), alongside the key design documents is provided in Appendix A.

1.21 This SPD relates primarily to those documents specifically focused on design, rather than every document that will need to accompany planning application(s). These key design documents are:

- The Structuring Plan (including supporting Parameter Plans);
- Comprehensive Masterplans;
- Strategic Design Codes; and

- Design and Access Statements
- Infrastructure Delivery Plan and Phasing Plan

1.22 The remainder of Part 1 of this SPD explains what these key design documents are, who is responsible for their preparation and when they must be submitted.

Structuring Plan

What is the Structuring Plan?

1.23 Described at its simplest, the Structuring Plan is a plan with a supporting evidence base that both shows and explains how the development can come forward on a comprehensive basis at Welborne. It will need to reflect the phasing and delivery guidelines set out in the adopted Plan.

1.24 The Structuring Plan must be consistent with the Strategic Framework Diagram, the adopted Welborne Plan, this SPD and any other relevant SPDs.

1.25 The purpose of the Structuring Plan is to ensure that Welborne is developed comprehensively and the design process is co-ordinated across site ownership boundaries. It is essential that a Structuring Plan is prepared for all of the land within the Welborne Plan policy boundary as shown on the 'Policies Map' on page 2.

1.26 The Structuring Plan must show and justify the following:

- The disposition of the main land-uses, the location of Welborne's schools,

the District and Local Centres and the Community Hub (with a rationale for the location, distribution and amount of different land uses, as well as average densities and maximum building heights shown), together with an agreed land budget (i.e. a breakdown of each land use by measured area);

- The main pedestrian and cycle routes throughout Welborne, the access points and primary road network, including the Bus Rapid Transit (BRT) route (with a rationale for the transport network and hierarchy, including street design/dimensions details to ensure consistency throughout the development);
- The areas proposed for SANGs (Suitable Alternative Natural Greenspaces) and strategic green infrastructure, including the green corridors linking them (with a rationale for the location, distribution, type and amount of green infrastructure, including structural landscaping); and
- The location of strategic utilities,

infrastructure, including for the supply of electricity and disposal of foul water (with a rationale for the location, utility network and nature of provision).

1.27 The Structuring Plan will need to be accompanied by a Transport Framework comprising:

- A Public Transport Plan demonstrating how Welborne will be served by a package of excellent public transport links to Fareham Town Centre and beyond including an extension to the BRT system; appropriate links and extensions to the local bus network; and provision of bus services in the early years of development (Policy WEL26);
- A Framework Travel Plan demonstrating how modal shares by walking, cycling and public transport and the encouragement of more sustainable transport will be achieved (Policy WEL27)

Who is Responsible for Preparing the Structuring Plan and When Must it be Submitted?

- 1.28 The Structuring Plan and Transport Framework must be prepared by the applicants and submitted with the initial planning application(s) for Welborne. Any subsequent planning applications submitted to the Local Planning Authority will need to ensure that they are consistent with the approved Structuring Plan for the wider Welborne site.
- 1.29 The following Figures 3-8 show how Parameter Plans should support the Structuring Plan for the Welborne site, which should also be accompanied by a written explanation of the rationale behind the plans.

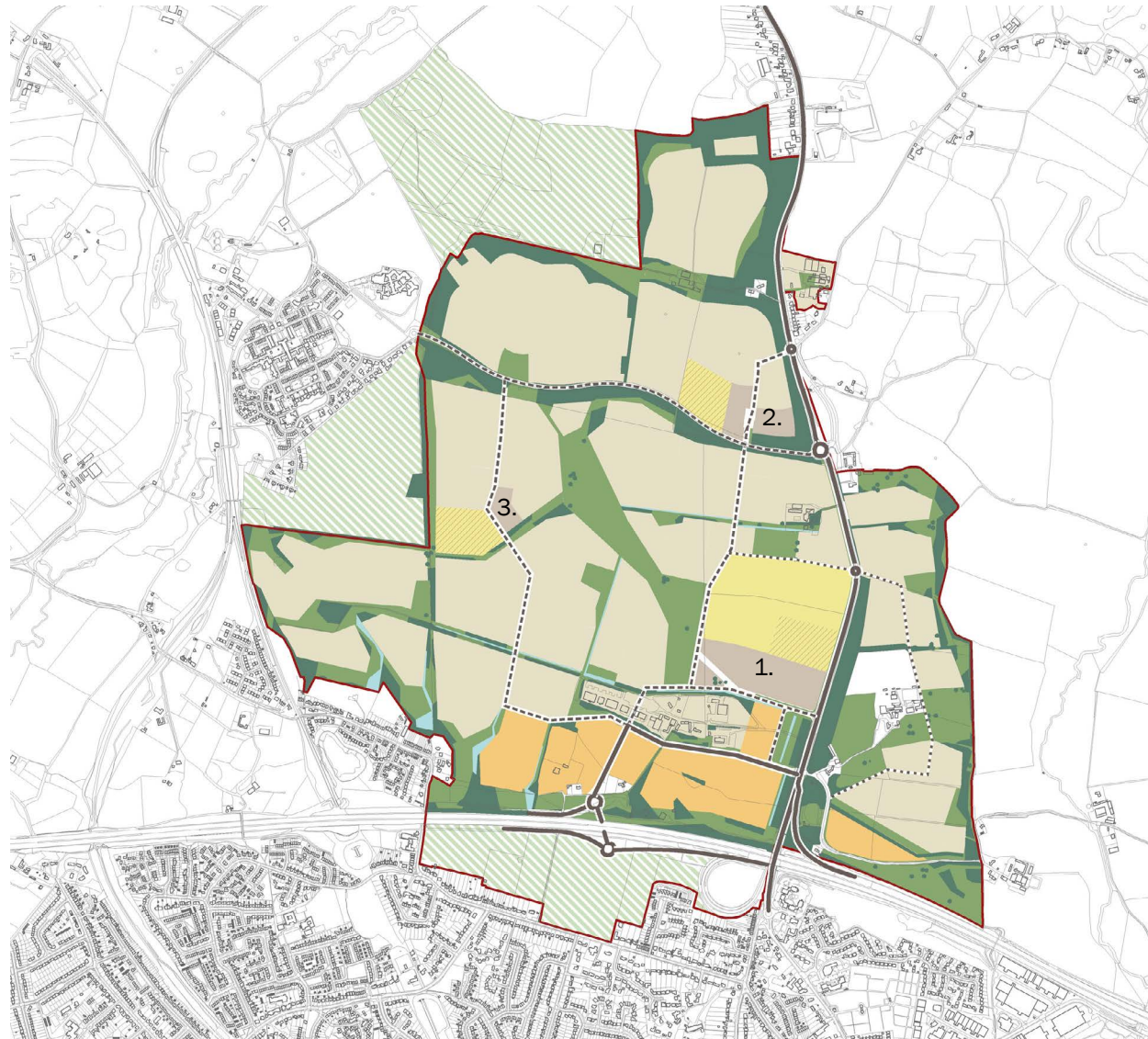


Figure 3. Illustrative example of a Parameter Plan - Land Use at Welborne





Legend:

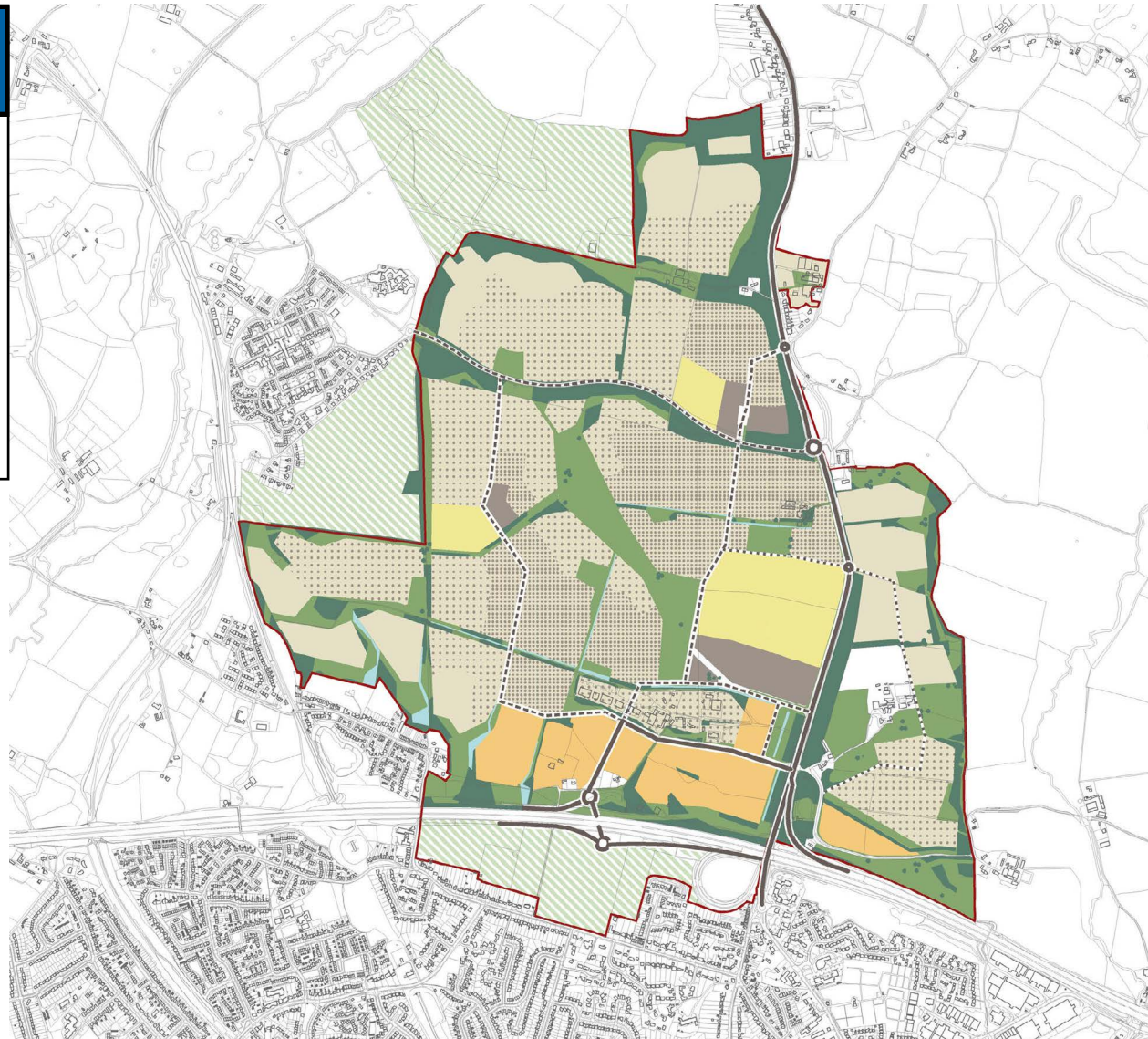
- Residential land
- 1. District centre
- 2. Local centre
- 3. Community hub
- Employment land
- Secondary school
- Primary school
- Green infrastructure
- Strategic Green infrastructure
- Strategic Green infrastructure
- Strategic Green infrastructure

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Figure 4. Illustrative Example of a Parameter Plan - Residential Density at Welborne

- Legend:
-  Lower average density
 -  Medium density range
 -  Higher average density
 -  Centres



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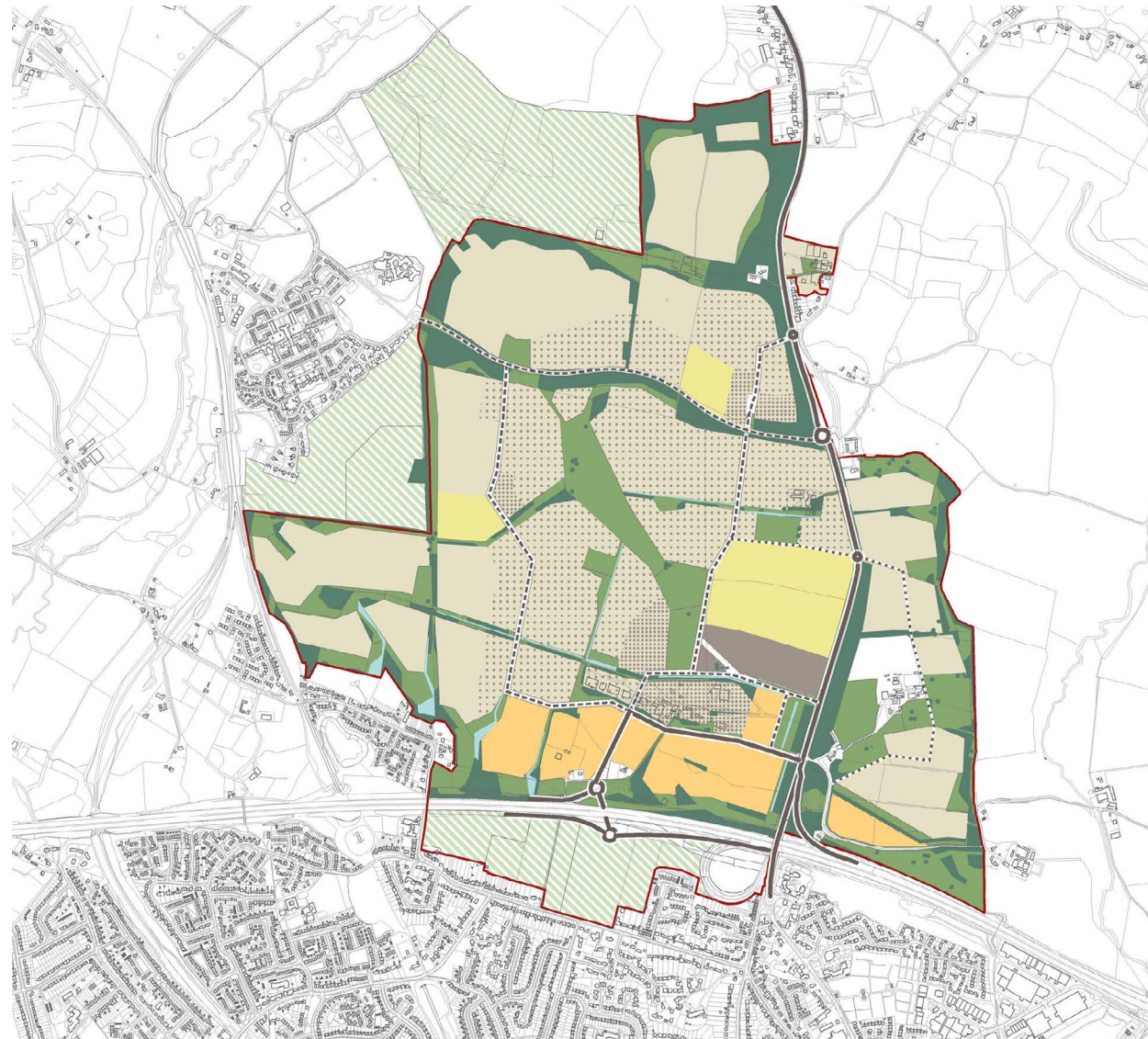


Figure 5. Illustrative Example of a Parameter Plan - Building Heights at Welborne

Legend:











- Up to 5 storeys (up to 18m)
- Up to 4 storeys (up to 15m)
- Up to 3 storeys (up to 12m)
- Up to 2.5 storeys (up to 10m)
- School sites (2-3 storey (12m))
- Employment sites (2-4 storey (10-16m))

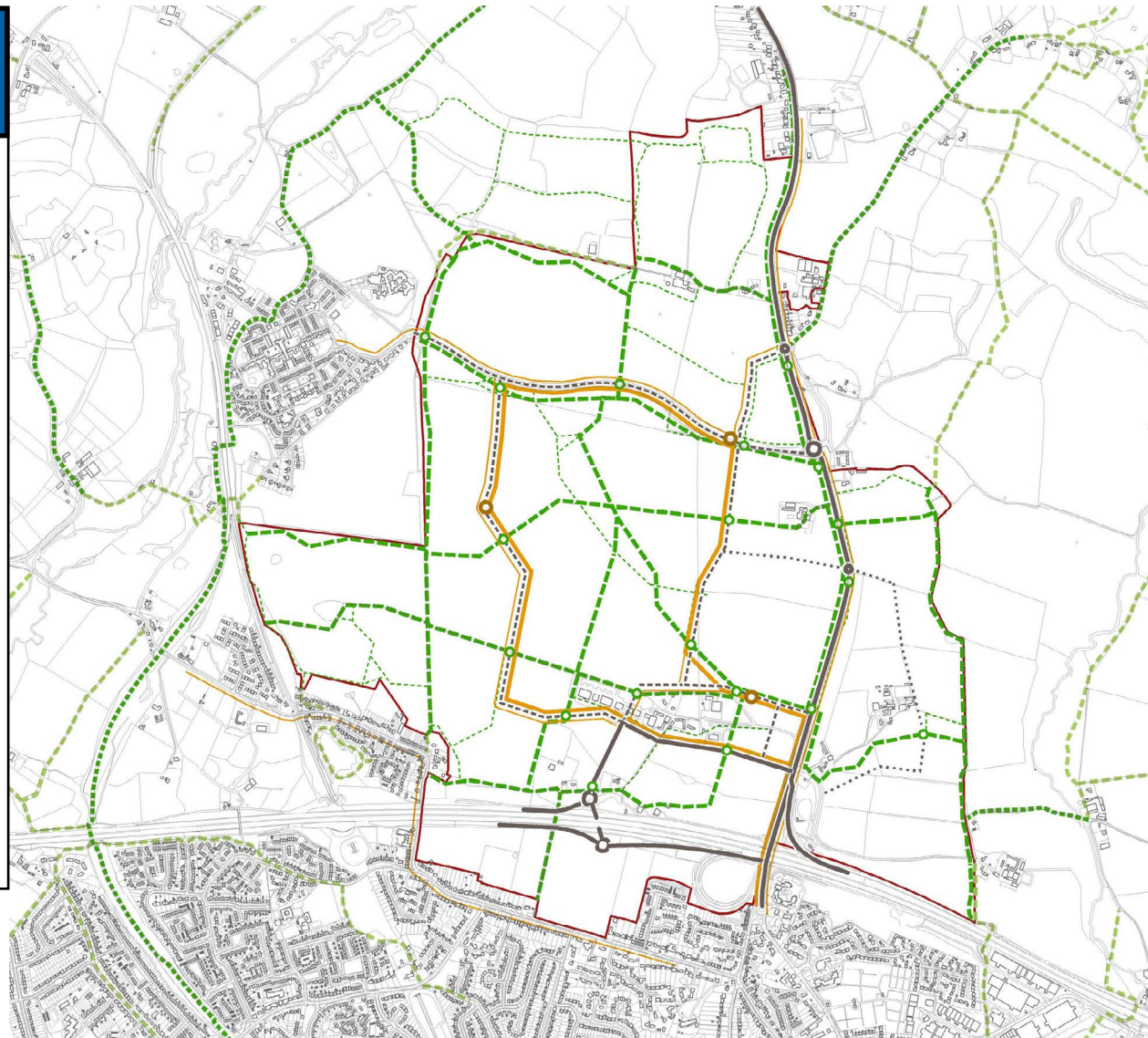
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Figure 6. Illustrative Example of a Parameter Plan - Access and Movement at Welborne

Legend:

-  Strategic roads
-  Primary street
-  Proposed BRT route
-  Proposed BRT stop
-  Local bus route
-  Strategic pedestrian/cycle link (onsite)
-  Key pedestrian link (onsite)
-  Existing Public Right of Way
-  Strategic pedestrian/cycle link (offsite improvements)
-  Strategic pedestrian/cycle crossing



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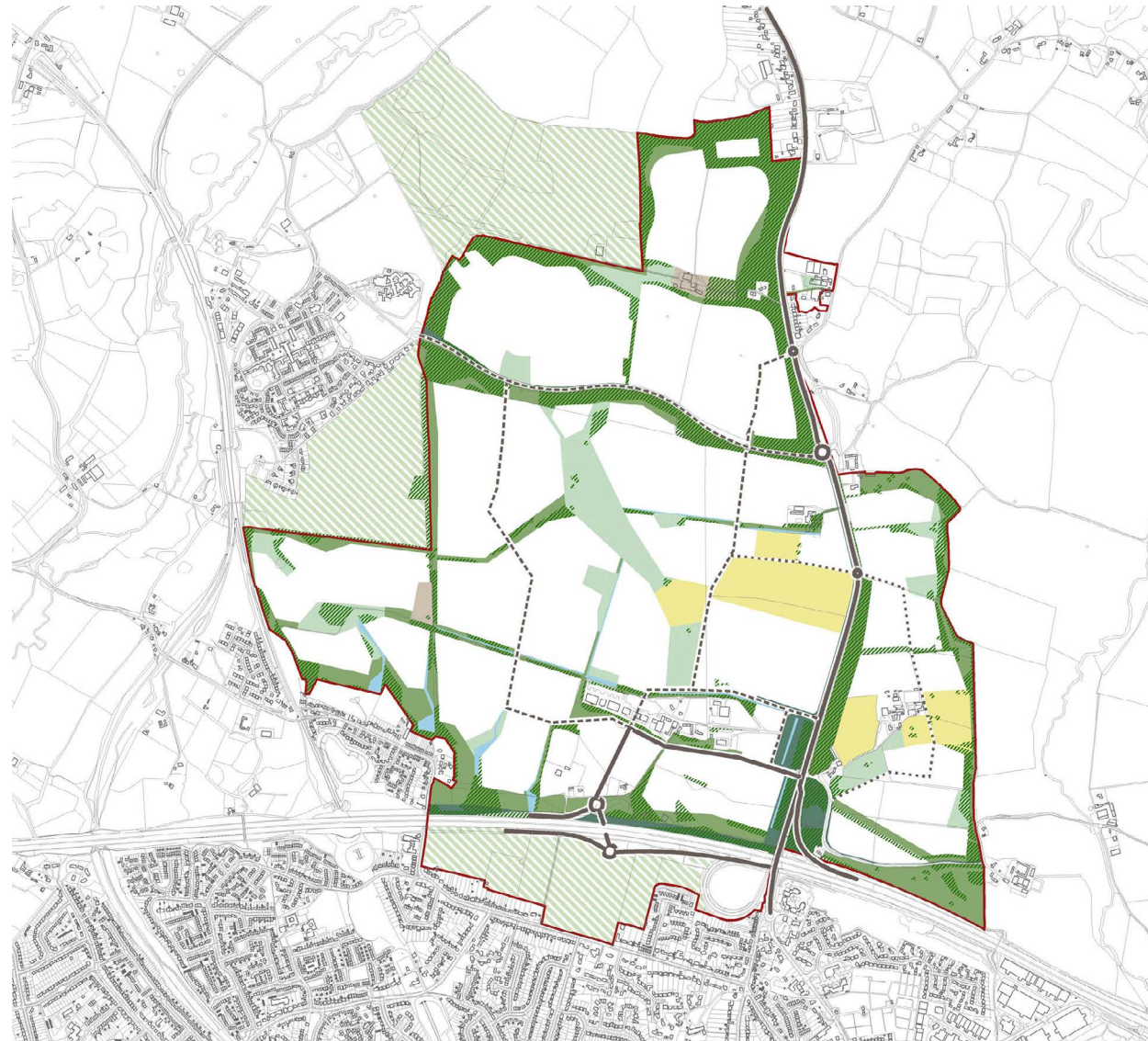
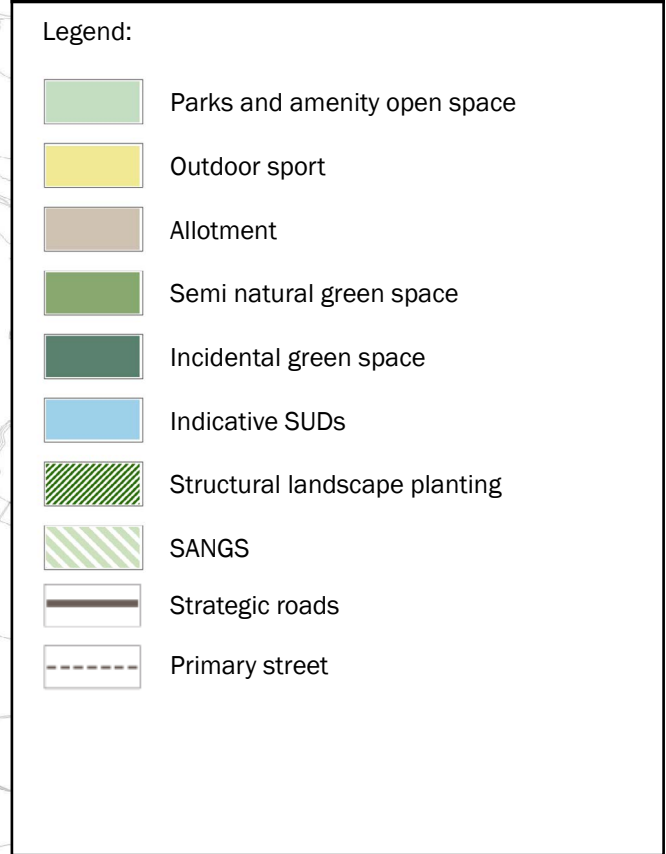


Figure 7. Illustrative Example of a Parameter Plan - Green Infrastructure at Welborne







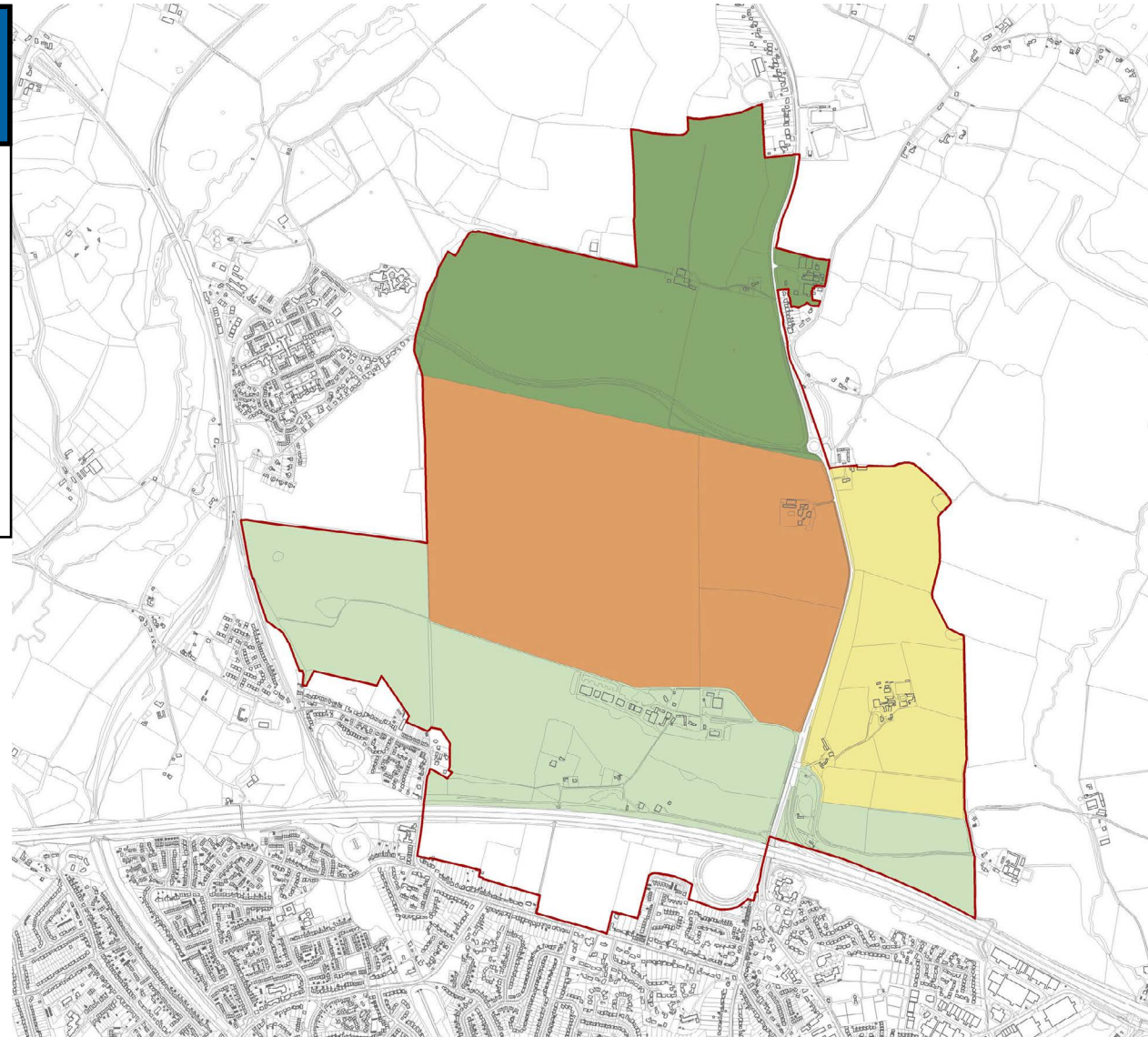
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Figure 8. Illustrative Example of a Parameter Plan - Character Areas at Welborne

Legend:

-  The Woodland
-  The Downland
-  The Meadows
-  The Parkland



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Comprehensive Master Planning

What is Comprehensive Master Planning?

1.30 The Comprehensive Master Plan proposes the layout and location of land uses, buildings, public and private spaces, streets, pedestrian and cyclist routes for an initial (outline or full) planning application. A Comprehensive Master Plan adds a further level of detail to the Structuring Plan.

1.31 Policy WEL29 requires comprehensive Master Plans to be informed and accompanied by an Open Space and Green Infrastructure Strategy which identifies the exact location, quantity, nature and quality standards of each type of on site Green Infrastructure required, together with adequate changing, storage and parking facilities where appropriate. Policy WEL29 also sets out the minimum open space requirements for Welborne.

1.32 The Comprehensive Master Plans must:

- Define the distribution of land-uses and activities;

- Define the heights, massing and bulk of buildings including average densities and maximum building heights;
- Define the public spaces, including the streets and open spaces;
- Define the nature of the relationships between buildings and public spaces (i.e. nature of boundaries between private and public spaces);
- Identify the network of streets and routes for people moving by foot, cycle, car or public transport, service and refuse vehicles, as well as access points and connections off-site;
- Identify the provision of key infrastructure elements, such as supply of electricity and disposal of foul water, sustainable drainage measures, green infrastructure, structural landscaping etc; and
- Demonstrate an understanding of how well the new community is integrated with the surrounding landscape context and how this is reflected in the

character areas of the development.

1.33 As the land within the adopted Welborne Plan policy boundary site may come forward in a series of planning applications, Comprehensive Master Plans on part of the Welborne site must be in line with an approved Structuring Plan, the adopted Welborne Plan, this SPD and any other adopted SPDs.

Who is Responsible for Preparing the Comprehensive Master Plans and When Must They be Submitted?

1.34 Applicants are responsible for preparing and submitting the Comprehensive Master Plan and the Green Infrastructure and Open Space Strategy to the Local Planning Authority. The Comprehensive Master Plan and the Green Infrastructure and Open Space Strategy needs to accompany any initial (outline or full) planning application(s) for Welborne. Any subsequent Master Plans submitted to the Local Planning Authority will need to ensure that it relates to all other Master Plans approved for the wider Welborne

site.

1.35 The following Figure 9 shows an example of a Comprehensive Master Plan for the Welborne site, which should be supported by written justification for the approaches selected.

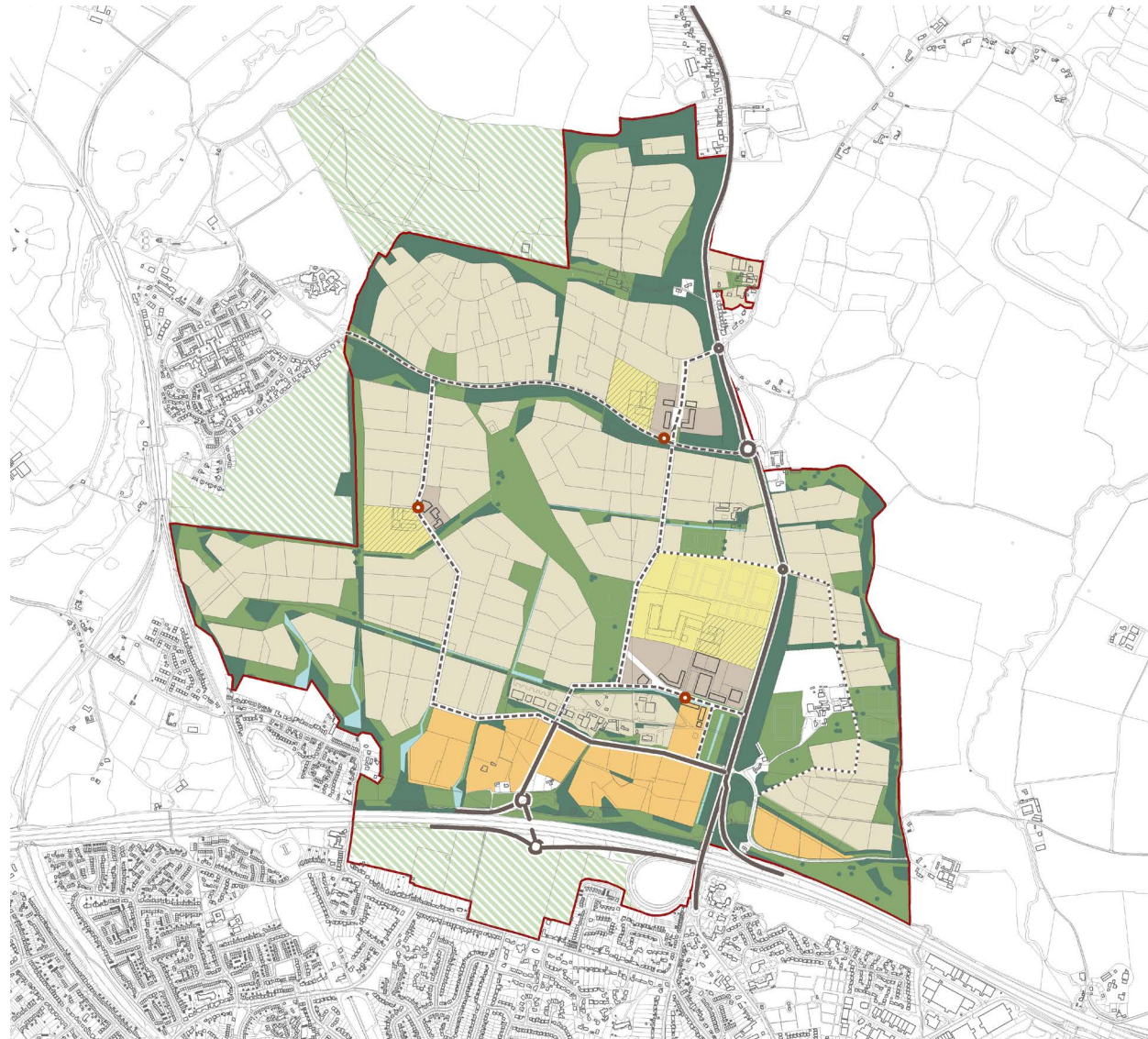














Figure 9. Illustrative Concept Master Plan of Welborne

Legend:

-  Site Boundary
-  BRT Stop
-  Strategic Road
-  Primary Road
-  Residential
-  District and Village Centre and Community Hub
-  Employment
-  Strategic Green Infrastructure
-  Potential SANGS
-  Primary School Site
-  Secondary School Site
-  Structural Landscape Planting

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Strategic Design Codes

What are Strategic Design Codes?

- 1.36 Strategic Design Codes are technical documents that illustrate the detailed design rules and requirements for the area of Welborne, which they control.
- 1.37 The purpose of the Strategic Design Codes is to provide more design detail to help establish the kind of place Welborne will be, and to demonstrate that the proposed development will meet the design requirements of the adopted Welborne Plan, this SPD and any other relevant SPDs.
- 1.38 Strategic Design Codes will provide details of the nature of the overarching and consistent character of the whole Welborne site, within which character areas sit. They provide details of each character area, where they are located and how they vary to reflect the site conditions, the different use(s) and spaces proposed. They will include an explanation of each character area and how it relates to the overall character of Welborne. The rationale for the design will be supported by an analysis of the

site and surrounding area to demonstrate how the character of the landscape and surrounding area has influenced the design options within the code. Each Strategic Design Code will contain a plan showing where each character area applies, and which sections of the code (i.e. the rules) apply. For each character area covered by the code, an illustrative design with supporting text explaining the type of place proposed will be provided.

- 1.39 For each character area, the Strategic Design Codes will illustrate:
- Typical street design including how highway, footpaths, cycling routes, servicing/refuse, boundaries, planting, lighting and 'on street' parking will be provided;
 - Typical housing types with boundary treatments, parking, bin/cycle provision and storage (including corner plots);
 - Typical planting species for trees, shrubs and ground cover;
 - Treatment of areas of public space;

- Treatment of key views and non-residential buildings; and
- Palette of main materials

- 1.40 The Strategic Design Codes should include elevations of the front or side view of a building, and cross sections that slice through a building and the entire street which services the property. They must also clearly show how necessary green and physical infrastructure and utilities can be accommodated, such as underground servicing.

Who is Responsible for the Strategic Design Codes Preparation and When Must they be Submitted?

- 1.41 Applicants are responsible for preparing and submitting the Strategic Design Codes. Every part of the Welborne site will need to be covered by a Strategic Design Code. They can be submitted at either the outline or reserved matter applications stage. If no Strategic Design Codes are submitted with an outline planning application, Policy WEL7 of the adopted

Welborne Plan requires High-Level Development Principles to be submitted with the Structuring Plan, in accordance with this SPD. High-Level Development Principles (which accompany the Structuring Plan) will set out what the design objectives for Welborne will be; the Design Codes will provide detailed instructions for how these principles will be delivered.

Design and Access Statements

What is a Design and Access Statement and What is it's Purpose?

1.42 A Design and Access Statement (DAS) is the document the applicant will use to explain how the proposed development is a suitable design for the site and how prospective users can adequately access the site. The Design and Access Statement will aid the Local Planning Authority's decision-making and interested parties' understanding of the analysis that has underpinned the design of a development proposal.

1.43 All Design and Access Statements submitted for Welborne, will need to clearly set out how the development proposals meet the adopted Welborne Plan, this SPD and any relevant adopted SPDs. They will also need to set out any consultation undertaken in relation to access issues, and how the outcome of the consultation has informed the proposed development.

1.44 Given the scale and complexity of the development at Welborne, it is anticipated

that the scope and size of the Design and Access Statement will be significant to reflect the nature of the application it supports. If the Design and Access Statement supports an outline planning application, it is important to ensure consistency in terms of the development parameters and the design principles that accompany them, as it will inform the content of the subsequent reserved matters application.

Who is Responsible for the DAS Preparation and When Must it be Submitted?

1.45 The need to submit a Design and Access Statement is a national planning requirement rather than a specific requirement of the Welborne Plan. The statements are produced by applicants and must accompany every application for major development, or applications that relate to Listed Buildings.

Infrastructure Delivery Plan and Phasing Plan

Infrastructure Delivery Plan and Phasing Plan

- 1.46 It is essential to ensure that the right type and level of infrastructure, be it roads, greenspaces or schools, is provided at the right time to support the development of Welborne. To ensure that this happens will require a comprehensive approach to planning infrastructure and its phasing over the development period. This comprehensive approach must be set out within an Infrastructure Delivery Plan and a Phasing Plan.
- 1.47 As part of the evidence base supporting the Welborne Plan, Fareham Borough Council produced a 'Concept Masterplan', which has been reproduced on page 20 of this SPD. This 'Concept Masterplan' provided the basis for Fareham Borough Council to produce a 'Welborne Infrastructure Delivery Plan' and 'Concept Masterplan Phasing Plan'.
- 1.48 The Welborne Infrastructure Delivery Plan and Concept Master Plan Phasing Plan set out the level of infrastructure that is likely to be needed to serve the scale of

development proposed and when it needs to be provided by.

- 1.49 Whilst the 'Welborne Infrastructure Delivery Plan' and 'Concept Masterplan Phasing Plan' do not represent the only way in which Welborne can be brought forward, the Local Planning Authority expects the applicants to use these two Plans as the basis for the more detailed plans they are required to produce and submit.

The Purpose of the Infrastructure Delivery Plan and Phasing Plan

- 1.50 Essentially the Infrastructure Delivery Plan will set out what infrastructure is required to support the scale of development envisaged at Welborne, and at what point that infrastructure will need to be delivered or completed by.
- 1.51 The Phasing Plan will set out what areas of land within Welborne will be developed and in what order. The way in which development comes forward at the site will have a direct link to what infrastructure needs to be delivered and

when.

Who Will produce the Infrastructure Delivery Plan and Phasing Plan?

- 1.52 Applicants are required to produce a detailed Infrastructure Delivery Plan and Phasing Plan for submission with the initial (outline or full) planning applications at Welborne.
- 1.53 As set out above the applicants will be expected to base their Infrastructure Delivery Plan (IDP) and Phasing Plan on the two Plans produced by Fareham Borough Council as part of the evidence for the Welborne Plan. The IDP and Phasing Plan must be produced to the same level of detail as those produced by the Council as a minimum. The IDP and Phasing Plan will need to be kept under review as the development of Welborne progresses.

Part 2 - Design Guidance

Introduction to Part 2

2.1 As explained already in the introduction to the document in Part 1, Part 2 explains the ways in which the design policies in the adopted Welborne Plan can be successfully applied to shape development at Welborne. Part 2 covers the following areas:

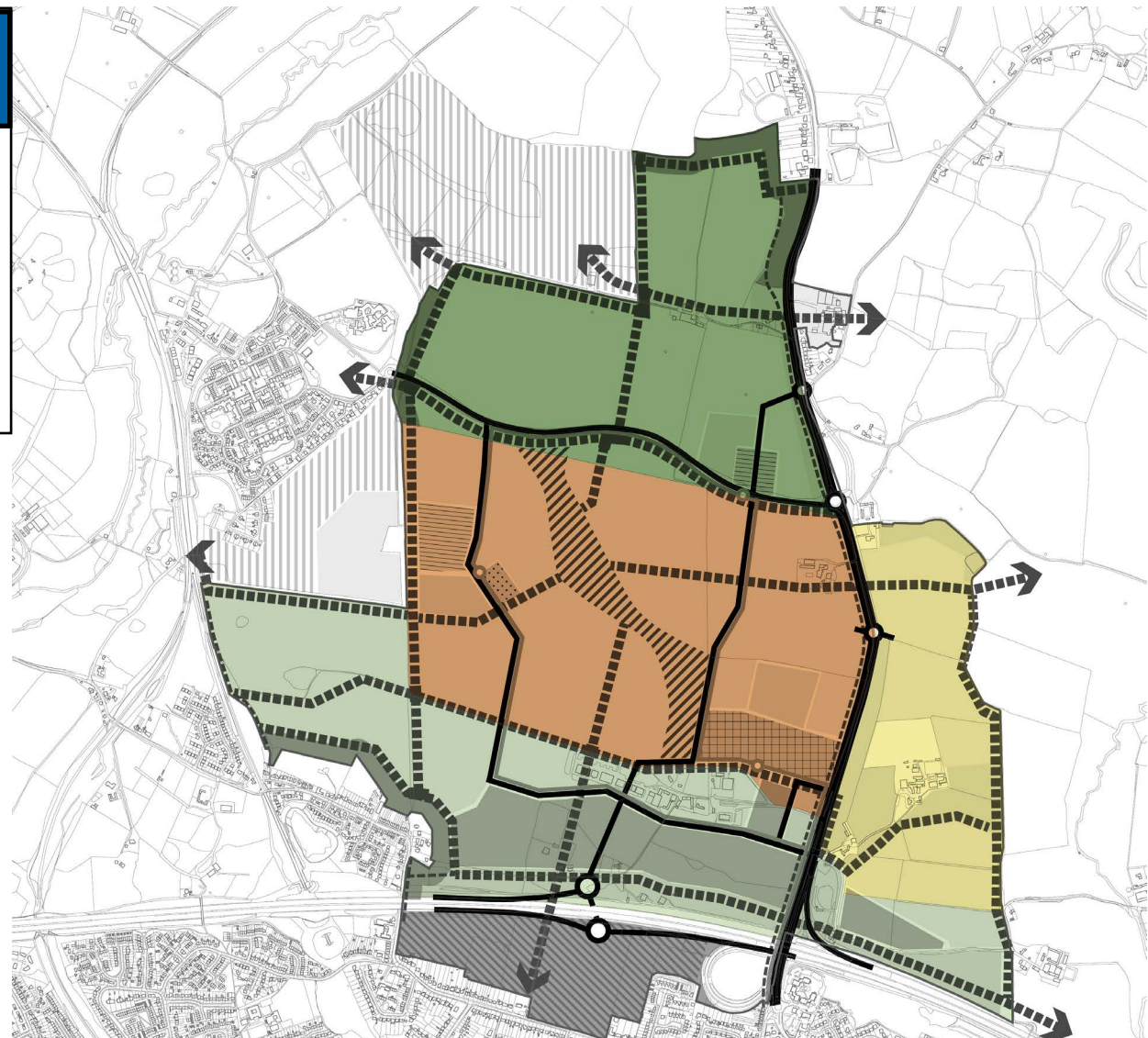
- Overall Character of Welborne & Character Areas;
- Green Infrastructure;
- Access and Movement;
- Residential Areas;
- Employment Land;
- District and Local Centres and Community Hub; and
- Schools.

Overall Character of Welborne & Character Areas

Figure 10. Character Areas Overlaid on the Strategic Framework Diagram

Legend:

- Woodland
- Downland
- Meadow
- Parkland



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Introduction to the Chapter

- 2.2 The most prominent features that surround the site include the extensive woodland to the north, the open and prominent chalk downland to the east at Portsdown Hill, and the underlying chalk geology that characterises the central part of the site. To the south, lower lying land connects into the two river valleys that lie to the west, along the Meon and to the east of the site along the Wallington.
- 2.3 The Welborne Plan shows that the prominent landscape features within and adjacent to the site could be used to inform and develop four character areas referred to in the Plan as: Woodland, Downland, The Meadows and Parkland. The location of these character areas is shown on the plan at the beginning of this chapter. There would also be a number of 'sub' areas based on land use within these main Character Areas.
- 2.4 This section of the guidance focuses on design matters relating to the character of Welborne as a whole, as well as the different character areas which will be

created within the new Community.

- 2.5 Design Guidance is provided on the following elements:
- Character of Welborne as a Whole
 - Site-wide Design Principles
 - Character Areas within Welborne
 - The Woodland Character Area
 - The Downland Character Area
 - The Meadows Character Area
 - The Parkland Character Area

Character of Welborne as a Whole

- 2.6 The Vision for Welborne seeks a high quality, sustainable garden community with a unique overarching character. The expectation is that Welborne will apply a 21st Century interpretation to the long established 'garden city principles'.
- 2.7 The development will be well designed

and incorporate different uses and development at a range of densities and building heights to create a series of attractive places with different and distinctive characters and that contribute overall to the creation of a varied but cohesive new community with a strong sense of place.

- 2.8 In order to meet this Vision it will be necessary for Welborne to adhere to a number of site wide principles, to avoid Welborne looking like an anonymous development which has been repeated elsewhere in the Country.



Site-wide Design Principles

2.9 Places result from the way buildings, streets, paths and open spaces are brought together.

Public space and private space

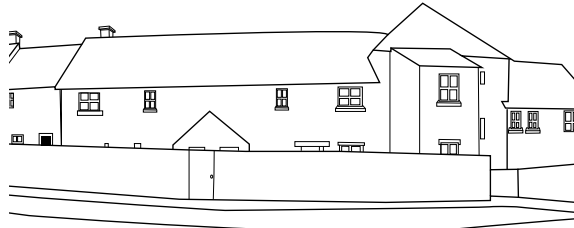
2.10 It is important that proposals clearly distinguish between public space and private space, giving clarity about how this will be successfully achieved, especially through their boundaries e.g. walls

Figure 11



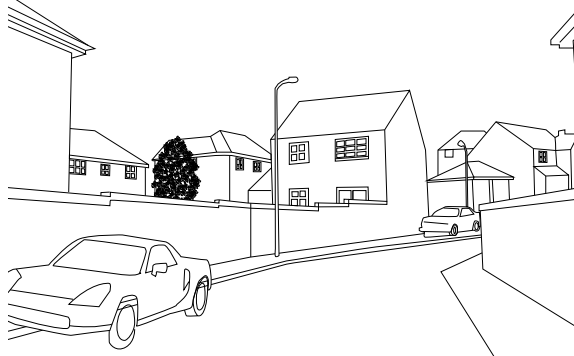
2.11 Figure 11 is an appropriate design approach as the robust low brick built boundary wall and gates make a clear distinction between private front gardens and the public street

Figure 12



2.12 Figure 12 is an inappropriate design approach as the unattractive high fence prevents natural surveillance of the street

Figure 13



2.13 Figure 13 is an inappropriate design approach as the high wall creates 'dead space' and no activity between the private properties and the public street. Properties should face onto the street to avoid this.

Fronts and backs of buildings

2.14 Buildings have both a front and back.

Figure 14



2.15 Figure 14 shows the front and backs of buildings.

2.16 The front of a building should face onto the street. This is vital to ensure there is natural surveillance from private buildings onto public streets.

Figure 15



2.17 Figure 15 is an appropriate design approach through placing well-used rooms (e.g. kitchens) and balconies on the front of the property so there is natural surveillance of both the street and parking areas. ✓

2.18 It is important to ensure that public fronts face onto the street and private backs face each other as shown in Figure 14. This will avoid creating inefficient layouts and 'dead spaces' that could lead to anti-social behaviour. Back fencing onto public streets should be avoided.

2.19 The best way of ensuring this is achieved is through the use of 'perimeter blocks'. Perimeter blocks, where buildings are

erected around the outside of the block that faces the street with private space behind should form the basic pattern of development.

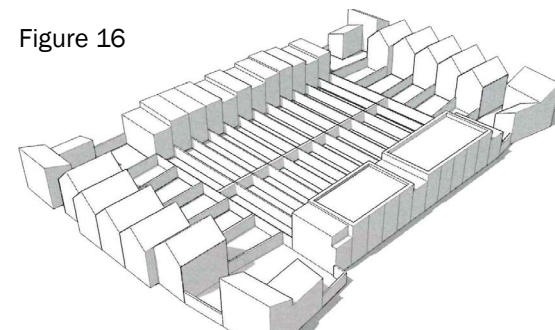
2.20 The use of perimeter blocks also ensures the efficient use of land and creates streets that are arranged around a series of direct routes which are overlooked by buildings that face onto the street.

2.21 Whilst the use of perimeter blocks is expected to be consistent throughout Welborne, the form of development around the blocks should be varied. For example, development in the District Centre could comprise higher density, mixed use buildings (e.g. offices or shops at ground floor with flats above), whereas residential areas are more likely to contain a mix of terraced and semi-detached houses with the highest proportion of detached houses located towards the edges.

2.22 Proposals should ensure that streets have a relationship with the uses and activities along them. Particular care must be taken to ensure that public spaces are overlooked from surrounding private

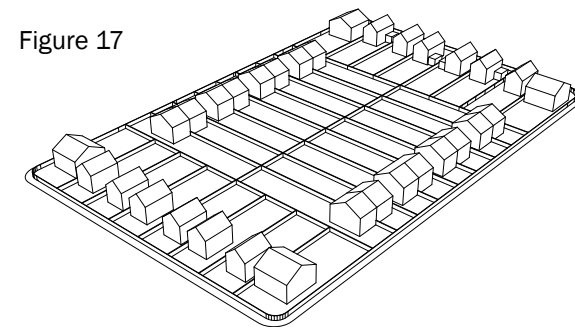
buildings to create spaces that are safe and well used.

Figure 16



2.23 Figure 16 An example of a mixed-use perimeter block which would be located close to the centre of the site. ✓

Figure 17



2.24 Figure 17 An example of a residential perimeter block which would be located further from the centre of the site. ✓

- 2.25 Buildings should also be designed to respond to the south facing topography of the site in order to create a form that reflects the regular gradient of the site. This could be created through the use of east to west streets that run parallel to the contours. South facing development will also allow buildings to benefit from solar gain.
- 2.30 Generally development of a higher density (e.g. higher building heights) will be located in or close to the centre of the site, especially around the District Centre, Local Centre and Community Hub, as well as along the Bus Rapid Transit (BRT) Route and fronting onto the Central Park, (termed as Parkside and Transport Corridor respectively in Figure 18). Page 33 shows the type of uses expected in these higher density locations and their general forms (including building heights), along with illustrations (including example sections and photographs).
- 2.31 Streets within and close to the District Centre and the BRT Route are likely to be wider and more formal in character. They should be straight with uniform building lines and areas of parking interspersed with trees either along the edges or the centre of roads to create areas of public space rather than simply routes. The materials used in these more central areas should be especially robust to withstand intensive use.
- 2.32 Streets located further out from the centre of Welborne are likely to be narrower and less formal in character, for example 'mews' style development, or the buildings could have a more varied building line, with features such as low level planters and trees integrated into the layout of the street and used as traffic calming measures. More informal surfacing materials could be used to create shared surfaces that enable streets to be used by children.
- 2.33 The most sensitive areas of the development are those on the outskirts of the site, often close to settlement buffers or the site boundary. It is in these locations that development would be expected to be less intensive (i.e. lower density), and predominately 2-storey.
- 2.34 Page 33 - 34 also shows the type of uses expected in these lower density locations and their general forms (including building heights), along with illustrations (including example sections and photographs):

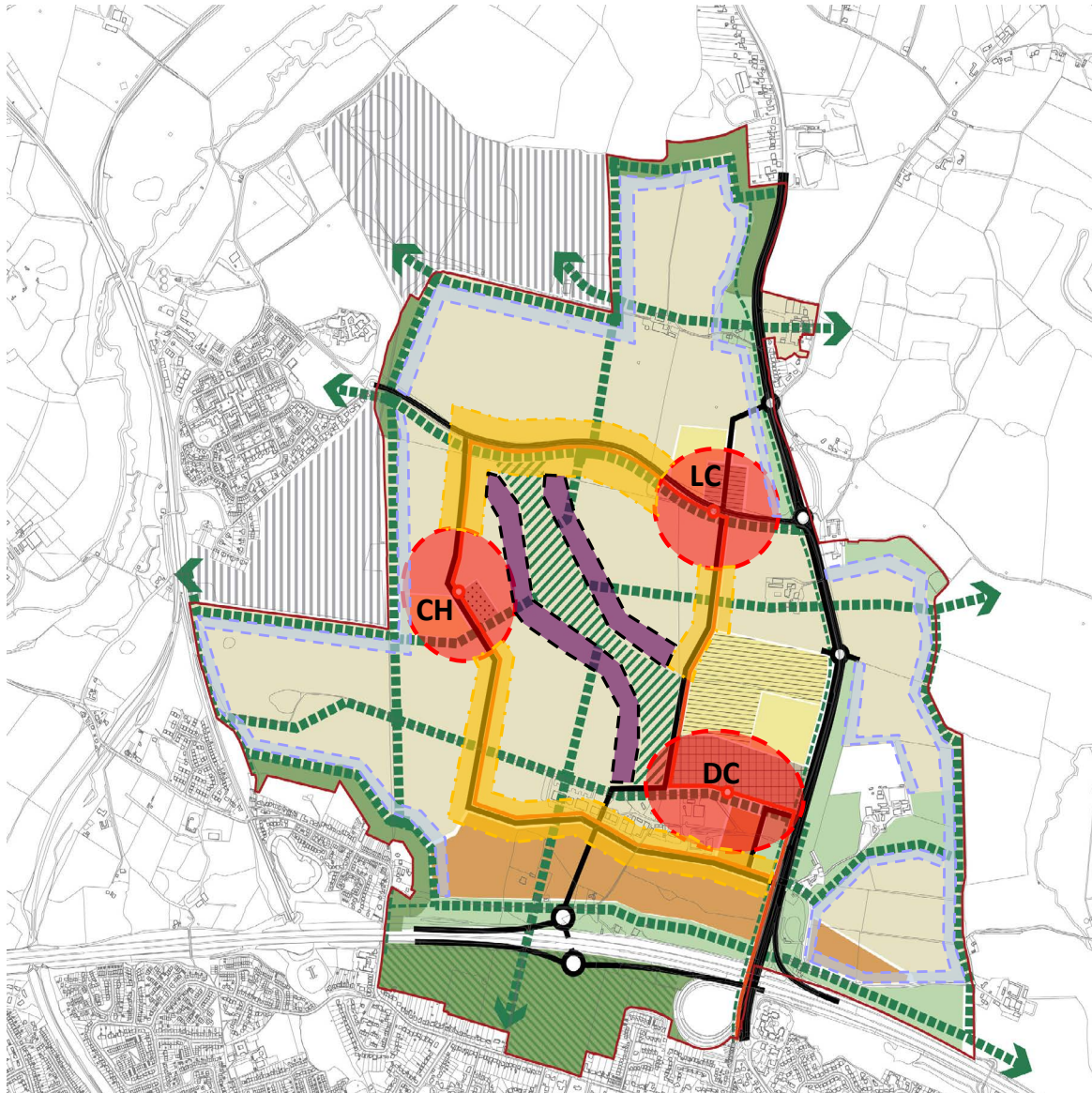
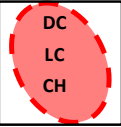






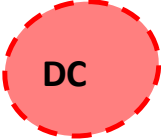
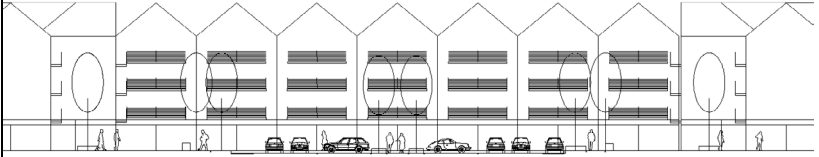



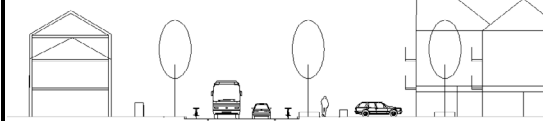



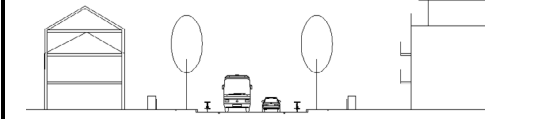

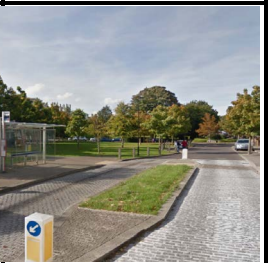

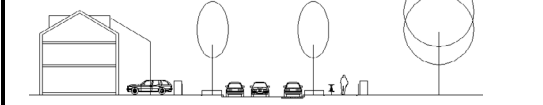

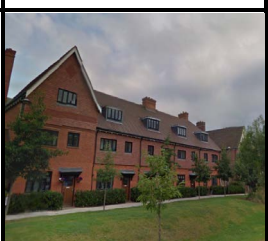







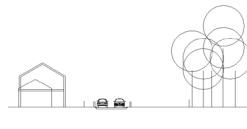



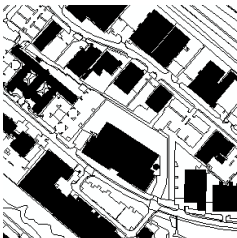








Figure 18. Shows the Key Characteristics of the Welborne Development in Terms of Use and Form

-  District Centre
Local centre
Community Hub
-  Transport Corridor
(along BRT route)
-  Parkside
(Fronting Central Park)
-  Residential
-  Sensitive Landscape Edge
-  Employment Zone
-  Central Park

Location	Use	Form	Section	Image	Image
<p>Welborne District Centre</p> 	<p>Food and non-food retail Employment and Services Health Community and leisure facilities Residential</p>	<p>Mixed use 'High Street' development; upto 3.5 storey. Continuous compact forms strong townscape. 'Market Square' public space; tree planting. No minimum set back</p>			
<p>Local Centres and Community Hub</p> 	<p>Food and non-food retail Health Community and leisure facilities Residential</p>	<p>Mixed use development blocks of 2-3 storey compact forms giving a strong townscape. No set back minimum. Public space; tree planting</p>			
<p>Transport Corridor</p> 	<p>Semi-urban housing</p>	<p>Mix of single houses and flats of 2 and 3 storey. Generally continuous form with breaks at key junctions and ped routes. Minimum 2m set back Wide corridor with street trees</p>			
<p>Parkside</p> 	<p>Sub-urban housing</p>	<p>Mix of single houses and flatted blocks of 2 and 2.5 storey. Generally mix of semi and detached forms with strong landscape. Minimum 3m set back</p>			

Location	Use	Form	Section	Image	Image	Image
Residential Character Areas 	Sub – urban housing	Predominantly 2 storey with occasional 2.5 storey. Predominantly detached and semi detached with occasional short terracing and mews lanes. Mix of set backs and landscape				
Sensitive Landscape Edge 	Sub – urban peripheral housing	2 storey with occasional 2.5 storey. Predominantly detached with occasional semi and small cottage terraces. Open informal character, strong landscape. Facing edge. Lane appearance.				
Employment Areas 	Offices, research and development, light and general industrial and warehousing	Generally large scale format set within strong landscape framework of roads, parking, servicing and edge treatments.				
Central Park 	Multi-functional green space	The landform will follow the existing topography without additions or re-profiling. Character will derive from a planting design that reflects existing landscape features and geology.				

Character Areas Within Welborne

- 2.35 The four individual character areas within Welborne are intended to ensure that the masterplanning process and the subsequent development is strongly informed by the landscape character of the area. Character areas are also intended to ensure that areas within Welborne will have their own identity within the unique overarching character of Welborne.
- 2.36 Consistency is essential to creating character areas in Welborne. Consistency can be achieved by providing a recognisable and repeating pattern of development components such as: layout; density; block pattern; urban form; layout of streets and areas of public space housing types; the way in which buildings relate to the street; design of the public areas (including materials, detailing and planting) architectural style & use of a simple palette of materials.
- 2.37 The variation of some of the development components is likely to occur at different levels, e.g. between different blocks or plots. The use of a consistent material

palette, but applied in a different way to different housing types is often the most successful way of providing character.



- 2.38 The following examples show how a measure of consistency has successfully been used to create a distinct and recognisable character while containing enough variety to be interesting.



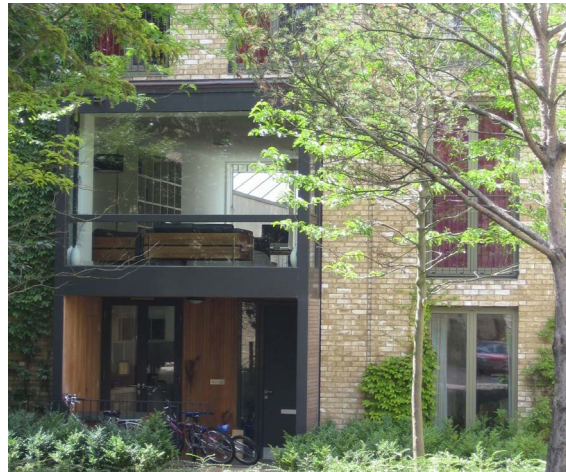
- 2.39 The following pages provide more detailed design guidance relating to the four character areas.

The Woodland Character Area

2.40 Proposals must recognise the importance of the significant areas of woodland around the site and the sense of enclosure they provide. Development must be designed to ensure that the woodland is visible from within the majority of this part of the site. The routing of streets towards areas of woodland will help to achieve this.



2.41 Proposals must seek to retain and incorporate areas of existing woodland within the site.



2.42 Links must be designed to provide direct and attractive walking and cycling routes to areas of existing woodland both within and adjacent to the site.

2.43 The layout of the development should be designed to allow for tree cover to become a dominant feature of the area with neighbourhoods enclosed by and formed around areas of existing and new woodland.

2.44 New tree planting in this part of the site should use species of tree common to the area and native understorey planting to reflect the woodland character.



2.45 Proposals should respect the existing rural character of Knowle Road by retaining and adding to any existing planting along the road. Development to the north of Knowle Road should also be more rural in character. This could be achieved by it being of a lower density or by having a less uniform layout. Buildings could incorporate natural materials such as timber cladding.

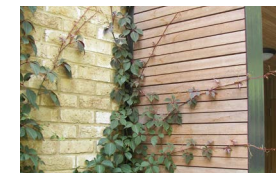









Figure 19. Design Guidance for the Woodland Character Area

Legend:

-  Character area extents
-  Existing vegetation
-  Listed building
-  Existing buildings
-  Enclosing effect of surrounding tree cover
-  Rural character of Knowle Road
-  Significant ridge line



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The Downland Character Area

- 2.46 The development in this area shall be laid out in a manner which maintains some of the open and expansive qualities of the site, surrounding a large central park maintaining some distant views out of the site.



- 2.47 The green spaces and use of plant and tree species must reflect the downland character. This could be achieved by using less enclosing structural planting to leave substantial parts of green space open in character.
- 2.48 The belt of trees along the edge of the Knowle Triangle should be retained, and belts of planting that run east to west should be provided along the northern and southern edges of the area to provide visual breaks in development when viewed from the south.








- 2.49 The development layout should emphasise this character area as the most urban part of the site. This could be achieved by using an ordered and formal development character, compact built form, a volume of development capable of supporting community facilities and using materials, surfacing and planting that creates a more urban character.

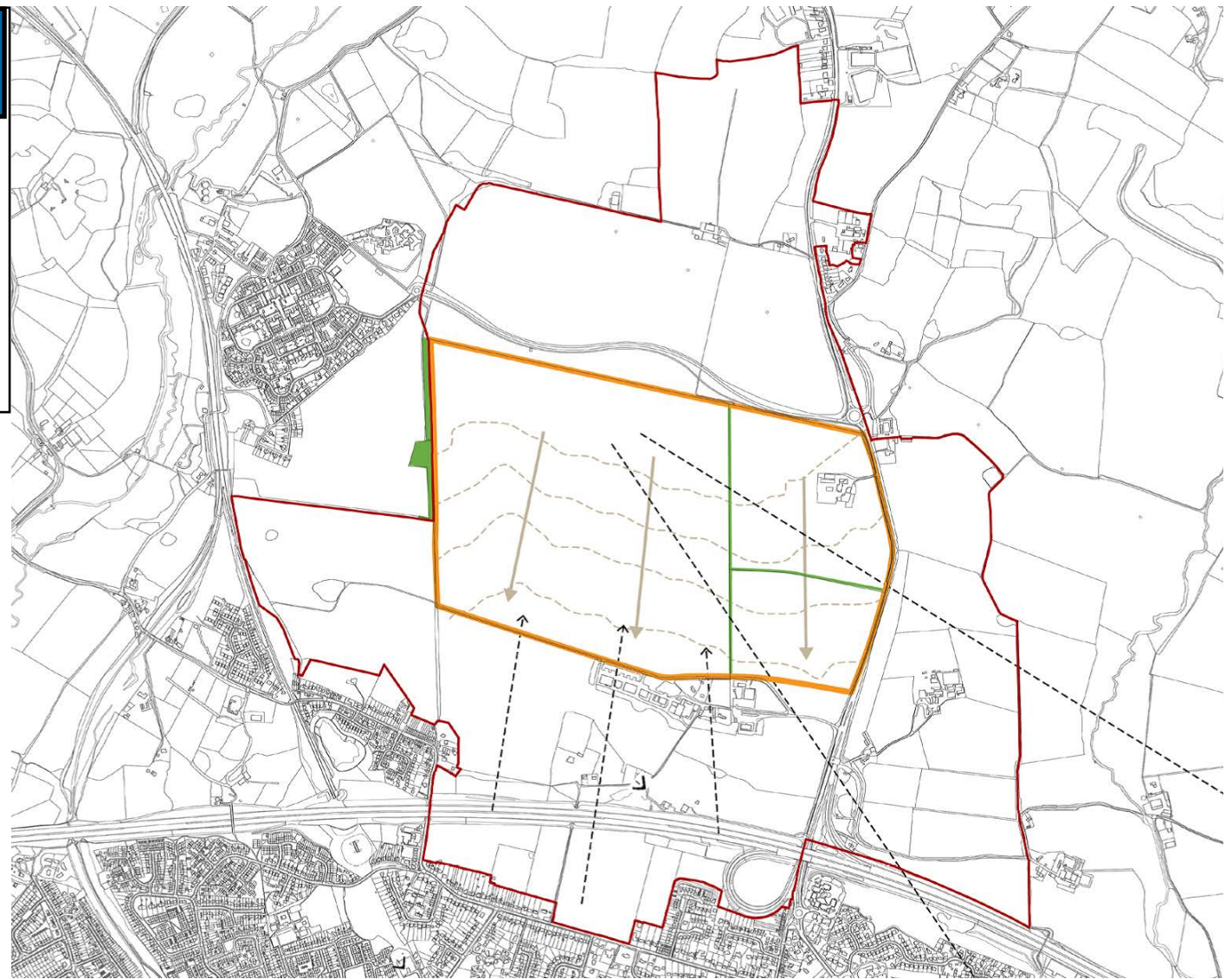
- 2.50 Proposals must ensure that the District Centre is integrated into surrounding areas and creates an important feature within Welborne. It must have strong links with and association with the Central Park.



Figure 20. Design Guidance for the Downland Character Area

Legend:

-  Character area extents
-  Limited amount of existing vegetation
-  Consistent, gently sloping topography
-  South facing slope
-  Key views



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The Meadows Character Area

- 2.51 Strong landscape features such as continuous belts of trees and hedgerows, need to frame the large employment buildings in this area and to divide the site into smaller parcels to create attractive views of Welborne when viewed from the south.



- 2.52 The character of this area will be less formal and less urban than in central parts of the site. This could be achieved by designing layouts that incorporate existing landscape features such as trees and hedgerows and the use of substantial soft landscaping incorporating Sustainable Urban Drainage System (SUDS) that are of a more natural character.



- 2.53 Proposals should allow for residential densities and a development form which maintains a clear distinction between Welborne and the existing community at Funtley. This could be achieved by decreasing the height of those buildings closest to Funtley.

- 2.54 Where possible proposals should integrate areas of water, meadow and natural planting together with blocks of woodland into continuous green corridors running east to west which connect to the Meon and Wallington river valleys along the lowest lying part of the site.

- 2.55 The southern landscape buffer must enhance views into the site from the south. This should be achieved by the use of substantial numbers of large trees that create a dominant feature when viewed from the south.

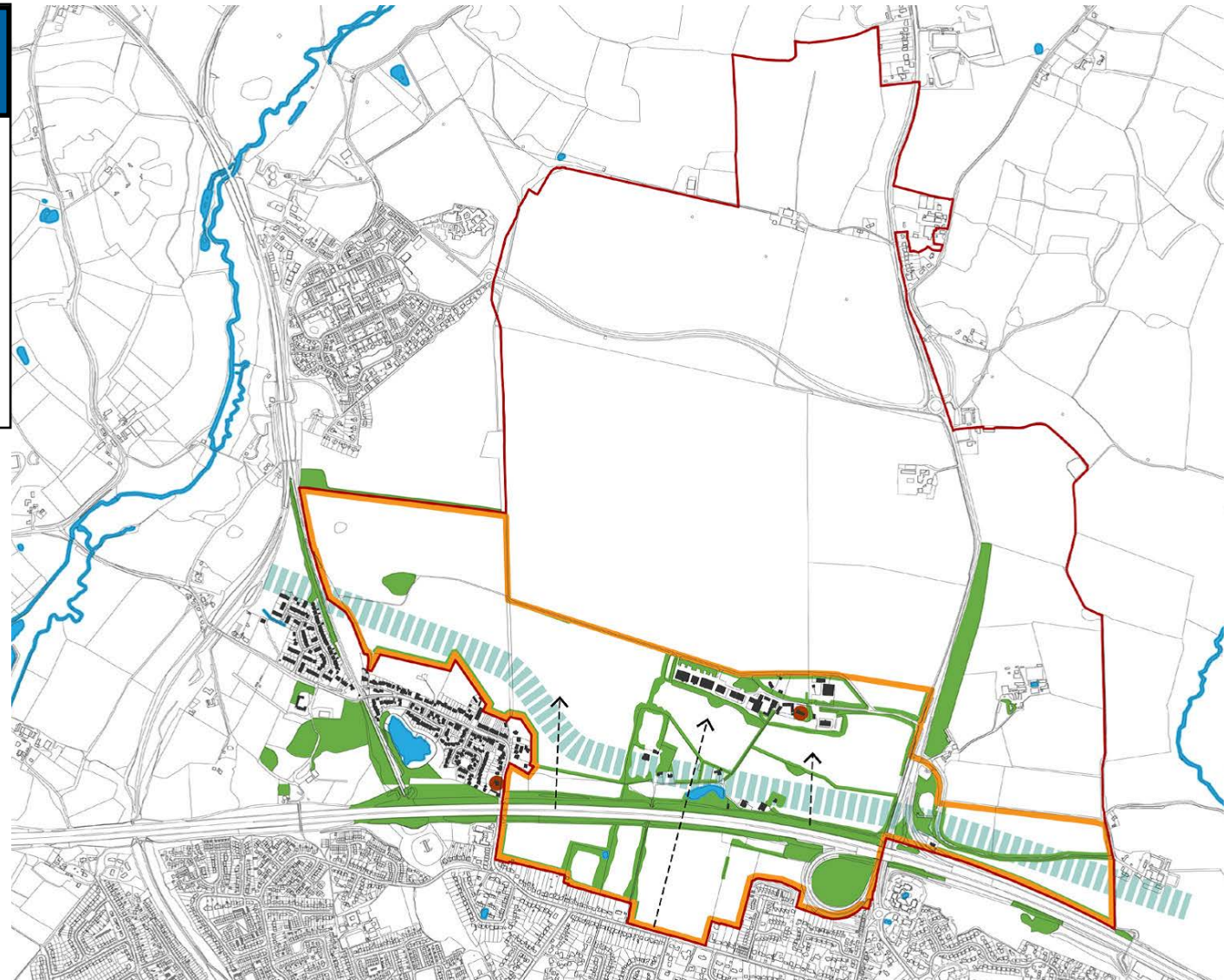
- 2.56 The listed buildings at Dean Farm and their settings must be sensitively incorporated into the development.



Figure 21. Design Guidance for The Meadows Character Area

Legend:

- Character area extents
- Existing vegetation and field boundaries
- Existing water courses/features
- ▨ Low lying areas of the site
- - - - -> Key views
- Listed building
- Existing buildings



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The Parkland Character Area

- 2.57 Development proposals must incorporate and strengthen the existing tree belt along the A32 to filter views to and from this area.
- 2.58 The topography of this area falls towards Wallington which could result in a sense of separation with the rest of Welborne. Links between the Parkland Character Area and the rest of Welborne should be created for example by the use of a complementary palette of materials.



- 2.59 Proposals must be designed to respect the character and setting of the listed buildings at Roche Court and the buildings at Albany Farm.



- 2.60 The development proposals must be designed to reflect and enhance the existing pattern of woodland belts, open pasture, buildings and parkland trees associated with Roche Court. The layout should be of an open character, defined by grassland and designed around existing Parkland trees.

- 2.61 Any development proposals should be more open in character than development in The Meadows and Woodlands areas. It should be characterised by open grasslands using small tree groups, individual parkland trees and tree belts to filter views of the development from the east.

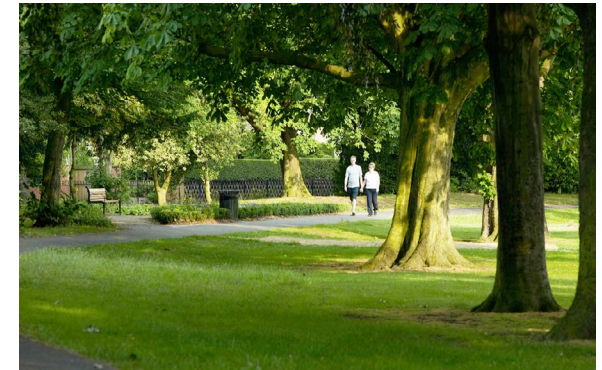








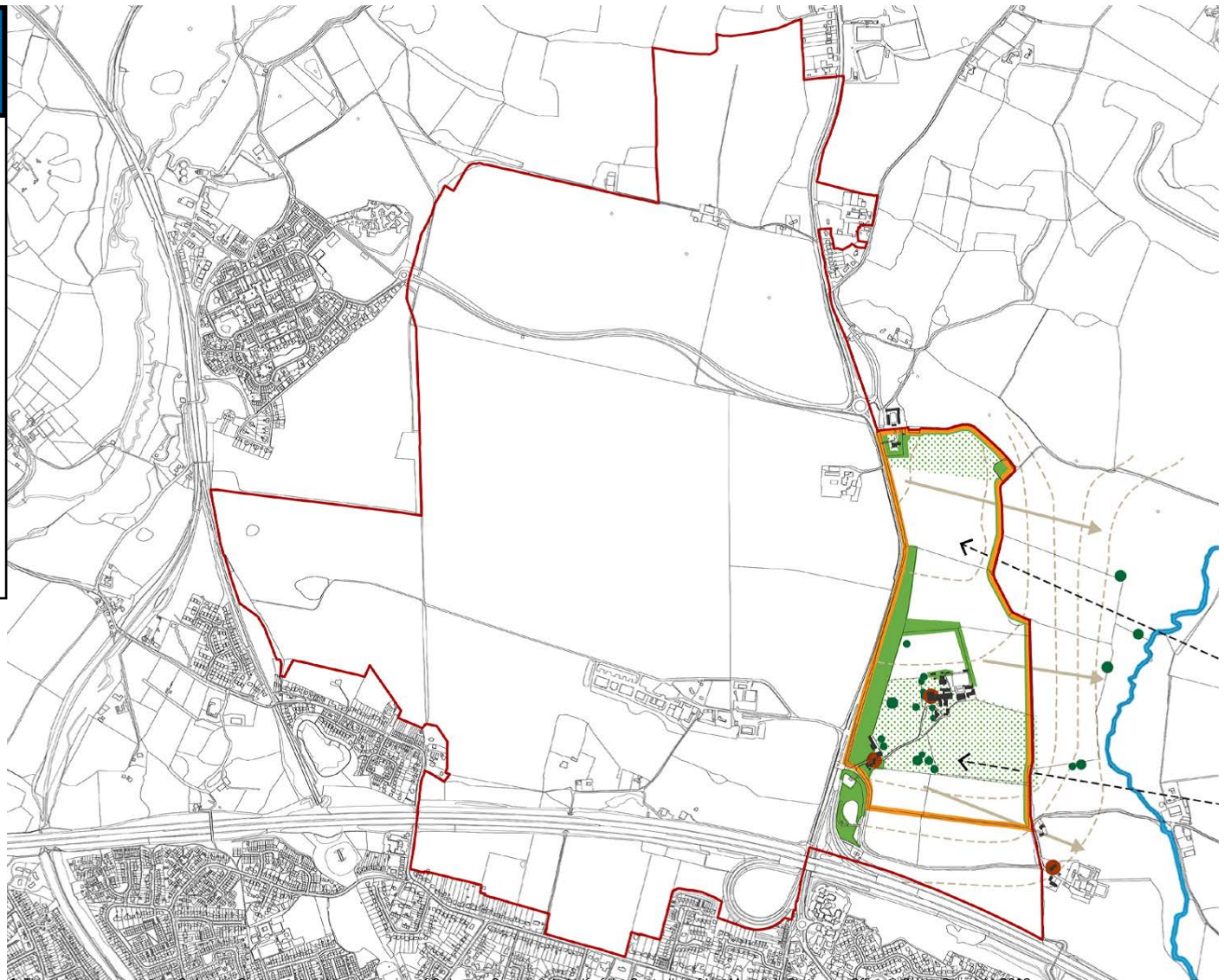


Figure 22. Design Guidance for The Parkland Character Area

Legend:

-  Character area extents
-  Existing vegetation
-  Gently sloping landform
-  Landform forming part of the Wallington Valley
-  Key views
-  Listed building
-  Existing buildings
-  Visual setting of key buildings
-  Existing water courses
-  Individual and parkland trees within open grassland and pasture



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Green Infrastructure

Introduction to Chapter

2.62 Green Infrastructure is defined within the Glossary to the Local Plan Part 3: The Welborne Plan, as:

'A network of multi-functional green space, urban and rural which is capable of delivering a wide range of environmental, accessibility and quality of life benefits for local communities. Green infrastructure may consist of parks and gardens; natural and semi-natural open space; wooded areas; cycle ways and rights of way; outdoor sports facilities; amenity green space and recreation space; domestic gardens; village greens; play areas; allotments; community gardens; urban farms; cemeteries and churchyards; river and canal corridors and green roofs and walls'.

2.63 The Welborne Vision seeks to ensure that Welborne will have an integrated and linked network of multi-functional open spaces, civic spaces, public open spaces, private outside space and green routes. This green network will incorporate the site's natural features, hedgerows,

trees and woodlands to provide habitat, recreational facilities, to frame the new development and to provide links to the wider area.

The successful creation and integration of Green Infrastructure into Welborne will be fundamental in ensuring that it meets its aims of being a distinct new community whose spirit, character and form are inspired by its landscape setting.

2.64 This section of the guidance focuses on design matters relating to Green Infrastructure within the Welborne development and provides clear design guidance as to how this Council believes that Green Infrastructure needs to be designed and delivered at Welborne to ensure the Vision is met.

2.65 Design guidance is provided on the following aspects of Green Infrastructure:







- Central Park
- The Long Barrow
- Corridors and Connections
- The Structural Landscape

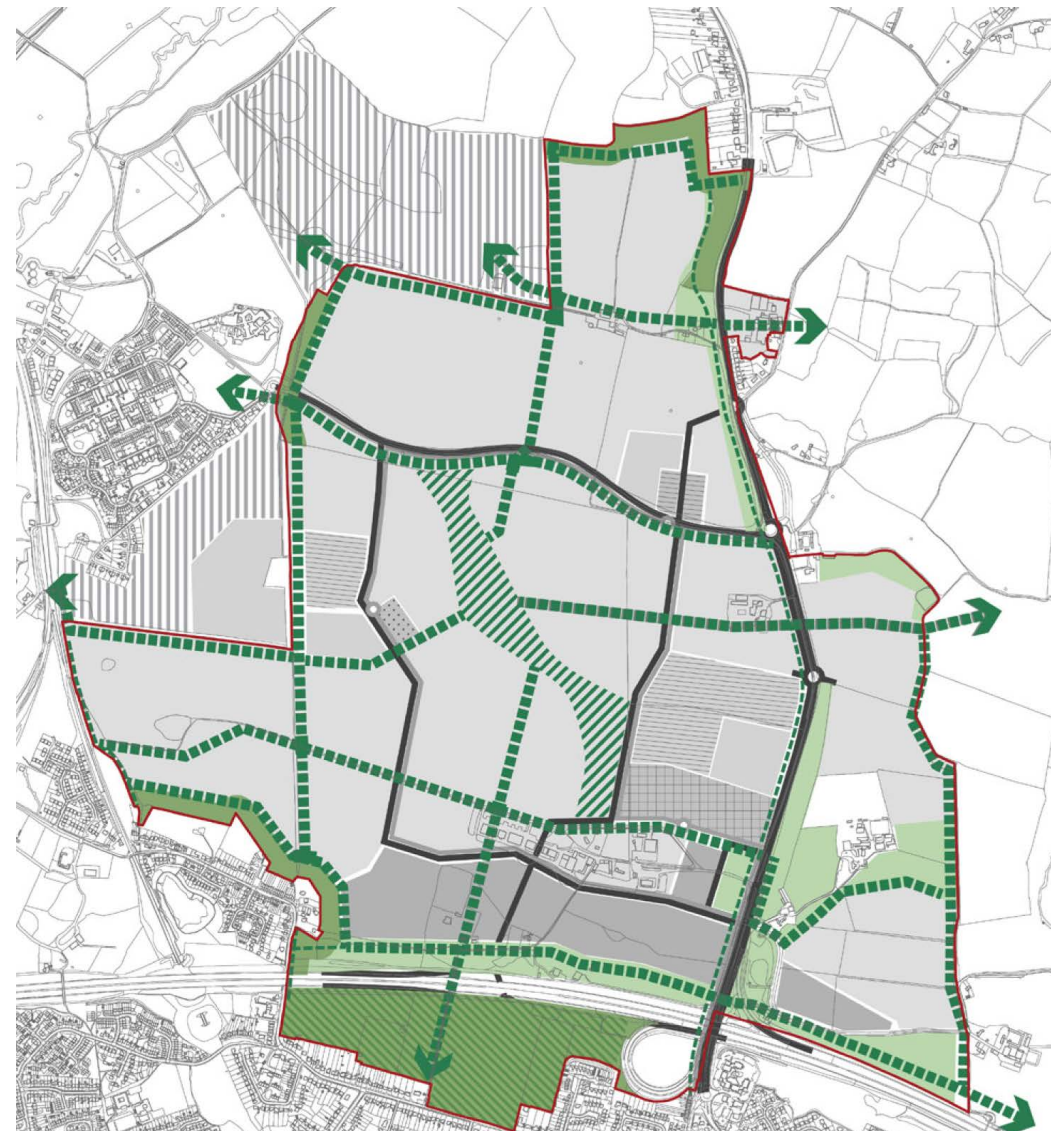
- Settlement Buffers
- Development adjoining green infrastructure

2.66 On the following page at Figure 23 there is an extract of Green Infrastructure from the Strategic Framework Diagram.

Figure 23. An extract of Green Infrastructure from the Strategic Framework Diagram

Legend:

-  Landscape Buffers
-  Settlement Buffers
-  Potential SANGS and Settlement Buffer
-  Strategic Green Infrastructure Corridor
-  Key Pedestrian/Cycle Link
-  Central Park



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Central Park

2.67 The Central Park will be one of the key pieces of Green Infrastructure within Welborne and one which will strongly define its character. This green centrepiece to the development must be large enough in scale to create a sense of openness and should benefit from extensive long views beyond the site.

2.68 The approximate location of the Central Park is shown on the Welborne Policies Map (Reproduced on Page 2 of this SPD) and further illustrated on Figure 23.

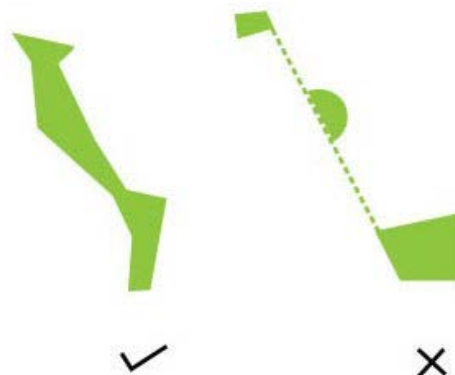
The Central Park should broadly follow the alignment of the gas pipeline to make best use of constrained land and to connect large residential areas of Welborne with the District Centre.



2.69 The Park should be centrally located and not crossed by any trafficked roads.



2.70 It must be one, large single space rather than a series of smaller connected spaces.

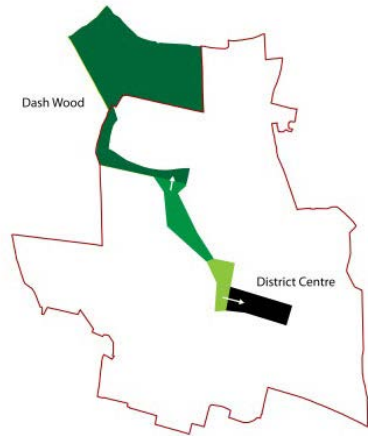


2.71 The Park should be large enough and designed to enable the whole community to gather for events.

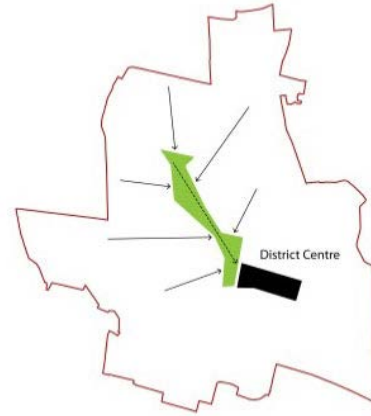
2.72 It must be open and expansive in character and experienced as a single space offering views to the south and east of the site.



2.73 The Park should widen at the northern end and connect to potential areas of SANGS to the north and west of Welborne. It should also widen at the southern end to allow community uses such as children's play facilities to be incorporated within the Park.



- 2.74 It must create a strong visual and physical link to the District Centre and provide an image defining identity for Welborne.
- 2.75 The Central Park should be designed so that it is overlooked by surrounding properties to ensure that it is safe and well integrated into the new community.

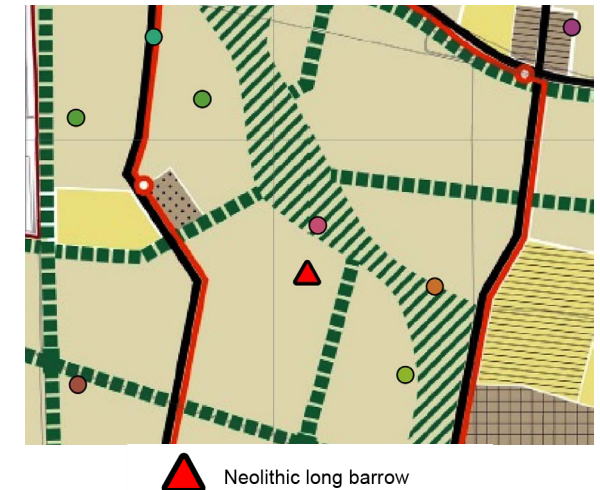


- 2.76 It should have a landscape treatment which reflects the chalk downland landscape character with a significant, open, semi-natural character, for instance using limited tree planting at the margins and large areas of grass / meadow suitable for the underlying chalk geology.
- 2.77 The Park itself should have a predominantly informal and semi-natural character with formal play areas and structures kept to the edges.
- 2.78 It should be capable of withstanding intensive use and of being easily maintained.

- 2.79 The Central Park should incorporate an element of physical public art that has a meaningful relationship to the area and the community, for example by using decorative surface treatments or by incorporating bespoke furniture, lighting, creative play equipment, forms of enclosure or sculptures.

The Long Barrow

- 2.80 A 'long barrow' exists on the site in the approximate location shown on the following plan. Long Barrow's are historic burial chambers which date from around 4,000 - 6,000 years ago.



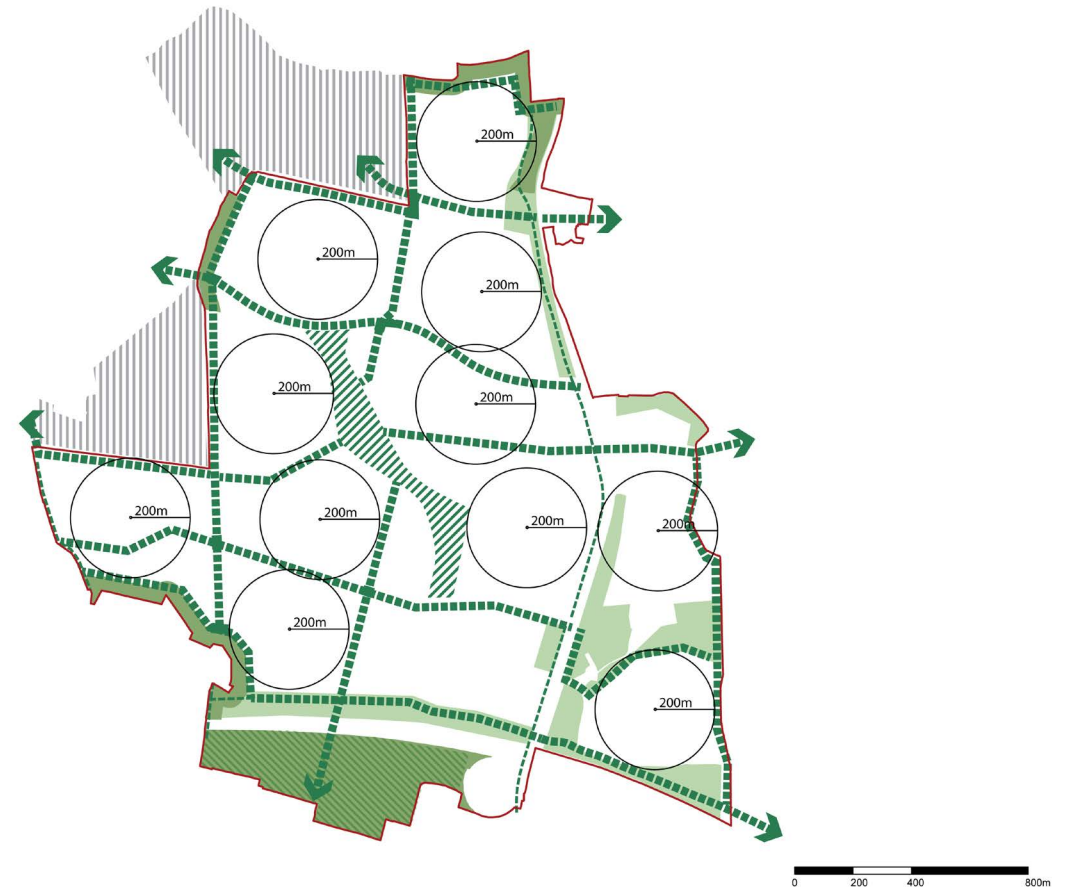
2.81 Proposals must retain the Long Barrow and no building shall take place above it. The long barrow could be retained by incorporating it into an area of open space such as the Central Park. Proposals should incorporate creative ways of presenting the long barrow to the community. For example by the use of landscaping that locates, frames or enhances the long barrow and the addition of suitable interpretation, such as an information board, to explain its significance.

Green Corridors and Connections

2.82 A series of well designed green corridors and connections will be essential in achieving the vision of Welborne. Creating an integrated movement system that connects Welborne with surrounding settlements and destinations as well as encouraging healthier lifestyles will ensure that services and public transport are all within walking distances of homes, reducing the need to travel by car.

2.83 Corridors and connections must be regularly spaced to place all residents in Welborne within 2 – 3 minutes' (approx. 200m) walk of a connected and regular grid of green spaces.

2.84 Corridors and connections should be designed to ensure footpath and cycle connections to North Fareham, Funtley, Knowle, the District Centre, employment areas and school sites are strong and direct.



2.85 Corridors and connections should combine to create a grid to ensure good connectivity throughout the site and beyond.

2.86 Corridors and connections should be designed to be sufficiently wide to ensure they are green in character and can accommodate tree planting.



2.87 Green connections must be provided to pedestrian crossings of the A32 and existing bridges and underpasses of the M27 to ensure connectivity.

2.88 Attractive and direct footpaths, cycle ways and bridleways should be provided into the surrounding countryside as part of a wider network of routes including; Dash Wood, playing fields at Knowle, Knowle Triangle, Fareham Common, public rights

of way along the east, north east and west boundaries of the site (including the bridge crossing of the railway), Pook Lane and Forest Lane.

2.89 Corridors and connections should be separated from trafficked roads where possible, with minimal road crossings.



2.90 Corridors and connections should incorporate proposed settlement buffers, buffers to the M27 and mature and remnant ancient woods within and surrounding the site.

2.91 Corridors and connections should incorporate appropriate use of lighting where routes would provide a useful commuting corridor and where it would not adversely impact wildlife corridors, or the rural character of the area.

2.92 Corridors and connections should accommodate sustainable drainage systems (SUDS) where appropriate.

2.93 Corridors and connections should contain a significant proportion of continuous native planting to serve as wildlife corridors through the site and provide residents of Welborne contact with the natural landscape.



Structural Landscaping

- 2.94 Structural landscaping should strengthen vegetation along the boundaries of the site particularly where adjacent to primary roads, to obstruct or filter views of these main transport routes.



This must include, strong east-west belts of planting across the site parallel to the contours. The introduction of linear planting in this manner will be essential to help development at Welborne to integrate into the landscape, especially when viewed from the south and east.



a sufficient distance from trees and planting to be retained, so as to remove the pressure for trees and planting to be reduced. Private garden areas should not back immediately onto important trees that are to be retained.

- 2.95 Structural landscaping proposals should retain and strengthen existing belts, blocks of trees and field boundaries within the site. The expectation is that high quality existing planting, including hedgerows, will be retained and incorporated into the new development wherever this is possible.
- 2.96 It is important that the structural landscaping proposals incorporate existing planting into a new framework of planting across the Welborne site.

- 2.97 Applicants will need to demonstrate within their applications how the proposed planting will develop over time and assist in softening views of the development and helping it integrate into the landscape.
- 2.98 It is essential that development undertaken does not cause harm or damage to the important woodlands, copses and belts of trees around the edges of the site. Development will therefore need to be carefully designed to ensure that built development is located

2.99 Trees should be considered at the beginning of the design process so that sufficient space is incorporated into the layout.

2.100 New structural landscaping must incorporate native broadleaved species appropriate to the locality and underlying soil conditions, for example oak trees would suite the slightly acidic loamy to clay soil that exists across parts of the site.

2.101 Prolific fruiting species, such as rowans and some large leaved trees such as horse chestnuts should be planted in grassed areas rather than in pavements where fallen fruit can cause slip hazards.

2.102 Trees that produce poisonous fruits are not suitable for incorporation in or next to play areas.

2.103 Development shall be positioned so that windows serving houses are not unacceptably affected by trees with dense foliage that casts dense shade.

2.104 Large native trees suitable for areas of open space or woodland (Oak, Beech, English Lime and Bird Cherry):



2.105 Smaller native trees that could be planted in more developed areas (Sorbus & Birch):



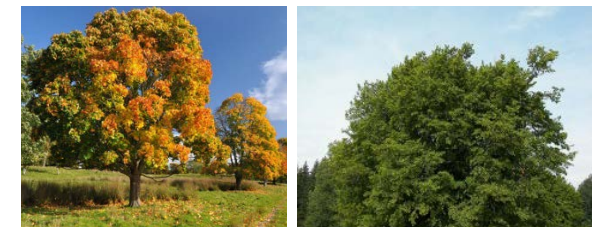
2.106 Lime tree lined avenue (Abundant sap means it is not recommended for use near to areas of car parking):



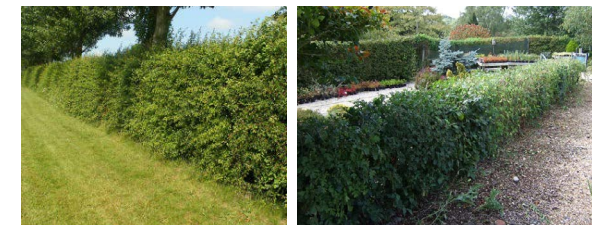
2.107 London Planes are not native, but are ideal for planting in constrained urban environments such as along streets:



2.108 Medium sized trees: Field Maple and Hornbeam are appropriate species for use in open spaces and buffers.



2.109 Native hedging such as Hawthorn may be an appropriate boundary treatment for green connections and corridors.



Settlement Buffers

2.110 The location of settlement buffers is set out on the Welborne Policies Map which is replicated at Figure 1 on Page 2 of this SPD.

2.111 Policy WEL5 of the Local Plan Part 3 sets out the importance of maintaining the separate identities of Welborne and the surrounding communities of Fareham, Funtley, Knowle and Wickham through the use of settlement buffers. Policy WEL5 also sets out the minimum physical width of each buffer.



2.112 Settlement buffers should be of a semi-natural character without any formal structures such as play equipment to ensure they create a transitional green space. The settlement buffers may also

incorporate safe and convenient links for pedestrians and cyclists.

2.113 Buffers should demonstrate how the development character in Welborne which would be adjacent to existing settlements, will respect the character of those settlements, for example by the use of appropriate urban form, density and layout.

2.114 Opportunities to reuse soil material within the Welborne site should be optimised, and could be usefully re-used to create suitably placed land features and noise buffers especially on the outer parts of the site, such as within the settlement buffers.

2.115 Planning applications must be accompanied by site sections through the respective settlement buffers to demonstrate that appropriate visual and physical separation will be achieved.

2.116 Applicants will be responsible for providing these details as part of their planning application.

Development Adjoining Green Infrastructure

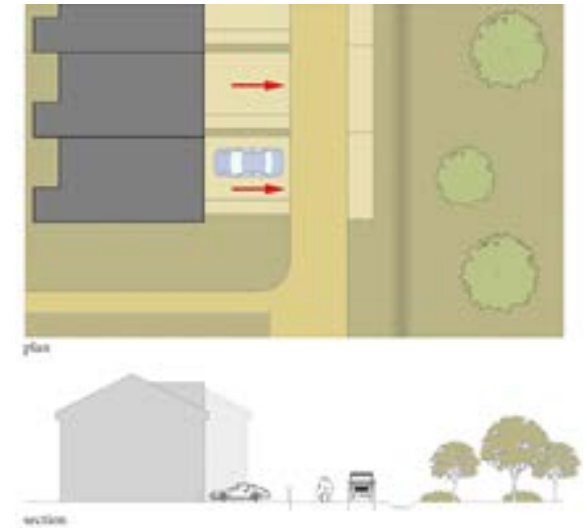
2.117 The provision of linear green corridors, connections and landscape features will be essential in ensuring the success of Welborne as a place where people wish to live in, work in or visit. The provision of green infrastructure immediately alongside residential and other development brings with it many design challenges which need careful thought from the outset.

2.118 The following design principles are key to ensuring that development can be successfully undertaken immediately alongside green infrastructure:

- Private rear garden areas backing onto green corridors, connections, buffers and green spaces must be avoided.
- Green Infrastructure should be overlooked by development wherever it is possible to do so.
- Around the edges of green spaces

active frontages and building entrances should be provided where possible, and there should be regular access points (i.e side streets and footpaths) onto the green space.

- A clearly defined boundary should be provided between public and private land.
- Well designed physical deterrents such as drainage ditches and/or bollards should be used to prevent inappropriate parking on green infrastructure.



2.119 This arrangement allows for overlooking of the open space through the provision of a shared access way alongside the open space. The access way would be used to provide vehicle access to parking in front of properties.

Access and Movement

Introduction to Chapter

2.120 This section of the guidance deals with matters relating to access and movement within the Welborne development and provides clear design guidance on how this Council believes that access and movement needs to be designed and delivered at Welborne to ensure the Vision is met. The chapter is set out in the following manner:

- The Vision and principles to be adhered to
- Detailed Guidance on Access and Movement

2.121 Matters relating to car parking design are set out in the 'residential', 'employment' and 'district centre, local centre and the community hub' chapters respectively.

The Vision and Principles

2.122 The Vision for Welborne envisages a Garden Community served by '*an integrated movement system connecting it with surrounding settlements and destinations. It will incorporate footpaths, cycle ways, and vehicular traffic in a way that encourages walking and cycling, provides excellent transport and feels comfortable and safe to use.*'

2.123 To achieve these aims, the Welborne development will need to:

- Ensure the delivery of a high quality sustainable public transport scheme, including the extension of the existing bus rapid transit (BRT) network to serve the Community;
- Implement travel planning to reduce reliance on the private car;
- Ensure that the Welborne development is 'southward facing' in transport terms, through the delivery of access via A32 and an improved junction 10 of the M27.

- Ensure that a series of footpaths and cycleways are created within the site which ensure all parts of the development link up with the key uses and activities within Welborne.

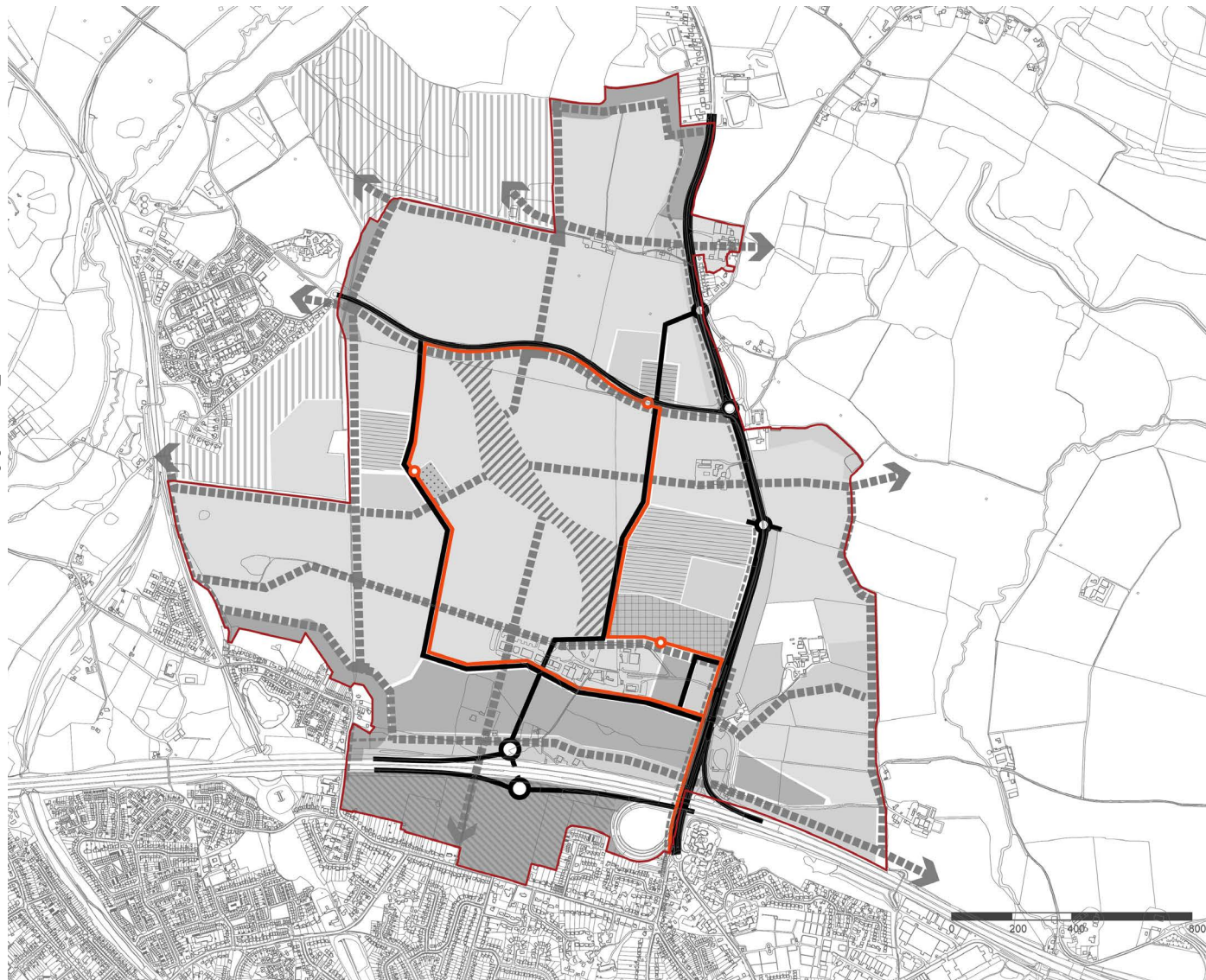


Figure 24. An extract of Strategic Access and Movement Routes from the Strategic Framework Diagram

Legend:

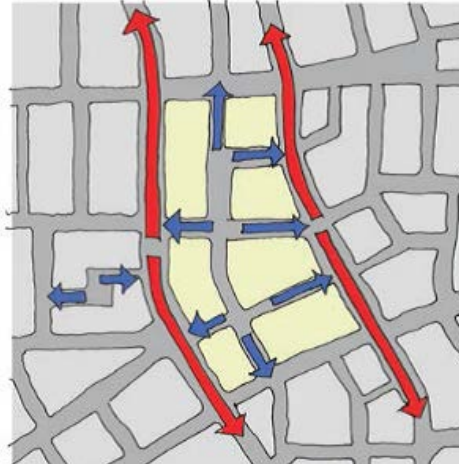
- Primary Street Network
- BRT Route
- BRT Stop

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This figure is purely for illustrative purposes only. It is intended to assist applicants in illustrating the level of information required.

Detailed Guidance on Access and Movement

- 2.124 One of the most important objectives of all the roads, footpaths and cycleways within Welborne is that they provide clear and direct routes to where people will want to travel. Figure 24 on the preceding page is an extract from the Strategic Framework Diagram and shows the layout of strategic access and movement.
- 2.125 To help achieve this perimeter blocks should form the basic pattern of development within the new Community to ensure the efficient use of land and to create streets that are arranged around a planned grid of direct routes.
- 2.126 New streets should provide clear and well connected routes. A well connected street will allow people to move easily between places and provide direct routes to key services and facilities.

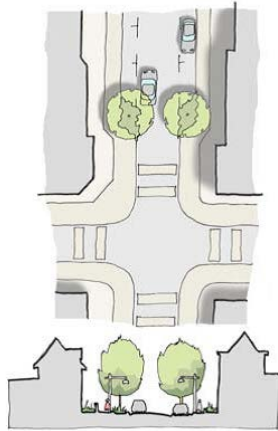


- 2.127 Places are made up of a hierarchy of routes often referred to as primary, secondary and minor routes. Welborne will need to clearly show which routes are major ones and which are more secondary down to the most informal pedestrian routes. This needs to be clear from the dimensions of the street and the corresponding scale of buildings and trees which front it. Development will need to be designed appropriately to fit into the existing 'route hierarchy' of the surrounding area.

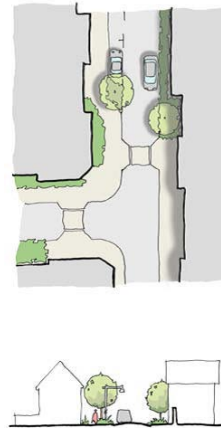
- 2.128 The layout of streets should be clear and easy to understand, with the number of primary streets kept to a minimum to facilitate easy movement throughout the new community.

The character and design of primary, secondary and minor routes is illustrated on the following pages.

2.129 Primary streets are the largest streets and are typically wide enough to accommodate parking alongside the carriageway, with taller buildings and segregated cycle routes and foot ways.



2.130 Secondary streets have modest street widths, smaller buildings and smaller street trees with dedicated space for larger specimen trees. Secondary streets would also have on-street parking with cycle and pedestrian routes (although they may not be segregated).



2.131 Minor streets (sometimes referred to as tertiary streets) typically only serve a small number of houses and do not tend to incorporate formal on street parking. Most car parking is likely to be on plot.

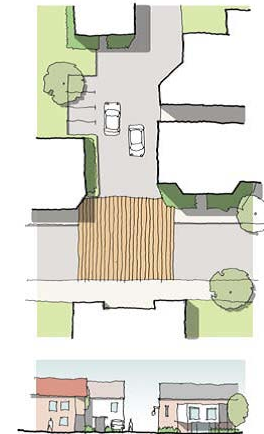
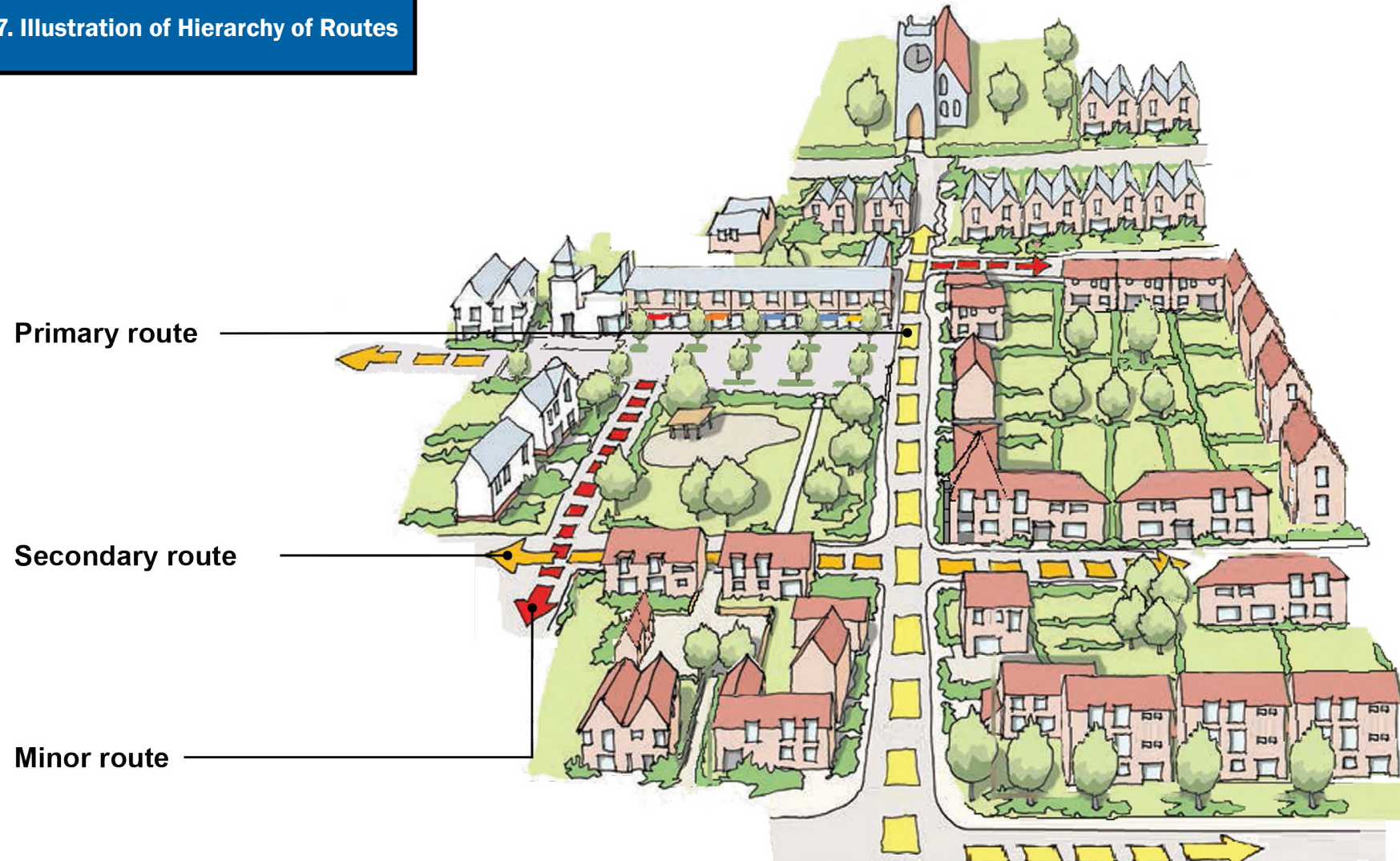


Figure 17. Illustration of Hierarchy of Routes



2.132 Buildings should front onto routes and provide active frontages facing onto roads to provide natural surveillance in turn making areas feel safe to use.

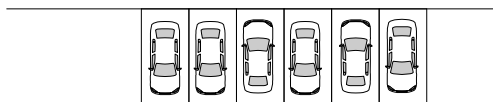


2.133 Streets should incorporate significant soft landscaping (including Sustainable Urban Drainage System- SUDS) whenever possible to re-enforce Welborne’s garden community character.

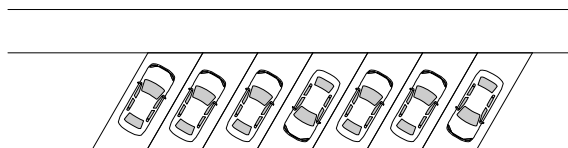


2.134 Details of tree planting and street planting must be provided at the planning application stage, to ensure that they are integral to the proposed scheme design (guidance regarding appropriate trees and other forms of soft landscaping is provided on page 52 of this SPD).

2.135 Streets should be designed to control vehicle speeds naturally by using appropriate dimensions and keeping the length of street between junctions short. The use of physical features such as trees and on street perpendicular or echelon parking can also be successful ways of decreasing traffic speeds.



Perpendicular Parking



Echelon Parking

2.136 Street trees can be interspersed with street lighting.



2.137 Street trees can also be used to help demarcate parking spaces and slow traffic.

2.138 The layout and planting within streets should reflect the character and land use of the surrounding area (guidance on character is provided on page 35 of this SPD).

2.139 Traffic calming can be provided through reduced carriageway widths and the incorporation of a central strip to reduce speeds and create a more pedestrian friendly street

2.140 Footway paving can be extended across secondary/tertiary route to highlight priority for pedestrians.



2.141 Proposals will need to demonstrate how large and heavy goods vehicles accessing the main employment areas, the District Centre or Local Centre can be routed to avoid residential streets and sensitive uses such as schools and play areas.



2.142 Proposals must provide for high quality, hard-surfaced, off-highway, cycling and pedestrian routes alongside the primary street network and where possible, the secondary street network. Off-highway routes must be both functional and attractive.

2.143 Off-highway cycle path along a primary routes (with on-street parking) can be segregated through the use of shrub and tree planting.



2.144 Proposals must demonstrate how cycling will be safely integrated alongside motor vehicles (including buses) and pedestrians, particularly for non-segregated streets through appropriate width cycle strips and the use of measures such as small corner radii, raised tables, road markings through junctions and shared zebra crossings.

2.145 Dual pedestrian and cycle crossings help improve safety between pedestrians, cyclists and road users.



- 2.146 Proposals will need to demonstrate the provision of high quality green movement corridors which provide dedicated pedestrian and cycle links set within green space and linking the community to surrounding countryside (including the SANGS) and existing surrounding communities.
- 2.147 Proposals must demonstrate that the surface finish for each footway, footpath or cycleway is appropriate for its location, intended purpose and expected frequency of usage.



Car Parking and Cycle Parking/ Storage

- 2.148 Matters relating to car parking design are set out in the ‘residential’, ‘employment’ and ‘district centre, local centre and the community hub’ chapters respectively.
- 2.149 Detailed guidance on cycle parking/storage is contained within Appendix C of this document.

Residential Areas

Introduction to Chapter

2.150 The Welborne Plan establishes the vision for a sustainable Garden Community that provides approximately 6000 new homes together with the facilities required to support them.

2.151 This section of the guidance covers:

- Design objectives for the residential areas;
- Design guidance relating to residential development and character areas;
- Design guidance relating to the internal environment;
- Guidance regarding environmentally sustainable design and climate change;
- Guidance regarding parking in residential areas; and
- Design of bin and cycle storage in residential areas.

Design Objectives for the Residential Areas

2.152 Welborne must include a range of dwelling types and tenures including: market housing, private rented, affordable and social rented and shared ownership, self-build and starter homes.

2.153 The residential development must meet the requirements and vision of the Welborne Plan. This means high quality adaptable design, with access to external space. Homes should also be accessible by sustainable transport & located close to places of employment, services & amenities

2.154 Residential development must be designed to respond to the landscape character of the area.

2.155 It should be attractive to live in and must be of an adaptable design that meets the needs of residents now and in the future.

2.156 Residential development should be environmentally sustainable by reducing reliance on carbon emissions, conserving

water, mitigating flooding and enhancing biodiversity.

Design Guidance Relating to Residential Development and Character Areas

2.157 The Character Areas section of this SPD (see pages 27 - 43) sets out the principles for establishing different Character Areas across Welborne. Residential development should have careful regard for the guidance under each of the key Character Area criteria to ensure that it responds to and creates character across the whole of Welborne as well as within specific areas of the site.

2.158 The form, scale and arrangement of streets and spaces will (combined with the density of development), be fundamental to creating character and quality of place at Welborne.

2.159 Residential layout should be based on a clear hierarchy of streets that creates a street pattern that is easy to navigate together with a direct pedestrian network.

2.160 Residential development should be designed to reflect the character of the landscape; public space and topography.

2.161 Development should be designed to overlook public spaces and paths to create environments where people feel safe.



2.162 Proposals will need to demonstrate that layouts avoid creating areas that would be difficult to maintain.

2.163 The density of development should make efficient use of the space and respond to its location within the wider site. Houses near the centre of Welborne and at the District and Local Centre, are likely to be of a higher density than those at the edges.

2.164 The layout and design of individual

plots within residential areas will play an important role both by creating high quality homes for residents but also by positively contributing to the quality and character of the street.

2.165 The effect of boundary treatments, front gardens, building line, orientation, building height and rhythm in building elevation on development character must be considered and illustrated to ensure an appropriate level of consistency.

2.166 The design of car parking, bin and cycle stores should be carefully considered particularly when incorporated within front gardens.

2.167 Plot design should provide for future adaptability by considering ways in which the properties could be extended in the future without compromising the quality of the street.

Private Domestic Garden Areas Serving Houses

2.168 Gardens should be adequately sized and provide good quality outdoor space. A

minimum garden length of 11 metres will normally be sufficient to serve houses. Larger family homes, such as those in the Woodland Character Area, should be served more generously sized gardens.

2.169 Gardens that would be affected by excessive shading from trees and buildings should be avoided. Likewise gardens on steeply sloping sites or with significant changes in levels will not be acceptable unless only part of the space is affected in this way.

Private Amenity Space Serving Flats

2.170 New flats should have access to adequately sized and good quality outdoor space.

2.171 An amenity space of 25 metres square will normally be sufficient for most one or two bedroom flats. Only where it is not possible to provide each flat with its own private garden, a communal garden or (enclosed/open) balcony will be acceptable where it serves a small number of residents.

- 2.172 Private amenity areas/balconies and communal gardens should be designed so as to be attractive to residents, useable and located to receive good levels of sunlight.
- 2.173 Within the parts of Welborne where higher density development will take place, such as the District and Local Centre, more innovative ways of providing quality outdoor space will be required. For example courtyards, roof terraces and balconies may be acceptable alternatives to communal gardens.



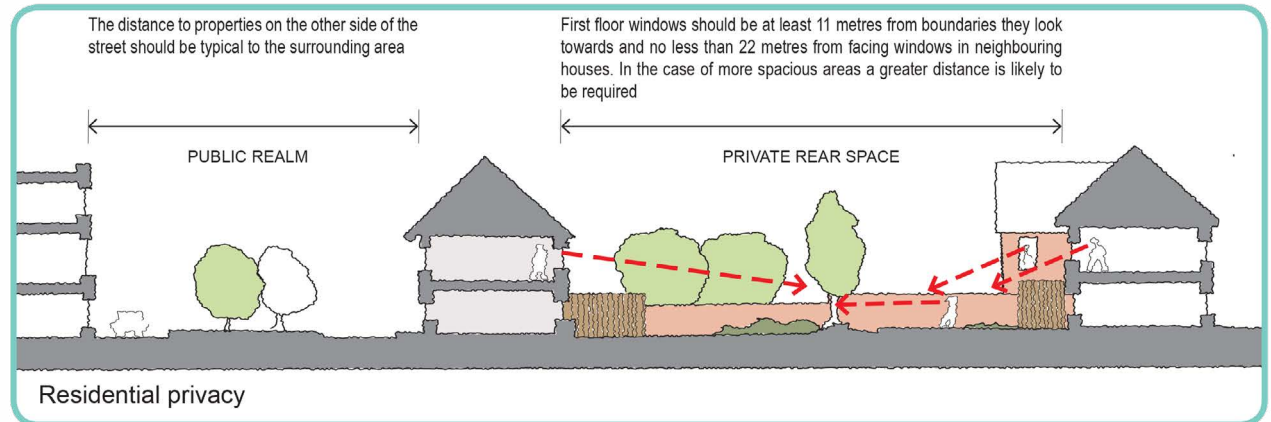
- 2.174 Where higher density development is closely located to public open space consideration may be given to approving flats which are not served by their own dedicated amenity space.

Privacy

- 2.175 Proposals should demonstrate how appropriate levels of privacy will be achieved within habitable rooms and private amenity areas. Normally clear glazed windows at first floor level and above should be at least 11 metres away from the party boundary with the neighbouring garden. Where clear glazed windows at first floor level and above face towards each other a minimum distance of 22 metres should be provided between windows.

Outlook

- 2.176 To ensure an attractive living environment within dwellings, it is important to provide an outlook from all principal windows serving habitable rooms. As a minimum, a distance of 12.5m should be provided between principal habitable room windows and other two storey buildings.



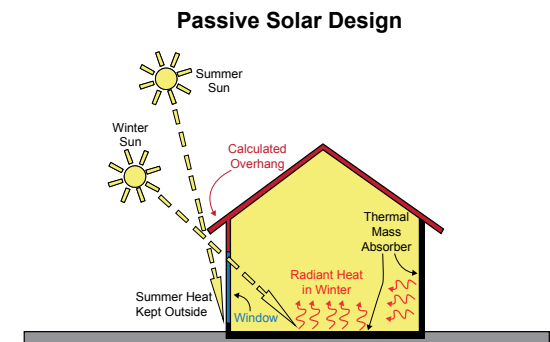
The Internal Environment

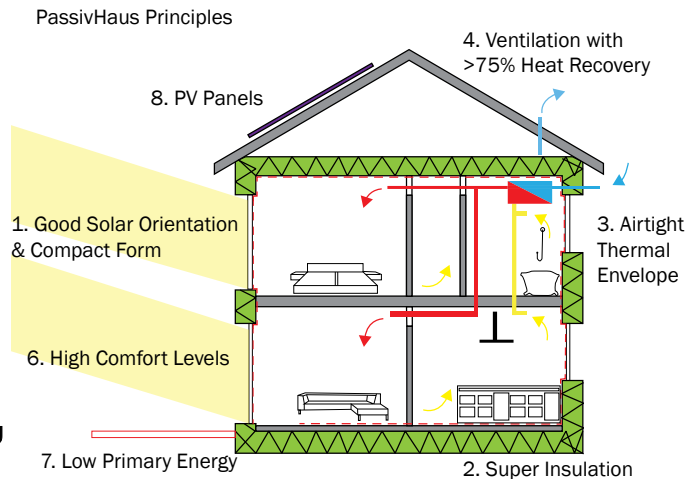
- 2.177 Adequate living space is essential to providing a high quality internal environment for residents. The internal dimensions of all dwellings will be expected to meet at least the minimum sizes as set out in the Nationally Described Space Standard.
- 2.178 Plans should demonstrate that room sizes can accommodate sufficient furniture to meet the needs of occupiers. The incorporation of adequate storage space is also essential (both for the storage of belongings and to encourage residents to recycle) and should be demonstrated on floor plans.
- 2.179 Internal circulation is important as it creates a sense of spaciousness and can help ensure the design is inclusive and meets future needs such as wheelchair access.
- 2.180 Layouts should be designed with a degree of flexibility to allow occupiers to adapt the internal layouts as their needs change, for example by altering layouts to create more or less open plan living.

- 2.181 Generous ceiling heights also increase the sense of space within houses and can be important in terms of their impact on the external proportions of dwellings.
- 2.182 The orientation, window size and arrangement of windows should be designed to allow good levels of natural daylight whilst avoiding overheating in summer. All habitable rooms shall be served by windows which enjoy an outlook with a degree of openness and daylight. (Habitable rooms are rooms used for living purposes such as bedrooms, sitting rooms and kitchens. Bathrooms, utility rooms and WCs are not considered to be habitable rooms).

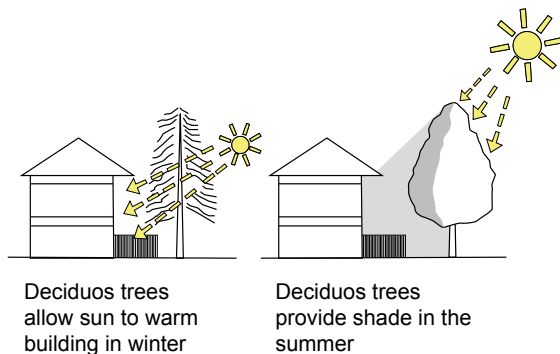
Environmentally Sustainable Design and Climate Change Mitigation

- 2.183 Applicants for all new housing should demonstrate how they will limit carbon emissions, conserve water, mitigate flooding and increase biodiversity. An understanding of climate and ecology is necessary not just to reduce carbon emissions and provide sustainable homes, but also to make homes that are comfortable in hot summer months as well as insulated for the winter and economical to run. One way in which carbon emissions can be reduced and energy can be conserved is by the incorporation of Passivhaus principles.





2.184 The impact that trees have on houses at different times of the year should be considered when planning the layout of residential development.



2.185 The design of residential development should have regard to the following hierarchy of priorities for providing energy for heating, lighting, and cooling the home:

- **Lean:** using less energy in construction and operation by incorporating sustainable design and construction measures, and by specifying energy efficient lighting and appliances;
- **Clean:** supplying energy efficiently, for example by prioritising decentralised energy generation; and
- **Green:** using renewable energy. Housing design should demonstrate how it will minimise energy use both during its construction and subsequent use. The fabric of dwellings should be designed to minimise energy loss by reducing the need for electric lighting, heating, mechanical ventilation and cooling and specifying energy efficient lighting and appliances as demonstrated. Renewable energy generation can also be incorporated.

2.186 Residential developments should consider connection to district heating and cooling networks or provision of site wide CHP (Combined Heat & Power) networks where feasible, unless on plot low carbon and renewable energy generation will provide more effective reductions in carbon emissions.

2.187 Where feasible, development proposals should incorporate on-plot renewable energy generation to reduce carbon emissions. Renewable energy generation methods include solar thermal systems, biomass fuelled heating and/or power, ground source heating and cooling, airsource heat pumps, photovoltaics, wind power, and renewable energy from waste.

2.188 Use of measures such as dual flush toilets, highly efficient water heating systems and hot water recirculation should be maximised to reduce water consumption and energy use.

2.189 Residential layouts should incorporate Sustainable Urban Drainage Systems and green roofs where appropriate to control and attenuate surface water run-off, including grey water recycling systems.

2.190 Provision should be made for recycling bins both inside and outside homes.

2.191 Residential development should consider the use of materials that have a lower impact on the environment over their lifecycle, for example this could be because they are sourced or produced locally, have low levels of embodied energy or are easily recycled.

2.192 The design and layout of residential development should avoid areas of ecological value and seek to enhance the ecological value and biodiversity of its chosen site through the use of native planting and the incorporation of features such as bird and bat boxes. These can be integrated into the design.



Residential Car Parking

2.193 The provision for car parking will have a significant effect on both the quality of the built form at Welborne and the lives of residents and visitors. The majority of car parking should ideally be provided on plot. Where this is not achievable, a flexible approach will be taken to parking which allows for a range of on street and on plot parking as well as a small amount of court based parking.

2.194 A number of key principles should underpin any parking solution:

- Provide sufficient parking. Parking shall be provided in accordance with this Council's adopted Residential Car

and Cycle Parking Standards SPD.

- Parking solutions should be self-enforcing/naturally policed. This will be achieved through the provision of adequate spaces in convenient and safe locations whilst ensuring that parking is difficult or inconvenient in all other locations.
- All car parking should be overlooked, with residents able to see their vehicles from their own house where possible.

On Plot Parking

2.195 There are a variety of appropriate ways in which on-plot residential parking can be provided:

2.196 On-plot to the side is to be utilised for detached, semi-detached and end of terraces. This will be accommodated through plots that are wide enough to allow parking at the side of the dwelling, potentially allowing for two spaces one in front of the other.

2.197 On-plot to the front of the dwelling is sometimes utilised for short runs of terrace housing allowing for associated off-street parking. Where this arrangement is utilised it is essential that adequate space is also provided for planting and cycle and bin storage.



2.198 Integral garaging is often utilised for more narrow streets e.g. mews style streets. Integral garages are not normally counted towards the total number of parking spaces required as they are often used for storage purposes rather than parking. Street elevations must not be dominated by garage fronts, so integral garages should either be alternated with other arrangements or used with wider dwelling frontages that incorporate entrances and openings onto habitable rooms to ensure active frontages.

On Street Parking

2.199 On-street residential parking will be left unallocated to provide flexible parking for either residents or visitors. On-street parking should be provided in clearly marked bays and designed into the streetscene. There are various ways in which on-street parking can be provided such as parallel parking (adjacent to footways or separated from footways by verges) or through perpendicular parking.



2.200 Perpendicular parking can be used to vary the townscape by creating wider streets or spaces such as squares, often utilising trees within the parking areas to add to the townscape and make use of the street width/space created. They can also be used to alter the nature of streets for example by requiring people to drive more slowly. Perpendicular parking can also be

used to increase numbers along streets. A minimum of 6m beyond parking spaces is required for manoeuvring and access.



2.201 Combinations of these types of parking can be used to vary the character throughout Welborne.

Court parking

2.202 Rear courtyard parking should only be used occasionally. Where courtyard parking is used it should be:

- Well overlooked by adjacent buildings;
- composed of high quality materials such as block paving (rather than tarmac); and
- well landscaped with substantial planting. Soft landscaping should be

used to divide parking spaces into small groups of a maximum of 5 bays.

- separated from residential windows and gardens to avoid disturbance to residents.

2.203 Front courtyard parking can be used to vary the townscape and to increase parking numbers. This can be achieved through widening streets at key locations or by altering the street alignment. These spaces often provide the opportunity to combine parking and tree planting and to create a sense of place. This differs from on street parking where the spaces are provided behind the adoptable road area allowing designation of the parking spaces.

Bin Storage

2.204 In general terms designing for bin storage should take the following guidance into account:

- Convenient: storage must be positioned so that it is practical and easily accessed.

- Visibility: The storage facility should be capable of minimising the visual intrusion of bins on the street scene, this will include ensuring sufficient height to screen bins, maximising the number of sides of the bin which are screened and minimising the of visible bins from the street.

- Integrated: form and materials should be considered so that there is continuity with either the front elevation of the buildings or the boundary treatment or both and that the bin store itself does not end up dominating the street scene

- Consistency: A consistent approach should be taken to minimise the visual interference of the facilities in the street scene.

2.205 Detailed Guidance on bin storage is provided within Appendix B of this SPD.

Cycle Parking & Storage

2.206 Detailed Guidance on cycle parking and storage is provided within Appendix C of this SPD.

Employment Land

Introduction to Chapter

2.207 This section of the Guidance deals with matters relating to the employment land within the Welborne development and provides design guidance on how it needs to be designed and delivered to ensure the Vision and policies of the Local Plan are met.

The Vision and Principles

2.208 Welborne 'will encourage self-containment with a significant proportion of its inhabitants' needs being accessible within the District centre and smaller neighbourhood centre.'

2.209 The provision of a range of highly accessible employment opportunities, including dedicated employment floor space, will reduce the need for commuting and will contribute towards self-containment.

Design Guidance for the Employment Area as a Whole

2.210 Uses with high numbers of employees

and footfall, served by buildings which will have active frontages and elevations (for example office space) should be located closest to the district centre, A32 and strategic routes.



2.211 The employment area should be divided into 'parcels' with substantial and continuous tree planting in between to strengthen the landscape setting of the buildings and reduce the visual dominance of the employment area in views from the south.



2.212 Existing landscape features such as trees and hedgerows should be retained and integrated into development proposals wherever possible.



2.213 The landscape structure should define the character of the area and should incorporate planting and SUDS features which enhance the biodiversity of the area.



2.214 The public areas immediately around and between the employment uses must be of a high quality with direct, overlooked pedestrian and cycle routes to the district centre and surrounding residential areas.

Guidance Applicable to the Design of Individual Employment Plots

2.215 Individual development parcels must be carefully planned to ensure that buildings, car parking and ancillary development relates well to adjoining green infrastructure, corridors and streets. This will be achieved through the careful location of access points, active building frontages and high quality elevations, especially where prominent from public areas including the M27.

2.216 All buildings within the employment area shall demonstrate a high quality of design. The design of buildings, including the use of materials must positively contribute to the character of the area.

2.217 Buildings must be of a sustainable design that facilitates resource efficiency and resilience to climate change.



2.218 Service areas and open storage should be located behind buildings or within landscaping that minimises visibility from public areas.

2.219 Parking areas should be carefully designed and positioned, ensuring they are well enclosed by buildings and planting to minimise their visual impact. The layout of car parking should also ensure that it is not a dominant feature when viewed from the south.



2.220 Plots should be laid out wherever possible to minimise the amount of security fencing required, for example by using the building itself as part of the plot boundary.

2.221 Buildings with large footprints should be positioned in a manner which avoids dominating views from the south or other prominent public vantage points. Constructing long and tall elevations parallel to the M27 must be avoided.

2.222 Plant and machinery on roof tops should be sensitively designed and located so that it is not visually intrusive, particularly when viewed from the M27, long distances or higher surrounding land.

Car and Lorry Parking- Cycle Parking and Storage




2.223 Detailed guidance on non-residential parking standards are set out within Fareham Borough Council's Non- Residential Parking Standards Supplementary Planning Document

2.224 Detailed guidance on cycle parking/storage is contained within Appendix C.

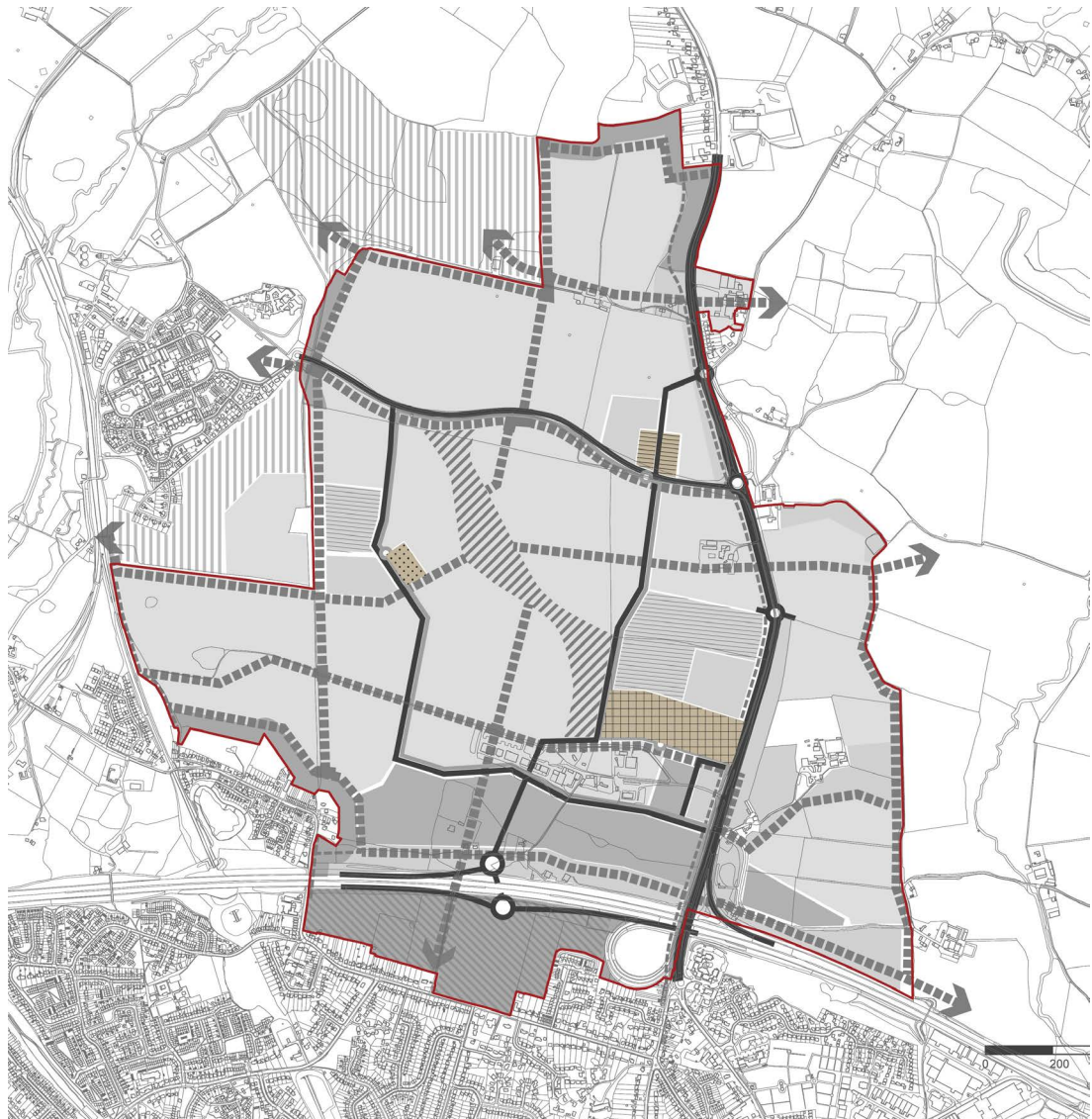
District and Local Centres and Community Hub

Figure 25. Illustration of Location of District and Local Centres and Community Hub

Legend:

-  District Centre
-  Local Centre
-  Community Hub

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This figure is purely for illustrative purposes only. It is intended to assist applicants in illustrating the level of information required.

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Introduction to Chapter

- 2.225 The Welborne Plan identifies an essential need for a range of well-located and accessible social and community facilities to be provided to meet the day to day needs for residents of Welborne.
- 2.226 The Welborne Plan identifies three centres; The District Centre, The Local Centre and The Community Hub and sets out the uses that each would be expected to contain.
- 2.227 The approximate locations of the District and Local Centres and the Community Hub is set out on the Strategic Framework Diagram (which forms Appendix B.2 of the Local Plan Part 3: The Welborne Plan) and is shown on the preceding page.
- 2.228 This section of the guidance covers:
- Core functions of the District and Local Centres and the Community Hub
 - Design Objectives for the Centres and the Community Hub

Core Functions of the District and Local Centres and the Community Hub

- 2.229 The following design guidance applies to the District and Local Centres and the Community Hub:
- 2.230 To provide the majority of the social, community and retail facilities for Welborne which are capable of meeting the day to day needs of residents to encourage self-containment.



- 2.231 To establish a hierarchy of centres, each with a clearly defined role and scale.
- 2.232 To provide a gathering point for communities within easy walking distance of each residential area.

- 2.233 To play a significant role in establishing quality of place and identity of Welborne.

Design Objectives for the Centres and the Community Hub

- 2.234 The following design guidance applies:
- 2.235 To distribute the centres so that every house is within 800 – 1000m walking distance (10 – 15 minutes' walk) of at least one centre to ensure that they can become accessible focal points for new neighbourhoods.
- 2.236 To ensure that safe, convenient and direct walking and cycling routes are provided from residential areas to each of the centres along green routes.
- 2.237 To co-locate the centres with the school sites and the principal public transport stops to encourage a range of uses and activity at the centres and create vibrant atmospheres.
- 2.238 To locate each of the centres at highly accessible locations such as along primary streets.

2.239 To create active frontages that are visually interesting and overlook public areas.

2.240 To create an attractive and appropriately sized public space within each community centre which is not dominated by traffic.



2.241 The public spaces should also have the flexibility to accommodate a range of outdoor uses.

2.242 To provide a range of uses that reflects the role of the centre as set out in the Welborne Plan.

2.243 To provide architecture of a high quality which provides a focus and is a source of pride for the community.



General Design Guidance

2.244 Opportunities for including residential and small scale employment uses within the centres will be encouraged, including accommodation to meet the varying needs of the elderly.

2.245 Opportunities for co-locating centres with school sites (including provision for pre-school places) will be encouraged (see chapter 12 for guidance regarding the schools).

2.246 Car parking is to be provided in accordance with Fareham Borough Council's Non-Residential Car and Cycle Parking Standards Supplementary Planning Document.

2.247 Proposals for each of the centres must demonstrate how parking can be incorporated so that it is convenient, well enclosed by the front or side of retail and community buildings and can connect directly into key public areas.



2.248 Where multi-level car parking is proposed, applicants must demonstrate that the scale will not dominate the area or the Centre it will serve. It will also need to be designed as an integral part of the Centre, well related to any public spaces and enabling natural surveillance wherever possible.

2.249 All key public areas must be well defined spaces, enclosed and overlooked by surrounding development. They should be constructed of high quality materials and incorporate street furniture and planting

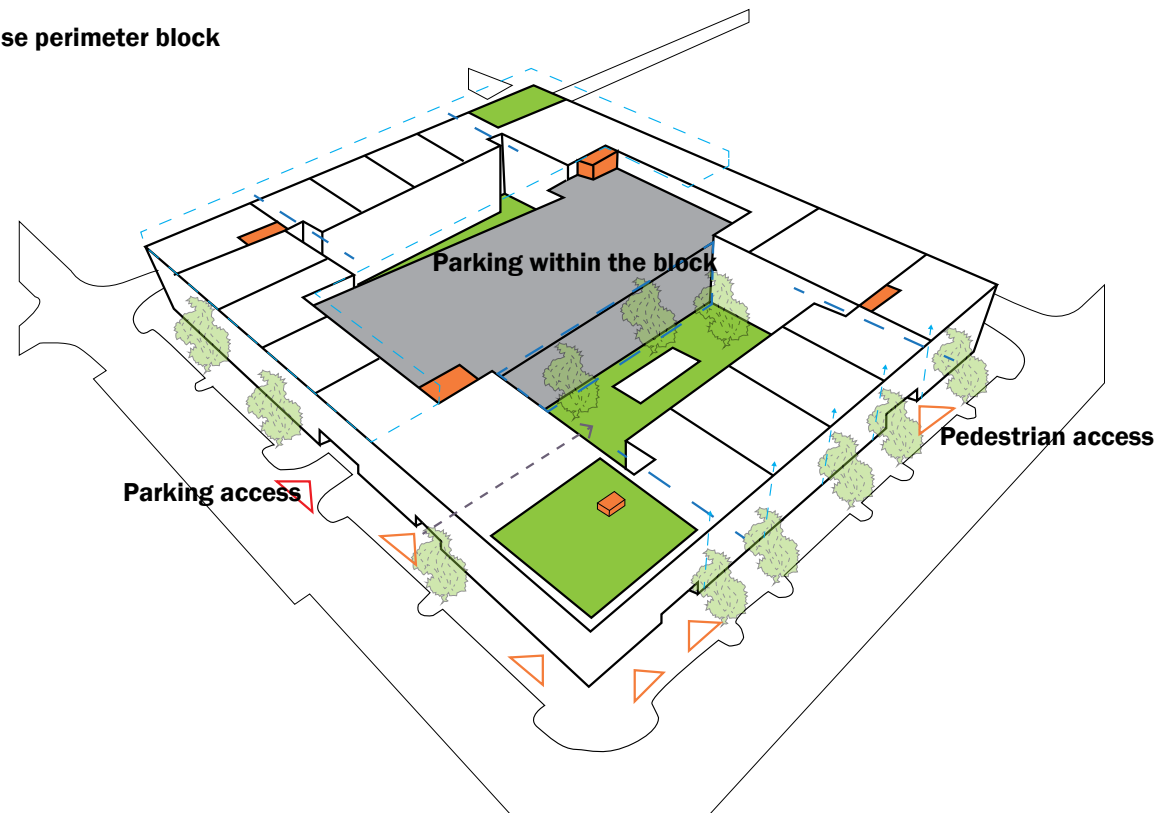
that enhances the character of the area.



2.254 Ground floor uses that are open to the public, create active frontages and support the natural surveillance of public areas will be encouraged to create vibrant centres.

2.255 Mixed use perimeter blocks should provide enclosed parking within the block.

Mixed use perimeter block



2.250 Proposals must demonstrate how service areas can be provided in a way which does not compromise key public areas for example by utilising a similar arrangement.

2.251 Public transport provision must be provided in accessible locations at the heart of each of the centres.

2.252 Community buildings should be of a scale and quality of architecture which is in keeping with the importance of their role as focus points within Welborne.

2.253 Proposals should display how commercial and community buildings will be visible from and address the strategic road network.

The District Centre

- 2.256 The largest and most urban in character of the three centres, the District Centre, is to be located directly between the A32 and Central Park. It must provide a positive frontage to both.
- 2.257 The Central Park (detailed at chapter 7) should meet the western edge of the District Centre and incorporate clear and well defined cycle and pedestrian links to channel people between the two areas.
- 2.258 One of the core functions of the Central Park is to connect and link substantial parts of the residential area of Welborne down to the District Centre. The District Centre should therefore be visible from the park and the community buildings should be located towards the end of the street that fronts the Central Park.



The Local Centre

- 2.259 The local center is located to the north of Knowle Road in close proximity to Knowle Road, the proposed north-south primary street and the A32.
- 2.260 The Local Centre must be accessible via the green infrastructure network with strong pedestrian and cycle links to Dash Wood and residential areas in the northern part of Welborne.
- 2.261 The Local Centre will be smaller in scale than the District Centre and its layout should reflect this. For instance the centre could be arranged around a widened section of the street forming a square which fronts the public realm and retail uses and incorporates car parking.

Community Hub

- 2.262 Located to provide small scale community facilities and convenience retail which is accessible and can form a focus to neighbourhoods in the west of the site.
- 2.263 The Community Hub will be smaller in scale than the Local Centre and proposals will need to demonstrate how the layout of the hub along with the design of the streets and spaces will reflect this.

School Sites

Introduction to Chapter

- 2.264 The approximate location of the schools at Welborne are set out on the Strategic Framework Diagram produced on Page 7 of this SPD.
- 2.265 The Welborne Plan identifies a requirement for around 350 pre-school places, three primary schools and one secondary school.
- 2.266 This chapter covers:
- Core Functions for schools
 - Design objectives for schools
 - Design guidance

Core Functions for Schools

- 2.267 To ensure the sufficient provision of education facilities capable of being used by the community outside of school hours, to create a successful and vibrant community and promote self-containment and thereby reduce the need to travel by car.

Design Objectives for Schools

- 2.268 To ensure that the school sites are planned as an integral part of the development and contribute positively to the sense of place and community at Welborne.

Design Guidance

- 2.269 The following criteria should be carefully considered when determining a suitable location for the school sites within Welborne:
- 2.270 Co-location with other community uses to create potential for shared facilities and parking, reduce the need for multiple trips and help support investment in public transport at centres. Co-location with the centres will also ensure the schools are centrally located in recognition of their importance in the community.
- 2.271 Adequate parking should be provided for staff and visitors together with facilities for dropping off and picking up pupils which avoids parking/congestion in residential areas.



- 2.272 Designed to facilitate community use of school facilities outside of school times.
- 2.273 Close proximity to and strong pedestrian routes to public transport stops is essential.
- 2.274 Located directly along Green Corridors and Connections to ensure provision of attractive and safe pedestrian and cycle links.
- 2.275 Primary schools should be located so that they are within 800 – 1000m walking distance (10 – 15 minutes walk) of all residential areas.
- 2.276 The secondary school site and preferably the primary schools should be located on the primary street network to ensure

accessibility and to avoid placing traffic on less suitable, smaller scale residential streets.

2.277 School sites will need to be located a safe distance from the gas pipeline which cuts diagonally across the site from the north - west to the south - east. The Strategic Framework Diagram contained within the Welborne Plan was prepared on the assumption that the school sites would need to be located 195m away from the pipeline for health and safety reasons (See the Health & Safety Executive's Planning Advice for Development near Hazardous Installations guideline for further information).

2.278 School sites will need to be positioned so that noise levels in playing fields and other outdoor areas do not unacceptably impact upon residential properties. The impact of noise upon residential areas should be minimised through the design and layout of sites and the incorporation of noise mitigation measures where necessary.

2.279 Schools must positively contribute to public areas in terms of their architectural quality and the way in which they address

public areas by enclosing and fronting onto to it. The layout of the site and the design of buildings should avoid large blank walls, long unrelieved boundary treatments or large areas of parking that are visible from public areas outside the site.



2.280 Areas of planting that are designed to enhance the biodiversity of the area should be included within the school grounds.



2.281 Soft landscaping and furniture must also be of a good design that contributes to the quality of the outdoor environment

Outdoor Sports Lighting

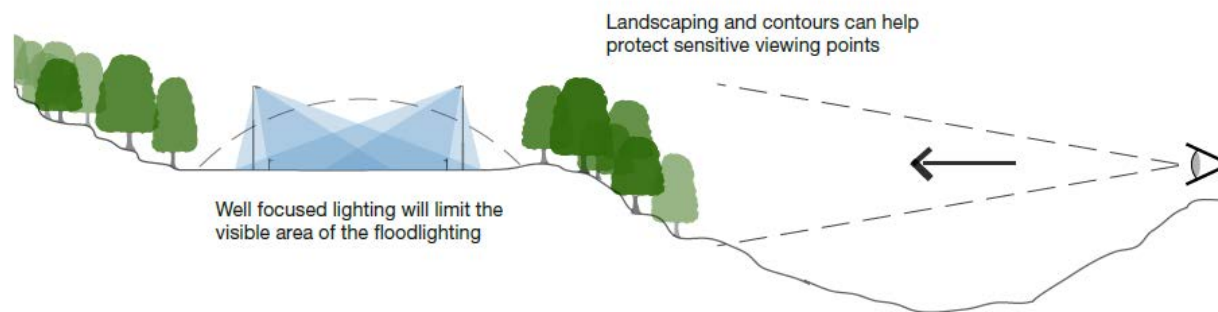
character of the area and the amenities of neighbouring properties.

2.282 Floodlighting should be sensitively designed so that it does not cause undue light pollution.

2.283 Outdoor sports lighting is often incorporated with sports pitches, multi-use games areas, tennis courts and athletics tracks as a way of extending the hours during which the facilities can be used.

2.284 Column height should be carefully considered so that they are in proportion to the facility and of a height that will reduce glare and minimise the impact on neighbouring properties. External illumination should be designed to minimise overspill outside the pitch with the intensity of the illumination for each column limited.

2.285 The design should be carefully considered to ensure it is energy efficient, has limited spillage onto surrounding areas, and limited visibility from the wider area. The intensity of the lighting, height of columns and hours of use should also be designed to minimise the impact on the



Appendices

A - Documents Required for Planning Applications

Ref	Document	Reference in Plan	When Required
1	Site wide viability assessment	1.40	With any application that includes a reduced or delayed provision of infrastructure.
2	Structuring plan	WEL4	Initial applications
3	Comprehensive masterplan	WEL4	Initial applications
4	Parameter Plans	NPPG	With the structure plan
5	Strategic design codes codes or design principles document	WEL7	Initial applications & applications for phases of development
6	Design & access statement	4.15	Each phase of development
7	Heritage strategy and Historic environment management plan	WEL8	Initial & outline applications
8	Retail impact assessment	WEL10 & WEL11	Applications for retail uses
9	Transport Framework (incorporating a public transport plan and a framework travel plan)	WEL23 & WEL26	With structure plan (in accompanying text) /With proposals to develop all or part of Welborne (in policy)
10	Public Transport Plan	WEL26	With the structure plan
11	Transport Assessment	WEL23	Proposals to develop all or part of Welborne
12	Framework Travel Plan	WEL27	Applications for all/part of the site & subsequent applications for residential, employment, education, retail & leisure development.
13	Open space & green infrastructure strategy	WEL29	Initial applications
14	Habitats Regulations Assessment	WEL30	Conservation of Habitats and Species Regulations 2010
15	Ecological Assessment	WEL31	Initial planning applications
16	Structural landscaping scheme	WEL33	Initial planning applications
17	Detailed landscaping scheme	WEL34	Initial planning applications

18	Green Infrastructure Network Plan	WEL32 & WEL35	Initial planning applications
19	Energy strategy	WEL36	Revised/updated for each phase of development
20	SUDS strategy	WEL39	Initial planning applications
21	Flood risk assessment	WEL39	Any development other than minor development in a designated critical drainage area
22	Detailed Phasing Plan	WEL41	Initial planning applications
23	Infrastructure Delivery Plan	WEL41	Initial planning applications
24	Employment and training plan	WEL43	Initial planning applications
25	Affordable housing statement	Welborne Design Guide	Any application for 5 dwellings and above.
26	Community involvement statement	Welborne Design Guide	Required for full and outline major planning applications.
27	Contamination assessment	Welborne Design Guide	Criteria within the local list of requirements
28	Foul sewage and utilities assessment	Welborne Design Guide	Required for full planning applications if the proposed development results in any changes or replacement to an existing system or the creation of a new one and all applications where existing sewage flooding takes place.
29	Noise impact assessment	Welborne Design Guide	Applications for developments that raise issues of disturbance by noise to the occupants of nearby existing buildings, and for developments that are considered to be noise sensitive and which are close to existing sources of noise.
30	Tree survey/arboricultural assessment	Welborne Design Guide	Required for householder, full and outline planning applications, when there are trees on the site that may be affected by the proposed development.
31	Lighting assessment	Welborne Design Guide	Significant proposals involving provision of publicly accessible developments, in the vicinity of residential properties, a listed building or conservation area, or open countryside, where external lighting would be provided or made necessary by the development.
32	Environmental Statement	EIA Regs requirement	See EIA Regulations

B - Refuse & Recycling Storage

Introduction

Fareham Borough Council is responsible for the collection of waste and recyclable material from all domestic properties within its boundary. The service is a key council operation, and it is essential that all new developments are designed to enable effective and efficient collections.

The Council has powers to specify the type and number of bins to be used for waste and recycling collection, and the location where they should be placed for collection.

This guidance complements the Building Regulations, and they should be followed at the planning/design stage of waste and recycling storage and collection facilities.

Outline of the Main Requirements

The service is provided using a variety of sizes of wheeled bins.

Each house is allocated one 240 litre bin for waste, and one for recyclable material. Garden waste is also collected

in reusable sacks or bags, on the same day as recycling. Flats are issued with bins of varying size depending on the number and type of dwelling; up to 240 litres of refuse and 240 litres of recycling per dwelling. Garden waste is also collected from flats if required, as outlined above.

Collections from houses are carried out from the kerbside; and residents are asked to place their bin at the edge of the highway on collection day. In the case of flats, collection will take place from a communal bin storage area.

Development proposals must therefore:

- Comply with all applicable legislation
- Provide sufficient internal storage capacity to separate waste and recycling
- Provide sufficient external storage space for the separate waste and recycling containers, including garden waste and with room for other services, for example glass collection

- Locate the waste and recycling storage areas:
- Householders do not need to carry material (waste and recycling) for a distance greater than 30m
- That the collection vehicle can park as close as is possible to the collection point and certainly no more than 25m away.
- Without being impeded by vehicles parked in a parking space,
- The waste and recycling storage areas must be at ground level, with dropped kerb crossings and road markings provided
- Where necessary, to ensure that bins can be transferred to the collection vehicle unimpeded.

Waste and Recycling Capacity

The ratio of bins to number of flats, and the size of bins to be installed will be at the discretion of the Council, in discussion with the developer. Developers pay for all

refuse bins, there is currently no charge for recycling bins.

Flats: 240 litres each of refuse and recycling, multiplied by number of households/units.

This equates to:

- Refuse approx 1 x 1100 litre bin per 5 flats
- A mixture of 1100 litre, 340 litre and 240 litre bins can be issued to meet required capacity
- Recycling bins approx 3 x 340 litre bins per 5 flats

Sheltered housing (flats): 110 litres each of refuse and recycling, multiplied by number of units

- Refuse - if 1100 litre bins are used, thought must be given to the residents' ability to lift the heavy lids in order to deposit their waste. The bin store can be constructed with a ramp for the residents to use the bins.

- Alternatively, 340 litre bins can be issued to the required number.
- Recycling approx 1 x 340 litre bin per 5 flats.

Houses: 2 x 240 litre bins - one refuse and one recycling

Bin types

1100 litre bins are used for refuse, one for every 5 flats. They are not used for recycling because any contamination is not seen until the bin is tipped into the vehicle. 340 litre bins are the largest size issued for recycling.

Dimensions of bins

The dimensions of the bins are:

240 litre: 1070mm (1800mm with lid open) x 580mm x 740mm

340 litre: 1095 mm x 625mm x 860mm

1100 litre (Euro): 1370mm (2350mm with lid open) x 1250mm x 980mm

Individual Houses

Space should be allocated within the boundary of each house, to store the necessary number of bins for that household, in a manner which does not detract from the street scene. This is particularly important for households where no rear access is proposed.

The route to and from the collection point should allow for ease of use, namely a hard surfaced pathway from the store to the collection point at least 1.5 metres wide and as near level as possible. There should be a dropped kerb at the highway edge to allow easy movement of larger wheeled bins. Again, steps and other hazards to ease of movement should be avoided.

Flats

Internal Storage:

To enable occupants to easily recycle their waste, developers should provide adequate internal storage, usually within the kitchen, for the storage of waste

and recyclable material in separate containers, prior to the transfer of the material to the external bins.

External Storage:

In any communal refuse store adequate space must be provided for separate bins for both refuse and recyclables at the ratios given at the end of this document. Communal refuse stores must be located adjacent to the highway for collection; the route to and from the highway should allow for ease of use, and include a dropped kerb at the highway edge. Residents in flats are not required to pull bins out for collection.

Construction and Appearance of Communal Bin Design Stores

Size:

The size of enclosure should provide space for the required number of bins, and should allow room for filling and emptying. A clear space of 150mm between and around the containers should be provided. They should be a

minimum of 2m high.

Location and gradient:

Bin stores must be located to allow the collection vehicle to park as close as is practicable to the store, to a maximum distance of 25m. They must be at ground level. The access from the bin stores to the collection vehicle must be level, and with dropped kerbs. If there is a gradient it must not exceed 1:12. Steps must be avoided.

Surface:

The roads in the development and to the bin store must be of suitable construction and surfacing to take the weight of a fullyladen refuse collection vehicle, which at the present time is 26 tonnes.

Construction:

It is recommended that external bin enclosures are of durable construction, and roofed. Enclosures should be well ventilated and secure, with drainage to facilitate periodic cleansing. Doors must be large enough to allow easy removal

of the bins, and could incorporate self closures to prevent access by foraging animals. Suitable lighting must be installed inside, and outside where necessary. There must be no protruding taps or other fittings which can be damaged by the bins. Bin stores and entrances must not be obstructed by car parking bays or any other obstruction.

Security:

Lockable gates or doors are recommended to deter fly-tipping. Either a key or PIN code is acceptable; the Council must be supplied with the pin code, or a minimum of four keys per store. Where a development includes several separate bin stores, a matching suite of locks with one master key is required, to avoid crews having to manage large bunches of keys.

Access:

Road markings, such as 'no parking' markings, may be required to maintain access to the bin stores, or to allow room for the vehicle to turn.

Design

The design of refuse storage facilities can have an adverse impact on the character and appearance of existing buildings, streets and spaces. This is particularly the case in Conservation Areas and within the setting of Listed Buildings. For this reason purpose built external bin enclosures need careful design as an integral part of the domestic built environment as a whole. They should never be added merely as an afterthought. They and the activity associated with them should be away from windows and ventilators, and preferably in shade or shelter. They should not dominate the outlook from any dwelling, either existing or proposed.

Private Roads

The Council collects bins from the public highway. The Council's collection vehicles will not enter a private road unless a legal agreement has been entered into prior to dwellings becoming occupied. Refuse storage serving dwellings on any private road should be positioned accordingly – generally with a safe bin collection point

allocated for use on collection days. Guidance outlined above in relation to bin collection points would apply.

Management

Details of the management company responsible for maintenance of communal areas, bin stores and grounds must be provided to the Refuse and Recycling Section of the Council before the developer vacates the site. Careless misuse of a bin enclosure, including dumping bulky items, constitutes fly-tipping, and will not be cleared by the Council.

Dimensions of Vehicles

All roads within developments must be sufficient for the refuse collection vehicle to safely manoeuvre. The Council uses 11 metre long, triple axle mid-steer vehicles. The road surface must be of suitable construction for a fully-laden collection vehicle which at the present time is 26 tonnes. Swept path plans must be provided with the plans.

For Advice please contact:

Development Management (Planning)
devcon@fareham.gov.uk
Telephone 01329 236100

Refuse, Recycling and Transport Manager
customerservices@fareham.gov.uk
Telephone 01329 236100

Building Control Partnership
bcpartnershipfareham.gov.uk
Telephone 01329 236100

C - Cycle Parking & Storage

Design Guidance for Cycle Parking and Storage

Cycle parking should be available throughout all public areas in Welborne, particularly in areas of high footfall such as the District Centre and Schools. Cycle parking locations should be well lit, have high levels of natural surveillance, and be as close as possible to the destination and allow for bike locking.

Tubular stands can take alternative forms from the standard Sheffield stand.



Use of contrasting pavement surfacing to characterise cycle parking areas



Cycle parking should integrate within the streetscape and benefit from good natural surveillance and lighting



Good quality cycle storage must be provided for all residential dwellings. Design solutions should ensure that storage is secure, sheltered, adequately lit where necessary, and accessible.

Stand-alone cycle garage



Well-designed covered cycle unit with natural surveillance provides short-term parking for visitors and secure permanent storage for residents,



Accessible cycle storage at front of houses
– providing a lockable frontage would improve security



Cycle parking can be integrated into employment buildings in a number of different ways. Ideally it should be provided within buildings with controlled access for staff only along with the provision of lockers, showers and changing facilities.

Secure compound storage within basement car park with controlled access, secure lockers and Sheffield stands to enable locking.



Cycle storage outside can be successful but it needs to sufficiently shield cycles from the weather and be located where it is highly visible to ensure security.



FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 11 January 2016

Portfolio:	Policy and Resources
Subject:	Finance Strategy, Capital Programme, Revenue Budget and Council Tax 2016/17
Report of:	Director of Finance and Resources
Strategy/Policy:	Finance Strategy 2015/16
Corporate Objective:	A dynamic, prudent and progressive Council

Purpose:

This report reviews the Council's finance strategy and makes recommendations regarding the capital programme, the revised revenue budget for 2015/16, the fees and charges and the revenue budget for 2016/17.

Executive summary:

This report gives the Executive the opportunity to consider the Council's capital programme, revised service budget for 2015/16, fees and charges for 2016/17 and proposed service budgets for 2016/17.

Capital Programme and Resources 2015/16 to 2019/20

The capital programme amounts to £36,959,000, and there are capital resources totalling £38,207,000 over the programme period. Whilst a surplus of capital resources exists, there are likely to be emerging spending requirements that require new resources to be accumulated now so that the Council can meet its future commitments.

Revised General Fund Revenue Budget 2015/16

The revised general fund revenue budget for 2015/16 amounts to £13,412,000 for service budgets with other budgets totalling £-4,237,400 giving an overall position of £9,174,600 which is the same as the base budget for 2015/16.

General Fund Revenue Budget 2016/17

The proposed general fund budget for 2016/17 totals £12,283,400 for service budgets along with £-3,546,800 for other budgets giving an overall position of £8,736,600 which is a reduction of £438,000 against the original budget for 2015/16.

Recommendation/Recommended Option:

That the Executive agrees:

- (a) that the capital programme for the period 2015/16 - 2019/20, amounting to £36,959,000 as set out at Appendix A to the report be approved;
- (b) that the proposed fees and charges for 2016/17, as set out in Appendix B to the report be approved;
- (c) that the revised 2015/16 general fund budget, amounting to £9,174,600 be approved;
- (d) that the base 2016/17 general fund revenue budget amounting to £8,736,600 be approved; and
- (e) that the use of the surplus on the spending reserve as set out in paragraphs 42-46 be approved.

Reason:

The Council has a co-ordinated strategic, service and financial planning process and this report brings together the spending plans for the Council's services for 2016/17 and will allow the Council to approve the capital programme, general fund revised revenue budget for 2015/16, fees and charges for 2016/17 and draft revenue budget for 2016/17.

Cost of proposals:

As detailed in the briefing paper contained in the report.

Appendices:

A: Capital Programme 2015/16 to 2019/20

B: Fees and Charges for 2016/17

C: Revenue Budget Summary for 2016/17

D: Revenue Budget Detail for 2016/17

FAREHAM

BOROUGH COUNCIL

Executive Briefing Paper

Date:	11 January 2016
Subject:	Finance Strategy, Capital Programme, Revenue Budget and Council Tax 2016/17
Briefing by:	Director of Finance and Resources
Portfolio:	Policy and Resources

INTRODUCTION

1. This report brings together the revenue and capital spending plans for the Council's local service agreements, as part of the Council's co-ordinated strategic, service and financial planning process.
2. The finance strategy was considered in October 2015, in advance of the budget process. The Finance Strategy reviewed the Council's overall financial position, taking into the following fundamental principles:
 - Resources
 - Capital Expenditure
 - Revenue Expenditure
 - Transparency and Openness
 - Partnership Working
3. It is against this background that the budget setting principles for the forthcoming financial year were agreed.
4. This report provides a further update to the Council's overall financial position in the light of the updated capital programme and the approved service budgets and allows the ability to accommodate new revenue and capital spending plans to be considered.

FINANCE STRATEGY AND BUDGET SETTING PRINCIPLES FOR 2016/17

5. On 12 October 2015 the Executive considered a report on the Council's finance strategy that highlighted the various issues that will impact on the revenue budget and council tax for 2016/17 and later years.

6. A major corporate priority for the Council has been to maintain council tax increases at or below the rate of inflation. Currently RPIX inflation is 1.1% (Nov 15) and headline RPI was also 1.1%.
7. Gross expenditure on services in 2015/16 is £45.1 million but a minimal increase of only £60,000 (0.13%) is sufficient to increase the council tax by 1%.

GENERAL FUND CAPITAL PROGRAMME

8. The General Fund capital programme for the period 2015/16 - 2019/20 has been revised to take account of new schemes, re-phased schemes and the continuation of the rolling programmes in 2019/20.
9. The programme now totals £36,959,000 and is summarised in the following table with the details set out in Appendix A:

	2015/16	2016/17	2017/18	2018/19	2019/20	Un-allocated	Total
	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Public Protection	0	0	0	0	0	479	479
Streetscene	48	434	175	0	0	259	916
Leisure & Community	8,256	1,922	552	0	0	513	11,243
Health & Housing	1,630	560	480	480	480	100	3,730
Planning & Development	32	48	17	0	0	961	1,058
Policy & Resources	2,945	11,048	1,260	540	540	3,200	19,533
TOTAL	12,911	14,012	2,484	1,020	1,020	5,512	36,959

10. The programme has identified those areas where a budget has been earmarked for a specific purpose, but the details and timing of the schemes are yet to be confirmed. In these cases, the budget has been shown as "unallocated" but can be called upon within the programme period as individual schemes are developed.
11. Resources available to fund the capital programme amount to £38,207,000 over the programme period, and therefore by 2019/20 there should be a surplus of £1,248,000.
12. However, while the condition of the Council's assets is generally good, there is a growing need to make a significant investment over the coming years in order to maintain the assets and meet future service needs. The capital programme reflects the corporate priority in providing Holly Hill Leisure Centre as well as the ongoing works at Daedalus. Despite the current surplus of capital resources (compared to the approved programme), the asset reviews suggest that there are insufficient resources in the future.
13. Consequently, there is a need to continue accumulating additional resources to meet the future capital demands. The Executive has previously agreed to set

aside £500,000 from the revenue budget each year for this purpose and also has a policy to use New Homes Bonus money for capital and project funding once any funding shortfall or requirement to fund expenditure relating to the preparation of the Welborne Plan has been met. Capital resources will also be supplemented with any non-specific windfall income received during the year.

FEES AND CHARGES

14. Each year, the Council reviews the fees and charges levied for the services it provides. The current fees and charges for each Committee and Executive portfolio and the proposed charges for 2016/17 are set out in Appendix B.
15. Some fees and charges will be showing no increase as they are set by statute and therefore are not under the Council's control.
16. The proposed discretionary charges have been increased, wherever possible and desirable, to achieve at least an increase in income that is deemed to be realistic with the reasons for major variations from this policy set out below.
17. Car parking has been budgeted in line with the Fareham Town Centre Parking Strategy and the charges have not been increased since October 2010 over which period RPIX has increased by 15.3%.
18. There has been a change to the way market pitch fees are calculated to try and introduce a more stable customer base by offering reduced fees for traders that are signed on rather than them being casual.
19. There is a large increase in some land charges fees where VAT has been introduced with effect from 1 February 2016.
20. There is a charge within the cemeteries service that is showing more than doubling of the charge. The reason for this increase is reflective of the officer time involved in dealing with these areas.

THE REVENUE BUDGET

The Base Revenue Budget 2015/16

21. The net revenue budget for 2015/16 was £9,174,600, a reduction of £341,500 on the previous year, and as a result the council tax was frozen, which was below the annual rate of inflation for the tenth consecutive year.

The Revised Service Budget 2015/16

22. The overall service budget is £1,638,900 higher than the base budget for the year.
23. The budget reflects the cost of severance payments as a result of restructures around the Council in particular the effects of the senior management restructure that was approved by Full Council in October 2015. It is detailed later in the report that the cost of severance is for 2015/16 is met from reserves.
24. Other budgets, such as investment income, contributions to capital, movement in reserves, etc. have increased by an equivalent amount, and the revised budget

remains as £9,174,600. Further information of how this is spread across portfolios is in Appendix C.

THE SERVICE BUDGETS 2016/17

Cost of Services

25. The cost of services is shown at Appendix D and has been prepared in line with the Medium Term Finance Strategy that was approved by the Executive in October 2015.
26. The budget implications of that decision have been built into the service budgets for 2016/17 along with the savings anticipated through the implementation of the Vanguard Method.
27. The budget reflects service restructures that have taken place during the financial year and some of the restructures will have resulted in additional severance costs. The budget takes into account the senior management restructure that was reported to Full Council also in October which will reduce the establishment cost to the council in 2016/17.
28. As well as restructures there have been changes to the way that internal recharges are calculated in line with streamlining the number of recharges to service headings. This has resulted in some budgets increasing while others will have seen a reduction.
29. The budget takes into account pressures that were identified in the finance strategy but also will show the revenue costs of the Daedalus project and the costs of running the Innovation Centre that haven't previously been included.
30. Another area that has shown increase in cost is the review of the local plan and other Regeneration work that will be taking place during the latter part of 2015/16 and during 2016/17 onwards. It is detailed in later paragraphs in the report that these areas are funded from the spending reserve.
31. Other areas have seen costs reduce especially those reliant on vehicle usage where fuel prices have been falling and appear to have been stabilised for nearly a year.
32. The cost of refuse collection continues to rise particularly the disposal of waste to Hampshire County Council with this also affecting the trade waste service. The price of recycled goods has fallen which has seen a drop off in the income that the service receives and this has a knock on effect to the textile banks where some money was used to give grants to local organisations.

Other Budgets

33. In addition to the expenditure and income required to provide Council services, there are other costs and income which need to be taken into account when establishing the overall budget requirement. These include capital financing costs, interest earned on the Council's investments, accounting adjustments, etc.
34. Capital Financing Costs: The proposed budget provides for a revenue contribution to capital of £2.2m, which includes a contribution of £500,000 towards future capital commitments. This also includes a proportion of the New

Homes Bonus award in the year (£897,900).

35. Interest on Balances: The Council has taken numerous steps to protect its investment portfolio, by spreading risks, using highly rated commercial institutions or Government bodies and investing for short periods. Consequently, however, the rates of return are limited.
36. The reduction in the figures for the base budget for 2016/17 reflects the continuing lower interest rates but also takes into account the fact that balances available for investment will fall as spending on major capital project continues throughout 2015/16 and 2016/17.
37. Portchester Crematorium Contribution: This crematorium is one of the Council's earliest partnerships with three other Councils. Each year the crematorium contributes a share of any surplus to each Council and the Joint Committee has agreed that in 2016/17 the contribution will be £125,000, which is in line with the current year.
38. Contribution from Reserves: This represents one-off items in the budget that are funded from reserve accounts that the Council holds.
39. Taking account of all revenue budget items, the overall budget for 2016/17 will be £8,736,600, which represents an overall decrease of £438,000 or 4.8%.

BUDGET PRESSURES AND SERVICE EFFICIENCIES

40. The Finance Strategy explained that there are a number of very significant spending pressures facing the Council over the coming years. These pressures represent increasing costs that cannot be avoided, reducing income from services and investments, and additional funding that is required in order to progress high corporate priority actions.
41. It is essential that efficiencies continue to be found in order to meet the budget pressures in light of the Autumn Spending review where funding for local government will be significantly reduced during the life time of the current Government.

SPENDING RESERVE

42. The Spending Reserve provides for unforeseen fluctuations in revenue expenditure and income such that one-off variations can be funded without having an adverse impact on the council tax. In accordance with the Finance Strategy, the minimum balance for the reserve is 5% of the planned gross expenditure. Taking account of the proposed gross expenditure in 2015/16, this equates to £2,256,000 and the current balance in the reserve is £3,142,300, a surplus over the minimum balance of £886,300.
43. As part of the Medium Term Financial Strategy it was agreed that proposals for the use of the surplus would be developed during the autumn for consideration in this report.
44. Paragraphs 22-29 review the revenue budget capital programme and resources needed in order to meet this programme. The main impact on the council's

budgets for 2015/16 is through establishment changes as a result of restructures and it is recommended that £500,000 of the surplus is used to cover one-off severance payments.

45. A further impact on the budget is as a result of the Local Plan review and regeneration projects and it is recommended that £200,000 is used from the surplus spending reserve to begin initial work in these areas.
46. Finally, paragraphs 8-13 review the capital programme and whilst there is a small surplus available at the end of the programme there will be a need for other capital projects to commence in order to keep council assets maintained to a suitable standard. It is recommended that the remainder of the spending reserve surplus of £186,300 is transferred to support the capital programme.

GOVERNMENT SUPPORT IN 2016/17 and in the future

47. Currently, local councils receive their funding from 4 main sources: grants from central government; local business rates; council tax; and other locally generated income such as fees and charges for services.
48. From April 2013, business rates have been retained locally by the billing authority, and the Council pay a proportion of the money collected to Hampshire County Council, Hampshire Fire and Rescue Authority and the Government.
49. The autumn statement in November 2015 confirmed that while the economy continues to improve there remains the need reduce funding to many Government departments, with local government being one that will see funding reduced by at least a third by the end of this parliament.
50. Local government will also see other changes including the phasing out of revenue support grant in favour of 100% retention of business rates for the sector. The final details of this have yet to be released.

RISK ASSESSMENT

51. In considering the budget, there are a number of issues that need to be borne in mind, as set out below:-
52. The economic climate continues to change and while there has been some stability generally it still remains that some services have seen an impact on demand and will continue to do so.
53. The Council Tax has been frozen since April 2009 and in that time Government resources have reduced by almost half. Between April 2009 and November 2015 RPIX has increased by 23.1%.
54. The Executive has previously agreed that the balance on the spending reserve should equate to at least 5% of gross revenue expenditure which, for 2015/16, is £2,256,000. A detailed assessment of need has been carried out, following guidance from the Chartered Institute of Public Finance and Accountancy (LAAP77), which indicates that this is an appropriate level to retain but should not be reduced, especially at this time of significant uncertainty.

55. While the Council's capital resources are expected to exceed planned capital expenditure at the end of the programme period (by just under £1 million), future spending requirements could give rise to a very significant shortfall. It is therefore imperative that capital reserves are replenished whenever possible in order to meet the future spending needs.

CONCLUSION

56. The Council's finances remain under pressure in the current year, and there is every indication that this situation will persist in the future not only from Central Government funding constraints but also from other economic pressures.
57. Consequently, the budget setting process for 2016/17 has presented very similar challenges that were experienced during the 2015/16 budget, but there have been new challenges. With careful forward planning and appropriate mitigating action being taken at the earliest opportunity, the proposed budget has been produced which is believed to be robust and sustainable.
58. Taking new priority spending into account, the proposed revenue budget for 2016/17 will provide sufficient resources to deliver the Council's services and its priorities, and enable the council tax for 2016/17 to be set below capping limits.

Enquiries:

For further information on this report please contact Neil Wood]. (Ext 4506)

CAPITAL PROGRAMME 2015/16 to 2019/20

	2015/16	2016/17	2017/18	2018/19	2019/20	Un-allocated	Total
	£000s	£000s	£000s	£000s	£000s	£000s	£000s
PUBLIC PROTECTION							
CCTV Refurbishment Programme						479	479
PUBLIC PROTECTION TOTAL	0	0	0	0	0	479	479
STREETSCENE							
Health and Safety in Cemeteries	8	108					116
Street Lighting Maintenance	40						40
Play Area Safety Surface Replacement		50				259	309
Bus Shelters		276	175				451
STREETSCENE TOTAL	48	434	175	0	0	259	916
LEISURE AND COMMUNITY							
Buildings							
Ferneham Hall Major Repairs Programme	50					513	563
Community Buildings Review	60	325	20				405
Whiteley Community Centre Refurbishment	50	50					100
Holly Hill Leisure Centre	7,300	850	532				8,682
Holly Hill Leisure Centre Fixtures and Fittings		585					585
	7,460	1,810	552	0	0	513	10,335
Play Schemes							
Upgrade Play Areas	50						50
Abshot Road Youth Facility	26						26
King George V Play Area	75						75
Park Lane Concrete Skate Park	28						28
Park Lane Outdoor Gym	30						30
Relocation of Play Area at Park Lane	83						83
Hammond Road Youth Facility	10						10
Segensworth Play Area	80						80
Stubbington Rec Play Area	80						80
Course Park Play Area	40						40
Blackbrook Park Skate Park	40						40
Birchen Road Youth Facility	50						50
	592	0	0	0	0	0	592
Outdoor Recreation Schemes							
Bath Lane Cricket Pavilion / GM Store	83						83
Burridge Changing Rooms Improvements	15						15
Park Lane Tennis Courts	57						57
Stubbington Tennis Courts	19						19
Locks Heath Recreation Changing Rooms		30					30
	174	30	0	0	0	0	204

	2015/16 £000s	2016/17 £000s	2017/18 £000s	2018/19 £000s	2019/20 £000s	Un- allocated £000s	Total £000s
Grants to Community Groups							
Lee-on-the-Solent Golf Club	5						5
Titchfield Amateur Boxing Club	25						25
Fareham School of Gymnastics		30					30
	30	30	0	0	0	0	60
Other Community Schemes							
Footpath Improvements		36					36
Allotment Improvements		16					16
	0	52	0	0	0	0	52
LEISURE AND COMMUNITY TOTAL	8,256	1,922	552	0	0	513	11,243
HEALTH AND HOUSING							
Private Sector Housing							
Home Improvement Loans	80	60	60	60	60		320
Disabled Facilities Grants	480	500	420	420	420		2,240
Empty Homes Strategy						100	100
Flood Resilience Grants from DEFRA	6						6
	566	560	480	480	480	100	2,666
Enabling							
Land/House Purchases	1,040						1,040
Feasibility Studies	24						24
	1,064	0	0	0	0	0	1,064
HEALTH AND HOUSING TOTAL	1,630	560	480	480	480	100	3,730
PLANNING AND DEVELOPMENT							
Environmental Improvements Future Programme						350	350
Car Parks Surface Improvements	10	31				611	652
Osborn Road MSCP Improvements	22	17	17				56
PLANNING AND DEVELOPMENT TOTAL	32	48	17	0	0	961	1,058
POLICY AND RESOURCES							
Vehicles and Plant Replacement Programme	429	360	360	360	360		1,869
ICT Rolling Programme	271	230	180	180	180		1,041
Civic Offices Improvement Programme	200	400	720				1,320
Depot Refurbishment Works	58						58
Daedalus	50	10,040				3,200	13,290
Commercial Property Investment Acquisitions	1,937						1,937
Vannes Twinning 50th Anniversary Sculpture		18					18
POLICY AND RESOURCES TOTAL	2,945	11,048	1,260	540	540	3,200	19,533
GENERAL FUND TOTAL	12,911	14,012	2,484	1,020	1,020	5,512	36,959

FEES AND CHARGES**EXECUTIVE PORTFOLIO****HOUSING AND HEALTH****DISCRETIONARY CHARGES****OTHER HOUSING****Storage of furniture for the homeless**

Homeless households qualifying for financial assistance towards the cost of removal and storage of their possessions must agree to pay a contribution towards these costs based on all their sources of income.

Bed & Breakfast Charges for the Homeless

100% cost recovery from the homeless of Hotel/Bed & Breakfast charges made straight to the Council.

Other Housing	Current Fee £	Proposed Fee	% increase
Housing Advances Second mortgage enquiry forms (Note 1)	63.00	66.00	4.8
Care Line Service Telephone link for assistance (private sector) (Note 2)			
Notes 1. Fee inclusive of VAT at the prevailing rate. 2. Tariff available on application to Sheltered Housing Manager			

EXECUTIVE PORTFOLIO

PLANNING AND DEVELOPMENT

PARKING CHARGES

Multi-Storey Shopping Centre Car Parks This includes the following car parks: Osborn Road and Fareham Shopping Centre	Current Fee £
Monday - Saturday Standard hourly rates apply between 8am and 6pm	£1.00 per hour to a maximum of 10 hours
Sunday & Bank Holiday Standard hourly rates apply between 10.30am and 4pm	£1.00 per hour to a maximum of 6 hours
Inner Shopping Centre Car Parks This includes the following car parks: Ferneham Hall; Civic Way North & South; Palmerston Avenue; Civic Offices (Sat/Sun Only)	Current Fee £
Monday - Saturday Standard hourly rates apply between 8am and 6pm	£1.00 per hour to a maximum of 10 hours
Sunday & Bank Holiday Standard hourly rates apply between 10.30am and 4pm	£1.00 per hour to a maximum of 6 hours
Market Quay	Current Fee £
Monday - Saturday Standard hourly rates apply between 8am and 6pm	£1.50 per hour to a maximum of 10 hours
Sunday & Bank Holiday Standard hourly rates apply between 10.30am and 4pm	£1.50 per hour to a maximum of 6 hours
Outer Shopping Centre Car Parks This includes the following car parks: Bath Lane, Osborn Road West; Youth Centre; The Gillies; Lysses; Holy Trinity Church, Malthouse Lane, Trinity Street	Current Fee £
Monday to Saturday Standard hourly rates apply between 8am and 6pm	£0.70 per hour with a maximum charge of £3.50 per day
Sunday & Bank Holiday	No Charge
<u>SEASON TICKETS -</u>	
Quarterly	170.00
Annual	520.00

Flexible Season Tickets for use in any outer shopping centre car park	1 Day £	2 Days £	3 Days £	4 Days £	Weekly £
Full Day					
One Month	13.00	30.00	50.00	60.00	70.00
Quarterly	35.00	80.00	110.00	150.00	170.00
Half Yearly	65.00	140.00	200.00	270.00	300.00
Annual	110.00	230.00	340.00	470.00	520.00

Flexible Season Tickets for use in any outer shopping centre car park	1 Day £	2 Days £	3 Days £	4 Days £	Weekly £
Half Day (up to 5 hours)					
One Month	10.00	20.00	30.00	40.00	45.00
Quarterly	20.00	50.00	70.00	90.00	100.00
Half Yearly	40.00	80.00	120.00	160.00	180.00
Annual	70.00	140.00	200.00	280.00	310.00

Penalty Charge Notices	Current Fee £
Higher Level Charge - (Note 1 and 3)	70.00
Lower Level Charge - (Note 2 and 3)	50.00

Notes

1. Higher level charge relates to those contraventions which prohibit e.g. parking on double yellow lines or single lines during a prohibited period, or parked in a marked disabled bay without displaying a blue badge.
2. Lower level charges relate to those contraventions which occur, for example, short overstay of the prescribed period on street or parking in an off street location without displaying a valid pay and display ticket / permit.
3. The charges are reduced by 50% to provided payment is made within 14 days of issue. A surcharge of 50% will be added if paid more than 28 days from issue of Notice to Owner

HIGHWAYS

Damage to Street Furniture

Offender charged at cost plus a 10% administration charge

EXECUTIVE PORTFOLIO

POLICY AND RESOURCES

LAND CHARGES

	Current Fee £	Proposed Fee	% increase
<u>DISCRETIONARY CHARGES</u>			
Local Land Charges 1 Search Fees (Not subject to VAT)			
Official Certificate of Search In the whole or any part of the register			
First parcel of land – paper search	32.00	32.00	NIL
First parcel of land – electronic search	32.00	32.00	NIL
Each additional parcel	10.50	10.50	NIL
Other Local Land Charges Fees (Not subject to VAT)			
Registration of a light obstruction notice	70.00	70.00	NIL
Filing Lands Tribunal certificate	2.50	2.50	NIL
Filing light obstruction judgement etc	7.00	7.00	NIL
Inspection of rule 10 documents	2.50	2.50	NIL
Office copy register entry	1.50	1.50	NIL
Office copy plan or document	Discretionary		
CON29R Official Enquiries – Part I (Inclusive of VAT at the prevailing rate)			
First parcel of land	132.00	158.40	20.0
Each additional parcel	30.50	36.60	20.0
CON29O Official Enquiries – Part II (Inclusive of VAT at the prevailing rate)			
First parcel of land	23.00	27.60	20.0
Each additional parcel	41.00	49.20	20.0
Common Registration Searches	23.00	27.60	20.0
Note – CON29R and CON29O will increase from 1 Feb 2016 as they are now a Vatable service.			

PRINTING & COPYING

Charges are available on application to the Head of Personnel and ICT Services.

LETTING OF COUNCIL CHAMBER & COMMITTEE ROOMS

	Current Fee £	Proposed Fee £	% increase
Lettings - (Notes 1 - 4)(Not subject to VAT)			
Collingwood Room – per hour	58.00	61.00	5.2
Pulheim Room – per hour	22.00	23.50	6.8
Vannes Room – per hour	22.00	23.50	6.8
Council Chamber – per hour	95.00	100.00	5.3
Notes			
1. Commercial Organisations only			
2. The above charges apply when the building is already in use for Council business.			
3. Additional charges may be levied to recover the cost of preparing rooms, moving furniture etc.			
4. The following additional charges, to be added when the building is not being used for Council business. After 6.30 pm - per hour £70.00			

MARKET PITCH FEES

Fareham (inclusive of VAT at the prevailing rate) Note change of methodology from regular to cost per foot	Current Fee £	Proposed Fee £	% increase
Regular			
10ft	30.00	N/A	
20ft	60.00	N/A	
30ft	83.00	N/A	
40ft	105.00	N/A	
Signed on pitch fee			
Per foot, minimum of 15ft, maximum of 50ft	N/A	2.00	New
Casual			
10ft	35.00	N/A	
20ft	70.00	N/A	
Casual pitch fee			
Per foot, minimum of 15ft, maximum of 50ft	N/A	2.50	New
Additional Christmas Markets			
Per foot, minimum of 15ft, maximum of 50ft	N/A	1.00	New

Portchester (not subject to VAT)	Current Fee £	Proposed Fee £	% increase
Regular			
10ft	21.00	N/A	
20ft	42.00	N/A	
Signed on pitch fee Per foot, minimum of 15ft, maximum of 50ft		1.00	New
Casual			
10ft	21.00	N/A	
20ft	42.00	N/A	
Casual pitch fee Per foot, minimum of 15ft, maximum of 50ft		1.50	New

EXECUTIVE PORTFOLIO

PUBLIC PROTECTION

DOG CONTROL

	Current Fee £	Proposed Fee £	% increase
Statutory Charge - Collection of Strays (An additional £25 will be added to this fee where the same dog is found straying, leading to seizure, more than once in any 3 month period)	25.00	25.00	NIL
Dog Kennelling - For first 24 hours or part thereof	65.00	65.00	NIL
Dog Kennelling - For any subsequent 24 hours or part thereof	35.00	35.00	NIL
Micro-chipping of dogs - Note 1	10.00	15.00	50.0
Additional dog at the same address – Note 1	N/A	15.00	N/A
Private home check visit - Note 1	30.00	30.00	NIL
Notes: 1. Fee inclusive of VAT at the prevailing rate.			

POLLUTION REDUCTION

Environmental Protection Act 1990 - Charges available on application to the Director of Community.

Out of hours service charges based on the actual cost to the Council.

POLLUTION & PRIVATE SECTOR HOUSING

	Current Fee £
Private Sector Housing - Housing Act 2004 Enforcement Notices	Charge to be actual cost to the Council up to and including service of Notice
Inspection and / or sampling of private water supplies / distribution networks	Charge to be actual cost to the Council
Out of Hours Service	Charge to be actual cost to the Council
Immigration requests (inclusive of VAT at the prevailing rate)	111.00
NEW STATUTORY CHARGES TO BE INCLUDED Licensing of Houses in Multiple Occupancy (Not subject to VAT)	
5 people	770.00
6-10 people	960.00
11-15 people	1150.00
16-20 people	1340.00
More than 20 people	1530.00

ABANDONED VEHICLES REFUSE DISPOSAL (AMENITY) ACT 1978

	Current Fee £	Proposed Fee £	% increase
Abandoned Vehicles			
Removal of vehicle from motorway - Statutory Charge	150.00	150.00	NIL
Removal of vehicle from elsewhere - Statutory Charge	150.00	150.00	NIL
Storage (per 24 hours or part)	24.00	25.00	4.2
Disposal	59.00	62.00	5.1

CLEAN BOROUGH ENFORCEMENT

	Current Fee £	Proposed Fee £	% increase
Litter and Fouling			
Dropped litter – fixed penalty	75.00	75.00	NIL
Fouling of land act – fixed penalty	75.00	75.00	NIL

FOOD SAFETY

Charges for training courses available on application to the Head of Environmental Health.

	Current Fee £	Proposed Fee £	% increase
Export Health Certificates	74.00	75.00	1.35
Issue of Certificate for Unsound Food - (Notes 2)	188.00	190.00	1.06
Transportation of Unsound Food:			
- First hour (min 1 hour) - (Notes 1 & 3)	138.00	140.00	1.44
- Subsequent whole hours - (Notes 1 & 3)	70.00	70.00	NIL
- Transport and disposal - (Note 4)			
Notes:			
1. Fee inclusive of VAT at the prevailing rate.			
2. Certificate required in support of insurance claims even though the food, due to its condition, would not be marketable or usable.			
3. Plus disposal of unsound food.			
4. Charged at cost to Council			

RODENT AND PEST CONTROL

	Current Fee £	Proposed Fee £	% increase
<u>DOMESTIC PREMISES (Notes 1 & 2)</u>			
Fleas, Carpet Beetles and Carpet Moths			
1, 2 or 3-bedroomed property	64.00	65.00	1.56
4-bedroomed property	70.00	70.00	NIL
5-bedroomed property	80.00	80.00	NIL
over 5 bedrooms		Quotation on request	
Bedbugs - All properties	109.00	110.00	0.92
All other insects (including wasps)	64.00	65.00	1.56
Rodent control treatment and advice			No charge
<u>PEST CONTROL: COMMERCIAL PREMISES (Note 1)</u>			
Rodents and insects for up to the first 15 minutes	70.00	72.00	2.86
Charge for each additional 15 minutes or part thereof	15.00	18.00	20.00
Notes			
1. Fee inclusive of VAT at the prevailing rate.			
2. Persons in receipt of certain benefits - Free.			

COMMUNITY SAFETY - CCTV

	Current Fee £	Proposed Fee £	% increase
Access to CCTV Footage (VAT Inclusive)	67.00	70.00	4.5

GENERAL CHARGES

Other items	Current Fee £	Proposed Fee £	% increase
Responding to solicitors/consultants enquiries (per question)	67.00	70.00	4.5
Responding to other detailed enquiries - (Note 1)			
Copies of statutory register	67.00	70.00	4.5
Attendance at court as a witness – Charge based on cost to the Council			
<u>Notes</u> 1. At the discretion of the Director of Planning and Regulation			

EXECUTIVE PORTFOLIO

STREETSCENE

DISCRETIONARY SERVICES

STREET CLEANSING

	Current Fee £	Proposed Fee £	% increase
Shopping trolley collection	79.00	83.00	5.1

REFUSE COLLECTION

Domestic Bulk Waste	Proposed Fee £	Proposed Fee £	% increase
Single Item	31.00	33.00	6.5
Half Load	70.00	74.00	5.7
Full Load	124.00	130.00	4.8
Collection of fridges/freezers	16.00	17.00	6.3

TRADE WASTE

Trade waste charges for both residual and recycling are available on application to the Refuse and Recycling Manager.

REFUSE AND RECYCLING SERVICES

	Current Fee £	Proposed Fee £	% increase
Fixed Penalty Notice - Enforcement Policy Charge discounted to £40 if paid within 14 days	75.00	75.00	NIL

GARDEN WASTE COLLECTION

Domestic Garden Waste	Current Fee £	Proposed Fee £	% increase
First Sack			
Subsequent sacks - Roll of 25 single use sacks	23.50	24.50	4.3
Subsequent sacks - Roll of 5 single use sacks	5.75	6.00	4.3

CEMETERIES AND BURIAL GROUNDS

Charges stated exclusive of VAT unless stated

RESIDENT FEES

Resident fees are charged when the person to be interred lived in the Borough of Fareham prior to their death.

Persons residing in Care and Nursing homes outside the Borough are also classed as residents if they lived in the Borough of Fareham prior to moving to Care and Nursing Homes.

NON-RESIDENT FEES

Non-resident fees are charged when the person to be interred did not live in the Borough prior to their death. Fees in relation to the purchase of the 30 year lease will also apply.

Non-residents fees are charged when a person wishes to reserve a grave and lives outside the Borough at the time of their application to purchase the 30 year lease

ASHES (CREMATED REMAINS)	Current Fee £		Proposed Fee £		Inc %
	Resident	Non-Resident	Resident	Non-Resident	
Interment					
a) Burial of ashes into a cremation plot	160.00	320.00	170.00	340.00	6.3
Exclusive right of burial (30 Year lease)					
b) Purchase of 30 year lease (area selected by Council)	175.00	350.00	185.00	370.00	5.7
c) Purchase of 30 year lease (area chosen by customer where possible)	260.00	520.00	275.00	550.00	5.8
Memorials					
d) Application to place a flat memorial tablet	42.00	42.00	44.00	44.00	4.8
e) Application to add a further inscription onto an existing tablet	29.00	29.00	30.00	30.00	3.5

BURIAL AREA	Current Fee £		Proposed Fee £		Inc %
	Resident	Non-Resident	Resident	Non-Resident	
Interment					
f) Burial of a body into a new grave	675.00	1,350.00	710.00	1,420.00	5.2
g) Re-open an existing grave for second burial	515.00	1,030.00	540.00	1,080.00	4.9
h) Application to scatter ashes	55.00	110.00	55.00	110.00	NIL
i) Burial of ashes into grave at cremation depth	160.00	320.00	170.00	340.00	6.3
j) Burial of ashes into grave at burial depth	300.00	600.00	315.00	630.00	5.0
k) Burial of a body into a new grave	675.00	1,350.00	710.00	1,420.00	5.2
Exclusive right of burial (30 year lease)					
l) Purchase of 30 year lease (area selected by Council)	515.00	1,030.00	540.00	1,080.00	4.9
m) Purchase of 30 year lease (area chosen by customer where possible)	720.00	1,440.00	755.00	1,510.00	4.9
n) Purchase of 30 year lease (Child's grave)	245.00	245.00	257.00	257.00	4.9
Memorials					
o) Application to place a headstone for ten years	145.00	145.00	152.00	152.00	4.8
p) Renewal of the application to place a headstone	27.00	27.00	55.00	55.00	103.7
q) Application for additional inscription on headstone and re-erection	110.00	110.00	115.00	115.00	4.6
r) Application to place a fixed memorial vase	42.00	42.00	44.00	44.00	4.8
s) Application to add a further inscription onto an existing fixed memorial vase	30.00	30.00	30.00	30.00	NIL

MISCELLANEOUS	Current Fee £		Proposed Fee £		Inc %
	Resident	Non-Resident	Resident	Non-Resident	
Interment					
t) Hire of Chapel at Wickham Road Cemetery	90.00	90.00	100.00	100.00	11.0
u) Transferring of the ownership of the lease known as the Exclusive Right of Burial	55.00	55.00	55.00	55.00	NIL
v) Administration fee for making arrangements directly with Council (ashes only)	55.00	55.00	55.00	55.00	NIL
w) To undertake the arrangements for funerals under the Public Health Act	350.00	350.00	370.00	370.00	5.7
x) Burial out of hours	At Cost	At Cost	At Cost	At Cost	
y) Exhumation	At Cost	At Cost	At Cost	At Cost	
z) Purchase of commemorative bench and plaque	1,275.00	1,275.00	1,350.00	1,350.00	5.9

Sponsorship of Roundabouts

Agreeing form of works and supervision as agreed with the sponsor, subject to no additional cost to the Council.

FORESHORE

Beach Huts - (Including VAT)	Current Fee £	Proposed Fee £	% increase
Residents	411.00	444.00	8.0
Non-residents	822.00	888.00	8.0

EXECUTIVE PORTFOLIO

LEISURE AND COMMUNITY

SPORTS PITCHES, FACILITIES, RECREATION GROUNDS AND OPEN SPACES –

Football, Rugby & Hockey - (Notes 1, 2, 3, & 4)	Current Fee £	Proposed Fee £	% increase
Casual games: per match			
- Senior	69.00	72.00	4.3
- Junior (under 18)	29.00	30.00	3.4
- Mini Soccer per match	18.50	19.00	2.7
- Mini Soccer per half day per pitch	38.00	39.00	2.6
Training Sessions			
- 2 hours (juniors - half charge)	40.00	42.00	5.0
Seasonal charges (note 4)			
Senior	1,555.00	1,630.00	4.8
- Junior (under 18)	690.00	724.00	4.9
- Mini soccer per match	450.00	472.00	4.9

Notes

1. Fee inclusive of VAT at the prevailing rate, unless exemption conditions as set out on page 1 are met.
2. If changing facilities are not available the above prices will be decreased by 10%
3. Clubs not resident in Borough pay double casual rate.
4. Based on 30 games (3 * 10 block bookings) and discounted

Cricket (Notes 1 and 2)	Current Fee £	Proposed Fee £	% increase
Casual games: per match			
- Senior	73.50	77.00	4.8
- Junior (under 18)	28.00	29.00	3.6
- Evening games: Senior	59.50	62.00	4.2
- Evening games: Junior	25.50	26.00	2.0

Notes

1. Fee inclusive of VAT at the prevailing rate unless exemption conditions as set out on page 1 are met.
2. Clubs not resident in Borough pay double casual rate.

Tennis (Notes 1 & 2)	Current Fee £	Proposed Fee £	% increase
Courts – per court per hour			
- Senior	8.30	8.80	6.0
- Junior (under 18)	3.80	4.00	5.3
Seasonal charges Stubbington, Sarisbury & Locks Heath courts	1,621.00	1700.00	4.9
Notes			
1. Fee inclusive of VAT at the prevailing rate.			
2. Clubs are required to make suitable arrangements for public use of courts outside the times required by clubs.			

Bowls	Current Fee £	Proposed Fee £	% increase
Seasonal Charges - (Note 1)			
Fareham Bowling Club (6 rinks & clubhouse)	5,530.00	5,800.00	4.9
Crofton Community Association (6 rinks)	5,530.00	5,800.00	4.9
Fees - (Note 2)			
Green Fees	4.40	4.50	2.3
Hire of Woods	1.60	1.70	6.2
Hire of shoes (not applicable at Portchester or Priory Park)	1.60	1.70	6.2
Notes			
1. Public to have use of at least one rink at each green			
2. Retained by clubs. Max charge per player per hour			

Miscellaneous	Current Fee £	Proposed Fee £	% increase
Releasing of pigeons - (Note 1)	39.00	40.00	2.6
Use of recreation grounds by Schools			
Hampshire County Council Schools – per match - (Note 1)	54.00	56.00	3.7
Meoncross School – per match - (Note 1)	54.00	56.00	3.7
Wykeham House – per annum - (Notes 1 & 2)	11,600.00		
Hire of open space of land for local shows etc - (Note 3)			
Hire of recreation grounds for local shows etc – (Note 1 & 3)			
Commercial hiring - (Note 4)			
Charitable hiring - (Note 5)	77.00	80.00	3.9
Use of changing facilities - (Note 1)	39.50	41.00	3.8
Rounders			
Bath Lane Recreation Ground - (Note 1)	68.00	71.00	4.4
Stubbington Recreation Ground - (Note 1)	68.00	71.00	4.4

Notes

1. Fee inclusive of VAT at the prevailing rate, unless exemption conditions as set out on page 1 are met
2. 12 x 30 min sessions per week. Additional sessions to be charged at casual rate
3. No damage deposit is taken, but hirers are advised that they may be charged after the event for any damage resulting from the hiring
4. At a rate to be determined by the Director of Community on an individual basis proportionate to the estimated income derived from the event.
5. Charge can be waived at the discretion of the Director of Community

FERNEHAM HALL

Standard Rates	Current		Proposed		Increase	
	Mon. to Thurs.	Fri. to Sun	Mon. to Thurs.	Fri. to Sun.	Mon to Thurs.	Fri. to Sun.
	£	£	£	£	%	%
Solent						
Morning Hire [9am- 1pm] (4 hours)	£631	£837	£663	£879	5.1%	5.0%
Afternoon Hire [2pm– 6 pm] (4 hours)	£750	£931	£788	£978	5.1%	5.0%
Evening Hire [6pm– Midnight] (6 hours)	£931	£1,098	£978	£1,153	5.0%	5.0%
Daytime Hire [9am- 6pm] (9 hours)	£1,066	£1,327	£1,119	£1,393	5.0%	5.0%
Full Day Hire [9am- Midnight] (15 hours)	£1,335	£1,703	£1,402	£1,788	5.0%	5.0%
Three Day Hire [9am – Midnight]	£3,029	£3,820	£3,180	£4,011	5.0%	5.0%
Hourly Rate After Midnight	£349	£462	£366	£485	4.9%	5.0%
Hourly Rate Before Midnight	To be calculated as a % of the rate for that specific time slot(s)					
Solent + Octagon OR Solent + Meon	To be charged as room hiring + hourly rate x 50%					
Week Hire Sun 9am- Midnight Mon-Fri 5:30pm- Midnight Sat 1pm- Midnight	£7,753		£8,141		5.0%	
Octagon or Meon						
Half-Day Hire Flexible (4 Hours)	£208	£274	£218	£288	4.8%	5.1%
Daytime hire [9am– 5pm] (8 Hours)	£369	£495	£387	£520	4.9%	5.1%
Evening hire [6pm– Midnight] (6 Hours)	£342	£596	£359	£626	5.0%	5.0%
Hourly Rate After Midnight	£87	£113	£91	£119	4.6%	5.3%
Hourly Rate Before Midnight	To be calculated as a % of the rate for that specific time slot(s).					
Day Hire [9am- 6pm] (9 Hours)	£1,502	£1,876	£1,577	£1,970	5.0%	5.0%
Full Day Hire [9am- Midnight] (15 Hours)	£1,844	£2,499	£1,936	£2,624	5.0%	5.0%
Three Day Hire [9am- Midnight]	£4,624	£6,346	£4,855	£6,663	5.0%	5.0%
Hourly Rate After Midnight	£536	£670	£563	£704	5.0%	5.1%
Hourly Rate Before Midnight	To be calculated as a % of the rate for that specific time slot(s)					
Week Hire: Sun 9am- Midnight Mon-Fri 5:30pm- Midnight Sat 1pm- Midnight	£10,480		£11,004		5.0%	

Discounted Rates	Current		Proposed		Increase	
	Mon. to Thurs.	Fri. to Sun	Mon to Thurs.	Fri. to Sun.	Mon to Thurs	Fri to Sun
	£	£	£	£	%	%
Solent						
Morning Hire [9am- 1pm] (4 hours)	£442	£551	£464	£579	5.0%	5.1%
Afternoon Hire [2pm– 6 pm] (4 hours)	£488	£657	£512	£690	4.9%	5.0%
Evening Hire [6pm– Midnight] (6 hours)	£610	£718	£641	£754	5.1%	5.0%
Daytime Hire [9am- 6pm] (9 hours)	£697	£864	£732	£907	5.0%	5.0%
Full Day Hire [9am- Midnight] (15 hours)	£878	£1,105	£922	£1,160	5.0%	5.0%
Three Day Hire [9am – Midnight]	£1,970	£2,479	£2,069	£2,603	5.0%	5.0%
Hourly Rate After Midnight	£228	£295	£239	£310	4.8%	5.1%
Hourly Rate Before Midnight	To be calculated as a % of the rate for that specific time slot(s)					
Solent + Octagon OR Solent + Meon	To be charged as room hiring + hourly rate x 50%					
Week Hire Sun 9am- Midnight Mon-Fri 5:30pm- Midnight Sat 1pm- Midnight	£5,039		£5,291		5.0%	
Octagon or Meon						
Half-Day Hire Flexible (4 Hours)	£134	£181	£141	£190	5.2%	5.0%
Daytime hire [9am– 5pm] (8 Hours)	£240	£322	£252	£338	5.0%	5.0%
Evening hire [6pm– Midnight] (6 Hours)	£222	£390	£233	£410	5.0%	5.1%
Hourly Rate After Midnight	£60	£80	£63	£84	5.0%	5.0%
Hourly Rate Before Midnight	To be calculated as a % of the rate for that specific time slot(s).					
Ferneham Hall (Whole Theatre)						
Day Hire [9am- 6pm] (9 Hours)	£978	£1,194	£1,027	£1,254	5.0%	5.0%
Full Day Hire [9am- Midnight] (15 Hours)	£1,199	£1,629	£1,259	£1,710	5.0%	5.0%
Three Day Hire [9am-	£3,003	£4,128	£3,153	£4,334	5.0%	5.0%

Midnight]						
Hourly Rate After Midnight	£349	£436	£366	£458	4.9%	5.0%
Hourly Rate Before Midnight	To be calculated as a % of the rate for that specific time slot(s)					
Week Hire Sun 9am- Midnight Mon-Fri 5:30pm- Midnight Sat 1pm- Midnight	£6,808		£7,148		5.0%	

Fernehham Hall Ancillary Charges	Current		Proposed		Increase	
	Per Day	Per Week	Per Day	Per Week	Per Day	Per Week
	£	£	£	£	%	%
Expertise						
Technician (Sound, Lighting, etc)- Per Hour	£16		£17		6.3%	6.3%
Senior Steward- Per Hour	£16		£17		6.3%	6.3%
Stage Manager	Included in Fee	Included In Fee	Included in Fee	Included In Fee	-	-
Office Manager (Outside Normal Hours)- Per Hour	£16		£17		6.3%	6.3%
Technical- Lighting						
Follow Spot Operator (Per 4 Hours)	£60	-	£63	-	5.0%	-
Martin MAC250's (Max 8)	£42	£95	£44	£100	4.8%	5.3%
Star Cloth	£101	£342	£106	£359	5.0%	5.0%
Technical- Sound						
Radio Microphone	£26	£47	£27	£49	3.8%	4.3%
Technical- Stage						
Hazer DF50 inc. Fluid	£53	£101	£56	£106	5.7%	5.0%
Pyro System (Up To 6 Pods)	£32	£74	£34	£78	6.3%	5.4%
Gauze (Black)	£21	£47	£22	£49	4.8%	4.3%
Stage Extension (Per Rostra)	£6	-	£5	-	-	-
					16.7%	
Technical- Other						
Piano Hire- Yamaha Full Grand (Available On Stage Only)	£87	-	£91	-	4.6%	-
Electric Piano	£60	-	£63	-	5.0%	-
Piano Tuning	£101	-	£106	-	5.0%	-
Portable PA	£74	-	£78	-	5.4%	-
Slide Projector	£32	-	£34	-	6.3%	-

TV	£32	-	£34	-	6.3%	-
DVD/Video	£32	-	£34	-	6.3%	-
OHP & Screen	£32	-	£34	-	6.3%	-
Functions- Misc						
Flip Charts/Pens	£7.2	-	£7.53	-	5.0%	-
Photocopying	£0.19	-	£0.20	-	5.3%	-
Fax Facility	£1.76	-	£1.85	-	5.1%	-
Standard Exhibition Drops	£7.17	-	£7.53	-	5.0%	-
Shows- Misc						
Box Office	10% Gross (£50 Min)	-	10% Gross (£50 Min)	-	-	-
Complimentary Tickets	£1.00	-	£0.30 Each	-		-
Admin Charge for Print Tickets To Take Away	£32	-	£34	-	6%	-

Advertising	Current		Proposed		Increase	
	Standard	Discounted	Standard	Discounted	Standard	Discounted
	£	£	£	£	%	%
Internet Advertising (Weekly)	£68	£42	£71	£44	4.4%	4.8%
News Adverts (Within Our Column)	£113	£101	£119	£106	5.3%	5.0%
What's On Guide- ¼ Page	£128	£87	£134	£91	4.7%	4.6%
What's On Guide- ½ Page	£256	£134	£269	£141	5.1%	5.2%
What's On Guide- Page	£604	£336	£634	£353	5.0%	5.1%

ACTUAL REVENUE BUDGET

	Budget 2015/16 £	Revised 2015/16 £	Variation Base to Rev £	Budget 2016/17 £	Variation Base to base £
Committees					
Planning Committee	753,000	688,700	-64,300	672,900	-80,100
Licensing and Regulatory Affairs Committee	490,200	561,700	71,500	491,400	1,200
Executive - Portfolio Budgets					
- Leisure and Community	2,112,600	2,809,300	696,700	2,635,700	523,100
- Health and Housing	1,215,000	1,298,200	83,200	1,196,900	-18,100
- Planning and Development	-1,001,900	-730,300	271,600	-595,700	406,200
- Policy and Resources	1,463,400	2,253,900	790,500	1,353,000	-110,400
- Public Protection	2,293,800	2,089,700	-204,100	2,050,600	-243,200
- Streetscene	4,447,000	4,440,800	-6,200	4,478,600	31,600
SERVICE BUDGETS	11,773,100	13,412,000	1,638,900	12,283,400	510,300
Capital Charges	-1,983,000	-2,227,200	-244,200	-2,227,200	-244,200
Capital Financing Costs					
- Use of Housing Capital Receipts	-230,000	-229,100	900	-230,000	0
- Direct Revenue Funding	1,301,000	1,301,000	0	1,295,000	-6,000
- Direct Revenue Funding NHB	897,900	897,900	0	897,900	0
Interest on Balances	-599,900	-699,900	-100,000	-569,900	30,000
Portchester Crematorium	-125,000	-125,000	0	-125,000	0
New Homes Bonus	-1,648,000	-1,653,800	-5,800	-2,068,000	-420,000
Contribution to(+)/from(-) Reserves	-211,500	-1,501,300	-1,289,800	-519,600	-308,100
OTHER BUDGETS	-2,598,500	-4,237,400	-1,638,900	-3,546,800	-948,300
NET BUDGET	9,174,600	9,174,600	0	8,736,600	-438,000

ESTIMATE OF EXPENDITURE AND INCOME FOR THE COUNCIL TAX 2016/17

	Actual	Base	Revised	Base
	2014/15	Estimate	Estimate	Estimate
	£	£	£	£
Committees				
Planning Committee	769,997	753,000	688,700	672,900
Licensing and Regulatory Affairs Committee	476,349	490,200	561,700	491,400
Executive - Portfolio Budgets				
Leisure and Community	462,438	2,112,600	2,809,300	2,635,700
Health and Housing	646,394	1,215,000	1,298,200	1,196,900
Planning and Development	-845,099	-1,001,900	-730,300	-595,700
Policy and Resources	8,146,787	1,463,400	2,253,900	1,353,000
Public Protection	1,888,653	2,293,800	2,089,700	2,050,600
Streetscene	3,909,028	4,447,000	4,440,800	4,478,600
NET EXPENDITURE	15,454,547	11,773,100	13,412,000	12,283,400

SUBJECTIVE ANALYSIS

	Actual	Base	Revised	Base
	2014/15	Estimate	Estimate	Estimate
	£	£	£	£
Employees	8,623,924	8,816,100	9,249,900	8,645,700
Premises-Related Expenditure	3,151,644	2,814,500	3,503,600	3,356,200
Transport-Related Expenditure	826,326	823,000	875,800	835,600
Supplies and Services	5,008,974	3,907,400	5,403,000	4,597,500
Third Party Payments	1,345,914	1,465,100	1,464,700	1,463,800
Transfer Payments	19,094,888	19,812,400	19,865,100	19,834,500
Support Services	2,719,603	2,985,800	2,855,600	2,777,800
Capital Charges	7,269,514	2,297,600	2,580,600	2,580,600
GROSS EXPENDITURE	48,040,787	42,921,900	45,798,300	44,091,700
Government Grants	-20,241,690	-20,148,100	-20,672,100	-20,351,500
Other Grants & Reimbursements	-2,162,720	-1,777,000	-1,952,200	-1,841,800
Customer & Client Receipts	-7,059,815	-5,738,400	-6,065,600	-5,982,600
Rents	-3,119,346	-3,482,300	-3,696,400	-3,632,400
Recharges to other Accounts	-2,669	-3,000	0	0
GROSS INCOME	-32,586,240	-31,148,800	-32,386,300	-31,808,300
NET EXPENDITURE	15,454,547	11,773,100	13,412,000	12,283,400

ESTIMATE OF EXPENDITURE AND INCOME FOR THE COUNCIL TAX 2016/17

PLANNING COMMITTEE

	Actual	Base	Revised	Base
	2014/15	Estimate	Estimate	Estimate
	£	2015/16	2015/16	2016/17
		£	£	£
Planning Advice	272,400	307,400	229,200	231,500
Enforcement of Planning Control	142,002	131,600	125,200	115,100
Appeals	102,374	69,000	50,300	49,600
Processing Applications	253,221	245,000	284,000	276,700
	<u>769,997</u>	<u>753,000</u>	<u>688,700</u>	<u>672,900</u>

LICENSING AND REGULATORY AFFAIRS COMMITTEE

	Actual	Base	Revised	Base
	2014/15	Estimate	Estimate	Estimate
	£	2015/16	2015/16	2016/17
		£	£	£
Hackney Carriage and Private Hire Vehicles	-9,791	0	5,300	1,900
Licensing	15,698	-8,000	-10,700	-23,300
Health and Safety	196,006	148,700	154,200	152,000
Election Services	274,436	349,500	412,900	360,800
	<u>476,349</u>	<u>490,200</u>	<u>561,700</u>	<u>491,400</u>

ESTIMATE OF EXPENDITURE AND INCOME FOR THE COUNCIL TAX 2016/17

LEISURE AND COMMUNITY PORTFOLIO

	Actual	Base	Revised	Base
	2014/15	Estimate	Estimate	Estimate
	£	2015/16	2015/16	2016/17
		£	£	£
Community Grants	292,427	333,800	427,200	305,500
Tourist Information	37,156	0	0	0
Community Development	147,782	142,700	260,000	189,300
Outdoor Sport and Recreation	685,074	507,700	668,800	674,300
Countryside Management	164,173	162,000	154,400	155,200
Ferneham Hall	402,895	415,100	424,700	437,200
Fareham Leisure Centre	-61,880	213,500	523,600	519,600
Holly Hill Leisure Centre	0	0	0	14,600
Community Centres	-1,275,730	254,400	268,800	258,400
Westbury Manor Museum	70,541	83,400	81,800	81,600
	<u>462,438</u>	<u>2,112,600</u>	<u>2,809,300</u>	<u>2,635,700</u>

HEALTH AND HOUSING PORTFOLIO

	Actual	Base	Revised	Base
	2014/15	Estimate	Estimate	Estimate
	£	2015/16	2015/16	2016/17
		£	£	£
Housing Grants and Home Improvements	395,194	330,500	340,200	341,900
Housing Options	70,287	85,600	82,400	76,600
Homelessness	260,820	346,900	401,600	358,600
Housing Advice	268,062	274,200	294,400	259,500
Housing Strategy	92,002	77,000	69,400	51,300
Home Energy Conservation	18,468	22,700	22,600	23,400
Registered Providers	-458,439	78,100	87,600	85,600
	<u>646,394</u>	<u>1,215,000</u>	<u>1,298,200</u>	<u>1,196,900</u>

ESTIMATE OF EXPENDITURE AND INCOME FOR THE COUNCIL TAX 2016/17

PLANNING AND DEVELOPMENT PORTFOLIO

	Actual	Base	Revised	Base
	2014/15	Estimate	Estimate	Estimate
	£	£	£	£
Parking Strategy	-2,325,498	-2,278,800	-2,258,300	-2,171,600
Flooding and Coastal Management	107,662	121,200	139,000	116,300
Public Transport	43,812	46,200	46,900	46,700
Transportation Liaison	-38,990	-29,400	-27,400	-27,400
Building Control	190,025	221,200	227,100	226,300
Environmental Improvement Schemes	39,596	112,400	17,300	17,100
Tree Management	45,719	42,000	38,100	38,900
Sustainability	40,511	51,700	36,500	36,400
Conservation & Listed Building Policy	48,377	48,900	28,500	28,600
Local Plan	1,003,687	662,700	1,022,000	1,093,000
	-845,099	-1,001,900	-730,300	-595,700

POLICY AND RESOURCES PORTFOLIO

	Actual	Base	Revised	Base
	2014/15	Estimate	Estimate	Estimate
	£	£	£	£
Housing Benefit Payments	-127,679	0	-77,300	-77,300
Housing Benefit Administration	362,009	385,500	435,500	396,600
Democratic Representation and Management	973,497	1,076,800	1,081,700	1,045,500
Commercial Estates	4,734,828	-2,472,100	-1,841,100	-2,132,400
Henry Cort	45,036	82,200	56,900	43,100
Neighbourhood Working	120,041	125,500	99,800	98,700
Public Relations and Consultation	239,925	258,400	352,600	339,300
Unapportionable Central Overheads	10,590	177,600	535,500	179,600
Corporate Management	988,824	916,800	832,300	758,300
Economic Development	222,027	191,000	96,900	77,100
Local Land Charges	-184,697	-170,400	-170,200	-170,800
Local Tax Collection	762,386	892,100	851,300	795,300
	8,146,787	1,463,400	2,253,900	1,353,000

ESTIMATE OF EXPENDITURE AND INCOME FOR THE COUNCIL TAX 2016/17

PUBLIC PROTECTION PORTFOLIO

	Actual	Base	Revised	Base
	2014/15	Estimate	Estimate	Estimate
	£	2015/16	2015/16	2016/17
		£	£	£
Pest Control	47,800	55,500	54,300	48,500
Dog Control	24,568	28,300	22,400	24,600
Food Safety	164,583	142,900	141,100	142,300
Air Quality and Pollution	186,028	207,600	200,000	193,500
Community Safety	290,614	435,700	385,300	342,800
Emergency Planning	47,469	51,000	58,300	67,200
Clean Borough Enforcement	99,543	92,700	91,100	93,800
On-Street Parking	16,021	32,900	-800	-7,000
Off-Street Parking	958,597	1,175,600	1,091,500	1,096,800
Traffic Management	53,430	71,600	46,500	48,100
	<u>1,888,653</u>	<u>2,293,800</u>	<u>2,089,700</u>	<u>2,050,600</u>

STREETSCENE PORTFOLIO

	Actual	Base	Revised	Base
	2014/15	Estimate	Estimate	Estimate
	£	2015/16	2015/16	2016/17
		£	£	£
Cemeteries & Closed Churchyards	207,801	213,300	221,000	225,400
Community Parks and Open Spaces	527,354	1,096,700	1,123,700	1,133,500
Allotments	29,489	22,400	22,600	22,900
Street Cleansing	924,269	953,000	883,800	885,600
Public Conveniences	207,673	220,700	218,600	261,700
Household Waste Collection	895,009	951,400	924,200	912,200
Trade Refuse	-104,841	-72,600	-84,600	-85,600
Recycling	655,919	607,900	718,400	708,700
Garden Waste Collection	422,799	391,600	350,400	351,800
Street Furniture	143,556	62,600	62,700	62,400
	<u>3,909,028</u>	<u>4,447,000</u>	<u>4,440,800</u>	<u>4,478,600</u>
TOTAL	<u>15,454,547</u>	<u>11,773,100</u>	<u>13,412,000</u>	<u>12,283,400</u>

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 11 January 2016

Portfolio:	Policy and Resources
Subject:	Purchase of Land at Wynton Way, Fareham
Report of:	Director of Finance and Resources Asset Management Plan, Housing Strategy,
Strategy/Policy:	A dynamic, prudent and progressive Council Strong and inclusive communities
Corporate Objective:	A balanced housing market

Purpose:

To report the terms agreed with Hampshire County Council (HCC) for the purchase of land situated at Wynton Way, Fareham.

Executive summary:

Negotiations have been held with HCC for the Council to acquire the land in their ownership at Wynton Way, Fareham which combined with the Council's adjoining land will assist the Council's objectives to progress an affordable scheme thereon. Following HCC declaring the land surplus to their requirements, terms for the purchase by the Council have been agreed as set out in confidential Appendix A.

Recommendation/Recommended Option:

That the Executive approves the terms agreed with Hampshire County Council for the acquisition of the land at Wynton Way, Fareham, as shown on the confidential Appendix A.

Reason:

To obtain the approval to the terms agreed with HCC for the acquisition of the land at Wynton Way, Fareham.

Cost of proposals:

The purchase price is set out in the confidential Appendix A.

Appendices: A: [Confidential](#) appendix setting out the terms agreed with HCC for the acquisition of land at Wynton Way. (Exempt By virtue of paragraphs (3) of Part 1 of Schedule 12A of the Local Government Act 1972.)

B: [Plan showing land at Wynton Way in HCC and FBC ownership.](#)

FAREHAM

BOROUGH COUNCIL

Executive Briefing Paper

Date:	7 December 2015
Subject:	Purchase of Land at Wynton Way, Fareham
Briefing by:	Director of Finance and Resources
Portfolio:	Policy and Resources

INTRODUCTION

1. Negotiations have been held with HCC for the Council to acquire the land as shown for identification purposes only on the plan attached as Appendix B. The purchase of the land will assist the Council's objectives to progress an affordable housing scheme thereon in conjunction with the Council's adjoining land also shown for identification purposes on Appendix B.
2. Following HCC declaring the land surplus to their requirements terms for the purchase by the Council have been agreed and are set out in the confidential Appendix A for the approval of the Executive.

PROPOSAL

3. Initial architect appraisals indicate that the HCC land once secured will be sufficient to achieve a residential development of circa 13 homes in conjunction with the Council's adjoining land.

FINANCIAL IMPLICATIONS

4. The cost of the acquisition will be funded from the Housing Enabling Fund.

CONSULTATIONS

5. The purchase of the site will assist the Council's objectives to progress an affordable housing scheme on the combined HCC and Council land ownerships subject to consultation with ward councillors.

CONCLUSION

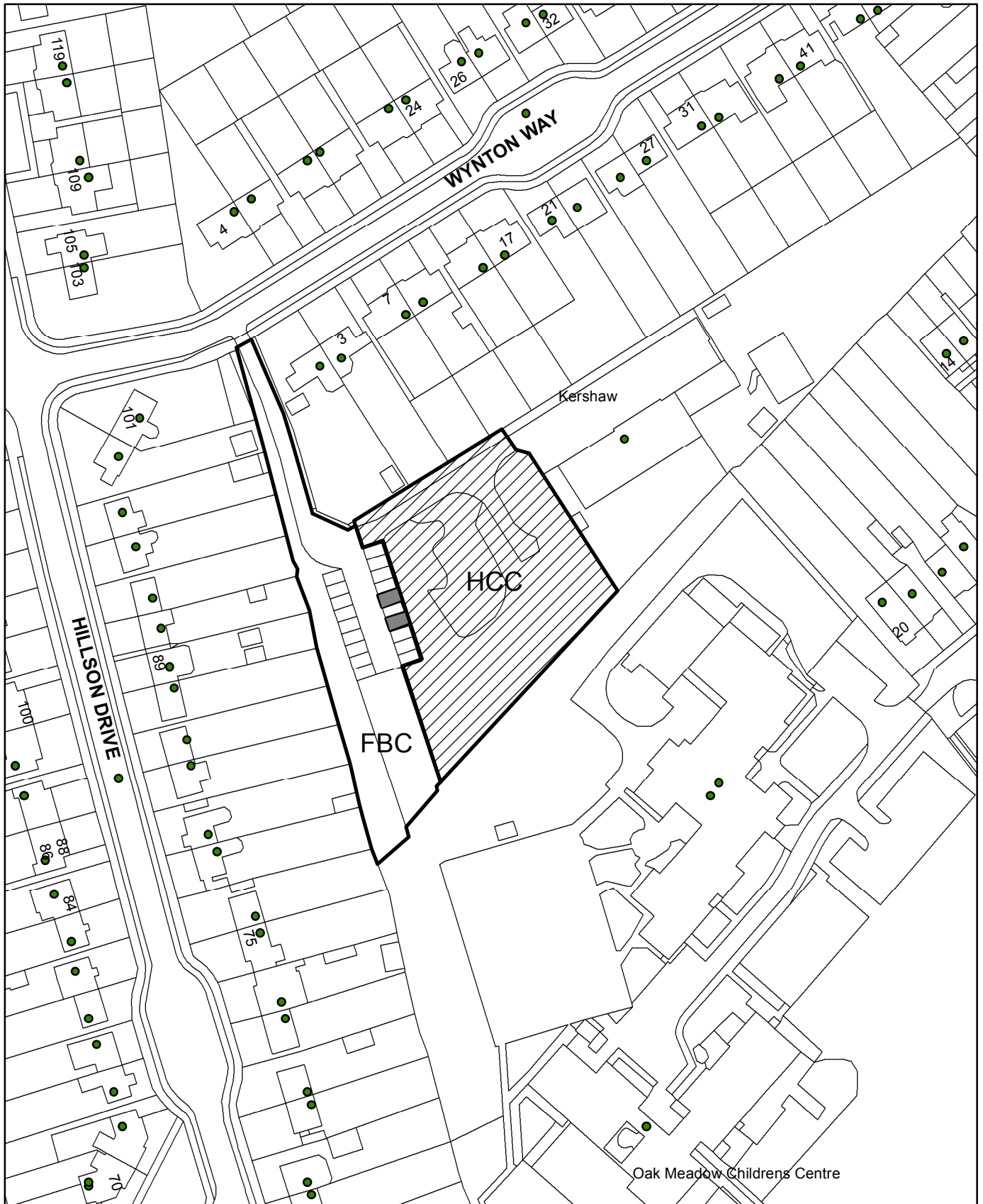
6. Terms have been agreed with HCC for the purchase of the land at Wynton Way, Fareham. The terms are set out in the confidential Appendix A and are recommended for approval by the Executive.

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

FAREHAM

BOROUGH COUNCIL



Wynton Way, Fareham

Scale 1:1250

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