

FAREHAM

BOROUGH COUNCIL

AGENDA PLANNING COMMITTEE

Date: Thursday, 28 March 2024

Time: 10.00 am

Venue: Collingwood Room - Civic Offices

Members:

Councillor N J Walker (Chairman)

Councillor I Bastable (Vice-Chairman)

Councillors Miss J Burton
D G Foot
M J Ford, JP
Mrs C L A Hockley
S Ingram
P Nother
Mrs S M Walker

Deputies: Ms C Bainbridge
F Birkett
S Dugan
Mrs K K Trott



1. Apologies for Absence

2. Minutes of Previous Meeting (Pages 1 - 13)

To confirm as a correct record the minutes of the Planning Committee meeting held on 13 March 2024.

3. Chairman'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. Deputations

To receive any deputations of which notice has been lodged.

6. Planning applications and Miscellaneous Matters including an update on Planning Appeals (Page 14)

To consider a report by the Director of Planning and Regeneration on development control matters, including information regarding new planning appeals and decisions.

ZONE 1 - WESTERN WARDS

ZONE 2 - FAREHAM

(1) P/23/1161/RM - WELBORNE LAND NORTH OF FAREHAM (Pages 20 - 36)

(2) P/23/1175/RM - WELBORNE LAND NORTH OF FAREHAM (Pages 37 - 53)

(3) P/23/1178/RM - WELBORNE LAND NORTH OF FAREHAM (Pages 54 - 68)

(4) P/17/0266/DP/O - WELBORNE LAND NORTH OF FAREHAM (Pages 69 - 84)

(5) P/23/1074/RM - WELBORNE, DASHWOOD NEIGHBOURHOOD, LAND NORTH OF FAREHAM (Pages 85 - 107)

(6) P/23/1075/RM - WELBORNE, CHESTERFIELD NEIGHBOURHOOD, LAND NORTH OF FAREHAM (Pages 108 - 131)

ZONE 3 - EASTERN WARDS



A WANNELL
Chief Executive Officer

Civic Offices
www.fareham.gov.uk
20 March 2024

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

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 13 March 2024

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor N J Walker (Chairman)

Councillor I Bastable (Vice-Chairman)

Councillors: Miss J Burton, D G Foot, M J Ford, JP, Mrs C L A Hockley,
S Ingram, P Nother and Mrs S M Walker

Also Present: Councillor Mrs K K Trott (Item 7(2))



1. APOLOGIES FOR ABSENCE

There were no apologies of absence.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on 14 February 2024 be confirmed and signed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's announcements made at this meeting.

4. DECLARATIONS OF INTEREST

In accordance with Standing Orders and the Council's Code of Conduct, Councillor I Bastable declared a Personal Interest in item 7(1) – Land East of Brook Lane, in that he has a close friend who lives adjacent to the red line of the application site.

5. DEPUTATIONS

The Committee received a deputation from the following in respect of the applications indicated and were thanked accordingly.

Name	Spokesperson representing the persons listed	Subject	Supporting or Opposing the Application	Minute No/ Application No/Page No	Dep Type
ZONE 1 – 2.30pm					
Nick Whittington (Agent)		LAND EAST OF BROOK LANE WARSASH – FULL PLANNING APPLICATION FOR THE CONSTRUCTION OF 113 DWELLINGS, ACCESS FROM BROOK LANE VIA DEVELOPMENT TO THE SOUTH (PERMITTED UNDER P/17/0752/OA AND P/21/0300/RM), PARKING,	Supporting	7 (1) P/22/1812/FP Pg 23	In Person 3 Minutes

		LANDSCAPING, OPEN SPACE AND ASSOCIATED WORKS			
ZONE 2 – 2.30pm					
Robert Tutton		12 CLIFTON MEWS FAREHAM – SINGLE STOREY FRONT EXTENSION	Supporting	7(20 P/24/0053/FP Pg 71	In Person 3 Minutes
ZONE 3					

6. PLANNING PERFORMANCE MONITORING UPDATE AND ACTION PLAN

The Committee considered a report by the Director of Planning and Regeneration concerning an update on the Planning Performance Monitoring Action Plan.

The Committee’s attention was drawn to the Update Report which contained the following information: -

On the 7 March 2024, the Department for Levelling Up, Homes and Communities published the statistics for the ‘Quality of decision making’ for the Assessment period 1 April 2021 to 31 March 2023. The statistics confirm that 2 of the Council’s total number of decisions on major applications made during the assessment period were overturned at appeal, which represents 4.2%.

Amendments to the table at paragraph 20 of the Executive Briefing Paper:

The number of major applications considered by the Council between 1 April 2020 and 31 March 2021 should read 22 in place of 20.

The number of major applications considered by the Council between 1 April 2021 and 31 March 2022 should read 23 in place of 25.

The Head of Planning provided a further verbal update in respect of ‘Quality of Decision Making’ on non-major applications. The Planning Committee were advised that the Department for Levelling Up, Homes and Communities’ latest published statistics for the ‘Quality of decision making’ on non-major applications showed that 0.2% of the Council’s total number of decisions made during the assessment period were overturned at appeal.

Since the Council was designated in December 2023, no major planning applications have been submitted directly to the Planning Inspectorate.

Councillor Mrs Walker stated that it would be helpful if Officer reports made it clear where proposals constituted major planning applications. The Head of

Planning confirmed that this will be provided for future reports to the Committee.

RESOLVED that the Planning Committee: -

- a) Note the content of the Executive report and the draft Planning Designation Action Plan attached as Appendices A and B to this report; and
- b) Confirm that they have no comments to pass onto the Executive at its meeting on 18 March 2024.

7. PLANNING APPLICATIONS AND MISCELLANEOUS MATTERS INCLUDING AN UPDATE ON PLANNING APPEALS

The Committee noted a report by the Director of Planning and Regeneration on the development control matters, including information on new appeals and decisions.

(1) P/22/1812/FP - LAND EAST OF BROOK LANE WARSASH

The Committee received the deputation referred in Minute 5 above.

The Committee's attention was drawn to the Update Report which contained the following information: -

- i) *Satisfactory amended plans received to address minor design/layout matters.*
- ii) *Additional consultation comment received from Highway Authority.*

Hampshire County Council (HCC) – Highways

Amended drawings, a report by i-Transport and a revised Residential Travel Plan have been submitted in response to the Highway Authority's comments made on 21 February 2024. I have the following comments to make on the updated information:

Walking and Cycling/ Travel Plan

The revised application documents confirm that a pedestrian/cycle route will link to the track on the eastern boundary of the application site; this will enhance connectivity to the wider community and provide the potential to improve permeability throughout the entire housing association. The revised Residential Travel Plan (RTP) adequately addresses the points outlined in the Highway Authority's response. It is recommended that the RTP be secured by Section 106 Agreement.

Site Access and Internal Layout

Apart from plot no. 126, vehicular access to the development is to be taken from the housing parcel to the south of the site (ref P/21/0300/RM) via the

recently constructed junction onto Brook Lane. The access arrangement is acceptable to the Highway Authority.

The road layout incorporates the design principles contained within the Department for Transport publication *Manual for Streets*. The layout has been subject to a Stage 1 Road Safety Audit (RSA). The issues outlined in the RSA and raised by the Highway Authority have been satisfactorily addressed. It is the developer's intention that the roads within the development are to be private.

The Site Layout plan indicated a 6m wide shared surface roadway as a potential access to adjacent land within the housing allocation parcel. Additional information provided by the applicant demonstrates that the access corridor would be suitable to accommodate the anticipated level of development.

Traffic Impact/ Mitigation

The Highway Authority is satisfied that the traffic impact of the development can be mitigated against through financial contributions towards highway network improvements. The Technical Note (dated 26 January 2024) provides agreement to make a financial contribution of £482,000 (index linked from 18 March 2018) towards improvements at; Brook Lane/A27 junction, Brook Lane/Lockwood Road junction, Barnes Lane/A27 junction and Brook Lane/Barnes Lane junction.

The supplementary information and amended drawings satisfactorily address the issues previously raised by the Highway Authority, as such the Highway Authority raises no objection to the application subject to the following requirements being secured by Section 106 Agreement and by condition;

- A financial contribution of £482,000 (index linked from 18 March 2018) towards Improvements
 - Residential Travel Plan including associated approval and monitoring fees and security bond/deposit
 - Pedestrian and cycle connections and associated rights of access in perpetuity between the site and the developments to the north/south and to the track on the eastern site boundary.
- iii) Condition 2 to full permission updated to include full list of approved plans/document as follows;
- a) Location Plan - BARG180620 LP.01 A
 - b) Colour Site Plan - CSL-01 BB
 - c) Site Plan - BARG180620 SL.01 Rev BB
 - d) Coloured Streetscene - BARG180620 CSE.01 H
 - e) Coloured Streetscene - CSE.02 G
 - f) Streetscene – BARG180620 SE.01 H
 - g) Streetscene - BARG180620 SE.02 G
 - h) Dwelling Materials Layout - BARG180620 DML.01 M
 - i) Parking Strategy Layout - BARG180620 PSL.01 L
 - j) Electric Sub-Station Floor Plans & Elevations - ESS.01.pe A
 - k) Shed Type 1 Floor Plans & Elevations - SH.01.pe A

- l) Shed Type 2 Floor Plans & Elevations - SH.02.pe A
- m) Street Elevations - BARG180620 SE.01 G
- n) Pergola 2 Bay Floor Plans & Elevations - PER.01.pe A
- o) Pergola Triple Bay Floor Plans & Elevations - PER.02.pe A
- p) Pergola 5 Bay Floor Plans & Elevations - PER.03.pe A
- q) Single Garage 6m - GAR.01.pe D
- r) Double Garage 6m - GAR.0.pe C
- s) Visibility & Road Widths Layout - 6501-MJA-SW-XX-DR-C-003-P12
- t) Refuse Vehicle Tracking Layout - 6501-MJA-SW-XX-DR-C-500-P11
- u) Fire Appliance Vehicle Tracking Layout - 6501-MJA-SW-XX-DR-C-501-P11
- v) Large Car Tracking Layout - 6501-MJA-SW-XX-DR-C-502-P11
- w) Fire Appliance & Delivery Vehicle Tracking - 6501-MJA-SW-XX-DR-C-503-P3
- x) Sports Pitch Cross Sections - 6501-MJA-SW-XX-DR-C-005-P1
- y) Sports Pitch Land Drainage Proposals - 6501-MJA-SW-XX-DR-C-006-P2

Elevations

- z) Plots 1-2 Elevations - HT.B(2Blk).e1 A
- aa) Plots 3 & 16 Elevations - HT.J.e A
- bb) Plots 5 & 6 Elevations - P.5-6.e C
- cc) Plots 7-10 Elevations (Sheet 1) - P.7-10.e1 C
- dd) Plots 7-10 Elevations (Sheet 2) - P.7-10.e2 C
- ee) Plots 11 & 12 Elevations - P.11-12.e C
- ff) Plots 13,14,76,77 - HT.S.2.1(2Blk)-R.e1 D
- gg) Plot 15 Elevations - HT.L-A.e A
- hh) Plots 17 & 52 Elevations - HT.S.e A
- ii) Plot 18 Elevations - HT.J-A.e B
- jj) Plots 19,20,23,24,71,72,109-110 Elevations - HT.J (2Blk).e1 B
- kk) Plots 21,22,33,34,47,48,111,112,124,125 Elevations - HT.J (2Blk).e2 B
- ll) Plots 25- 26 Elevations – P.25-26.e A
- mm) Plots 27-29 Elevations - P.27-29.e C
- nn) Plots 30-31 Elevations - HT.S.3.2(2Blk)-R.e2 D
- oo) Plots 32-35 Elevations - HT.U-A.e A
- pp) Plots 36-38 Elevations - P.36-38.e B
- qq) Plots 39,40,45,46 Elevations - HT.S.3.2(2Blk)-R.e1 D
- rr) Plot 42 Elevations - HT.L.e1 A
- ss) Plot 42 Elevations - HT.L.e1 B
- tt) Plots 43 & 44 Elevations - P.43-44.e D
- uu) Plots 49 & 50 Elevations - P.49-50.e B
- vv) Plots 51,60,63,4,41,56,70,73 Elevations - HT.L.e2 A
- ww) Plots 53-55 & 64-66 Elevations - HT.M-N.e A
- xx) Plots 57 & 58 Elevations - HT.S.3.2(2Blk)-SR.e C
- yy) Plot 59 Elevations - HT.S.4.2-SR.e B
- zz) Plots 61 & 62 Elevations - HT.S.3.2(2Blk)-SO.e1 B
- aaa) Plots 67-69 Elevations - HT.U.e A
- bbb) Plots 74-75 Elevations – HT.S.2.1 (2blk)-SO.e1_G
- ccc) Plots 78 & 79 Elevations - P.78-79.e D
- ddd) Plots 80 & 81 Elevations - P.80-81.e D
- eee) Plot 82 Elevations - HT.A.e C
- fff) Plot 83,84,115,116 Elevations - HT.S.1.M-SO.e C
- ggg) Plots 98 & 99 Elevations - HT.S.3.2(2Blk)-SO.e D

- hhh) Plot 100 Elevations - HT.S.2B.FOG-SO.e D
- iii) Plots 107 & 108 Elevations - HT.S.1.M-R.e C
- jjj) Plots 113 & 114 Elevations – P.113-114.e A
- kkk) Plots 121 & 123 Elevations - P.121-123.e C
- lll) Plot 126 Elevations - HT.W.e1 A
- mmm) Plot 126 Elevations - HT.W.e2 B
- nnn) Block A Plots 101-106 Elevations Sheet 1 - P.101-106.e1 F
- ooo) Block A Plots 101-106 Elevations Sheet 2 - P.101-106.e2 G
- ppp) Block B Plots 117-120 Elevations Sheet 1 - P.117-120.e1 D
- qqq) Block B Plots 117-120 Elevations Sheet 2 - P.117-120.e2 E

Floor Plans

- rrr) Plots 1 & 2 Floor Plans - HT.B(2Blk).p_A
- sss) Plots 3 & 16 Floor Plans - HT.J.p_A
- ttt) Plots 5 & 6 Floor Plans - P.5-6.p_D
- uuu) Plots 7-10 Floor Plans - P.7-10.p C
- vvv) Floor Plans Plots 9, 20, 21, 22, 23, 24, 33, 34, 47, 48, 71, 72, 109, 110, 111, 112, 124, 125 - HT.J(2Blk).p B
- www) Plots 11 & 12 Floor Plans - P.11-12.p D
- xxx) Plots 13,14,76,77 - HT.S.2.1(2blk)-R.p_D
- yyy) Plot 15 Floor Plan - HT.L-A.p_A
- zzz) Plots 17 & 52 Floor Plans- HT.S.p_A
- aaaa) Plot 18 Floor Plans - HT.J-A.p_B
- bbbb) Plots 25-26 Floor Plans – P.25.26.p A
- cccc) Plots 27-29 Floor Plans - P.27-29.p C
- dddd) Plots 30,31,39,40,45,46 Floor Plans - HT.S.3.2(2blk)-R.p_C
- eeee) Plots 32-35 Floor Plans - HT.U-A.p_A
- ffff) Plots 36-38 Floor Plans - P.36-38.p B
- gggg) Plots 42,51,60,63,4,41,56,70,73 Floor Plans - PHT.L.p_B
- hhhh) Plots 43 & 44 Floor Plans - P.43-44.p_D
- iiii) Plots 49 & 50 Floor Plans - P.49-50.p B
- jjjj) Plots 53-55 & 64-66 Floor Plans - HT.M-N.p1_A
- kkkk) Plots 53-55 & 64-66 Floor Plans - HT.M-N.p2_A
- llll) Plots 57 & 58 Floor Plans - HT.S.3.2(2blk)-SR.p_B
- mmmm) Plot 59 Floor Plans - HT.S.4.2-SR.p_B
- nnnn) Plots 61,62,98,99 Floor Plans - HT.S.3.2(2blk)-SO.p_C
- oooo) Plots 67-69 Floor Plans - HT.U.p_A
- pppp) Plots 74-75 Floor Plans - HT.S.2.1 (2blk)-SO.p_F
- qqqq) Plots 78 & 79 Floor Plans - P.78-79.p D
- rrrr) Plots 80 & 81 Floor Plans - P.80-81.p D
- ssss) Plot 82 Floor Plans - HT.A.p_D
- tttt) Plots 83 & 84 & 115-116 Floor Plans - HT.S.1.M-SO.p_B
- uuuu) Plot 100 Floor Plans - HT.S.2B.FOG-SO.p_C
- vvvv) Plots 107 & 108 Floor Plans - HT.S.1.M-R.p_B
- wwww) Plots 113 & 114 Floor Plans – P.113-114.p A
- xxxx) Plots 121-123 Floor Plans - P.121-123.p C
- yyyy) Plot 126 Floor Plans - HT.W.p_B
- zzzz) Block A Plots 101-106 Ground Floor - P.101-106.p1_G
- aaaaa) Block A Plots 101-106 First Floor - P.101-106.p2_F
- bbbbb) Block B Plots 117-120 Ground Floor - P.117-120.p1_E
- ccccc) Block B Plots 117-120 First Floor - P.117-120.p2_E

Transport Statement (i-Transport, 7 December, 2022)

HCC Highway Response (i-Transport, 29 February 2024)
Updated Road Safety Audit (MJA Consulting, 5 Jan 2024)
HCC Consultation Response Note (i-Transport, 26 Jan 2024)
Ecological Impact Assessment (ECOSA, Jan 2024)
Reptile Mitigation Strategy (ECOSA, Nov,2022)
Reptile Translocation Report (ECOSA, Jan 2024)
Biodiversity Net Gain Assessment (ECOSA, Jan 2024)
Arboricultural Impact Assessment & Method Statement (Barrell, 19 Jan 2024)
Tree Protection Plan (drwg No. 22011-5)
Flood Risk Assessment & Development Drainage Strategy, MJA Consulting December 2022 & SUDS Management & Maintenance Plan, December 2022)
Generic Quantitative Risk Assessment (GCC Ltd, Nov 2022)
Ground Condition Assessment (GCC Ltd, August 2021)
Ground Condition Desk Top Study (GCC Ltd, June 2021)
Amended Accommodation Schedule
M4(2) & M4(3) Schedule of Compliance
Amended Space Standards Compliance Schedule (BARG 180620)

- iv) Amend condition 10 of full permission (Cycle Storage) to include reference to the latest Parking Strategy plan, as listed above.*
- v) Amend trigger of conditions 5, 12, 17 and 19 to pre-commencement to bring forward submission/approval of details at applicant's request.*

Councillor I Bastable declared a personal interest in this item as he has a close friend who lives adjacent to the redline of the application site.

Upon being proposed and seconded, the Officer recommendation to: -

- (i) GRANT full planning permission for 113 dwellings and OUTLINE planning permission for 13 custom build dwellings, subject to: -
 - i) Consideration of further comments from the Lead Local Flood Authority (HCC);
 - ii) Consideration of any comments received from Natural England in response to consultation on the Council's Appropriate Assessment;
 - iii) Any additional conditions or modification to the proposed conditions or HoT's that any of the consultees may recommend;

And

- iv) The applicant/owner first entering into a planning obligation pursuant to Section 106 of Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council in respect of the following:

- a) The delivery of at least 40% of the dwellings as affordable housing; the type, size, mix and tenure as agreed by Officers (to include obligations to secure nomination rights and agreement of a Community Lettings Plan for any potential affordable housing provided over and above the 40% requirement);
- b) To secure a highway contribution of £482,000 (index linked) towards local highway improvements;
- c) Travel Plan and related monitoring cost and bond;
- d) To secure the provision of public open spaces (POS) and transfer of agreed to Fareham Borough Council with the associated financial contributions for future maintenance, including an area for outdoor sport; (junior football pitches);
- e) In respect of the areas of POS not adopted by the Council, the creation of a management company to maintain the open space in perpetuity including detail of how that management company would be funded to ensure the management and maintenance of the open space in perpetuity;
- f) A financial contribution towards the delivery of an equipped children's play area within the HA1 allocation to the South of Greenaway Lane (70k) and associated maintenance;
- g) To secure a financial contribution for the maintenance of retained trees on the POS;
- h) To secure pedestrian access and cycle connectivity to adjoining land to the north, south and east right up to the party boundary in perpetuity including the provisions for future maintenance;
- i) To secure potential connection points for construction of a connecting road from the development site to land to the north (Vero) and south (Land rear of 63 Warsash Road within HA1) in accordance with a scheme of works to be approved by the Council, in the event this access is required to facilitate development of adjacent sites;
- j) To secure the provision of ecological buffers and future maintenance arrangements;
- k) To secure a financial contribution towards the Solent Recreation Mitigation Partnership (SRMP);

- l) To secure a financial contribution in accordance with the Council's New Forest Recreational Disturbance Interim Mitigation Solution;

And

- v) The conditions in the report;
- vi) The conditions in the Update Report

Then

- vii) DELEGATE authority to the Head of Planning to:
 - (a) Make any necessary modification, deletion or addition to the proposed conditions or heads of terms for the section 106 legal agreement; and
 - (b) Make any necessary changes arising out of detailed negotiations with the applicant which may necessitate the variation, addition or deletion of the conditions and heads of terms as drafted to ensure consistency between the two sets of provisions.

Was voted on and CARRIED.
(Voting: 9 in favour; 0 against)

RESOLVED that PLANNING PERMISSION for 113 dwellings and OUTLINE PLANNING PERMISSION for 13 custom build dwellings be granted, subject to: -

- i) Consideration of further comments from the Lead Local Flood Authority (HCC);
- ii) Consideration of any comments received from Natural England in response to consultation on the Council's Appropriate Assessment;
- iii) Any additional conditions or modification to the proposed conditions or HoT's that any of the consultees may recommend;

And

- iv) The applicant/owner first entering into a planning obligation pursuant to Section 106 of Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council in respect of the following:
 - 1. The delivery of at least 40% of the dwellings as affordable housing; the type, size, mix and tenure as agreed by Officers (to include obligations to secure nomination rights and agreement of a Community Lettings Plan for any potential affordable housing provided over and above the 40% requirement);

2. To secure a highway contribution of £482,000 (index linked) towards local highway improvements;
3. Travel Plan and related monitoring cost and bond;
4. To secure the provision of public open spaces (POS) and transfer of agreed to Fareham Borough Council with the associated financial contributions for future maintenance, including an area for outdoor sport; (junior football pitches);
5. In respect of the areas of POS not adopted by the Council, the creation of a management company to maintain the open space in perpetuity including detail of how that management company would be funded to ensure the management and maintenance of the open space in perpetuity;
6. A financial contribution towards the delivery of an equipped children's play area within the HA1 allocation to the South of Greenaway Lane (70k) and associated maintenance;
7. To secure a financial contribution for the maintenance of retained trees on the POS;
8. To secure pedestrian access and cycle connectivity to adjoining land to the north, south and east right up to the party boundary in perpetuity including the provisions for future maintenance;
9. To secure potential connection points for construction of a connecting road from the development site to land to the north (Vero) and south (Land rear of 63 Warsash Road within HA1) in accordance with a scheme of works to be approved by the Council, in the event this access is required to facilitate development of adjacent sites;
10. To secure the provision of ecological buffers and future maintenance arrangements;
11. To secure a financial contribution towards the Solent Recreation Mitigation Partnership (SRMP);
12. To secure a financial contribution in accordance with the Council's New Forest Recreational Disturbance Interim Mitigation Solution;

And

- v) The conditions in the report;

vi) The conditions in the Update Report

Then

vii) AUTHORITY BE DELEGATED to the Head of Development Planning to:

(a) Make any necessary modification, deletion or addition to the proposed conditions or heads of terms for the section 106 legal agreement; and

(b) Make any necessary changes arising out of detailed negotiations with the applicant which may necessitate the variation, addition or deletion of the conditions and heads of terms as drafted to ensure consistency between the two sets of provisions.

(2) P/24/0053/FP - 12 CLIFTON MEWS FAREHAM

The Committee received the deputation referred to in Minute 5 above.

At the invitation of the Chairman, Councillor Mrs K K Trott addressed the Committee on this item.

The Committee's attention was drawn to the Update Report which contained the following information: -

There is a need to publicise the application by way of a press notice and site notice as the application site is within the Wallington Conservation Area. The Site Notice was displayed along North Wallington on 7th March, and the press notice will be published on 15th March. They will run concurrently and expire on 8th April.

Should any further representations be received during the publicity period, Members are requested to Delegate Authority to the Head of Planning to consider these representations before the planning application is determined.

A further 4 representations have been received since the publication of the Committee Report (total now 10). No new issues have been raised beyond those listed in the Committee Report.

The Planning Officer also gave a verbal update to confirm that a further 2 comments have been received since the update report was published, however they have not raised any new matters that haven't already been covered in previous comments.

Upon being proposed and seconded the officer recommendation to: -

(i) GRANT planning permission, subject to the conditions in the report and the update report;

And

(ii) DELEGATE authority to the Head of Planning to make any necessary modification, deletion or addition to the proposed conditions.

Was voted on and CARRIED.
(Voting: 9 in favour; 0 against)

RESOLVED that: -

- (i) PLANNING PERMISSION be granted, subject to the conditions in report and the update report;

And

- (ii) AUTHORITY BE DELEGATED to the Head of Planning to make any necessary modification, deletion or addition to the proposed conditions.

(3) Planning Appeals

The Committee noted the information in the report.

(4) UPDATE REPORT

The Update Report was circulated prior to the meeting and considered alongside the relevant agenda items.

(The meeting started at 2.30 pm
and ended at 4.38 pm).

..... Chairman

..... Date

Agenda Item 6



Report to Planning Committee

Date:

Report of: Director of Planning and Regeneration

Subject: PLANNING APPLICATIONS AND MISCELLANEOUS MATTERS

SUMMARY

This report recommends action on various planning applications.

RECOMMENDATION

The recommendations are detailed individually at the end of the report on each planning application.

AGENDA

The meeting will take place in the Collingwood Room, Civic Offices, Civic Way, Fareham, PO16 7AZ. All items will be heard from 10am.

ZONE 1 – WESTERN WARDS

Park Gate

Titchfield

Sarisbury

Locks Heath

Warsash

Titchfield Common

REFERENCE NUMBER &
WARD

SITE ADDRESS & PROPOSAL

ITEM NUMBER &
RECOMMENDATION

No items in this Zone

Agenda Annex

<p>ZONE 2 – FAREHAM</p> <p>Fareham North-West</p> <p>Fareham West</p> <p>Fareham North</p> <p>Fareham East</p> <p>Fareham South</p>

REFERENCE NUMBER & WARD	SITE ADDRESS & PROPOSAL	ITEM NUMBER & RECOMMENDATION
P/23/1161/RM FAREHAM NORTH	WELBORNE LAND NORTH OF FAREHAM RESERVED MATTERS IN RELATION TO OUTLINE PLANNING PERMISSION P/17/0266/OA, LAND AT WELBORNE FOR THE LAYOUT, APPEARANCE AND LANDSCAPE FOR SECTIONS OF THE INITIAL PHASES OF ROAD PROVISION ASSOCIATED WITH PLANNING PERMISSION P/22/1020/RM INCLUDING ANY ASSOCIATED HARD AND SOFT LANDSCAPING, LIGHTING, DRAINAGE, UTILITY CONNECTIONS, CONSTRUCTION ACCESS, ENGINEERING OPERATIONS AND EARTHWORKS, INCLUDING DETAILS PURSUANT TO CONDITIONS 13 (COMPLIANCE WITH THE SITE WIDE BIODIVERSITY ENHANCEMENT STRATEGY), 16 (SCALE, MATERIALS, DESIGN AND LANDSCAPING), 17 (LEVELS), 27 (SURFACE WATER DRAINAGE), 28 (ECOLOGY MITIGATION) AND 34 (ACCESS)	1
P/23/1175/RM FAREHAM NORTH	WELBORNE LAND NORTH OF FAREHAM FAREHAM RESERVED MATTERS PURSUANT TO THE OUTLINE PLANNING PERMISSION P/17/0266/OA FOR THE APPEARANCE,	2

LANDSCAPE, LAYOUT FOR THE REALIGNMENT OF A SECTION OF KNOWLE ROAD, THE PROVISION OF RAISED CARRIAGEWAY SECTIONS OF KNOWLE ROAD, CYCLEWAY IMPROVEMENTS, INCLUDING ANY ASSOCIATED HARD AND SOFT LANDSCAPING, LIGHTING, DRAINAGE, UTILITY CONNECTIONS, CONSTRUCTION ACCESS, ENGINEERING OPERATIONS AND EARTHWORKS, INCLUDING DETAILS PURSUANT TO CONDITIONS 13 (COMPLIANCE WITH THE SITE WIDE BIODIVERSITY ENHANCEMENT STRATEGY), 16 (SCALE, MATERIALS, DESIGN AND LANDSCAPING), 17 (LEVELS), 19 (CONTAMINATION), 22 (CEMP), 27 (SURFACE WATER DRAINAGE), 28 (ECOLOGY MITIGATION), 29 (TREES), 34 (ACCESS).

P/23/1178/RM FAREHAM NORTH	WELBORNE LAND NORTH OF FAREHAM FAREHAM RESERVED MATTERS IN RELATION TO OUTLINE PLANNING PERMISSION P/17/0266/OA, LAND AT WELBORNE, FOR THE APPEARANCE, LANDSCAPE, NEW ACCESS JUNCTIONS TO KNOWLE ROAD, CYCLEWAY IMPROVEMENTS, INCLUDING ANY ASSOCIATED HARD AND SOFT LANDSCAPING, LIGHTING, DRAINAGE, UTILITY CONNECTIONS, CONSTRUCTION ACCESS, ENGINEERING OPERATIONS AND EARTHWORKS, INCLUDING DETAILS PURSUANT TO CONDITIONS 16 (SCALE, MATERIALS, DESIGN AND LANDSCAPING), 17 (LEVELS), 34 (ACCESS).	3
P/17/0266/DP/O FAREHAM NORTH	WELBORNE LAND NORTH OF FAREHAM DETAIL PURSUANT TO CONDITION 11 (NEIGHBOURHOOD DESIGN CODES: DASHWOOD AND CHESTERFIELD) OF PLANNING PERMISSION P/17/0266/OA - NEW COMMUNITY OF UP TO 6000 DWELLINGS (C3 AND C2, INCLUDING A CARE HOME OF USE CLASS C2) TOGETHER WITH A DISTRICT	4 APPROVE

CENTRE (COMPRISING UP TO 2,800M2 FOOD STORE RETAIL (A1), UP TO 2,419M2 OF NON-FOOD RETAIL (A1) AND UP TO 2,571M2 OF OTHER NONCONVENIENCE/ COMPARISON RETAIL USE (A1 - A5)); A VILLAGE CENTRE (COMPRISING UP TO 400M2 FOOD STORE RETAIL (A1), UP TO 1,081M2 OF NON- FOOD RETAIL (A1), A PUBLIC HOUSE (UP TO 390M2 A4 USE) AND UP TO 339M2 OF OTHER NONCONVENIENCE/ COMPARISON RETAIL USE (A1 - A5)); UP TO 30,000M2 OF COMMERCIAL AND EMPLOYMENT SPACE (B1); UP TO 35,000M2 OF GENERAL INDUSTRIAL USE (B2); UP TO 40,000M2 OF WAREHOUSING SPACE (B8); A HOTEL (UP TO 1,030M2 C1 USE); UP TO 2,480M2 OF COMMUNITY USES (D1 AND D2); UP TO 2,200M2 ANCILLARY NURSERY (D1), HEALTH CENTRE (D1) AND VETERINARY SERVICES (D1); RETENTION OF DEAN FARMHOUSE; A SECONDARY SCHOOL, PRIMARY SCHOOLS; PRE-SCHOOLS; GREEN INFRASTRUCTURE INCLUDING FORMAL AND INFORMAL OPEN AND AMENITY SPACE; RETENTION OF SOME EXISTING HEDGEROWS, GRASSLAND, WOODLAND AREAS, ALLOTMENTS, WILDLIFE CORRIDORS; ALL SUPPORTING INFRASTRUCTURE; HOUSEHOLD WASTE RECYCLING CENTRE; REQUISITE SUBSTATIONS; SUSTAINABLE DRAINAGE SYSTEMS INCLUDING PONDS AND WATER COURSES; A

REMODELLED M27 J10 INCLUDING NOISE BARRIER(S); WORKS TO THE A32 INCLUDING THE CREATION OF THREE HIGHWAY JUNCTIONS AND NEW CROSSING(S); DISTRIBUTOR ROADS

(ACCOMMODATING A BUS TRANSIT NETWORK) AND CONNECTIONS TO THE SURROUNDING CYCLEWAY AND PEDESTRIAN NETWORK; CAR PARKING TO SUPPORT ENHANCED USE OF

DASHWOOD; GROUND REMODELLING; ANY NECESSARY DEMOLITION; WITH ALL MATTERS RESERVED FOR FUTURE DETERMINATION WITH THE EXCEPTION OF THE WORKS TO M27 J10

AND THE THREE HIGHWAY JUNCTIONS AND RELATED WORKS TO THE A32 AT WELBORNE, LAND NORTH OF FAREHAM, FAREHAM

P/23/1074/RM FAREHAM NORTH	WELBORNE DASHWOOD NEIGHBOURHOOD LAND NORTH OF FAREHAM RESERVED MATTERS APPLICATION PURSUANT TO OUTLINE PLANNING PERMISSION P/17/0266/OA (LAND AT WELBORNE) FOR ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOR THE CONSTRUCTION OF 210 DWELLINGS (USE CLASS C3) AND ASSOCIATED INFRASTRUCTURE, ENGINEERING AND ANCILLARY WORKS	5
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P/23/1075/RM FAREHAM NORTH	WELBORNE CHESTERFIELD NEIGHBOURHOOD LAND NORTH OF FAREHAM RESERVED MATTERS APPLICATION PURSUANT TO OUTLINE PLANNING PERMISSION P/17/0266/OA (LAND AT WELBORNE) FOR ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOR THE CONSTRUCTION OF 153 DWELLINGS (USE CLASS C3) AND ASSOCIATED INFRASTRUCTURE, ENGINEERING AND ANCILLARY WORKS	6 APPROVE
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Agenda Item 6(1)

OFFICER REPORT FOR COMMITTEE

DATE: 28/03/2024

P/23/1161/RM

BUCKLAND DEVELOPMENT LTD

FAREHAM NORTH

AGENT: DAVID LOCK ASSOCIATES

RESERVED MATTERS APPLICATION IN RELATION TO OUTLINE PLANNING PERMISSION P/17/0266/OA, LAND AT WELBORNE FOR THE LAYOUT, APPEARANCE AND LANDSCAPE FOR SECTIONS OF THE INITIAL PHASES OF ROAD PROVISION ASSOCIATED WITH PLANNING PERMISSION P/22/1020/RM INCLUDING AND ASSOCIATED HARD AND SOFT LANDSCAPING, LIGHTING, DRAINAGE, UTILITY CONNECTIONS, CONSTRUCTION ACCESS, ENGINEERING OPERATIONS AND EARTHWORKS, INCLUDING DETAILS PURSUANT TO CONDITIONS 13 (COMPLIANCE WITH THE SITE WIDE BIODIVERSITY ENHANCEMENT STRATEGY), 16 (SCALE, MATERIALS, DESIGN AND LANDSCAPING), 17 (LEVELS), 27 (SURFACE WATER DRAINAGE), 28 (ECOLOGY MITIGATION) AND 34 (ACCESS)

WELBORNE, LAND NORTH OF FAREHAM

Report By

Lucy Knight – direct dial 01329 824579

1.0 Introduction

1.1 This application is reported to the Planning Committee given the significance of the proposal as enabling infrastructure in the delivery of the first phase of housing at Welborne.

2.0 Site Description

2.1 The application site is an irregular shape parcel of land in the field on the north side of Knowle Road to the west of the A32. The wider field in which the application site sits is under construction as part of the initial infrastructure delivery for Welborne.

3.0 Description of Proposal

3.1 This application seeks approval of the reserved matters (of access, appearance, landscaping, layout and scale) for the internal roads to serve the initial phases of residential development at Welborne.

3.2 This Council has previously granted reserved matters approval for the laying of various items of utility infrastructure and the provision of a network of haul roads to be used for construction (under application reference P/22/1020/RM).

3.3 In the committee report for P/22/1020/RM Members were advised that:

“These haul roads will be laid out to match the initial street positions. The finished street positions will be set out in detail within the strategic design code and street manual for Welborne, but the provision of haul roads in these positions will help to prevent any significant abortive work to reposition them in the future.”

- 3.4 This application now seeks approval for the detail of the main roads in phase one which follows the general alignment of these previously approved haul roads.
- 3.5 This application includes the main spine road for phase one, also referred to as a primary road, that will run parallel to Knowle Road and would be served off the recently permitted new Knowle Road roundabout (our planning reference P/23/0383/RM). This primary road, named in the application as Dashwood Avenue, is the first part of the main loop road around Welborne. From the new roundabout on Knowle Road the route of Dashwood Avenue is primarily west to east through phase one.
- 3.6 Dashwood Avenue will eventually continue beyond the application site through to the Village Centre (which is to be the subject of a recently received reserved matters application reference P/23/1644/RM) before joining with the main North – South route through Welborne, known as Welborne Way, which in turn will link back to Knowle Road and up to the A32.
- 3.7 Off of the primary road (Dashwood Avenue) are four tertiary streets into the housing parcels being brought forward by the three appointed housebuilders for phase 1.
- 3.8 The primary road (Dashwood Avenue) is designed in accordance with the details previously approved within the Welborne Street Manual (reference P/17/0266/DP/I). The carriageway width is 6.1m to enable the road to be used as part of the bus route at Welborne. There is a 2.5m wide verge on both sides of the road; these verges will contain the street lighting, street trees and convey surface water through swales to SUDS basins. On each side of the primary road is a 2m wide cycleway and a 2m wide footpath.
- 3.9 Tertiary streets consist of a more narrow carriageway (5.5m). The tertiary streets have a shared footpath cycleway at 2m wide on each side rather than a segregated provision. Some of the tertiary streets have a 2.5m wide verge either side and some, on the outer fringes of Welborne, have a verge on just one side of the road.

- 3.10 On occasion, along both road types, there are also parallel parking bays as part of the verge space. These are unallocated parking spaces and are included as part of the parking strategy for phase 1. These spaces are to function as part of the resident and visitor parking requirements for the homes that are to be delivered in the locality. These spaces, when combined with the spaces being delivered within the housebuilder application sites, will reflect the Council's parking standard.
- 3.11 The submitted engineering drawings detail the new vehicular junctions that are proposed as well as vehicle crossovers to dwellings or access to parking courts being provided within the residential proposals.
- 3.12 The surface water swales will convey water through to the previously approved (P/22/1020/RM) drainage features in the east and west. Other utility services are included in the application shown to be running under the footpath/cycleways on each side of the road network.

4.0 Policies

- 4.1 The following policies apply to this application:

Adopted Local Plan Part 3: The Welborne Plan

- WEL1 – Sustainable Development;
- WEL4 – Comprehensive Approach;
- WEL6 – General Design Principles;
- WEL7 – Strategic Design Codes;
- WEL23 – Transport Principles for Welborne;
- WEL25 – Local Road Transport and Access;
- WEL26 – Public Transport;
- WEL27 – Encouraging Sustainable Choices;
- WEL28 – Walking and Cycling;
- WEL32 – Strategic Green Corridors and Connections;
- WEL37 – Water Efficiency, Supply and Disposal;
- WEL39 – Flooding and Sustainable Drainage Systems.

Other Documents:

National Planning Policy Framework (NPPF) 2023

Planning Practice Guidance (PPG)

Welborne Design Guide Supplementary Planning Document

Welborne Streets Manual

Welborne Strategic Design Code

Chesterfield Neighbourhood Design Code

Dashwood Neighbourhood Design Code

5.0 **Relevant Planning History**

5.1 The following planning history is relevant:

P/17/0266/OA New community of up to 6000 dwellings (C3 and C2, including a care home of use class C2) together with a district centre (comprising food store retail, non-food retail and other non-convenience/ comparison retail use); a village centre (comprising food store retail, non- food retail, a public house and other nonconvenience/ comparison retail use); commercial and employment space; general industrial use, warehousing space, a hotel, community uses, ancillary nursery; health centre and veterinary services; retention of Dean Farmhouse; a secondary school, Primary schools; pre-schools; green infrastructure including formal and informal open and amenity space; retention of some existing hedgerows, grassland, woodland areas, allotments, wildlife corridors; all supporting infrastructure; household waste recycling centre; requisite substations; sustainable drainage systems including ponds and water courses; a remodelled M27 J10 including noise barrier(s); works to the A32 including the creation of three highway junctions and new crossing(s); distributor roads (accommodating a Bus Transit network) and connections to the surrounding cycleway and pedestrian network; car parking to support enhanced use of Dashwood; ground remodelling; any necessary demolition; with all matters reserved for future determination with the exception of the works to M27 J10 and the three highway junctions and related works to the A32.

Permission 30 September 2021

P/17/0266/DP/I Details pursuant to Condition 9 (Strategic Design Code) and Condition 10 (Streets Manual) of P/17/0266/OA: Welborne - A new community of up to 6000 dwellings (C3 and C2, including a care home of use class C2) together with a district centre (comprising up to 2,800m² food store retail (A1), up to 2,419m² of non-food retail (A1) and up to 2,571m² of other non-convenience/comparison retail use (A1 - A5)); a village centre (comprising up to 400m² food

store retail (A1), up to 1,081m² of non-food retail (A1), a public house (up to 390m² A4 use) and up to 339m² of other non-convenience/comparison retail use (A1 - A5)); up to 30,000m² of commercial and employment space (B1); up to 35,000m² of general industrial use (B2); up to 40,000m² of warehousing space (B8); a hotel (up to 1,030m² C1 use); up to 2,480m² of community uses (D1 and D2); up to 2,200m² ancillary nursery (D1), health centre (D1) and veterinary services (D1); retention of Dean Farmhouse; a secondary school, 3 primary schools; pre-schools; green infrastructure including formal and informal open and amenity space; retention of some existing hedgerows, grassland, woodland areas, allotments, wildlife corridors; all supporting infrastructure; household waste recycling centre; requisite substations; sustainable drainage systems including ponds and water courses; a remodelled M27 J10 including noise barrier(s); works to the A32 including the creation of three highway junctions and new crossing(s); distributor roads (accommodating a Bus Rapid Transit network) and connections to the surrounding cycleway and pedestrian network; car parking to support enhanced use of Dashwood; ground remodelling; any necessary demolition; with all matters reserved for future determination with the exception of the works to M27 J10 and the three highway junctions and related works to the A32.

Approved 10 January 2024

P/22/1020/RM

Reserved matters in relation to outline planning permission P/17/0266/OA: for access, appearance, landscape, layout and scale for the construction of haul roads and initial base course road carriageway related to the delivery of initial phases of Welborne to the north of Knowle Road, including any associated drainage, soil movement, utility connections, substations, construction access, engineering operations and earthworks including details pursuant to conditions 13 (compliance with the Site Wide Biodiversity Enhancement Strategy), 16 (scale, materials, design and landscaping), 17 (levels), 19 (Contamination), 22 (CEMP), 27 (Surface Water Drainage), 28 (Ecology)

mitigation), 29 (Trees) and 56 (Crossing of the gas pipeline)

Approved

15 December 2022

P/23/0383/RM

Application for reserved matters approval for the appearance, landscape, layout and scale for the creation of a roundabout junction on Knowle Road to allow access to Welborne, including any associated hard and soft landscaping, drainage, utility connections, construction access, engineering operations and earthworks Including Details Pursuant To Conditions 13 (Compliance With The Site Wide Biodiversity Enhancement Strategy), 16 (Scale, Materials, Design And Landscaping), 17 (Levels), 19 (Contamination), 22 (CEMP), 27 (Surface Water Drainage), 28 (Ecology Mitigation), 29 (Arboriculture) and 34 (Access) of P/17/0266/OA

Approved

16 August 2023

P/23/0213/RM

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

Approved

16 August 2023

P/23/1175/RM

Reserved matters pursuant to the outline Planning Permission P/17/0266/OA for the appearance, landscape, layout for the realignment of a section of Knowle Road, the provision of raised carriageway sections of Knowle Road, cycleway improvements, including any associated hard and soft landscaping, lighting, drainage, utility connections, construction

access, engineering operations and earthworks, including Details Pursuant To Conditions 13 (Compliance With The Site Wide Biodiversity Enhancement Strategy), 16 (Scale, Materials, Design And Landscaping), 17 (Levels), 19 (Contamination), 22 (CEMP), 27 (Surface Water Drainage), 28 (Ecology Mitigation), 29 (Trees), 34 (Access).

Under consideration

P/23/1178/RM

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

Under consideration

P/17/0266/DP/I

Details pursuant to Condition 9 (Strategic Design Code) and Condition 10 (Streets Manual) of P/17/0266/OA: Welborne - A new community of up to 6000 dwellings (C3 and C2, including a care home of use class C2) together with a district centre (comprising up to 2,800m² food store retail (A1), up to 2,419m² of non-food retail (A1) and up to 2,571m² of other non-convenience/comparison retail use (A1 - A5)); a village centre (comprising up to 400m² food store retail (A1), up to 1,081m² of non-food retail (A1), a public house (up to 390m² A4 use) and up to 339m² of other non-convenience/comparison retail use (A1 - A5)); up to 30,000m² of commercial and employment space (B1); up to 35,000m² of general industrial use (B2); up to 40,000m² of warehousing space (B8); a hotel (up to 1,030m² C1 use); up to 2,480m² of community uses (D1 and D2); up to 2,200m² ancillary nursery (D1), health centre (D1) and veterinary services (D1); retention of Dean Farmhouse; a secondary school, 3 primary schools; pre-schools; green infrastructure including formal and informal open and amenity space; retention of some existing hedgerows, grassland, woodland areas, allotments, wildlife corridors; all supporting

infrastructure; household waste recycling centre; requisite sub-stations; sustainable drainage systems including ponds and water courses; a remodelled M27 J10 including noise barrier(s); works to the A32 including the creation of three highway junctions and new crossing(s); distributor roads (accommodating a Bus Rapid Transit network) and connections to the surrounding cycleway and pedestrian network; car parking to support enhanced use of Dashwood; ground remodelling; any necessary demolition; with all matters reserved for future determination with the exception of the works to M27 J10 and the three highway junctions and related works to the A32.
10 January 2024

Approved

P/17/0266/DP/J

Details pursuant to Condition 2 and Condition 3 (Variation to the Land Use Parameter Plan [cond. 2] and Structuring Plan [Cond 3] to facilitate a change in the shape of the District Centre) of P/17/0266/OA: Welborne - A new community of up to 6000 dwellings (C3 and C2, including a care home of use class C2) together with a district centre (comprising up to 2,800m² food store retail (A1), up to 2,419m² of non-food retail (A1) and up to 2,571m² of other non-convenience/comparison retail use (A1 - A5)); a village centre (comprising up to 400m² food store retail (A1), up to 1,081m² of non-food retail (A1), a public house (up to 390m² A4 use) and up to 339m² of other non-convenience/comparison retail use (A1 - A5)); up to 30,000m² of commercial and employment space (B1); up to 35,000m² of general industrial use (B2); up to 40,000m² of warehousing space (B8); a hotel (up to 1,030m² C1 use); up to 2,480m² of community uses (D1 and D2); up to 2,200m² ancillary nursery (D1), health centre (D1) and veterinary services (D1); retention of Dean Farmhouse; a secondary school, 3 primary schools; pre-schools; green infrastructure including formal and informal open and amenity space; retention of some existing hedgerows, grassland, woodland areas, allotments, wildlife corridors; all supporting infrastructure; household waste recycling centre; requisite sub-stations; sustainable drainage systems including ponds and water courses; a remodelled M27 J10

including noise barrier(s); works to the A32 including the creation of three highway junctions and new crossing(s); distributor roads (accommodating a Bus Rapid Transit network) and connections to the surrounding cycleway and pedestrian network; car parking to support enhanced use of Dashwood; ground remodelling; any necessary demolition; with all matters reserved for future determination with the exception of the works to M27 J10 and the three highway junctions and related works to the A32.

Approved

10 January 2024

P/17/0266/DP/O

Detail Pursuant to Condition 11 (Neighbourhood Design Codes: Dashwood and Chesterfield) of Planning Permission P/17/0266/OA - New community of up to 6000 dwellings (C3 and C2, including a care home of use class C2) together with a district centre (comprising up to 2,800m² food store retail (A1), up to 2,419m² of non-food retail (A1) and up to 2,571m² of other nonconvenience/ comparison retail use (A1 - A5)); a village centre (comprising up to 400m² food store retail (A1), up to 1,081m² of non- food retail (A1), a public house (up to 390m² A4 use) and up to 339m² of other nonconvenience/ comparison retail use (A1 - A5)); up to 30,000m² of commercial and employment space (B1); up to 35,000m² of general industrial use (B2); up to 40,000m² of warehousing space (B8); a hotel (up to 1,030m² C1 use); up to 2,480m² of community uses (D1 and D2); up to 2,200m² ancillary nursery (D1), health centre (D1) and veterinary services (D1); retention of Dean Farmhouse; a secondary school, Primary schools; pre-schools; green infrastructure including formal and informal open and amenity space; retention of some existing hedgerows, grassland, woodland areas, allotments, wildlife corridors; all supporting infrastructure; household waste recycling centre; requisite substations; sustainable drainage systems including ponds and water courses; a remodelled M27 J10 including noise barrier(s); works to the A32 including the creation of three highway junctions and new crossing(s); distributor roads (accommodating a Bus Transit network) and connections to the surrounding cycleway and pedestrian network; car

parking to support enhanced use of Dashwood; ground remodelling; any necessary demolition; with all matters reserved for future determination with the exception of the works to M27 J10 and the three highway junctions and related works to the A32 at Welborne, Land North Of Fareham, Fareham

Reported elsewhere on this agenda

6.0 Representations

6.1 None

7.0 Consultations

INTERNAL

Trees

7.1 No objection.

Ecology

7.2 No objection.

EXTERNAL

Hampshire and Isle of Wight Fire & Rescue Service

7.3 Access should be in accordance with Approved Document B5 of the Building Regulations. High reach appliances operated by this Service should be considered when considering high rise buildings. Please note that the dimensions of appliances operated by the Service may exceed those in the swept path analysis. Strongly recommend the installation of automatic water fire suppression systems. Additional water supplies for firefighting may be necessary.

Hampshire County Council (Highways)

7.4 No objection subject to the applicant entering into an appropriate legal agreement to secure the future delivery of the parallel crossing on Dashwood Avenue as shown.

Hampshire County Council (Lead Local Flood Authority)

7.5 No objection.

8.0 Planning Considerations

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

- a) The principle of the development;
- b) The layout of the roads and compliance with the Welborne Streets Manual
- c) Street Trees
- d) Drainage
- e) Lighting
- f) Compliance with the Strategic Design Code and the Neighbourhood Design Codes

a) The principle of the development

8.2 As set out above earlier in the report, the grant of the outline planning permission (reference P/17/0266/OA) provides for the development of the Welborne Garden Village new community. The application site falls within the Welborne Plan allocation and within the boundary of the outline planning permission. The proposal seeks to deliver infrastructure for Welborne and will follow the alignment of the previously approved haul road network. On that basis the principle for the development is acceptable subject to further consideration of the issues below.

b) The Layout of the roads and compliance with the Welborne Streets Manual

8.3 As described above, the layout of the primary road and tertiary road follow the alignment of the initial haul road network. This has been purposefully designed so as to not prejudice or limit the development of the housing land through the efficient use of the road infrastructure for both construction traffic and then residents.

8.4 The description of the development above details the road dimensions and how the design approach follows that of the approved Welborne Streets Manual. The technical detail such as the road geometry and forward visibility is also in accordance with the technical principles of the Manual for both the primary and tertiary roads. The submitted amended plans adjust the visibility to ensure that the sight lines are suitable for the roads they serve.

8.5 Tracked vehicle sweep path plans have been provided to demonstrate that vehicles of different sizes can negotiate the various junctions from the tertiary roads out on to the Primary network and vice-versa. The tracking plans now also detail that a refuse vehicle can access the site without overrun of pavements, kerbs or result in damage to boundary walls.

8.6 There is no objection to the proposal from the Highway Authority. The proposal is considered to accord with policies WEL6, WEL7, WEL23, WEL25, WEL26, WEL27, WEL28, WEL 33, WEL34 and WEL37.

c) Street Trees

8.7 Part 7 of the Street Manual sets out a species list of trees that will be provided for each road type in the delivery of the roads at Welborne.

8.8 Primary Street trees are to be selected from the approved Street Manual list of :

- Hornbeam;
- Turkish Hazel;
- Beech; and
- Small leaf Lime.

8.9 Acceptable Landmark trees for the primary streets include:

- Walnut;
- Tulip; and
- Scots Pine.

8.10 For tertiary streets, the Street Manual list of acceptable trees include:

- Field Maple;
- Italian Alder; and
- Elm.

8.11 Acceptable landmark trees on tertiary streets include:

- Mayten; and
- Black Walnut.

8.12 The street trees proposed in the application are of Maple, Small leaved Lime, Elm and flowering Cherry species. The species shown on the plans are within the agreed species list within the Streets Manual other than the Flowering Cherry, which does appear in the Street Manual as a tree type appropriate to Knowle Road. Given the proximity of the site to Knowle Road the schedule of tree planting is considered to be acceptable.

8.13 The position of the trees are shown within the road verge and at the approved locations relative to the kerb, road, services and lighting as set out within the

Welborne Street Manual. The application includes typical details of the behind kerb construction to ensure that there is adequate space for all the necessary services, root barriers and space for trees to grow.

- 8.14 The proposal is considered to comply with policies WEL6, WEL 33 and WEL34

d) Drainage

- 8.15 As described earlier in this report, surface water will be conveyed through swales incorporated into the verges alongside the roads. The water will move through the swales as per the drainage strategy to the attenuation basins, outside of the application site for this reserved matters application. The drainage basins have previously been approved and have been designed to accommodate all of the phase 1 surface water from both the roads and the housebuilder parcels. The surface water from the housebuilder sites will also end up in the swales that line the roads in this application. The capacity of the swales and the overall drainage design is considered to be acceptable. There is no objection to the drainage strategy from the Lead Local Flood Authority. The application is considered to accord with the Welborne Street Manual and would comply with policies WEL6, WEL7, WEL23, WEL25, WEL28.

e) Lighting

- 8.16 The lighting columns are proposed to be 6m high galvanised steel columns on the primary road and 5m high columns on the tertiary streets. The position of the columns in the verges reflect the agreed parameters within part 6c of the Street Manual; a minimum of 0.5m set back from the carriageway and 0.5m from cycleways. Lighting columns will be a minimum of 5m from the trunk of any street trees.
- 8.17 The lighting proposed is considered to accord with the Welborne Street Manual and would comply with policies WEL6, WEL7, WEL23, WEL25, WEL28, WEL39.

f) Compliance with the Strategic Design Code and the Neighbourhood Design Codes

- 8.18 One of the Key Components within the approved Strategic Design Code for Welborne is that the highway design will, wherever possible, prioritise walking and cycling.
- 8.19 As is described above, there is a good level of pedestrian and cycle infrastructure alongside both types of the proposed roads.

- 8.20 One key location for pedestrian and cycle priority is at the western most end of Dashwood Avenue where it connects to the northern arm of the recently approved new roundabout. There is a crossing point linking the northern end of the main Welborne Park over Dashwood Avenue and off north west towards the Welborne Mile SANG and further into Dashwood. This crossing is currently shown to be provided in two phases. Initially the crossing is to be an uncontrolled crossing whereby the pedestrians and cyclists will wait at tactile paving and cross when there is a gap in the traffic. This design solution gives priority to the car rather than the pedestrian and cyclists at Welborne and would appear to conflict with the Strategic Design Code key components.
- 8.21 This application proposes that this crossing is provided in two phases. Initially it is to be constructed as described above. As the wider development progresses and housing starts to become occupied, phase two of this crossing is to be provided. This will still be an uncontrolled crossing but will instead be a pedestrian and cycle priority crossing; The proposal will deliver a new tiger crossing which will ensure that the traffic has to give way to pedestrians and cyclists. This will ensure compliance with the Strategic Design Code and the aims of the Welborne Streets Manual. The delivery of this second phase of the crossing is to be dependant on when there is sufficient demand for the phase two provision to be in place.
- 8.22 Moving along Dashwood Avenue to the east, the highway design giving priority across the junctions with side (tertiary) roads is very much to ensure that pedestrians and cyclists moving along the footpath either side of the road have priority over traffic joining Dashwood Avenue from the side roads (traffic broadly moving east/west). The footpath/cycleway is designed, through the use of materials and raised tables in the highway, to provide a continuous route along the Primary Road Network.
- 8.23 Pedestrian and cyclists travelling north to south on tertiary roads moving onto the primary road of Dashwood Avenue will need to yield. The users of Dashwood Avenue (including the vehicles) will, in this case take priority in their east – west movement. There are at least two crossing points along Dashwood Avenue whereby the primary road is again raised to be at grade with the footpath and the top of the table is to be finished with a coloured tarmac. This will highlight that the road space could be used by pedestrians and cyclists and that the main vehicular users of Dashwood Avenue don't necessarily have guaranteed priority. There is no priority or controlled crossing proposed here.
- 8.24 On the tertiary road that extends north-west towards Dashwood, there is a Strategic Green Link identified in the Strategic Design Code and the

Dashwood Neighbourhood Design Code. This green link crosses the tertiary road running at ninety degrees to it (from the south-west to the north east). To ensure pedestrian priority in this location, the design shows a narrowing of the road and the raising of the carriageway in a raised table. The top of the table will be of coloured tarmac to tie into the buff colour of the footway and strategic green link. This design solution will ensure that there is a sense of priority to pedestrian and cyclists in the lower trafficked tertiary roads and is acceptable.

- 8.25 The proposals accord with the approved Strategic Design Code and Welborne Streets Manual.

g) Other Matters

- 8.26 The vehicle sweep path plans show various vehicle sizes negotiating the roads including a fire appliance. The comments of the Hampshire and Isle of Wight Fire and Rescue Service are noted however it seems that a fire tender can access the site and other matters regarding building access would be addressed by the housebuilder proposals.

9.0 Summary

- 9.1 In summary, the proposed layout of the roads for phase 1 at Welborne accords with the design parameters within the approved Welborne Streets Manual. The proposed selection of tree species, lighting and drainage measures are acceptable. The street design seeks to ensure that, where possible, there is a strong pedestrian and cyclist priority through the network. The proposals look to put into practice the high-quality design principles of both the Welborne Streets Manual and the Strategic Design Code. The application is considered to accord with the relevant policies of the Welborne Plan and is recommended for approval.

10.0 Recommendation

- 10.1 **APPROVE RESERVED MATTERS** subject to the conditions to be provided within the Update Report to Committee

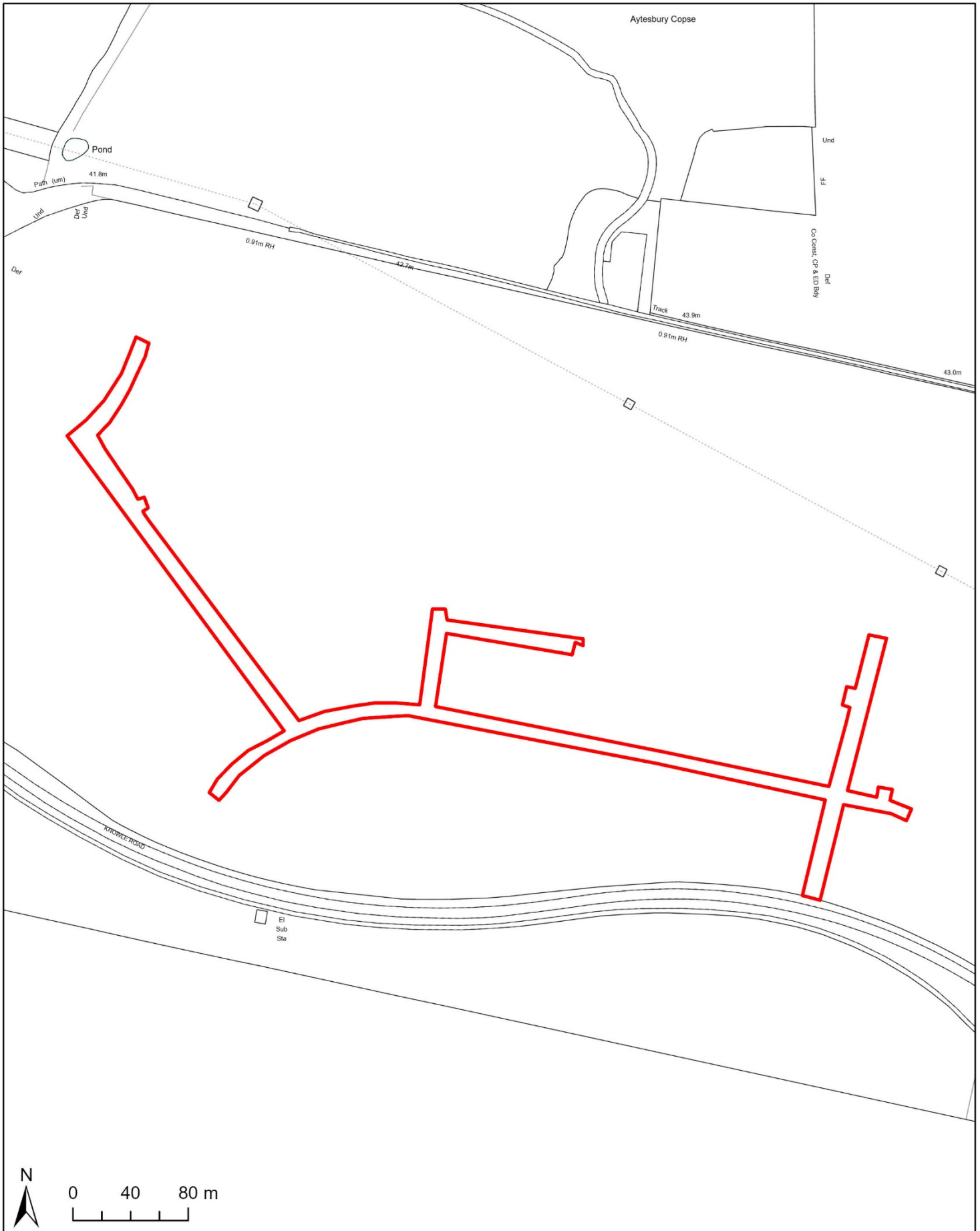
THEN

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

11.0 Background Papers

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

Welborne Land North of Fareham



OFFICER REPORT FOR COMMITTEE

DATE: 28/03/2024

P/23/1175/RM

BUCKLAND DEVELOPMENT LTD

FAREHAM NORTH

AGENT: DAVID LOCK ASSOCIATES

RESERVED MATTERS PURSUANT TO THE OUTLINE PLANNING PERMISSION P/17/0266/OA FOR THE APPEARANCE, LANDSCAPE, LAYOUT FOR THE REALIGNMENT OF A SECTION OF KNOWLE ROAD, THE PROVISION OF RAISED CARRIAGEWAY SECTIONS OF KNOWLE ROAD, CYCLEWAY IMPROVEMENTS, INCLUDING ANY ASSOCIATED HARD AND SOFT LANDSCAPING, LIGHTING, DRAINAGE, UTILITY CONNECTIONS, CONSTRUCTION ACCESS, ENGINEERING OPERATIONS AND EARTHWORKS, INCLUDING DETAILS PURSUANT TO CONDITIONS 13 (COMPLIANCE WITH THE SITE WIDE BIODIVERSITY ENHANCEMENT STRATEGY), 16 (SCALE, MATERIALS, DESIGN AND LANDSCAPING), 17 (LEVELS), 19 (CONTAMINATION), 22 (CEMP), 27 (SURFACE WATER DRAINAGE), 28 (ECOLOGY MITIGATION), 29 (TREES), 34 (ACCESS).

WELBORNE, LAND NORTH OF FAREHAM

Report By

Lucy Knight – direct dial 01329 824579

1.0 Introduction

- 1.1 This application is presented to the Planning Committee for determination due to being closely related to other applications on the agenda and due to its significance in the delivery of Welborne.

2.0 Site Description

- 2.1 The application site is located approximately halfway along the existing Knowle Road. The site adjoins the recently approved Knowle Road roundabout to the west and extends approximately 380m along the length of the road towards the A32 to the east. The application site extends into the land on the north and south side of Knowle Road for approximately 10m each side with the associated landscape clearance into the agricultural land on each side of the existing road.

3.0 Description of Proposal

- 3.1 Within the approved Welborne Street Manual (application reference P/17/0266/DP/I) it explains how, through the delivery of Welborne, alterations will be made along the length of Knowle Road in the interest of reducing the travelling speed along the road. This application forms part of the strategy for

the Knowle Road speed reduction.

- 3.2 The application seeks the reserved matters approval of the appearance, landscape, layout for the realignment of a section of Knowle Road, the provision of raised carriageway sections of Knowle Road, cycleway improvements, including any associated hard and soft landscaping, lighting, drainage, utility connections, construction access, engineering operations and earthworks.
- 3.3 This section of Knowle Road is immediately to the east of the recently approved roundabout (reference P/23/0383/RM) and directly to the south of the proposed housing development within the Chesterfield neighbourhood area (reference P/23/1075/RM).
- 3.4 Three new vehicular junctions are proposed, which will link to the proposed initial phases of homes at Welborne being delivered by Thakeham Homes (reference P/23/1075/RM) reported elsewhere on this agenda. The proposed development to the north of the application site includes dwellings facing onto Knowle Road and so the proposals include redesigning the road as a 30mph residential street which includes crossing points with areas of raised surface and roadside parking areas on the northern side.
- 3.5 The road would be narrowed as a result of the proposals and a raised table created to aid in the reduction of the speed of vehicles along the road. Ultimately Knowle Road will be a secondary street through Welborne. The proposed alterations will result in a residential street with grass verges and parking areas to the northern side and a wide grass verge to the south of the road with pedestrian and cycle crossing points along the road. The grass verges alongside the road and footpaths are to be seeded with either a meadow mix or a grassland mix. The verges to the north of the road would have Ulmus 'New Horizon' (elm) trees planted within them.
- 3.6 The road will be lit with street lighting columns along the southern side of Knowle Road within the application site with 9 columns of 6m in height.
- 3.7 The proposed changes to the road are part of the infrastructure needed to service the delivery of the first neighbourhoods at Welborne.

4.0 Policies

- 4.1 The following policies apply to this application:

The Welborne Plan

WEL2 – High Level Development Principles

WEL4 – Comprehensive Approach

WEL6 – General Design Principles
WEL23 – Transport Principles for Welborne
WEL25 – Local Road Transport & Access
WEL27 – Encouraging Sustainable Choices
WEL28 – Walking & Cycling
WEL31 – Conserving and Enhancing Biodiversity
WEL32 – Strategic Green Corridors and Connections
WEL33 – Structural Landscaping
WEL34 – Detailed Landscaping
WEL39- Flooding and Sustainable Drainage Systems
WEL41 – Phasing & Delivery

Other Documents:

National Planning Policy Framework (NPPF) 2021
Manual for Streets 2
Welborne Design Guidance: Supplementary Planning Document January 2016
Welborne Streets Manual
Welborne Strategic Design Code
Chesterfield Neighbourhood Design Code

5.0 Relevant Planning History

5.1 The following planning history is relevant:

P/17/0266/OA New community of up to 6000 dwellings (C3 and C2, including a care home of use class C2) together with a district centre (comprising food store retail, non-food retail and other non-convenience/ comparison retail use); a village centre (comprising food store retail, non- food retail, a public house and other nonconvenience/ comparison retail use); commercial and employment space; general industrial use, warehousing space, a hotel, community uses, ancillary nursery; health centre and veterinary services; retention of Dean Farmhouse; a secondary school, Primary schools; pre-schools; green infrastructure including formal and informal open and amenity space; retention of some existing hedgerows, grassland, woodland areas, allotments, wildlife corridors; all supporting infrastructure; household waste recycling centre; requisite substations; sustainable drainage systems including ponds and water courses; a remodelled M27 J10

including noise barrier(s); works to the A32 including the creation of three highway junctions and new crossing(s); distributor roads (accommodating a Bus Transit network) and connections to the surrounding cycleway and pedestrian network; car parking to support enhanced use of Dashwood; ground remodelling; any necessary demolition; with all matters reserved for future determination with the exception of the works to M27 J10 and the three highway junctions and related works to the A32

Permission 30 September 2021

P/22/0867/RM Reserved matters for access, appearance, landscape, layout and scale for the creation of a north to south bridleway connection on the western side of Welborne including connections to existing public rights of way, the provision of a Car Park to support the use of Dashwood as a SANG, public right of way provision at Fareham Common and requisite utility connections to serve the first phases of development, including any associated hard and soft landscaping, drainage, construction access, engineering operations and earthworks including details pursuant to conditions 45 (Dashwood Car Park provision) and 56 (Work within 15m of the gas main).

Approved 15 December 2022

P/22/1020/RM Reserved matters in relation to outline planning permission P/17/0266/OA: for access, appearance, landscape, layout and scale for the construction of haul roads and initial base course road carriageway related to the delivery of initial phases of Welborne to the north of Knowle Road, including any associated drainage, soil movement, utility connections, substations, construction access, engineering operations and earthworks including details pursuant to conditions 13 (compliance with the Site Wide Biodiversity Enhancement Strategy), 16 (scale, materials, design and landscaping), 17 (levels), 19 (Contamination), 22 (CEMP), 27 (Surface Water Drainage), 28 (Ecology mitigation), 29 (Trees) and 56 (Crossing of the gas pipeline)

Approved

15 December 2022

P/23/0213/RM

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

Approved

16 August 2023

P/23/1531/RM

Reserved matters in relation to the appearance, layout, scale and landscaping of the drainage details and construction, related to the delivery of initial phases of Welborne, including any associated construction access, engineering operations and earthworks.

Under

Consideration

P/23/1178/RM

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

Under

Consideration

P/23/1075/RM

Reserved Matters application pursuant to outline planning permission P/17/0266/OA (Land at

Welborne) for access, appearance, landscaping, layout and scale for the construction of 153 dwellings (Use Class C3) and associated infrastructure, engineering and ancillary works

Under

Consideration

P/23/0383/RM

Application for reserved matters approval for the appearance, landscape, layout and scale for the creation of a roundabout junction on Knowle Road to allow access to Welborne, including any associated hard and soft landscaping, drainage, utility connections, construction access, engineering operations and earthworks Including Details Pursuant To Conditions 13 (Compliance With The Site Wide Biodiversity Enhancement Strategy), 16 (Scale, Materials, Design And Landscaping), 17 (Levels), 19 (Contamination), 22 (CEMP), 27 (Surface Water Drainage), 28 (Ecology Mitigation), 29 (Arboriculture) and 34 (Access) of P/17/0266/OA
16 August 2023

Approved

P/17/0266/DP/I

Details pursuant to Condition 9 (Strategic Design Code) and Condition 10 (Streets Manual) of P/17/0266/OA: Welborne - A new community of up to 6000 dwellings (C3 and C2, including a care home of use class C2) together with a district centre (comprising up to 2,800m² food store retail (A1), up to 2,419m² of non-food retail (A1) and up to 2,571m² of other non-convenience/comparison retail use (A1 - A5)); a village centre (comprising up to 400m² food store retail (A1), up to 1,081m² of non-food retail (A1), a public house (up to 390m² A4 use) and up to 339m² of other non-convenience/comparison retail use (A1 - A5)); up to 30,000m² of commercial and employment space (B1); up to 35,000m² of general industrial use (B2); up to 40,000m² of warehousing space (B8); a hotel (up to 1,030m² C1 use); up to 2,480m² of community uses (D1 and D2); up to 2,200m² ancillary nursery (D1), health centre (D1) and veterinary services (D1); retention of Dean Farmhouse; a secondary school, 3 primary schools; pre-schools; green infrastructure including formal and informal open and amenity space; retention of

some existing hedgerows, grassland, woodland areas, allotments, wildlife corridors; all supporting infrastructure; household waste recycling centre; requisite sub-stations; sustainable drainage systems including ponds and water courses; a remodelled M27 J10 including noise barrier(s); works to the A32 including the creation of three highway junctions and new crossing(s); distributor roads (accommodating a Bus Rapid Transit network) and connections to the surrounding cycleway and pedestrian network; car parking to support enhanced use of Dashwood; ground remodelling; any necessary demolition; with all matters reserved for future determination with the exception of the works to M27 J10 and the three highway junctions and related works to the A32.

Approved 10 January 2024

6.0 Representations

6.1 Three representations have been received, commenting/objectioning to the proposal from the Wickham & Knowle Parish Council, The Knowle Residents Association and The Fareham Society. The Wickham and Knowle Parish Council and the Knowle Residents Association have raised the following concerns:

- Destruction of environment and loss of biodiversity
- Loss of rural character of Knowle Road
- Concerns over piecemeal approach
- Plans do not deal with pollution issues

6.2 The Fareham Society have raised the following concerns:

- Wider verges required to allow for substantial trees and feeling of spaciousness.
- Concerns over impact of traffic for future residents fronting onto Knowle Road
- Concerns over piecemeal approach

6.3 Amended plans were submitted during the course of the application to address concerns raised by Hampshire County Council Highways. The Fareham Society made further comments on the amended plans as follows:

- Concerns over highway safety impacts for future residents largely overcome provided that a Road Traffic Order being in place.

- Would like assurance that vegetation along south side of Knowle Road will not be removed until required by future housing to the south.
- Verge width along Knowle Road remains inadequate for a tree lined avenue.

7.0 Consultations

EXTERNAL

Hampshire County Council (Highways)

7.1 No objection.

Hampshire County Council (Lead Local Flood Authority)

7.2 No objection.

INTERNAL

Hampshire County Council (Ecology)

7.3 No objection subject to conditions.

8.0 Planning Considerations

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

- a) The Principle of Development;
- b) Layout, Scale and Appearance;
- c) Compliance with Design Codes and Welborne Streets Manual;
- d) Highway Safety;
- e) Drainage;
- f) Landscape and Ecology

a) The Principle of Development

8.2 Outline planning permission for Welborne was granted in September 2021 under reference P/17/0266/OA. The Welborne application site includes land on the north and south sides of the existing Knowle Road.

8.3 Policy WEL25 of the Welborne Plan seeks to ensure that the delivery of Welborne includes (amongst other matters) a spine of network routes to facilitate vehicle movement through the site.

8.4 The approved Welborne Streets Manual states that the existing 50mph Knowle Road will take on a new character as a residential street with a reduced speed of 30mph.

8.5 The principle of development is acceptable and something that has already been approved through the outline planning application and the Welborne Streets Manual.

b) Layout, Scale and Appearance

8.6 It was accepted during the consideration of the outline planning permission that the character of Knowle Road as it is today will inevitably change as Welborne is developed. This matter has also been considered and a strategy for changing Knowle Road approved through the Welborne Streets Manual. It will not be a road of the same character it is now, and the road will perform a function more than solely as a route in and out of the village of Knowle. Whilst the third-party comments from the Knowle Village Residents Association and the Wickham and Knowle Parish Council are noted, it has long been acknowledged that the village access will change as a result of the delivery of Welborne. There will, in the future, be buildings close to and fronting Knowle Road and there will be an increased level of activity along the road by residents of the new community.

8.7 Given that the character of the road is to change, the delivery of the changes to the initial sections of Knowle Road is considered to be acceptable in terms of its appearance given the inevitable change that will occur in the vicinity of the site. The proposal includes narrowing the road to make it suitable as a 30mph residential street with landscaping and tree planting on the northern side within verges and three raised tables at the crossing points and the approach to the new roundabout (the western end of the application site) as a further means of reducing the travelling speed but being a design solution that is making it a suitable design and scale for its residential character.

8.8 The proposal will ensure that a good standard of footpath and cycle way remains along the south side of Knowle Road with the access to the existing cycle way being improved and including north/south connections. The development will retain connectivity to the adjoining settlement of Knowle and will form part of the network of corridors at Welborne.

8.9 The Welborne Streets Manual describes Knowle Road as a one-off secondary street which will retain existing planting where possible and introduce additional tree planting with grassland planting retained where possible on the southern verge and lawn and meadow planting on the northern verge.

8.10 The Welborne Streets Manual sets out that the phasing and delivery of Knowle Road will include 3 separate phases. This section of Knowle Road is identified as part of the Phase 2 development with a further section of Phase 2

being the section directly to the east of the application site which will be delivered with the Village Centre. Phase 1 is directly to the west of the proposals and Phase 3 will be from Welborne Way to the A32.

- 8.11 The proposal is considered to accord with the transport principles for Welborne and, through suitable landscaping, will ensure that the development is of an acceptable appearance, scale and layout. The proposal would accord with policies WEL23, WEL25, WEL28, WEL32 and WEL34 of the Welborne Plan and the Welborne Streets Manual.

c) Compliance with Design Codes and Streets Manual

- 8.12 The approved Strategic Design Code identifies Knowle Road as one of two strategic green links which are pedestrian and/or cycle movement routes and green corridors connecting through neighbourhoods to open green spaces. The width will vary but green links are generally to be narrower than greenways, which are described as strategically important, continuous multifunctional natural green corridors, and will provide shared-use paths with development on either side.

- 8.13 Page 42 of the approved Strategic Design Code states:

- *Green links will provide opportunities for tree planting, a range of natural habitats to increase biodiversity, places to meet and rest and, in some instances, larger areas that could accommodate local food growing or neighbourhood play spaces.*
- *Green links provide safe spaces, with lighting where appropriate and natural surveillance from neighbouring uses.*

- 8.14 The approved Welborne Streets Manual states that Welborne's streets will be appropriately designed to combine a number of key functions, including safe access and movement and parking among other elements.

- 8.15 The Welborne Streets Manual states that on primary and secondary streets (including Knowle Road) level surface crossings will be provided to act to slow traffic on the approach to the crossing.

- 8.16 The Welborne Streets Manual states that Knowle Road will take on a new character as a residential street with a reduced speed limit of 30mph. It describes Knowle Road as a one-off secondary street and states that planting should celebrate the Woodland Character Area.

- 8.17 The redesign of Knowle Road including its narrowing, the addition of raised tables, along with crossing points, grass verges, pedestrian and cycle ways,

and on street parking, results in the road being appropriately designed as a 30mph residential street with safe crossing points and access north/south with trees planted along the northern side of the road.

- 8.18 The northern side of this section of Knowle Road sits within the Chesterfield Neighbouring Design Code (NDC) area. Page 18 of the NDC states where potential level surface crossroads or junctions will be. The proposal includes junctions and crossing points in line with the Chesterfield NDC.
- 8.19 Page 19 of the Chesterfield NDC states that the existing cycle route, the crossing and bus stop along Knowle Road shall be retained. The cycle way is to be retained and upgraded as a part of the proposals. The bus stop and existing crossing point are not within this section of Knowle Road that makes up the application site.
- 8.20 Page 24 of the Chesterfield NDC states that all streets aside from those within the Village Centre shall be tree lined in accordance with the street types as detailed in the Welborne Streets Manual. The northern side of Knowle Road will be tree lined, details of planting along the southern side is expected to come forward with the housing parcels to the south of Knowle Road. The trees proposed are Ulmus 'New Horizon' which are one of the species listed as one of the appropriate species within the key components on page 26 and shown within the planning plan on page 27 of the Chesterfield NDC.
- 8.21 For the reasons given above the proposals are considered to comply with the Strategic Design Code, the Welborne Streets Manual, the Chesterfield Neighbourhood Design Code and WEL6, WEL7, WEL28, WEL29, WEL32, WEL33 and WEL34 of The Welborne Plan.

d) Highway Safety

- 8.22 The application is supported with a Construction Environmental Management Plan (CEMP). It is set out in the application that the main compound for contractors will be at Heytesbury Farm, accessed off the A32 which was approved through reference P/22/1020/RM. That application was submitted in support of the infrastructure package works which included haul road access from the A32, a site compound and the initial street provision for utilities connections and to enable site access in the winter months. The haul road network is proposed to run up to the edge of the red line of Knowle Road highway works and therefore once on site, all construction vehicles will use the haul roads.
- 8.23 As Knowle Road is to change from a 50mph rural road to a 30mph residential street as a part of the Welborne development, many of the changes proposed

as a part of this application are in relation to highway safety and designing the road as a 30mph street. The narrowing of the road and introducing crossing points, junctions, raised tables, on street parking as well as tree lined verges are all important to reducing the speed of the road down to a 30mph residential street.

- 8.24 Whilst the construction traffic and contractors will utilise the compounds and haul roads north of Knowle Road, there will be some inevitable disruption to the road itself and its users as the works are carried out. Given that the development straddles Knowle Road this is unavoidable. The Construction Traffic Management Plan (CTMP) which is Appendix B to the CEMP sets out the traffic management measures that will be needed along Knowle Road and, that for the majority of the work, traffic will be re-directed north, through Welborne along what will be part of the newly constructed primary road network. This primary road is referred to as Dashwood Avenue and is part of the application reference P/23/1161/RM. Dashwood Avenue will link through the Village Centre (which is the subject of a further reserved matters application reference P/23/1644/RM) before reconnecting to Knowle Road in a new staggered cross roads arrangement east of this application site. Clearly, this diversion route will need to be constructed and open to traffic before the application works can commence. The CTMP sets out that the contractors and applicant intend to have regular consultation with local residents on the progress of the development.
- 8.25 The Highway Authority has been consulted on the amended application and have raised no objection to the proposals.
- 8.26 As set out above, it is the applicant's intention that Knowle Road will eventually be downgraded along its full length from a 50mph road to a 30mph road by a Traffic Regulation Order (TRO). It has been explained earlier in this report how the design of the road will achieve a reduction in speed through various measures such as its narrowing, raised tables, crossing points and a general increase in activity along the road as a result of the proposed residential development.
- 8.27 The outline planning permission considered the modelling of traffic along this route and the flows were found to be acceptable.
- 8.28 The proposal would accord with policies WEL23, WEL25 and WEL28, of The Welborne Plan and the Welborne Streets Manual.

e) Drainage

- 8.29 The proposed drainage system includes for conveyance via carrier drains. Surface water runoff from the carriageway will be conveyed into the carrier drains by gullies, this conveyance system then outfalls into an attenuation swale before finally entering an infiltration trench system that will discharge the surface water to ground via infiltration.
- 8.30 The infiltration trench system has been situated a minimum of 20m away from adjacent existing and proposed infrastructure.
- 8.31 The Welborne Garden Village Trust will maintain the swale and the infiltration trench system which are located to the very north west of this application site and the carrier drains which will be at the edge of the carriageway will be adopted by HCC through the Highways Act and approval for works to the existing highway under the S278 process. The existing highways-maintained system consists of surface water runoff generated by Knowle Road being drained into precast concrete ring soakaways located within the verge. Water is conveyed into the soakaways via road gullies and carrier drains. This existing drainage system will be abandoned and replaced with the new system that better suits the proposed arrangement. The final agreed management and maintenance responsibilities will also be subject to S278 approval.

f) Landscape and Ecology

- 8.32 Third party comments have raised concerns regarding the proposed removal of a number of trees on the northern side of Knowle Road all of which are identified as being Category C trees (trees of low quality and value which might remain for a minimum of 10 years or young trees with stems of less than 150mm diameter). Category C trees are generally not considered to be a constraint to development and their removal is considered acceptable.
- 8.33 The soft landscaping proposals seek to partially compensate for these losses through tree planting. The loss will be compensated through the overall, wider landscaping scheme for the Welborne scheme, particularly within the Welborne Mile SANG.
- 8.34 One Pedunculate Oak will be retained and will have a tree protection barrier placed around it for the duration of the works.
- 8.35 The proposed works are all located outside of the Root Protection Areas for the retained tree and therefore the works can be carried out without impacting upon it.

- 8.36 As described above, in accordance with the approved Street Manual, sixteen new semi-mature elm trees (*Ulmus* 'New Horizon') are proposed to be planted within the verge along Knowle Road. Notwithstanding the comments received from The Fareham Society, the verge widths are considered to be appropriate and adequate soil volume will be provided as well as the necessary root barriers to ensure these trees have adequate room to grow without damage to the highway.
- 8.37 The Biodiversity Enhancement Strategy (BES) for Welborne was submitted to the Council in September 2020 in support of the outline planning application for Welborne. The BES approaches Biodiversity Enhancement from the whole site perspective and for delivery over an extended timeframe of 25 or more years.
- 8.38 The BES places emphasis on the build-up of biodiversity enhancement over time, requiring each RMA to demonstrate its part in the jigsaw of the site-wide opportunities for biodiversity enhancement. For each reserved matters application submitted, the BES expects that it:
- is consistent with, and respects the concepts of the approved parameter plans
 - seeks to ensure green links and new retained habitats are properly incorporated so as to not detract from strategic green linkages
 - demonstrates how the design dovetails with neighbouring parcels
 - includes a Statement of Biodiversity Compliance to provide the Council with the information needed to judge whether the RMA has placed an appropriate emphasis on biodiversity in the design process. The statement will include a plan setting out how the proposed biodiversity enhancements sit within the context of wider biodiversity enhancements already secured and/or delivered through previous RMA's, and the delivered strategic green spaces. This plan will also provide an opportunity to demonstrate how the RMA's contribute to site wide ecological connectivity.
- 8.39 The BES notes that in cases where an RMA application is submitted in isolation, with no neighbouring development to link directly to, reliance will be placed on the parameter plans and Design Code to deliver the site wide vision. This is relevant to this RMA application which will provide essential infrastructure required to allow the delivery of housing within the outline application boundary.
- 8.40 The Council's Ecologist has been consulted on the application and has raised no objection providing that a condition is added stating that the measures detailed under 'Mitigation' of the submitted Ecological Impact Assessment are

implemented in line with the approved details. This mitigation includes limiting lighting impacts during the construction phase as a measure of best practice and limiting work to daylight hours during the summer months when bats are most active, removal of groups of trees to be undertaken outside of the bird nesting season and when it will cause least disruption to the hazel dormouse.

- 8.41 The Ecologist also states that the submitted 'Statement of Compliance with the Biodiversity Enhancement Strategy' is acceptable despite a number of tree groups being removed and with only a small number of compensatory tree planting. This loss, it is accepted, is inevitable to allow the proposals however the local loss will be compensated more widely through the delivery of Welborne through new native planting along the Welborne Mile SANG and other parts of the site where there is sufficient space for new tree planting.
- 8.42 The proposal complies with the approved Welborne Biodiversity Enhancement Strategy.
- 8.43 The application is considered to accord with policies WEL31, WEL33 and WEL34 of The Welborne Plan.

Summary

- 8.44 This application is in accordance with the Outline Planning Permission and is compliant with the policies of The Welborne Plan, the Welborne Streets Manual, the Strategic Design Code for Welborne and the Chesterfield Neighbourhood Design Code. The development proposed represents the delivery of early highway infrastructure which is an essential aspect of delivering Welborne. Its delivery will work to facilitate the infrastructure requirements that will support the delivery of new homes at Welborne.
- 8.45 Notwithstanding the third party representations received, Officers recommend that, subject to the imposition of appropriate planning conditions, approval be granted.

9.0 Recommendation

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

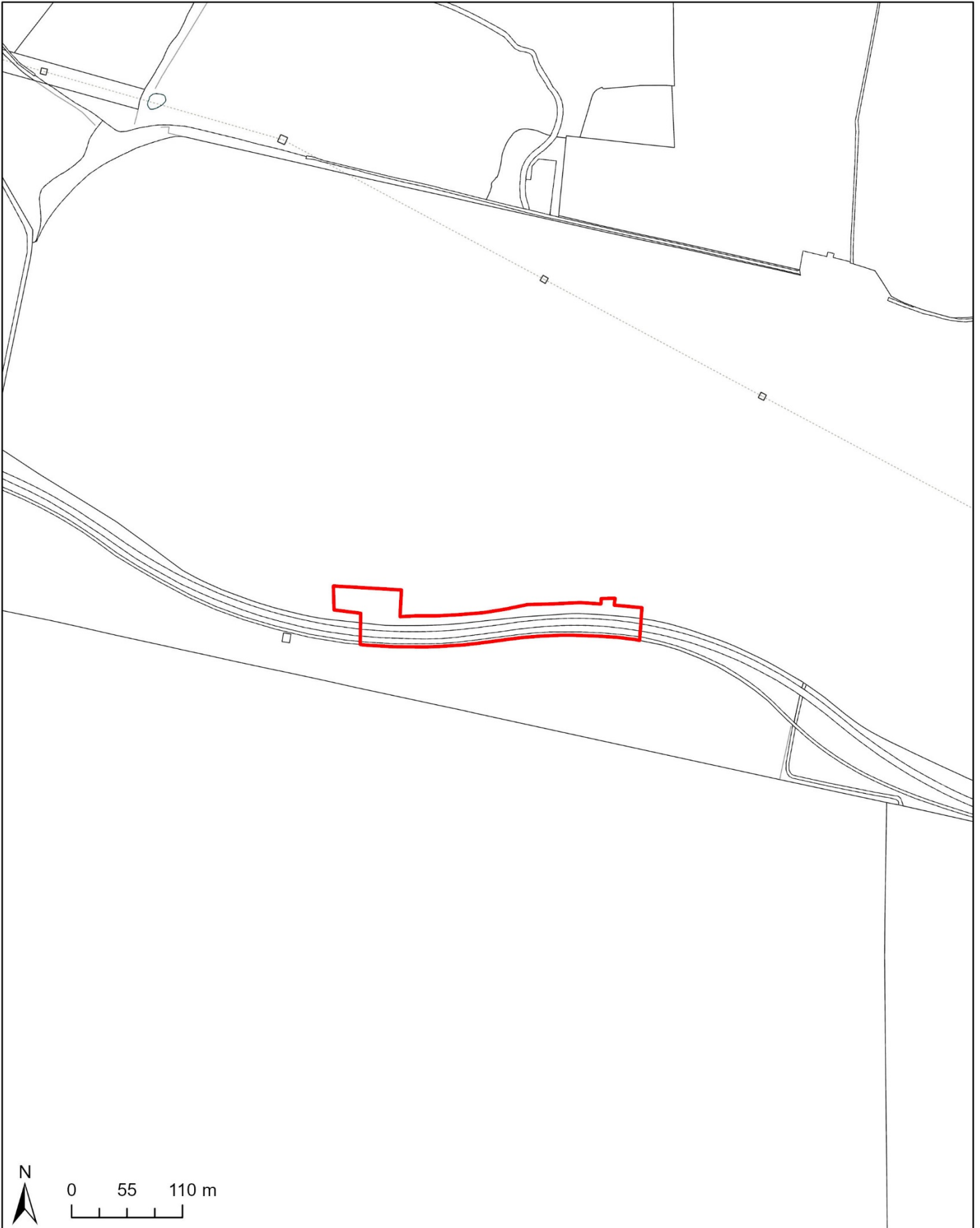
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DELEGATE authority to the Head of Planning to make any necessary modification, deletion or addition to the proposed conditions.

10.0 Background Papers

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

Welborne Land North of Fareham



Agenda Item 6(3)

OFFICER REPORT FOR COMMITTEE

DATE: 28/03/2024

P/23/1178/RM

BUCKLAND DEVELOPMENT LTD

FAREHAM NORTH

AGENT: DAVID LOCK ASSOCIATES

RESERVED MATTERS IN RELATION TO OUTLINE PLANNING PERMISSION P/17/0266/OA, LAND AT WELBORNE, FOR THE APPEARANCE, LANDSCAPE, NEW ACCESS JUNCTIONS TO KNOWLE ROAD, CYCLEWAY IMPROVEMENTS, INCLUDING ANY ASSOCIATED HARD AND SOFT LANDSCAPING, LIGHTING, DRAINAGE, UTILITY CONNECTIONS, CONSTRUCTION ACCESS, ENGINEERING OPERATIONS AND EARTHWORKS, INCLUDING DETAILS PURSUANT TO CONDITIONS 16 (SCALE, MATERIALS, DESIGN AND LANDSCAPING), 17 (LEVELS), 34 (ACCESS).

WELBORNE, LAND NORTH OF FAREHAM

Report By

Lucy Knight – direct dial 01329 824579

1.0 Introduction

1.1 This application is presented to the Planning Committee for determination due to being closely related to other applications on the agenda and due to its significance in the delivery of Welborne.

2.0 Site Description

2.1 The application site is located towards the western end of the existing Knowle Road, approximately 95 metres from the existing roundabout at the entrance to Knowle Village to the west and adjoining the recently permitted Knowle Road roundabout to the east. The application site extends approximately 185m along the length of the road and extends into the land on the north and south side of Knowle Road for approximately 10m each side with the associated landscape clearance into the agricultural land on each side of the existing road.

3.0 Description of Proposal

3.1 Within the approved Welborne Street Manual (application reference P/17/0266/DP/I) it explains how, through the delivery of Welborne, alterations will be made along the length of Knowle Road in the interest of reducing the travelling speed along the road. This application forms part of the strategy for the Knowle Road speed reduction.

3.2 The application seeks the reserved matters approval of the appearance, landscape, new access junctions to Knowle Road, cycleway improvements,

including any associated hard and soft landscaping, lighting, drainage, utility connections, construction access, engineering operations and earthworks.

- 3.3 This section of Knowle Road is immediately to the west of the recently approved roundabout (reference P/23/0383/RM) and directly to the south of the proposed housing development within the Dashwood neighbourhood area (reference P/23/1028/RM).
- 3.4 Three new vehicular junctions are proposed onto Knowle Road within the application site, which will link to the proposed initial phases of homes at Welborne being delivered by CG Fry (reference P/23/1028/RM). The proposed CG Fry development to the north of the application site includes dwellings facing onto Knowle Road. As a result of this activity from buildings fronting the road the proposals include redesigning the road as a 30mph residential street which includes crossing points and a road side parking area on the northern side. Work on the CG Fry reserved matters application is sufficiently advanced that Officers can have confidence that the proposed crossing points and roadside parking areas will not now change. That application will be reported to the Planning Committee for a decision in the near future.
- 3.5 Ultimately Knowle Road will be a secondary street through Welborne (as per the street hierarchy in the approved Welborne Streets Manual). The proposed alterations to Knowle Road within the application site will result in a residential street with grass verges and parking areas to the northern side and a wide grass verge to the south of the road with pedestrian and cycle crossing points along the road. The grass verges alongside the road and footpaths are to be seeded with Heritage Flowering Lawn Mix. The verges to the north of the road would have Ulmus 'New Horizon' trees (elm) planted within them.
- 3.6 The road will be lit with street lighting columns along the southern side of Knowle Road, two of which are within the application site.
- 3.7 The proposed changes to the road are part of the infrastructure needed to service the delivery of the first neighbourhoods at Welborne.

4.0 Policies

- 4.1 The following policies apply to this application:

The Welborne Plan

WEL2 – High Level Development Principles

WEL4 – Comprehensive Approach

WEL6 – General Design Principles

WEL23 – Transport Principles for Welborne

WEL25 – Local Road Transport & Access
WEL27 – Encouraging Sustainable Choices
WEL28 – Walking & Cycling
WEL31 – Conserving and Enhancing Biodiversity
WEL32 – Strategic Green Corridors and Connections
WEL33 – Structural Landscaping
WEL34 – Detailed Landscaping
WEL39- Flooding and Sustainable Drainage Systems
WEL41 – Phasing & Delivery

Other Documents:

National Planning Policy Framework (NPPF) 2021
Manual for Streets 2
Welborne Design Guidance Supplementary Planning Document
Welborne Street Manual
Welborne Strategic Design Code
Dashwood Neighbourhood Design Code

5.0 *Relevant Planning History*

5.1 The following planning history is relevant:

P/17/0266/OA New community of up to 6000 dwellings (C3 and C2, including a care home of use class C2) together with a district centre (comprising food store retail, non-food retail and other non-convenience/ comparison retail use); a village centre (comprising food store retail, non-food retail, a public house and other nonconvenience/ comparison retail use); commercial and employment space; general industrial use, warehousing space, a hotel, community uses, ancillary nursery; health centre and veterinary services; retention of Dean Farmhouse; a secondary school, Primary schools; pre-schools; green infrastructure including formal and informal open and amenity space; retention of some existing hedgerows, grassland, woodland areas, allotments, wildlife corridors; all supporting infrastructure; household waste recycling centre; requisite substations; sustainable drainage systems including ponds and water courses; a remodelled M27 J10 including noise barrier(s); works to the A32 including the creation of three highway junctions and new crossing(s); distributor roads (accommodating a Bus Transit network) and connections to the surrounding cycleway and pedestrian network; car

parking to support enhanced use of Dashwood; ground remodelling; any necessary demolition; with all matters reserved for future determination with the exception of the works to M27 J10 and the three highway junctions and related works to the A32.

Permission

30/09/2021

P/22/0867/RM

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

Approved

15/12/2022

P/22/1020/RM

Reserved matters in relation to outline planning permission P/17/0266/OA: for access, appearance, landscape, layout and scale for the construction of haul roads and initial base course road carriageway related to the delivery of initial phases of Welborne to the north of Knowle Road, including any associated drainage, soil movement, utility connections, substations, construction access, engineering operations and earthworks including details pursuant to conditions 13 (compliance with the Site Wide Biodiversity Enhancement Strategy), 16 (scale, materials, design and landscaping), 17 (levels), 19 (Contamination), 22 (CEMP), 27 (Surface Water Drainage), 28 (Ecology mitigation), 29 (Trees) and 56 (Crossing of the gas pipeline)

Approved

15/12/2022

P/23/0213/RM

Application for reserved matters approval for the appearance, landscape, layout and scale for the creation of a foul pumping station and associated connections to the first phases of Welborne, including

any associated hard and soft landscaping, drainage, utility connections, construction access, engineering operations and earthworks, including adjustments to footpath connections and drainage details associated with P/22/0867/RM and P/22/1020/RM, and details Pursuant To Conditions 13 (Compliance With The Site Wide Biodiversity Enhancement Strategy), 16 (Scale, Materials, Design And Landscaping), 17 (Levels), 19 (Contamination), 22 (CEMP), 27 (Surface Water Drainage), 28 (Ecology Mitigation) and 29 (Arboriculture) of P/17/0266/OA

Approved

16/08/2023

P/23/1531/RM

Reserved matters in relation to the appearance, layout, scale and landscaping of the drainage details and construction, related to the delivery of initial phases of Welborne, including any associated construction access, engineering operations and earthworks.

Approved

29/02/2024

P/23/1178/RM

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

Under

Consideration

P/23/1075/RM

Reserved Matters application pursuant to outline planning permission P/17/0266/OA (Land at Welborne) for access, appearance, landscaping, layout and scale for the construction of 153 dwellings (Use Class C3) and associated infrastructure, engineering and ancillary works

Under

Consideration

P/23/0383/RM Application for reserved matters approval for the appearance, landscape, layout and scale for the creation of a roundabout junction on Knowle Road to allow access to Welborne, including any associated hard and soft landscaping, drainage, utility connections, construction access, engineering operations and earthworks Including Details Pursuant To Conditions 13 (Compliance With The Site Wide Biodiversity Enhancement Strategy), 16 (Scale, Materials, Design And Landscaping), 17 (Levels), 19 (Contamination), 22 (CEMP), 27 (Surface Water Drainage), 28 (Ecology Mitigation), 29 (Arboriculture) and 34 (Access) of P/17/0266/OA

Approved 16/08/2023

P/17/0266/DP/I Details pursuant to Condition 9 (Strategic Design Code) and Condition 10 (Streets Manual) of P/17/0266/OA: Welborne - A new community of up to 6000 dwellings (C3 and C2, including a care home of use class C2) together with a district centre (comprising up to 2,800m2 food store retail (A1), up to 2,419m2 of non-food retail (A1) and up to 2,571m2 of other non-convenience/comparison retail use (A1 - A5)); a village centre (comprising up to 400m2 food store retail (A1), up to 1,081m2 of non-food retail (A1), a public house (up to 390m2 A4 use) and up to 339m2 of other non-convenience/comparison retail use (A1 - A5)); up to 30,000m2 of commercial and employment space (B1); up to 35,000m2 of general industrial use (B2); up to 40,000m2 of warehousing space (B8); a hotel (up to 1,030m2 C1 use); up to 2,480m2 of community uses (D1 and D2); up to 2,200m2 ancillary nursery (D1), health centre (D1) and veterinary services (D1); retention of Dean Farmhouse; a secondary school, 3 primary schools; pre-schools; green infrastructure including formal and informal open and amenity space; retention of some existing hedgerows, grassland, woodland areas, allotments, wildlife corridors; all supporting infrastructure; household waste recycling centre; requisite sub-stations; sustainable drainage systems including ponds and water courses; a remodelled M27 J10 including noise barrier(s); works to the A32 including the creation of three highway junctions

and new crossing(s); distributor roads (accommodating a Bus Rapid Transit network) and connections to the surrounding cycleway and pedestrian network; car parking to support enhanced use of Dashwood; ground remodelling; any necessary demolition; with all matters reserved for future determination with the exception of the works to M27 J10 and the three highway junctions and related works to the A32.

Approved 10/01/2024

6.0 Representations

6.1 Three representations have been received, commenting/objecting to the proposal from the Wickham & Knowle Parish Council, The Knowle Residents Association and The Fareham Society. The Wickham and Knowle Parish Council and the Knowle Residents Association have raised the following concerns:

- Destruction of environment and loss of biodiversity
- Loss of rural character of Knowle Road
- Concerns over piecemeal approach
- Biodiversity loss
- Plans do not deal with pollution issues

6.2 The Fareham Society have raised the following concerns:

- Wider verges required to allow for substantial trees and feeling of spaciousness
- Concerns over impact of traffic for future residents fronting onto Knowle Road
- Concerns over piecemeal approach

6.3 Amended plans were submitted during the course of the application to address concerns raised by Hampshire County Council Highways. The Fareham Society made further comments on the amended plans as follows:

- Concerns over highway safety impacts for future residents largely overcome provided that a Road Traffic Order being in place.
- Would like assurance that vegetation along south side of Knowle Road will not be removed until required by future housing to the south.
- Verge width along Knowle Road remains inadequate for a tree lined avenue.

7.0 Consultations

EXTERNAL

Hampshire County Council (Highways):

7.1 No objection

Hampshire County Council (Lead Local Flood Authority):

7.2 No objection

INTERNAL

Urban Designer:

7.3 No objection

8.0 Planning Considerations

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

- a) Principle of development;
- b) Layout, scale and appearance;
- c) Compliance with Design Codes and Welborne Streets Manual;
- d) Highway Safety;
- e) Drainage;
- f) Landscape and ecology

a) Principle of development

8.2 Outline planning permission for Welborne was granted in September 2021 under reference P/17/0266/OA. The Welborne application site includes land on the north and south sides of the existing Knowle Road. It is accepted in the report to Planning Committee for the outline planning permission that the character of Knowle Road would fundamentally change as a result of the delivery of the new community.

8.3 Policy WEL25 of the Welborne Plan seeks to ensure that the delivery of Welborne includes (amongst other matters) a spine of network routes to facilitate vehicle movement through the site.

8.4 The approved Welborne Streets Manual states that the existing 50mph Knowle Road will take on a new character as a residential street with a reduced speed of 30mph.

8.5 The principle of development is acceptable and something that has already been approved through the outline planning application and the Welborne

Streets Manual.

b) Layout, scale and appearance

- 8.6 It was accepted during the consideration of the outline planning permission that the character of Knowle Road as it is today will inevitably change as Welborne is developed. This matter has also been considered and a strategy for changing Knowle Road approved through the Welborne Streets Manual. It will not be a road of the same character it is now, and the road will perform a function more than solely as a route in and out of the village of Knowle. Whilst the third-party comments from the Knowle Village Residents Association and the Wickham and Knowle Parish Council are noted, it has long been acknowledged that the village access will change as a result of the delivery of Welborne. There will, in the future, be buildings close to and fronting Knowle Road and there will be an increased level of activity along the road by residents of the new community.
- 8.7 Given that the character of the road is to change, the delivery of the changes to the initial sections of Knowle Road is considered to be acceptable in terms of its appearance given the inevitable change that will occur in the vicinity of the site. The proposal includes landscaping and tree planting on the northern side within verges making it a suitable design and scale for its residential character.
- 8.8 The proposal will ensure that a good standard of footpath and cycle way remains along the south side of Knowle Road with the access to the existing cycle way being improved by including north/south connections. The development will retain connectivity to the adjoining settlement of Knowle and will form part of the network of corridors at Welborne.
- 8.9 The Welborne Streets Manual describes Knowle Road as a one-off secondary street which will retain existing planting where possible and introduce additional tree planting with grassland planting retained where possible on the southern verge and lawn and meadow planting on the northern verge.
- 8.10 The Welborne Streets Manual sets out the phasing and delivery of Knowle Road will include 3 separate phases. This section of Knowle Road is identified as Phase 1 development with Phase 2 and 3 being to the east of the application site (and the new Knowle Road roundabout).
- 8.11 The proposal accords with the transport principles for Welborne and, through suitable landscaping, will ensure that the development is of an acceptable appearance, scale and layout. The proposal would accord with policies WEL23, WEL25, WEL28, WEL32 and WEL34 of The Welborne Plan and the

c) Compliance with Design Codes and Streets Manual

- 8.12 The approved Strategic Design Code identifies Knowle Road as one of two strategic green links which are pedestrian and/or cycle movement routes and green corridors connecting through neighbourhoods to open green spaces. The width will vary but green links are generally to be narrower than greenways, which are described as strategically important, continuous multifunctional natural green corridors, and will provide shared-use paths with development on either side.
- 8.13 Page 42 of the approved Strategic Design Code states:
- *Green links will provide opportunities for tree planting, a range of natural habitats to increase biodiversity, places to meet and rest and, in some instances, larger areas that could accommodate local food growing or neighbourhood play spaces.*
 - *Green links provide safe spaces, with lighting where appropriate and natural surveillance from neighbouring uses*
- 8.14 The approved Welborne Streets Manual states that Welborne's streets will be appropriately designed to combine a number of key functions, including safe access and movement and parking among other elements.
- 8.15 The Welborne Streets Manual states that Knowle Road will take on a new character as a residential street with a reduced speed limit of 30mph. It describes Knowle Road as a one-off secondary street and states that planting should celebrate the Woodland Character Area.
- 8.16 The redesign of Knowle Road including crossing points, grass verges, pedestrian and cycle ways, and on street parking, results in the road being appropriately designed as a 30mph residential street with trees planted along the northern side of the road.
- 8.17 The northern side of this section of Knowle Road sits within the Dashwood Neighbourhood Design Code (NDC) area.
- 8.18 Page 19 of the Dashwood NDC states that the existing cycle route along Knowle Road shall be retained. The cycle way is to be retained and upgraded as a part of the proposals.
- 8.19 Page 22 of the Dashwood NDC states that all streets shall be tree lined in accordance with the street types as detailed in the Welborne Streets Manual.

The northern side of Knowle Road will be tree lined, details of planting along the southern side is expected to come forward with the housing parcels to the south of Knowle Road. The trees proposed are Ulmus 'New Horizon' which are one of the species listed as one of the appropriate species within the key components on page 24 and shown within the planting plan on page 25 of the Dashwood NDC.

- 8.20 For the reasons given above the proposals comply with the Strategic Design Code, the Welborne Streets Manual, the Dashwood Neighbourhood Design Code and WEL6, WEL7, WEL28, WEL29, WEL32, WEL33 and WEL34 of The Welborne Plan.

d) Highway safety

- 8.21 The Construction Environmental Management Plan (CEMP) relating to this application site is the same as that previously approved under the application for the new roundabout on Knowle Road to the east of the site (reference P/23/0383/RM) given the overlapping nature of the two application sites.
- 8.22 As Knowle Road is to change from a 50mph rural road to a 30mph residential street as a part of the Welborne development, many of the changes proposed as a part of this application are in relation to highway safety and designing the road as a 30mph street. The introduction of crossing points, junctions, on street parking as well as tree lined verges are all important to reducing the speed of the road down to a 30mph residential street.
- 8.23 Whilst the construction traffic and contractors will utilise the compounds and haul roads north of Knowle Road, there will be some inevitable disruption to the road itself and its users as the works are carried out. Given that the development straddles Knowle Road this is unavoidable. The CEMP already approved under reference P/23/0383/RM sets out the traffic management measures that will be needed along Knowle Road. The CEMP sets out that the contractors and applicant intend to have regular consultation with local residents on the progress of the development.
- 8.24 The Highway Authority has been consulted on the amended plans and have raised no objection to the proposals.
- 8.25 As set out above, it is the applicant's intention that Knowle Road will eventually be downgraded its full length from a 50mph road to a 30mph road by a Traffic Regulation Order (TRO). It has been explained earlier in this report how the design of the road will achieve a reduction in speed through various measures such as providing crossing points, on street parking and a general increase in activity along the road as a result of the proposed

residential development.

- 8.26 The outline planning permission considered the modelling of traffic along this route and the flows were found to be acceptable.
- 8.27 The proposal would accord with policies WEL23, WEL25 and WEL28, of The Welborne Plan and the Welborne Streets Manual.

e) Drainage

- 8.28 The proposed drainage for this part of the Knowle Road was previously approved under the application for the Knowle Road Roundabout to the east of the application site (reference P/23/0383/RM).
- 8.29 Hampshire County Council, the Lead Local Flood Authority (LLFA), have requested further information on the drainage calculations. The applicant has provided a response to this and a final response from the LLFA is currently awaited.

f) Landscape and Ecology

- 8.30 The comments from the Knowle Residents Association and the Knowle and Wickham Parish Council raise concerns regarding the loss of trees and vegetation along the Knowle Road.
- 8.31 A number of trees on the northern side of Knowle Road will be removed as a part of the works. The Arboricultural Method Statement relating to this section of Knowle Road was approved under reference P/23/0383/RM. Whilst there will be some tree loss this will be mitigated through the extensive street tree planting and open space planting to be delivered throughout Welborne. No further tree removal or changes over and above that previously considered are proposed as a part of this application.
- 8.32 The Fareham Society have raised concerns relating to the verge width stating that these are not wide enough to accommodate tree lined streets. The verges are proposed to be approximately 2.5m wide which is consistent with the approved Welborne Streets Manual with a verge volume of 54.3 cubic metres. The proposed trees are to be Ulmus 'New Horizon' (elm) which require a volume of 40 cubic metres. The verges are therefore considered to be a suitable width to allow for the long-term retention of the proposed trees.
- 8.33 The landscaping plans submitted as a part of this application represent some small changes to the plans previously approved under reference P/23/0383/RM which now allow for vehicle access into the Dashwood

neighbourhood (CG Fry) and on street parking. The changes do not alter the conclusions of the Biodiversity Enhancement Strategy Compliance Strategy or the Ecological Impact Assessment submitted and approved under reference P/23/0383/RM and so no updated reports are necessary and none have been submitted as a part of this application.

8.34 The Biodiversity Enhancement Strategy (BES) for Welborne was submitted to the Council in September 2020 in support of the outline planning application for Welborne. The BES approaches Biodiversity Enhancement from the whole site perspective and for delivery over an extended timeframe of 25 or more years.

8.35 The BES places emphasis on the build-up of biodiversity enhancement over time, requiring each RMA to demonstrate its part in the jigsaw of the site-wide opportunities for biodiversity enhancement. For each reserved matters application submitted, the BES expects that it:

- is consistent with, and respects the concepts of the approved parameter plans
- seeks to ensure green links and new retained habitats are properly incorporated so as to not detract from strategic green linkages
- demonstrates how the design dovetails with neighbouring parcels
- includes a Statement of Biodiversity Compliance to provide the Council with the information needed to judge whether the RMA has placed an appropriate emphasis on biodiversity in the design process. The statement will include a plan setting out how the proposed biodiversity enhancements sit within the context of wider biodiversity enhancements already secured and/or delivered through previous RMA's, and the delivered strategic green spaces. This plan will also provide an opportunity to demonstrate how the RMA's contribute to site wide ecological connectivity.

8.36 The BES notes that in cases where an RMA application is submitted in isolation, with no neighbouring development to link directly to, reliance will be placed on the parameter plans and Design Code to deliver the site wide vision. This is relevant to this RMA application which will provide essential infrastructure required to allow the delivery of housing within the outline application boundary.

8.37 The application accords with policies WEL31, WEL33 and WEL34 of The Welborne Plan.

9.0 Summary

- 9.1 This application is in accordance with the Outline Planning Permission and is compliant with the policies of The Welborne Plan, the Welborne Streets Manual, the Strategic Design Code for Welborne and the Dashwood Neighbourhood Design Code. The development proposed represents the delivery of early highway infrastructure which is an essential aspect of delivering Welborne. Its delivery will work to facilitate the infrastructure requirements that will support the delivery of new homes at Welborne.
- 9.2 Notwithstanding the third-party representations received, Officers recommend, subject to the imposition of appropriate planning conditions, that approval be granted.

10.0 Recommendation

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

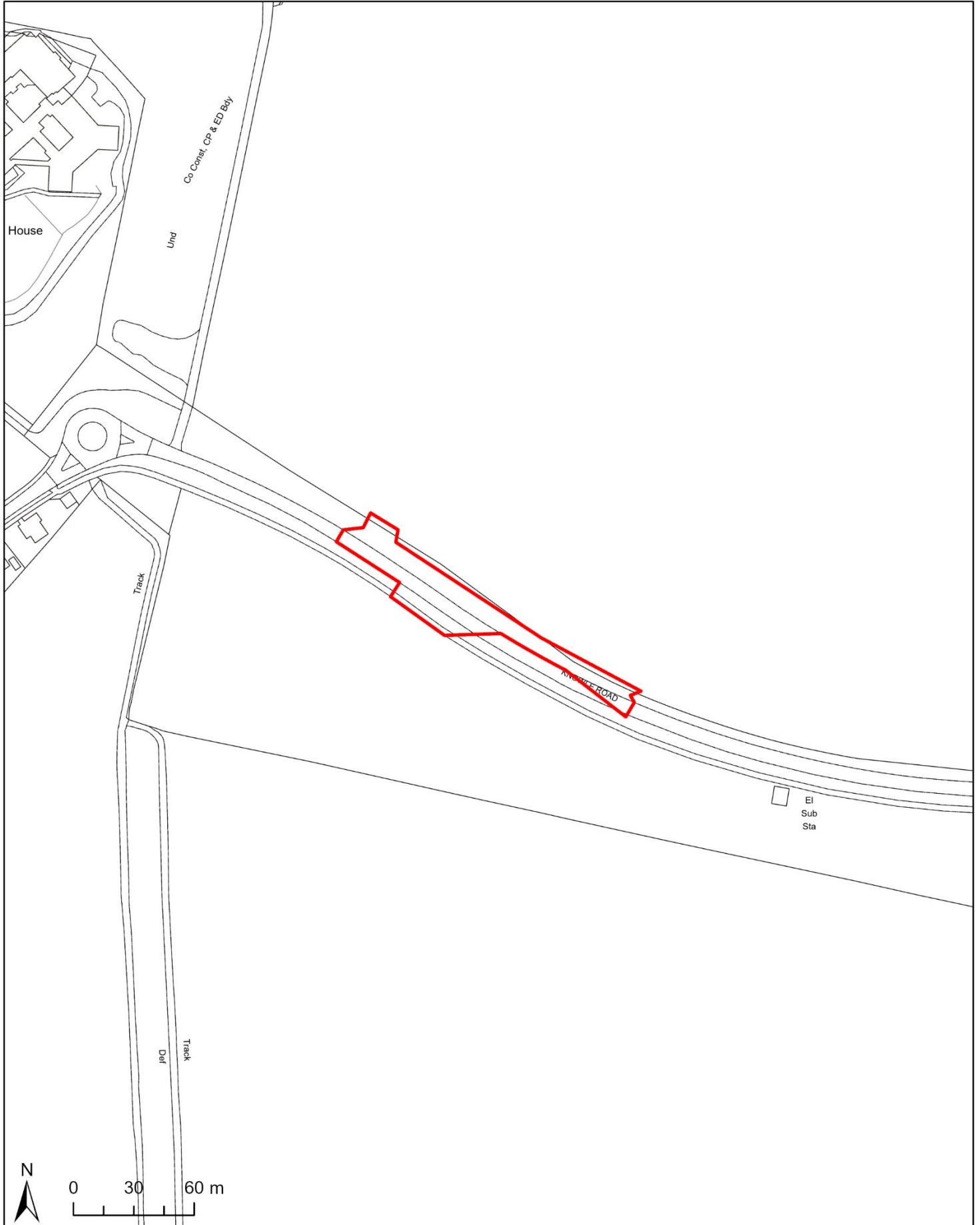
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DELEGATE authority to the Head of Planning to make any necessary modification, deletion or addition to the proposed conditions.

11.0 Background Papers

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

Welborne Land North of Fareham



OFFICER REPORT FOR COMMITTEE

DATE: 28/03/2024

P/17/0266/DP/O

BUCKLAND DEVELOPMENT LIMITED

FAREHAM NORTH/FAREHAM EAST

AGENT: DAVID LOCK ASSOCIATES

DETAIL PURSUANT TO CONDITION 11 (NEIGHBOURHOOD DESIGN CODES: DASHWOOD AND CHESTERFIELD) OF PLANNING PERMISSION P/17/0266/OA – NEW COMMUNITY OF UP TO 6000 DWELLINGS (C3 AND C2, INCLUDING A CARE HOME OF USE CLASS C2) TOGETHER WITH A DISTRICT CENTRE (COMPRISING FOOD STORE RETAIL, NON-FOOD RETAIL AND OTHER NON-CONVENIENCE/ COMPARISON RETAIL USE); A VILLAGE CENTRE (COMPRISING FOOD STORE RETAIL, NON-FOOD RETAIL, A PUBLIC HOUSE AND OTHER NONCONVENIENCE/ COMPARISON RETAIL USE); COMMERCIAL AND EMPLOYMENT SPACE; GENERAL INDUSTRIAL USE, WAREHOUSING SPACE, A HOTEL, COMMUNITY USES, ANCILLARY NURSERY; HEALTH CENTRE AND VETERINARY SERVICES; RETENTION OF DEAN FARMHOUSE; A SECONDARY SCHOOL, PRIMARY SCHOOLS; PRE-SCHOOLS; GREEN INFRASTRUCTURE INCLUDING FORMAL AND INFORMAL OPEN AND AMENITY SPACE; RETENTION OF SOME EXISTING HEDGEROWS, GRASSLAND, WOODLAND AREAS, ALLOTMENTS, WILDLIFE CORRIDORS; ALL SUPPORTING INFRASTRUCTURE; HOUSEHOLD WASTE RECYCLING CENTRE; REQUISITE SUBSTATIONS; SUSTAINABLE DRAINAGE SYSTEMS INCLUDING PONDS AND WATER COURSES; A REMODELLED M27 J10 INCLUDING NOISE BARRIER(S); WORKS TO THE A32 INCLUDING THE CREATION OF THREE HIGHWAY JUNCTIONS AND NEW CROSSING(S); DISTRIBUTOR ROADS (ACCOMMODATING A BUS TRANSIT NETWORK) AND CONNECTIONS TO THE SURROUNDING CYCLEWAY AND PEDESTRIAN NETWORK; CAR PARKING TO SUPPORT ENHANCED USE OF DASHWOOD; GROUND REMODELLING; ANY NECESSARY DEMOLITION; WITH ALL MATTERS RESERVED FOR FUTURE DETERMINATION WITH THE EXCEPTION OF THE WORKS TO M27 J10 AND THE THREE HIGHWAY JUNCTIONS AND RELATED WORKS TO THE A32

WELBORNE, LAND NORTH OF FAREHAM

Report By

Rachael Hebden – direct dial 01329 824424

1.0 Introduction

1.1 Outline planning permission for Welborne was granted on 30th September 2021. Since then the applicant has been working on a wide range of work strands including the Welborne Strategic Design Code (SDC) and the Welborne Streets Manual (WSM) which were considered by Members in December 2023 and approved on 10th January 2024.

- 1.2 Construction work has started at Welborne on the land north of Knowle Road to deliver the early provision of utility and infrastructure. This work has progressed whilst the strategic design documents were being prepared.
- 1.3 The Neighbourhood Design Codes are brought before the Planning Committee for a decision because of the number of representations which have been received about them and because of the strategic significance of the documents in ensuring the quality of development at Welborne.
- 1.4 This report sets out:
- The background to the application and detail on the evolution of the Neighbourhood Design Codes and their relationship to the development plan and other approved documents in the outline planning permission (section 2 of the report);
 - Relevant Planning History, Planning Policies, Representations received and Consultations (Sections 3,4,5 and 6 of the Report);
 - A summary of the two documents (Section 7);
 - Officers' assessment of each of the documents (paragraphs 8.0-8.6)

2.0 Background and the Proposal

- 2.1 At the time The Welborne Plan was adopted it was recognised that the design process may not be sufficiently advanced to allow the submission of 'design codes' with the first outline planning application. In such a scenario The Welborne Plan allowed for the submission of an outline application accompanied by 'High-Level Development Principles', alongside a Structuring Plan to describe the design assumptions behind the key elements of the Structuring Plan.
- 2.2 The Structuring Plan is accompanied by a set of 'High Level Development Principles' which are grouped into the following areas:
- Land use;
 - Creating and respecting character;
 - Density and building heights;
 - Green and blue infrastructure; and
 - Access and movement
- 2.3 The Structuring Plan (along with Parameter Plans and High-Level Development Principles), form part of the outline planning permission granted in September 2021.

- 2.4 All subsequent planning applications for parts of Welborne are required to be consistent with the approved Structuring Plan. The Structuring plan will be kept under review by the promoters of Welborne and changes to it could be approved by this Council.
- 2.5 Cascading down from the Structuring Plan and the Parameter Plans of the outline planning permission comes the next stage in the design process for Welborne; the Strategic Design Code and the Welborne Streets Manual. These two documents which relate to the entirety of Welborne, have been approved by Members and will become key tools for developers, Officers and Members to assess whether future schemes achieve high standards of design at Welborne. These two documents will be extremely important in determining whether future planning applications meet the Council's planning aspirations and vision for Welborne or not.
- 2.6 The approved Strategic Design Code splits Welborne into fourteen neighbourhoods each with its own individual identity. This application seeks approval of the first two Neighbourhood Design Codes for the Dashwood and Chesterfield neighbourhoods.
- 2.7 The Neighbourhood Design Codes follow on from the Strategic Design Code and Welborne Streets Manual in the hierarchy of design documents that will guide development at Welborne in line with the Vision set out within The Welborne Plan. The Neighbourhood Design Codes will also be key documents that will be used by developers, Officers and Members to assess the design quality of schemes at Welborne. Like the approved Strategic Design Code and the Welborne Streets Manual, the Neighbourhood Design Codes must be approved before the reserved matters for housing in the respective areas of Welborne can be approved.
- 2.8 The Neighbourhood Design Codes follow the principles and framework established in the Strategic Design Code. These neighbourhood level documents include the more detailed guidance on streets, perimeter blocks, building and landscape design. The Neighbourhood Design Codes also provide more precise local level guidance for development at Welborne. The Neighbourhood Design Codes include a compliance checklist against which the future reserved matter applications within a neighbourhood can be assessed.
- 2.9 This report relates to details submitted for approval pursuant to condition 11 of the Outline Planning Permission for Welborne (P/17/0266/OA). The condition requires the submission of a Neighbourhood Design Code Document to guide reserved matters applications for the development of the new community. The condition in full is as follows:

In respect to the Neighbourhoods as identified in the Strategic Design Code, A Neighbourhood Design Code Document (covering, where applicable: detailed design principles, compliance schedule showing how it meets the principles of the approved scheme and documents, delivery strategy, infrastructure, open spaces, play spaces and landscaping) shall be submitted to and approved in writing by the Local Planning Authority prior to the approval of the First Reserved Matters application within that Neighbourhood (or Part thereof). The Neighbourhood Design Code documents will be substantially in accordance with the relevant Strategic Design Code. Any variations to this Design Code must first be submitted to and approved in writing by the Local Planning Authority. The Development shall be carried out in accordance with the approved details.

REASON: to ensure a comprehensive and appropriate form of development

- 2.10 Since the grant of outline planning permission, Officers have worked closely with the applicant, their consultant team and officers at Hampshire County Council on the Neighbourhood Design Codes. This work has seen different aspects of the documents revised and improved to ensure that development at Welborne will be of a high-quality design.

3.0 Relevant Planning History

The following planning history is relevant:

P/17/0266/OA (description as amended by P/17/0266/MA/C)	NEW COMMUNITY OF UP TO 6000 DWELLINGS (C3 AND C2, INCLUDING A CARE HOME OF USE CLASS C2) TOGETHER WITH A DISTRICT CENTRE (COMPRISING FOOD STORE RETAIL, NON-FOOD RETAIL AND OTHER NON-CONVENIENCE/ COMPARISON RETAIL USE); A VILLAGE CENTRE (COMPRISING FOOD STORE RETAIL, NON- FOOD RETAIL, A PUBLIC HOUSE AND OTHER NONCONVENIENCE/ COMPARISON RETAIL USE); COMMERCIAL AND EMPLOYMENT SPACE; GENERAL INDUSTRIAL USE, WAREHOUSING SPACE, A HOTEL, COMMUNITY USES, ANCILLARY NURSERY; HEALTH CENTRE AND VETERINARY SERVICES; RETENTION OF DEAN FARMHOUSE; A SECONDARY SCHOOL, PRIMARY SCHOOLS; PRE-SCHOOLS; GREEN INFRASTRUCTURE INCLUDING
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FORMAL AND INFORMAL OPEN AND AMENITY SPACE; RETENTION OF SOME EXISTING HEDGEROWS, GRASSLAND, WOODLAND AREAS, ALLOTMENTS, WILDLIFE CORRIDORS; ALL SUPPORTING INFRASTRUCTURE; HOUSEHOLD WASTE RECYCLING CENTRE; REQUISITE SUBSTATIONS; SUSTAINABLE DRAINAGE SYSTEMS INCLUDING PONDS AND WATER COURSES; A REMODELLED M27 J10 INCLUDING NOISE BARRIER(S); WORKS TO THE A32 INCLUDING THE CREATION OF THREE HIGHWAY JUNCTIONS AND NEW CROSSING(S); DISTRIBUTOR ROADS (ACCOMMODATING A BUS TRANSIT NETWORK) AND CONNECTIONS TO THE SURROUNDING CYCLEWAY AND PEDESTRIAN NETWORK; CAR PARKING TO SUPPORT ENHANCED USE OF DASHWOOD; GROUND REMODELLING; ANY NECESSARY DEMOLITION; WITH ALL MATTERS RESERVED FOR FUTURE DETERMINATION WITH THE EXCEPTION OF THE WORKS TO M27 J10 AND THE THREE HIGHWAY JUNCTIONS AND RELATED WORKS TO THE A32

Approved 30 September 2021

P/17/0266/DP/I

DETAILS PURSUANT TO CONDITION 9 (STRATEGIC DESIGN CODE) AND CONDITION 10 (STREETS MANUAL) OF P/17/0266/OA: WELBORNE - A NEW COMMUNITY OF UP TO 6000 DWELLINGS (C3 AND C2, INCLUDING A CARE HOME OF USE CLASS C2) TOGETHER WITH A DISTRICT CENTRE (COMPRISING UP TO 2,800M2 FOOD STORE RETAIL (A1), UP TO 2,419M2 OF NON-FOOD RETAIL (A1) AND UP TO 2,571M2 OF OTHER NON-CONVENIENCE/COMPARISON RETAIL USE (A1 - A5)); A VILLAGE CENTRE (COMPRISING UP TO 400M2 FOOD STORE RETAIL (A1), UP TO 1,081M2 OF NON-FOOD RETAIL (A1), A PUBLIC HOUSE (UP TO 390M2 A4 USE) AND UP TO 339M2 OF OTHER NON-CONVENIENCE/COMPARISON RETAIL USE (A1 - A5)); UP TO 30,000M2 OF COMMERCIAL AND EMPLOYMENT SPACE (B1); UP TO 35,000M2 OF GENERAL INDUSTRIAL USE (B2); UP TO 40,000M2 OF WAREHOUSING SPACE (B8); A HOTEL (UP TO 1,030M2 C1 USE); UP TO 2,480M2 OF COMMUNITY

USES (D1 AND D2); UP TO 2,200M2 ANCILLARY NURSERY (D1), HEALTH CENTRE (D1) AND VETERINARY SERVICES (D1); RETENTION OF DEAN FARMHOUSE; A SECONDARY SCHOOL, 3 PRIMARY SCHOOLS; PRE-SCHOOLS; GREEN INFRASTRUCTURE INCLUDING FORMAL AND INFORMAL OPEN AND AMENITY SPACE; RETENTION OF SOME EXISTING HEDGEROWS, GRASSLAND, WOODLAND AREAS, ALLOTMENTS, WILDLIFE CORRIDORS; ALL SUPPORTING INFRASTRUCTURE; HOUSEHOLD WASTE RECYCLING CENTRE; REQUISITE SUB-STATIONS; SUSTAINABLE DRAINAGE SYSTEMS INCLUDING PONDS AND WATER COURSES; A REMODELLED M27 J10 INCLUDING NOISE BARRIER(S); WORKS TO THE A32 INCLUDING THE CREATION OF THREE HIGHWAY JUNCTIONS AND NEW CROSSING(S); DISTRIBUTOR ROADS (ACCOMMODATING A BUS RAPID TRANSIT NETWORK) AND CONNECTIONS TO THE SURROUNDING CYCLEWAY AND PEDESTRIAN NETWORK; CAR PARKING TO SUPPORT ENHANCED USE OF DASHWOOD; GROUND REMODELLING; ANY NECESSARY DEMOLITION; WITH ALL MATTERS RESERVED FOR FUTURE DETERMINATION WITH THE EXCEPTION OF THE WORKS TO M27 J10 AND THE THREE HIGHWAY JUNCTIONS AND RELATED WORKS TO THE A32.

Approved

10 January 2024

4.0 *Planning Policy and Guidance*

4.1 The National Planning Policy Framework (NPPF)

4.2 Paragraph 131 of the Framework sets out that:

“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations and how these will be tested is essential for achieving this.”

4.3 Paragraph 133 continues to state that:

“Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high-quality standard of design.”

- 4.4 Whilst the Framework places an emphasis on Local Planning Authorities to prepare design codes in accordance with the National Design Code it also advises in paragraph 134 that:

“Landowners and developers may contribute to these exercises but may also choose to prepare design codes in support of a planning application for sites they wish to develop.”

4.5 Fareham Borough Local Plan Part 3 – The Welborne Plan:

WEL 6 – General Design Principles

WEL 11 – The Local Centre

WEL15 – Primary and Pre-school Provision

WEL 23 – Transport Principles for Welborne

WEL23 – Transport Principles for Welborne

WEL 24 – Strategic Road Access

WEL32 – Strategic Green Infrastructure Corridors and Connections

WEL39 – Flooding and Sustainable Drainage Systems

5.0 Representations

- 5.1 Seven representations have been received including comments from The Fareham Society.

- 5.2 The representations received raise the following issues of relevance to the application:

- Why is the design code so heavily biased on the 20th century?

Officer Comment:

The architectural era is based on the applicant's preference and is modelled on successful design codes from other developments.

- Why are non-functional chimneys required?

Officer Comment:

The addition of chimneys adds interest to the roofscape. The requirement for the chimneys to be functional would be unreasonable as their incorporation is based on their aesthetic contribution only.

- The design codes for Chesterfield and Dashwood appear to be very similar

Officer Comment:

The design codes are designed to ensure a careful balance between having a degree of consistency throughout the site with sufficient differentiation between neighbourhoods to create a sense of character and prevent areas appearing homogenous.

- Solar panels should be utilised
Officer Comment:
The design codes do not prohibit the use of solar panels they guide the location of the panels to ensure they are discretely located to avoid appearing visually inappropriate.
- Shared paths should have clear demarcation for separate users
Officer Comment:
The specification of pedestrian and cycle routes has already been addressed within the approved Welborne Streets Manual.

5.3 The following issues which aren't material to the determination of the application are also raised:

- Objection to the principle of the development
- Concerns regarding the impact on infrastructure
- Impact on traffic
- How many of the houses will be affordable?
- How will staff be recruited for any health provision?
- Where will the recycling centre be located?
- The development will need to adjust to new technology as it becomes more readily used

5.4 The Fareham Society made the following comments:

- The level of prescription is welcomed
- The Garden City approach is welcomed
- The involvement of a Town Architect is welcomed
- More provision should be made for 2 storey houses
Officer Comment: Officers consider that the codes contain sufficient guidance.
- Welborne Garden Village Trust approval should be required for extensions that could be constructed as 'permitted development' as well as for those that require Planning Permission.
Officer Comment:
Consideration can be given on a case by case basis at the time reserved matters applications are determined as to whether any restrictions on permitted development rights should be imposed.
- Welborne Garden Village Trust approval should also be required for replacement windows and doors.

Officer Comment:

The codes contain guidance relating to the design of windows and doors to ensure the design is appropriate.

6.0 Consultations

EXTERNAL

Winchester City Council

6.1.1 No comment

7.0 Planning Considerations

7.1 The Dashwood Neighbourhood Design Code is structured into 11 parts:

- Introduction
- Site Wide Regulations
- Illustrative Plan
- Layout
- Landscape
- Built Form
- Points of Delight
- Applying the Design Principles
- Technical Principles
- Property Owners Guidance
- Compliance Checklist

7.2 The Chesterfield and Village Centre Neighbourhood Design Code is structured into the same 11 parts as the Dashwood Neighbourhood Design Code with the addition of a twelfth part relating to Chesterfield Primary School.

7.3 Both Neighbourhood Design Codes explain their objectives and how to use the code. The strategic requirements such as land use, density, storey heights; landscape character; and built form character are explained and identified on a plan. The key components are listed, and a compliance checklist provided. Example plans are provided to demonstrate compliant layouts for the neighbourhoods together with a list of placemaking principles. The layout of the neighbourhoods is broken down into the street network, an active travel plan to prioritise pedestrian and cycle movement, block structure and land use. Each element is described and illustrated with the key components listed and a compliance checklist provided.

7.4 The sections on landscape, built form, 'points of delight' and the Chesterfield Primary School are also broken down into sub-topics which are explained and illustrated with the key components listed and compliance checklists provided.

7.5 Both Neighbourhood Design Codes contain chapters explaining how to apply the design principles together with a list of mandatory technical principles. The Neighbourhood Design Codes also contain guidance for property owners. The Neighbourhood Design Codes conclude with a list of site wide regulations with the option for applicants to provide a justification for any proposed departures from the regulations.

7.6 This report provides a summary of each of these sections and an analysis of the documents.

Introduction (Part 1 for both NDCs)

7.7 Part 1 explains the objectives of the NDC and provides an overview of the Design Code. Part one also identifies the key stakeholders and concludes with a section explaining how to use the code.

Site Wide Regulations (Part 2 for both NDCs)

7.8 Part 2 describes where each neighbourhood is located and outlines the strategic requirements of the code in terms of: land use; density; storey heights; landscape character; and built form character.

7.9 This part also contains a strategic neighbourhood plan identifying the location of key components such as primary and secondary streets and strategic green links.

7.10 A list of the key components (that is the 'must haves') contained in the strategic neighbourhood plan together with a compliance checklist is also provided.

7.11 These site wide regulations are entirely consistent with the approved Strategic Design Code and the Welborne Streets Manual.

Illustrative Plan (Part 3 for both NDCs)

7.12 Part 3 provides an illustrative plan showing how a code compliant layout for each neighbourhood could be provided. A character overview is also provided together with a list of placemaking principles.

Layout (Part 4 for both NDCs)

7.13 Part 4 contains a plan illustrating the street network. A list of key components is also provided together with a series of images of the different street types of

which further detail is provided in the approved Welborne Streets Manual. A compliance checklist is also provided.

- 7.14 Part 4 also contains an active travel plan showing the location of links that prioritise pedestrian and cycle movement over vehicles. The key components contained within the active travel plan are summarised and a compliance checklist provided.
- 7.15 The next section of part 4 contains a plan illustrating the block structure and type of blocks for example courtyard blocks and 'back-to-back garden blocks'.
- 7.16 The Chesterfield NDC contains a section summarising gardens within the village centre together with a section regarding outlook and separation distances within the village centre. These garden and outlook parameters differ from those approved in the SDC in order to achieve a close-knit form and a sense of place.
- 7.17 The NDC summarises the key components contained within the block structure plan and provides a compliance checklist. In the Chesterfield NDC the list of key components also includes the village centre gardens and the outlook and separation distances in the village centre.
- 7.18 Part 4 concludes with a plan confirming the location of various land uses within each neighbourhood together with a summary of key components and a compliance checklist.
- 7.19 Officers are satisfied that the layout criteria set out within this section of both design codes is acceptable and, again, consistent with the approved Strategic Design Code and Welborne Streets Manual. The arrangement of streets, connectivity across and between both neighbourhoods and the placement of certain facilities such as community and pocket green spaces is considered entirely appropriate to facilitate the high-quality delivery of the development.

Landscape (Part 5 for both NDCs)

- 7.20 Part 5 starts with a plan identifying the location of different types of green infrastructure. The key components contained within the landscape plan are summarised and a compliance checklist provided.
- 7.21 The next section of part 5 provides a high-level planting plan together with a list of key components and a compliance checklist. A play areas plan confirming the location of neighbourhood play areas is also provided.

- 7.22 Part 5 also contains a plan which divides the neighbourhood according to how the land use is to be prioritised. The purpose of categorising the land use according to its priority is to confirm the way in which biodiversity will be enhanced (in line with the approved Biodiversity Enhancement Strategy). A list of key components is provided which relates to the way in which the biodiversity of the priority areas will be enhanced. A compliance checklist is also provided.
- 7.23 A short section relating to blue infrastructure (that cross refers to the Blue Infrastructure Strategy in the Strategic Design Code), provides a list of key components relating to the design of the drainage together with a compliance checklist.
- 7.24 Part 5 concludes with a section relating to materials and street furniture. The overarching design of the public realm in terms of the materials and street furniture palette is divided into three approaches which are established in the Welborne Streets Manual. Each neighbourhood will contain a mix of the three approaches.
- 7.25 As with other topics covered in the NDCs the section relating to materials and street furniture contains a list of key components that must be adhered to together with a compliance checklist.
- 7.26 The landscape criteria set out is considered acceptable to Officers.

Built Form (Part 6 for both NDCs)

- 7.27 Part 6 contains a Built Form character plan which confirms which architectural styles (as defined in the strategic design code) will be used in which area within the neighbourhoods for example the Chesterfield NDC establishes that Chesterfield will be a combination of the Hampshire Vernacular and Hampshire Formal architectural styles with the potential for the Garden City-Arts and Crafts Style which is identified as being a transition edge to be adopted in the area next to the Blakes Copse neighbourhood to the north of Chesterfield.
- 7.28 The key components section (which must be adhered to) provides details relating to the design of buildings within the Hampshire Vernacular and Hampshire Formal styles including information relating to massing, materials and architectural components such as roofs, windows, doors, chimneys. The level of detail specified in the NDCs includes items such as rainwater goods and door surrounds. The specification of such a high level of detail will result in an exceptionally high level of quality in line with The Vision contained within The Welborne Plan.

- 7.29 Part 6 also contains information relating to the scale, height and massing of buildings and cross refers to section 3e of the Strategic Design Code. The scale, height and massing plan provided in the NDCs aligns with the plans relating to building heights approved at the outline stage and within the SDC and is at a scale that provides a greater level of detail.

Points of Delight (Part 7 for both NDCs)

- 7.30 Part 7 relates to the provision of what are referred to as 'points of delight', that is, areas or items of interest and joy that add to the sense of place. The NDC gives examples of points of delight and contains a plan that identifies opportunities within Chesterfield for points of delight. The compliance checklist requires points of delight to be incorporated into the proposal but leaves the location and specification open to the applicant.
- 7.31 The placement of points of delight as set out in the design codes is acceptable to Officers.

Chesterfield Primary School (Part 8 for the Chesterfield NDC)

- 7.32 The Chesterfield NDC contains an overview plan for Chesterfield primary school which identifies the location of items such as the pupil and vehicular entrances. The position and orientation of the school in relation to the adjacent roads and green infrastructure and the design of adjacent streets is designed to encourage active travel to school by limiting opportunities for car drop offs. The proposals are considered acceptable to Officers having regard to the aims and objectives of providing primary school facilities in the northern, and first phase, of Welborne.
- 7.33 Part 8 summarises key components relating to the design of the school campus. The compliance checklist requires the design of the school to align with the overview plan.

Applying the Design Principles (Dashwood NDC part 8 & Chesterfield NDC part 9)

- 7.34 Part 9 contains a series of images by way of example of these principles in action to help illustrate so called 'code compliant' design.

Technical Principles (Dashwood NDC part 9 & Chesterfield NDC part 10)

- 7.35 This part cross refers to, and is entirely consistent with, section 7 of the SDC which contains technical principles relating to individual dwellings and to the

site as a whole. Compliance with the technical principles is required and a compliance checklist is provided.

Property Owners Guidance (Dashwood NDC part 10 & Chesterfield NDC part 11)

- 7.36 This part contains guidance for people who own property within the neighbourhoods and covers topics such as carrying out works to trees and hedges, alterations to hard landscaping and alterations, extensions and repairs to buildings. This section reminds property owners that the NDCs apply to all properties within the neighbourhoods. As a set of principles for property owners to adhere to, whilst much more prescriptive than similar guidance for homeowners elsewhere in the Borough, Officers consider it to be consistent with the Council's expectations for the preservation and enhancement of design quality in Welborne.

Compliance Checklist (Part 11 Dashwood NDC & Part 12 Chesterfield NDC)

- 7.37 This part contains a list of the site wide regulations contained within the NDCs with the option for applicants to provide a justification for any proposed departures from the regulations.

Summary

- 7.38 As set out in the introduction to this report, Officers have spent a significant amount of time working closely with the applicant, their consultant team and officers at Hampshire County Council on the Neighbourhood Design Codes. This work has enabled the documents to be revised to ensure that they satisfy the requirements of all parties as well as aligning with higher level strategic documents and visions.
- 7.39 The Neighbourhood Design Codes are 'live' documents that will need to be kept under review as Welborne is delivered. The Neighbourhood Design Codes are lengthy documents however given the scale of the development and the likely period of delivery, this is necessary to clearly articulate the high standards that developers will need to deliver and to set the necessary context to ensure that the quality is consistent throughout the delivery period.
- 7.40 The Neighbourhood Design Codes are very prescriptive in places which is accepted as being necessary in order to secure the specific place making features within the Welborne Vision together with the applicant's vision. Members will note from the summary of representations that The Fareham Society welcomes the level of prescription. The inclusion of 'Key Components' or 'must haves' is a fundamental part of the Neighbourhood Design Codes and

fixing all these points at this stage is welcomed and will ensure that the vision remains consistent throughout the delivery of the development.

- 7.41 The Neighbourhood Design Codes seek to provide detailed guidance to enable developers to formulate the plans for their specific part of Welborne within clearly defined boundaries which is required by the National Planning Policy Framework as set out earlier in this report.
- 7.42 The Neighbourhood Design Codes enable the 'testing' of the housebuilder layouts by including a 'key component' checklist to ensure that the key elements are included and delivered. The chapters containing guidance for property owners are also important as this guidance will ensure that the high standard of design that is initially created is upheld and not diluted over time.
- 7.43 The Neighbourhood Design Codes are fully consistent with the already approved Strategic Design Code and the Welborne Street Manual. They are considered invaluable documents that are clearly structured to enable developers to design their development so that it aligns with the Welborne Vision and for this Council to assess the development to ensure it achieves the required high quality.

8.0 Recommendation

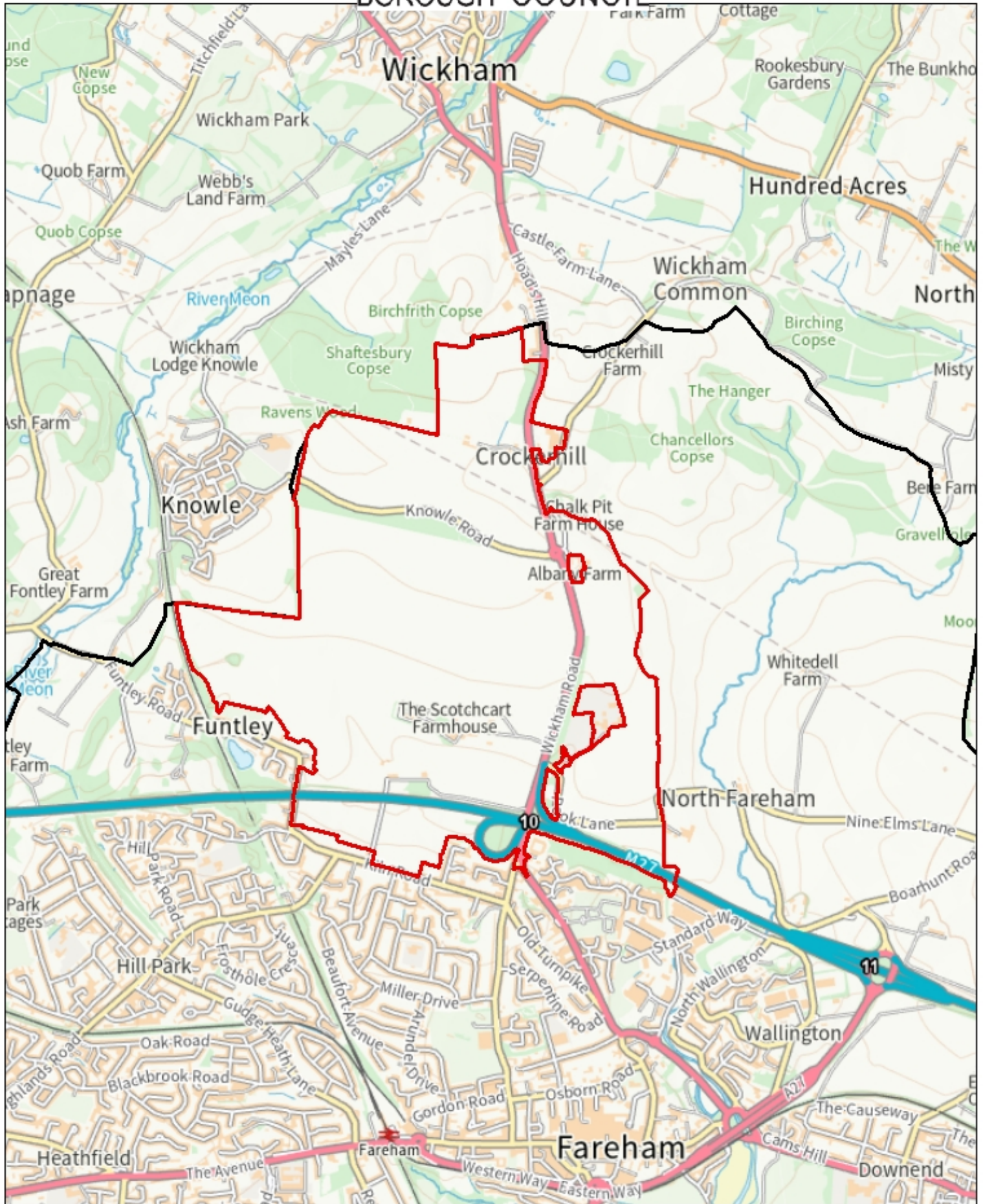
- 8.1 **APPROVE THE DASHWOOD AND CHESTERFIELD NEIGHBOURHOOD DESIGN CODES PURSUANT TO CONDITION 11 OF OUTLINE PLANNING PERMISSION P/17/0266/OA.**

9.0 Background Papers

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

FAREHAM

BOROUGH COUNCIL



Welborne
Land North of Fareham

Scale 1:24,000



OFFICER REPORT FOR COMMITTEE

DATE: 28/03/2024

**P/23/1074/RM
WELBORNE LAND LTD AND
WELBORNE PYE LTD**

**FAREHAM NORTH
AGENT: PYE HOMES**

RESERVED MATTERS APPLICATION PURSUANT TO OUTLINE PLANNING PERMISSION P/17/0266/OA (LAND AT WELBORNE) FOR ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOR THE CONSTRUCTION OF 210 DWELLINGS (USE CLASS C3) AND ASSOCIATED INFRASTRUCTURE, ENGINEERING AND ANCILLARY WORKS

WELBORNE, DASHWOOD NEIGHBOURHOOD, LAND NORTH OF FAREHAM

Report By

Lucy Knight – direct dial 01329 824579

1.0 Introduction

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

2.0 Site Description

2.1 The site is currently a construction site associated with the delivery of the enabling infrastructure, utilities and services for the first phase of development at Welborne. The site comprises of a development area to the north and north west of a proposed primary road to be known as Dashwood Avenue (the subject of application reference P/23/1161/RM reported elsewhere on this Agenda).

2.2 The site broadly slopes gently from the north down to the south towards Dashwood Avenue with some variations in ground levels across the whole site.

2.3 This application relates to the first phase of development at Welborne by the housebuilder Pye Homes. This Reserved Matters application sits within the Dashwood Neighbourhood (as defined in the Strategic Design Code approved under planning reference P/17/0266/DP/I), a neighbourhood accessed from the proposed Dashwood Avenue, which is the central primary route through the initial development phase of Welborne.

- 2.4 To the west of the application site is the development parcel being brought forward by the housebuilder C G Fry and to the south and east is the development parcel being brought forward by the housebuilder Thakeham Homes and the proposed primary school.
- 2.5 To the north of the site is the Dashwood Suitable Alternative Natural Greenspace (SANG) which sits within the administrative boundary of Winchester City Council.

3.0 *Description of Proposal*

- 3.1 This application seeks reserved matters approval pursuant to outline planning permission P/17/0266/OA for the approval of access, appearance, layout, scale and landscaping for residential development associated with part of the Dashwood Neighbourhood.
- 3.2 The application comprises 210 dwellings, comprising a mix of one, two, three, four, and five bed homes including 19 affordable homes, with associated parking and landscaping.
- 3.3 The proposed layout includes 12 development blocks, most with back-to-back garden arrangements, some are courtyard blocks and others are in a linear arrangement. The housing is comprised of apartment blocks, terraces, semi-detached pairs and detached houses with accommodation over two, two and a half and three storeys.
- 3.4 A number of issues were raised by officers in relation to the application as originally submitted. As a result amended plans have been submitted including development layout/ house type amendments, landscaping amendments, a revised transport statement, amended swept path analysis, amended Drainage Strategy Report (including Waste Water Strategy) and a detailed Ecology note.
- 3.5 The market housing mix would comprise:
- 1 bedroom – 4
 - 2 bedroom – 45
 - 3 bedroom – 74
 - 4 bedroom – 65
 - 5 bedroom - 3
- 3.6 The proposed affordable housing mix would comprise:
- 1 bedroom – 6
 - 2 bedroom – 8

- 3 bedroom – 4
- 4 bedroom - 1

- 3.7 The affordable housing tenure mix would comprise a mixture of affordable rent and shared ownership homes with 12 being shared ownership and 7 being affordable rent.
- 3.8 Vehicular and pedestrian access to the site is achieved through the road provision proposed under P/23/1161/RM (see description of development in application history below).

4.0 Policies

- 4.1 The following policies apply to this application:

Adopted Local Plan Part 3: The Welborne Plan

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

Other Documents:

National Planning Policy Framework (NPPF) 2023
 Welborne Design Guide Supplementary Planning Document
 Welborne Strategic Design Code
 Welborne Streets Manual
 Dashwood Neighbourhood Design Code

5.0 Relevant Planning History

- 5.1 The following planning history is relevant:

P/17/0266/OA	A New Community Of Up To 6000 Dwellings (C3 And C2, Including A Care Home Of Use Class C2) Together With A District Centre (Comprising Up To 2,800M2 Food Store Retail (A1), Up To 2,419M2 Of
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Non-Food Retail (A1) And Up To 2,571M2 Of Other Non-Convenience/Comparison Retail Use (A1 - A5)); A Village Centre (Comprising Up To 400M2 Food Store Retail (A1), Up To 1,081M2 Of Non-Food Retail (A1), A Public House (Up To 390M2 A4 Use) And Up To 339M2 Of Other Non-Convenience/Comparison Retail Use (A1 - A5)); Up To 30,000M2 Of Commercial And Employment Space (B1); Up To 35,000M2 Of General Industrial Use (B2); Up To 40,000M2 Of Warehousing Space (B8); A Hotel (Up To 1,030M2 C1 Use); Up To 2,480M2 Of Community Uses (D1 And D2); Up To 2,200M2 Ancillary Nursery (D1), Health Centre (D1) And Veterinary Services (D1); Retention Of Dean Farmhouse; A Secondary School, 3 Primary Schools; Pre-Schools; Green Infrastructure Including Formal And Informal Open And Amenity Space; Retention Of Some Existing Hedgerows, Grassland, Woodland Areas, Allotments, Wildlife Corridors; All Supporting Infrastructure; Household Waste Recycling Centre; Requisite Sub-Stations; Sustainable Drainage Systems Including Ponds And Water Courses; A Remodelled M27 J10 Including Noise Barrier(S); Works To The A32 Including The Creation Of Three Highway Junctions And New Crossing(S); Distributor Roads (Accommodating A Bus Rapid Transit Network) And Connections To The Surrounding Cycleway And Pedestrian Network; Car Parking To Support Enhanced Use Of Dashwood; Ground Remodelling; Any Necessary Demolition; With All Matters Reserved For Future Determination With The Exception Of The Works To M27 J10 And The Three Highway Junctions And Related Works To The A32.

Permission

30 September 2021

P/22/0867/RM

Reserved matters for access, appearance, landscape, layout and scale for the creation of a north to south bridleway connection on the western side of Welborne including connections to existing public rights of way, the provision of a Car Park to support the use of Dashwood as a SANG, public right of way provision at Fareham Common and requisite utility connections to serve the first phases of development, including any associated hard and soft landscaping, drainage,

construction access, engineering operations and earthworks including details pursuant to conditions 45 (Dashwood Car Park provision) and 56 (Work within 15m of the gas main).

Approved

15 December 2022

P/22/1020/RM

Reserved matters in relation to outline planning permission P/17/0266/OA: for access, appearance, landscape, layout and scale for the construction of haul roads and initial base course road carriageway related to the delivery of initial phases of Welborne to the north of Knowle Road, including any associated drainage, soil movement, utility connections, substations, construction access, engineering operations and earthworks including details pursuant to conditions 13 (compliance with the Site Wide Biodiversity Enhancement Strategy), 16 (scale, materials, design and landscaping), 17 (levels), 19 (Contamination), 22 (CEMP), 27 (Surface Water Drainage), 28 (Ecology mitigation), 29 (Trees) and 56 (Crossing of the gas pipeline)

Approved

15 December 2022

P/23/1161/RM

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

**Under
consideration**

P/23/0213/RM

Application for reserved matters approval for the appearance, landscape, layout and scale for the creation of a foul pumping station and associated connections to the first phases of Welborne, including

any associated hard and soft landscaping, drainage, utility connections, construction access, engineering operations and earthworks, including adjustments to footpath connections and drainage details associated with P/22/0867/RM and P/22/1020/RM, and details Pursuant To Conditions 13 (Compliance With The Site Wide Biodiversity Enhancement Strategy), 16 (Scale, Materials, Design And Landscaping), 17 (Levels), 19 (Contamination), 22 (CEMP), 27 (Surface Water Drainage), 28 (Ecology Mitigation) and 29 (Arboriculture) of P/17/0266/OA

Approved

16 August 2023

P/23/1175/RM

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

**Under
consideration**

P/23/1178/RM

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

**Under
consideration**

P/17/0266/DP/I

Details pursuant to Condition 9 (Strategic Design Code) and Condition 10 (Streets Manual) of P/17/0266/OA: Welborne - A new community of up to 6000 dwellings (C3 and C2, including a care home of use class C2) together with a district centre (comprising up to 2,800m² food store retail (A1), up to 2,419m² of non-food retail (A1) and up to 2,571m² of other non-convenience/comparison retail use (A1 - A5)); a village centre (comprising up to 400m² food store retail (A1), up to 1,081m² of non-food retail (A1), a public house (up to 390m² A4 use) and up to 339m² of other non-convenience/comparison retail use (A1 - A5)); up to 30,000m² of commercial and employment space (B1); up to 35,000m² of general industrial use (B2); up to 40,000m² of warehousing space (B8); a hotel (up to 1,030m² C1 use); up to 2,480m² of community uses (D1 and D2); up to 2,200m² ancillary nursery (D1), health centre (D1) and veterinary services (D1); retention of Dean Farmhouse; a secondary school, 3 primary schools; pre-schools; green infrastructure including formal and informal open and amenity space; retention of some existing hedgerows, grassland, woodland areas, allotments, wildlife corridors; all supporting infrastructure; household waste recycling centre; requisite sub-stations; sustainable drainage systems including ponds and water courses; a remodelled M27 J10 including noise barrier(s); works to the A32 including the creation of three highway junctions and new crossing(s); distributor roads (accommodating a Bus Rapid Transit network) and connections to the surrounding cycleway and pedestrian network; car parking to support enhanced use of Dashwood; ground remodelling; any necessary demolition; with all matters reserved for future determination with the exception of the works to M27 J10 and the three highway junctions and related works to the A32.

Approved 10 January 2024

P/17/0266/DP/O

Detail Pursuant to Condition 11 (Neighbourhood Design Codes: Dashwood and Chesterfield) of Planning Permission P/17/0266/OA - New community

of up to 6000 dwellings (C3 and C2, including a care home of use class C2) together with a district centre (comprising up to 2,800m² food store retail (A1), up to 2,419m² of non-food retail (A1) and up to 2,571m² of other nonconvenience/ comparison retail use (A1 - A5)); a village centre (comprising up to 400m² food store retail (A1), up to 1,081m² of non- food retail (A1), a public house (up to 390m² A4 use) and up to 339m² of other nonconvenience/ comparison retail use (A1 - A5)); up to 30,000m² of commercial and employment space (B1); up to 35,000m² of general industrial use (B2); up to 40,000m² of warehousing space (B8); a hotel (up to 1,030m² C1 use); up to 2,480m² of community uses (D1 and D2); up to 2,200m² ancillary nursery (D1), health centre (D1) and veterinary services (D1); retention of Dean Farmhouse; a secondary school, Primary schools; pre-schools; green infrastructure including formal and informal open and amenity space; retention of some existing hedgerows, grassland, woodland areas, allotments, wildlife corridors; all supporting infrastructure; household waste recycling centre; requisite substations; sustainable drainage systems including ponds and water courses; a remodelled M27 J10 including noise barrier(s); works to the A32 including the creation of three highway junctions and new crossing(s); distributor roads (accommodating a Bus Transit network) and connections to the surrounding cycleway and pedestrian network; car parking to support enhanced use of Dashwood; ground remodelling; any necessary demolition; with all matters reserved for future determination with the exception of the works to M27 J10 and the three highway junctions and related works to the A32 at Welborne, Land North Of Fareham, Fareham.

**Under
consideration**

P/17/0266/DP/Z

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

Approved

28 February 2024

6.0 Representations

6.1 Two comments were received during the initial publicity period from a resident of Fareham and Wickham and Knowle Parish Council raising the following concerns:

- Car favoured roads – not enough priority given to pedestrians and cyclists
- Need raised tables to slow vehicles down
- Support the objection from Hampshire Highways

6.2 Comments were received from The Fareham Society after the initial publicity period had closed who made the following points:

- Pleased to see attractive house designs and layouts that allow for parking to sides and in rear parking courts
- No breakdown of the tenure split of the affordable housing has been provided and this must meet the requirements of the outline permission.

6.3 Amended plans were submitted and a further publicity undertaken during which further comments were received from The Fareham Society after the publicity close date which raised the following:

- Noted that the tenure split for the affordable housing has now been submitted and this must meet the requirements in the outline permission.

7.0 Consultations

EXTERNAL

Active Travel England

7.1 No objection subject to a condition requiring submission of details of walking/ cycling infrastructure including works to the adopted highway, comprising: the proposed Greenway shared path, pedestrian and cycle access points and crossing points.

Natural England

7.2 Final comments awaited.

Hampshire County Council (Lead Local Flood Authority)

7.3 No objection.

Hampshire County Council (Highways)

7.4 No objection

Hampshire & Isle of Wight Constabulary (Designing Out Crime)

7.5 Gates should be fitted to car parking areas. Cycle and bin stores should be separate.

Scotia Gas Networks

7.6 No reply received to detailed consultation.

Southern Water

7.7 The sewer services at this location are the responsibility of ICOSA. The connection/ discharge points to the public network and agreed discharge flow rates must be compliant with inset/ New Appointment and Variations (NAV) agreements terms.

Portsmouth Water

7.8 No objection.

Winchester City Council

7.9 No objection.

ICOSA Water

7.10 No objection.

INTERNAL

Hampshire County Council (Ecology)

7.11 No objection subject to condition requiring compliance with submitted ecology reports.

Trees

7.12 No objection.

Streetscene (Refuse and Recycling)

7.13 No objection subject to approval of the revised swept path analysis tracking by the appointed Transport Planner.

Environmental Health (Pollution)

7.14 No objection.

Environmental Health (Contaminated Land)

7.15 No objection.

8.0 Planning Considerations

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

- a) Principle of the Development;
- b) Layout;
- c) Scale;
- d) Appearance;
- e) Affordable Housing;
- f) Cycling and Car Parking
- g) Refuse and Recycling
- h) Landscaping and Planting
- i) Onsite biodiversity
- j) Impact on habitat sites

a) Principle of the Development

8.2 Outline planning permission for Welborne was granted in September 2021 under reference P/17/0266/OA. The site of the outline planning permission includes land on the north and south sides of the existing Knowle Road.

8.3 The outline planning permission included the approval of a number of Parameter Plans, relating to open space and green infrastructure, access roads and junctions, application boundary, land use, building heights and density.

8.4 This application is made pursuant to Condition 16 of the outline planning permission which requires that:

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

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

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

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

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

b) Layout

8.7 The proposed density is approximately 28 dwellings per hectare, which accords with the approved Residential Density Parameter Plan and Structuring Plan.

8.8 The proposal includes two tertiary streets which lead off Dashwood Avenue. These have been designed in accordance with the Welborne Streets Manual and include verges and trees. The street network will provide a strong landscape structure, allowing for visual and physical connectivity including a green link through the centre of the site.

8.9 Two vehicular accesses are proposed to serve the application site from the main primary road network (Dashwood Avenue). Further accesses are proposed south of the application site off of Dashwood Avenue within the Dashwood Neighbourhood under the application submitted by CG Fry (reference P/23/1028/RM).

8.10 The proposed layout includes back-to-back garden blocks and also some courtyard blocks to provide off street parking for rows of terraced dwellings. These courtyard blocks are arranged so that there is a level of activity to them with some having flats over garages and/ or windows overlooking them to aid with natural surveillance of the area.

- 8.11 Courtyard 'lanes' are proposed, with coach houses (flats over garages) above parking areas providing overlooking and passive surveillance. Courtyard blocks are also proposed which provide a strong built form frontage to Dashwood Avenue and some of the internal tertiary streets with parking in the rear courts or to the side of buildings.
- 8.12 A number of additional windows have been added to the houses to ensure that increased levels of natural surveillance are achieved. This could be over courtyard parking areas as well as simply down driveways between two homes. A high degree of natural surveillance of these areas all helps with the objectives of designing out of crime.
- 8.13 There is pedestrian connection throughout the layout, overlooked by adjacent buildings, providing enhanced east to west permeability between western courtyard parcels all the way through to Dashwood Park.
- 8.14 The Hampshire & Isle of Wight Constabulary (Designing Out Crime) Officer raised a number of points some of which have been addressed with the revised layout or can be dealt with by securing details of lighting, planting and boundary treatment by planning condition.
- 8.15 The coach houses have a small area of defensible space delineated by a change in ground surface material to the front of each unit, opening onto courtyards or secondary roads.
- 8.16 There are a number of access ways to the rear of terraced dwellings in order to provide access to rear gardens. It is not possible to completely remove this design element but some of the amendments have resulted in a reduction of rear access points.
- 8.17 The property garden depths meet the requirements of the Strategic Design Code. The majority will have a minimum 11 metre garden depth; a small number have a minimum of 9-11 metres depth, however, whilst shorter in depth, they exceed the minimum area to ensure that there remains adequate amenity space for each unit. All houses have a minimum of 68 square metres garden area.
- 8.18 The Strategic Design Code states that communal gardens should typically include 25 metres squared of private amenity space per unit. However, it does allow for a reduction in this provision for apartment blocks that are located close to areas of public open space.
- 8.19 There are 3 apartment blocks located within the site, all of which have communal garden areas. Where the areas do not provide for 25 square

metres of amenity space per unit they are located close to areas of public open space.

- 8.20 In addition to garden depth and amenity areas, the layout ensures that there are acceptable levels of privacy by ensuring that there is adequate separation from neighbouring windows into gardens at close quarters.
- 8.21 A pocket green space has been proposed to the north east of the site which is to include play provision of a natural design to reflect the Woodland Character Area.
- 8.22 A green link is proposed running from the north east to the south west of the site where it will continue through the C G Fry parcel of land. This green link allows access through to Dashwood Park and the Chesterfield Primary School and includes block paved level crossing areas where the green link crosses the streets to give priority to pedestrians and cyclists.

c) Scale

- 8.23 The scheme consists of 2, 2.5 and 3 storey residential buildings, with a range of single storey ancillary buildings.
- 8.24 The proposal includes houses up to 3 storeys along Dashwood Avenue reflecting the heightened status of this primary street; and fronting onto Dashwood Park; elsewhere, buildings are typically 2 storeys with a few 2.5 storey houses. This is in accordance with the approved Building Heights Parameters Plan and the Structuring Plan approved under the outline planning permission and as echoed in the Strategic Design Code.

d) Appearance

- 8.25 The dwellings are proposed in Garden City Arts & Crafts and Queen Anne styles and material palettes. The design of the development is inspired by early twentieth Century Garden City Movement with buildings in both formal and informal styles using various shades of red brickwork with quoining details and white painted timber sash or casement windows.
- 8.26 The proposed layout includes a transition edge to the primary road network (Dashwood Avenue) to the south. The Strategic Design Code sets out that these edges between neighbourhoods and other amenities need careful consideration and to ensure that there is a complementary relationship between adjoining neighbourhoods through street scene design, architecture and material choices. The Dashwood Avenue edge is a location where the Dashwood neighbourhood borders the Chesterfield neighbourhood, which has

differing built form characteristics. As a result the frontage along Dashwood Avenue will have a relatively uniform material palette treatment, with buildings in the two neighbourhoods built in a similar or complementary brick.

- 8.27 The front boundaries of the properties are predominantly planted with hedges with some railings present in appropriate locations such as those properties fronting onto Dashwood Park and Dashwood Avenue.

e) Affordable Housing

- 8.28 The proposal includes two clusters of affordable housing, with eleven dwellings in one cluster, and eight in the other.
- 8.29 The western cluster of 11 dwellings will provide houses of between 2 and 4 bedrooms arranged around a rear parking courtyard all with private gardens.
- 8.30 The eastern cluster is comprised of 8 apartments, 6 of which are situated within an apartment block and two are flats over garages situated in the rear parking courtyard.
- 8.31 A Neighbourhood Housing Statement has been submitted pursuant to the relevant planning condition on the outline planning permission (application reference P/17/0266/DP/Z). This Statement covers the development in Dashwood neighbourhood and part of the Chesterfield neighbourhood. The Statement has regard to the three planning applications for the development of the initial residential phases at Welborne; including this application and those of housebuilders Thakeham (reference P/23/1075/RM) and C G Fry (reference P/23/1028/RM), which are located in both the Chesterfield and Dashwood neighbourhoods of Welborne. The Statement also has regard to the proposal from Buckland Development for the delivery of the Village Centre (reference P/23/1644/RM) – which is within Chesterfield neighbourhood.
- 8.32 Schedule 10 of the Section 106 Legal Agreement for the outline planning permission (reference P/17/0266/OA) states that not less than 10% of the total number of residential units in a neighbourhood shall be provided as affordable housing units “...unless otherwise agreed with the Borough Council”.
- 8.33 Following discussions between the applicant and the Council, it has been agreed that a block of 14 affordable rented older person apartments would be delivered in the Village Centre (under planning application reference P/23/1644/RM). That older persons block will comprise 12 x one bedroom units and 2 x two bedroom units. This area will fall within the boundaries of the Chesterfield neighbourhood.

- 8.34 The delivery of 14 affordable rented units in the Village Centre will result in an over provision of affordable housing in this location, when related to the provision of dwellings as part of the Village Centre proposal. However, given the amenities to be provided at the Village Centre, this location has been negotiated with Fareham Housing as an acceptable location for the older persons units.
- 8.35 In light of this Village Centre over-provision the three reserved matters applications for the rest of phase 1, of which this application is one (along with the applications by C G Fry and Thakeham homes), will deliver below 10% affordable housing, on the basis that the shortfall is addressed through the provision as part of the Village Centre proposals. In case of this application 9.05% affordable units will be delivered comprising seven rented and twelve shared ownership dwellings.
- 8.36 To ensure the creation of a mixed, integrated and socially inclusive community, the affordable housing will be developed to the same design and construction standards as the market housing (tenure blind)
- 8.37 The Affordable Housing Delivery Manager at Fareham Housing has been consulted during the course of the application and has stated that the application provides an acceptable affordable housing mix when considered across the whole neighbourhood.

f) Cycling and car parking

- 8.38 A variety of different car parking solutions are proposed, allowing the most convenient solution to be provided for individual homes, and minimising the impact of the car in streets with varying character.
- 8.39 As per the Strategic Design Code and the Welborne Design Guide Supplementary Planning Document (SPD) garages will not normally count towards overall parking provision.
- 8.40 The Strategic Design Code dictates that if a combination of allocated (eg. on plot) and unallocated spaces (eg. space in a verge) are planned for an individual dwelling, the overall parking provision required will achieve the allocated parking spaces requirement in terms of numerical spaces if this approach had been taken.
- 8.41 In this case the one bedroom, two bedroom and three bedroom homes all meet the allocated parking standard. This is through the use of driveways, car barns and courtyard parking areas.

- 8.42 Some of the four bed houses which require three spaces, however, include the provision of a garage as their third space with two further spaces on a driveway or in a parking court. Consistent with the SDC these garages have not been counted as a parking space. The consequence of this is that the parking for these homes is provided through a combination of on plot provision through the use of driveways and a third space on the street.
- 8.43 Not every four bed roomed house requires this on street 'third' space; a number of these units have adequate driveway space to park three cars as per the parking standard and still include a garage. However, where there is a need for the 'on-street' spaces these are unallocated but have been designed to be as close to the house to which they serve as reasonably practicable when talking into account the other facets of the street design (drainage, trees, lighting, verges etc...).
- 8.44 Furthermore, so as to not reduce the quantum of visitor parking through the use of the on-street spaces as the "third space" for the four bedroom homes, the number of visitor spaces provided also meets the parking standard for visitor parking (0.2 spaces per dwelling).
- 8.45 Buckland has prepared a phase 1 parking plan to illustrate the combined extent of on street parking across all three housebuilder reserved matter areas. Some of the proposed on street parking spaces are to be provided along Dashwood Avenue and within the Thakeham parcel (so, outside of the application site). The application therefore relies on the delivery of the parking along the primary road network at Welborne (P/23/1161/RM) in order to provide adequate parking provision to service the development. The first phase as a whole provides more than the necessary visitor parking required for the overall number of units when measured against the Council's car parking standards.
- 8.46 Cycle storage is proposed in-line with the Council's requirements.
- 8.47 The government's statutory consultee in relation to active travel, Active Travel England (ATE), recommend approval of the application subject to the walking/cycling infrastructure including works to the adopted highway, complying with the conditions set out in the outline planning permission.

f) Refuse and recycling

- 8.48 For all houses, refuse and recycling bins will be stored within designated areas in rear gardens. All houses will be provided with secure, gated access to their rear garden. On collection day, householders will move their bins from

the rear garden to the kerb side collection point.

- 8.49 Refuse and re-cycling storage for apartments will be provided in stand-alone, purpose built communal structures.
- 8.50 Tracking drawings have been provided to demonstrate that a refuse vehicle can navigate the roads and rear courtyard blocks. Subject to the Highway Authority finding these sweep path plans acceptable and ensuring there is no conflict between the vehicle movements with boundaries, parking areas or at footpath crossing locations, the Council's Street Scene team are satisfied the refuse and recycling details and the design approach are acceptable.

g) Landscaping and planting

- 8.51 The landscape and planting strategy accords with the Dashwood Neighbourhood Design Code, namely:
- Tree planting, verges, hedge-lined frontages and open spaces that respond to the woodland character. The mature woodland context will contribute to a verdant setting for the dwellings.
 - The proposal supports the Welborne Garden Village vision for tree-lined streets, the species of which are selected to accord with the Street Design Manual.
 - A pocket park has been incorporated into the layout which will contribute to an attractive outlook for the dwellings sited around it, with flexible opportunities for informal play and amenity.
 - Frontages alongside streets are defined with hedges and garden spaces. Narrower frontages comprise planting or paving.
- 8.52 The proposed hard landscaping palette is in accordance with the Dashwood Neighbourhood Design Code and the Welborne Streets Manual.
- 8.53 Primary frontages to dwellings are consistently defined with hedgerows. Parking courts and rear garden boundaries visible from the street comprise brick walls with detailing including climbing plants for wildlife benefit and visual amenity. Rear garden fences adjoining parking courts shall be secured with capped close board timber fencing, while traditional woven panels will be erected to separate gardens. The detail of these areas will be important.

8.54 The landscape proposals accord with the approved Open Space and Green Infrastructure Parameter Plan, the Strategic Design Code and Policies WEL6, WEL7, WEL32, WEL33 and WEL34 of The Welborne Plan.

h) Onsite biodiversity

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

- Integrated bat box, swift box, sparrow terrace, and bee bricks installed in the dwellings
- Hedgehog access holes within fence panels
- Amenity grassland sown with flowering lawn seed mix
- Landscape planting will be native or cultivar species with wildlife benefits

8.56 In light of the biodiversity enhancements proposed, the details meet the requirements of Policy WEL31 of The Welborne Plan.

i) Impact on habitat sites

8.57 The Solent is internationally important for its wildlife. Each winter, it hosts over 90,000 waders and wildfowl including 10 per cent of the global population of Brent geese. These birds come from as far as Siberia to feed and roost before returning to their summer habitats to breed. There are also plants, habitats and other animals within The Solent which are of both national and international importance.

8.58 In light of their importance, areas within The Solent have been specially designated under UK/ European law. Amongst the most significant designations are Special Protection Areas (SPA) and Special Areas of Conservation (SAC). These are referred to as National Site Network (NSN) sites.

8.59 Regulation 63 of the Habitats and Species Regulations 2017 provides that planning permission can only be granted by a 'Competent Authority' if it can be shown that the proposed development will either not have a likely significant effect on designated sites or, if it will have a likely significant effect, that effect can be mitigated so that it will not result in an adverse effect on the integrity of the designated sites. This is done following a process known as an Appropriate Assessment. The Competent Authority is responsible for carrying out this process, although they must consult with Natural England and have

regard to their representations. The Competent Authority is the Local Planning Authority.

- 8.60 A “Shadow” Appropriate Assessment and Nitrogen Budgets Supporting Information document has been submitted with the application to aid the Council in its role as Competent Authority when carrying out the Appropriate Assessment. Natural England in response to a consultation on the application indicated that the originally submitted Shadow Appropriate Assessment lacked information relative to the impact of the development on the New Forest Designated Sites and the Nitrate Mitigation package.
- 8.61 The applicant has since submitted a revised Shadow Appropriate Assessment to address the concerns of Natural England. This Council has also completed its own Appropriate Assessment to assess the likely significant effects of the development on the NSN concluding that there are no likely significant effects either alone from this development or in combination with other developments. The Council agrees with the findings in the applicants Shadow Appropriate Assessment and has, therefore, adopted the applicants Shadow Appropriate Assessment as its own. The key considerations for the assessment of the likely significant effects in the adopted Assessment are set out below.
- 8.62 Firstly, in respect of Recreational Disturbance, the development is within 5.6km of The Solent SPAs and is therefore considered to contribute towards an impact on the integrity of the Solent SPAs as a result of increased recreational disturbance in combination with other development in The Solent area. The applicant is providing on site SANG across the Welborne site, secured through the outline planning permission to mitigate against this impact alongside a proportionate contribution to the Solent Bird Aware project.
- 8.63 In addition to the above and since the grant of outline planning permission, research undertaken by Footprint Ecology has identified that planned increases in housing around the New Forest designated sites will result in a marked increase in use of the sites and exacerbate recreational impacts. It was found that the majority of visitors to the New Forest designated sites on short visits/day trips from home originated from within a 13.8km radius of the sites referred to as the ‘Zone of Influence’ (Zol). The site does not fall within the Zol, however, is located within the buffer zone of 15km from the edge of the New Forest NSN and therefore, there is a need for the New Forest NSN sites to be included in the Appropriate Assessment.
- 8.64 Natural England’s response to the consultation on the application and the initially submitted Shadow AA has stated that, whilst significant levels of onsite green infrastructure are to be provided at Welborne, which would address the impacts of the development “alone” on the New Forest NSN sites, there is still

likely to be other residual trips “in combination” with other sites. Natural England has therefore suggested that, in addition to the onsite green infrastructure, full contributions should also be sought in accordance with the Council’s adopted interim solution for managing the impacts upon the New Forest.

- 8.65 The Council’s Interim solution does not include the additional Zol of up to 15km sites and as such the methodology for calculating the per-dwelling contribution based on development pressures in the Zol are likely to be different. The revised Shadow Appropriate Assessment sets out in detail how the green spaces on site will over-provide against the required SANG standards for the early residents at Welborne and that significant, high quality green infrastructure is to be provided on the site close to the first homes and is phased for delivery such that, by the time the critical mass of population is reached whereby the provided SANG is needed to function for its intended purpose, other green infrastructure will be in place. The Council agrees with the conclusions of the Shadow Appropriate Assessment that the provision of on site, high quality open space will fully mitigate the impacts of the development upon the New Forest NSN sites both alone and in combination with other plans and projects. The Council therefore, considers that a financial contribution is not required as well and considers this a suitable level of mitigation.
- 8.66 Secondly in respect of the impact of the development on water quality as a result of surface water and foul water drainage, Natural England has highlighted that there is existing evidence of high levels of nitrogen and phosphorus in parts of The Solent with evidence of eutrophication. Natural England has further highlighted that increased levels of nitrates entering The Solent (because of increased amounts of wastewater from new dwellings) will have a likely significant effect upon the NSN. When considered alone and in the absence of mitigation the proposal will increase nitrogen loading to the water environments. However, as set out within the Shadow Appropriate Assessment, the proposed nitrogen loading from the development of the application site when assessed together with the agricultural land taken out of agricultural use will ensure that the impacts are neutralised.
- 8.67 The areas of land that have been calculated as necessary to cancel out the additional loading generated by the new residential development within the Reserved Matter Application is shown in paragraph 6.10 of the Shadow AA (paragraph 6.6 of the Shadow AA shows all of the land identified to be removed from agricultural use to address all three housebuilder Reserved Matter Applications). A suitably worded planning condition will provide certainty that the identified land will be secured as nitrate mitigation land

should further development not come forward.

- 8.68 As indicated above, the Council has adopted the applicants' Shadow Appropriate Assessment. The Habitat Regulations require the Council as Competent Authority to have regard to the advice of Natural England and the advice provided. The Council is entitled to place considerable weight on the opinion of Natural England, as the expert national agency with responsibility for oversight of nature conservation, and ought to do so absent good reason not to. In this case, however, the Council is of the view that there are good and cogent reasons to depart from Natural England's initial advice regarding the requirement for a financial contribution which are set out above and within the Council's Shadow Appropriate Assessment. The Council is awaiting a response from Natural England on the Shadow Appropriate Assessment.

9.0 Summary

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

10.0 Recommendation

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

THEN

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

THEN

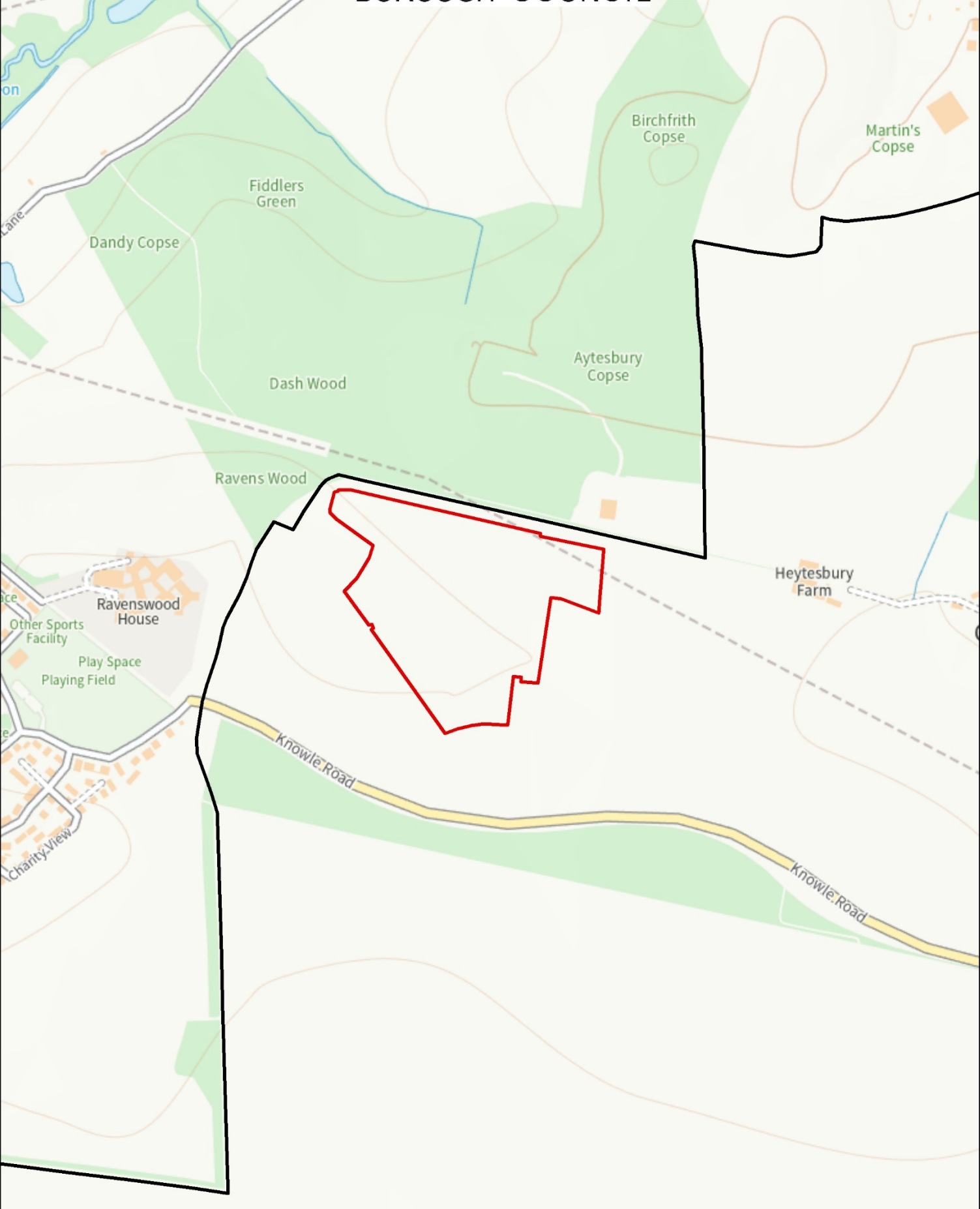
- 10.3 DELEGATE authority to the Head of Planning to make any necessary modification, deletion or addition to the proposed conditions.

11.0 Background Papers

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

FAREHAM

BOROUGH COUNCIL



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



Agenda Item 6(6)

OFFICER REPORT FOR COMMITTEE

DATE: 28/03/2024

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

FAREHAM NORTH
AGENT: THAKEHAM HOMES LTD

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

WELBORNE, LAND NORTH OF FAREHAM

Report By

Kim Hayler – direct dial 01329 824688

1.0 Introduction

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

2.0 Site Description

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

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

3.0 Description of Proposal

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

The proposed affordable housing mix would comprise:

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

2 bedroom – 4 units

3 bedroom – 4 units

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

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

4.0 Policies

4.1 The following policies apply to this application:

Adopted Local Plan Part 3: The Welborne Plan

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

Other Documents:

National Planning Policy Framework (NPPF) 2023

Welborne Design Guide Supplementary Planning Document

Welborne Strategic Design Code and Chesterfield Design Code

Welborne Streets Manual.

5.0 Relevant Planning History

5.1 The following planning history is relevant:

P/17/0266/OA	New community of up to 6000 dwellings (C3 and C2, including a care home of use class C2) together with a district centre (comprising food store retail, non-food retail and other non-convenience/ comparison retail use); a village centre (comprising food store retail, non- food retail, a public house and other nonconvenience/ comparison retail use); commercial
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and employment space; general industrial use, warehousing space, a hotel, community uses, ancillary nursery; health centre and veterinary services; retention of Dean Farmhouse; a secondary school, Primary schools; pre-schools; green infrastructure including formal and informal open and amenity space; retention of some existing hedgerows, grassland, woodland areas, allotments, wildlife corridors; all supporting infrastructure; household waste recycling centre; requisite substations; sustainable drainage systems including ponds and water courses; a remodelled M27 J10 including noise barrier(s); works to the A32 including the creation of three highway junctions and new crossing(s); distributor roads (accommodating a Bus Transit network) and connections to the surrounding cycleway and pedestrian network; car parking to support enhanced use of Dashwood; ground remodelling; any necessary demolition; with all matters reserved for future determination with the exception of the works to M27 J10 and the three highway junctions and related works to the A32.

Permission

30 September 2021

P/22/0867/RM

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

Approved

15 December 2022

P/22/1020/RM

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

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

Approved

15 December 2022

P/23/1161/RM

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

Under consideration

P/23/0213/RM

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

Approved

16 August 2023

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

Under consideration

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

Under consideration

P/17/0266/DP/I Details pursuant to Condition 9 (Strategic Design Code) and Condition 10 (Streets Manual) of P/17/0266/OA: Welborne - A new community of up to 6000 dwellings (C3 and C2, including a care home of use class C2) together with a district centre (comprising up to 2,800m² food store retail (A1), up to 2,419m² of non-food retail (A1) and up to 2,571m² of other non-convenience/comparison retail use (A1 - A5)); a village centre (comprising up to 400m² food store retail (A1), up to 1,081m² of non-food retail (A1), a public house (up to 390m² A4 use) and up to 339m² of other non-convenience/comparison retail use (A1 - A5)); up to 30,000m² of commercial and employment space (B1); up to 35,000m² of general industrial use (B2); up to 40,000m² of warehousing space (B8); a hotel (up to 1,030m² C1 use); up to

2,480m² of community uses (D1 and D2); up to 2,200m² ancillary nursery (D1), health centre (D1) and veterinary services (D1); retention of Dean Farmhouse; a secondary school, 3 primary schools; pre-schools; green infrastructure including formal and informal open and amenity space; retention of some existing hedgerows, grassland, woodland areas, allotments, wildlife corridors; all supporting infrastructure; household waste recycling centre; requisite sub-stations; sustainable drainage systems including ponds and water courses; a remodelled M27 J10 including noise barrier(s); works to the A32 including the creation of three highway junctions and new crossing(s); distributor roads (accommodating a Bus Rapid Transit network) and connections to the surrounding cycleway and pedestrian network; car parking to support enhanced use of Dashwood; ground remodelling; any necessary demolition; with all matters reserved for future determination with the exception of the works to M27 J10 and the three highway junctions and related works to the A32.
10 January 2024

Approved

P/17/0266/DP/O

Detail Pursuant to Condition 11 (Neighbourhood Design Codes: Dashwood and Chesterfield) of Planning Permission P/17/0266/OA - New community of up to 6000 dwellings (C3 and C2, including a care home of use class C2) together with a district centre (comprising up to 2,800m² food store retail (A1), up to 2,419m² of non-food retail (A1) and up to 2,571m² of other non convenience/ comparison retail use (A1 - A5)); a village centre (comprising up to 400m² food store retail (A1), up to 1,081m² of non- food retail (A1), a public house (up to 390m² A4 use) and up to 339m² of other nonconvenience/ comparison retail use (A1 - A5)); up to 30,000m² of commercial and employment space (B1); up to 35,000m² of general industrial use (B2); up to 40,000m² of warehousing space (B8); a hotel (up to 1,030m² C1 use); up to 2,480m² of community uses (D1 and D2); up to 2,200m² ancillary nursery (D1), health centre (D1) and veterinary services (D1); retention of Dean Farmhouse; a secondary school, Primary schools; pre-schools; green infrastructure including formal and

informal open and amenity space; retention of some existing hedgerows, grassland, woodland areas, allotments, wildlife corridors; all supporting infrastructure; household waste recycling centre; requisite substations; sustainable drainage systems including ponds and water courses; a remodelled M27 J10 including noise barrier(s); works to the A32 including the creation of three highway junctions and new crossing(s); distributor roads (accommodating a Bus Transit network) and connections to the surrounding cycleway and pedestrian network; car parking to support enhanced use of Dashwood; ground remodelling; any necessary demolition; with all matters reserved for future determination with the exception of the works to M27 J10 and the three highway junctions and related works to the A32 at Welborne, Land North Of Fareham, Fareham

Under consideration

P/17/0266/DP/Z

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

Approved

28 February 2024

6.0 Representations

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

6.2 One comment raising the following concerns:

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

6.3 The second comment was received from The Fareham Society:

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

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

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

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

7.0 Consultations

EXTERNAL

Winchester City Council

7.1 No objection

Scottish & Southern Electricity Network

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

Scotia Gas Networks

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

Portsmouth Water (Asset Network)

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

Portsmouth Water (Catchment Management Team)

7.5 No objection

Icosa Water

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

Southern Water

7.7 No objection

Hampshire County Council (Lead Flood Authority)

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

Hampshire County Council (Highways)

7.9 No objection.

Active Travel England

7.10 No objection, subject to conditions

Natural England

7.11 Final comments awaited.

Hampshire & Isle of Wight Constabulary (Designing Out Crime)

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

INTERNAL

Ecology

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

Environmental Health (Pollution)

7.14 No objection

Environmental Health (Contamination)

7.15 No objection subject to condition

Trees

7.16 No objection

Street Scene (Refuse and Recycling)

7.17 No objection

Fareham Housing (Affordable Housing Delivery)

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

8.0 Planning Considerations

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

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

a) The principle of the development

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

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

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

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

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

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

b) Layout

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

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

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

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

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

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

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

c) Scale

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

d) Appearance

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

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

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

e) Affordable Housing

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

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

f) Cycling and car parking

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

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

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

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

g) Refuse and recycling

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

h) Landscaping and planting

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

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

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

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

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

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

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

i) Onsite biodiversity

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

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

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

j) Impact on habitat sites

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

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

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

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

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

9.0 Summary

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

10.0 Recommendation

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

THEN

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

THEN

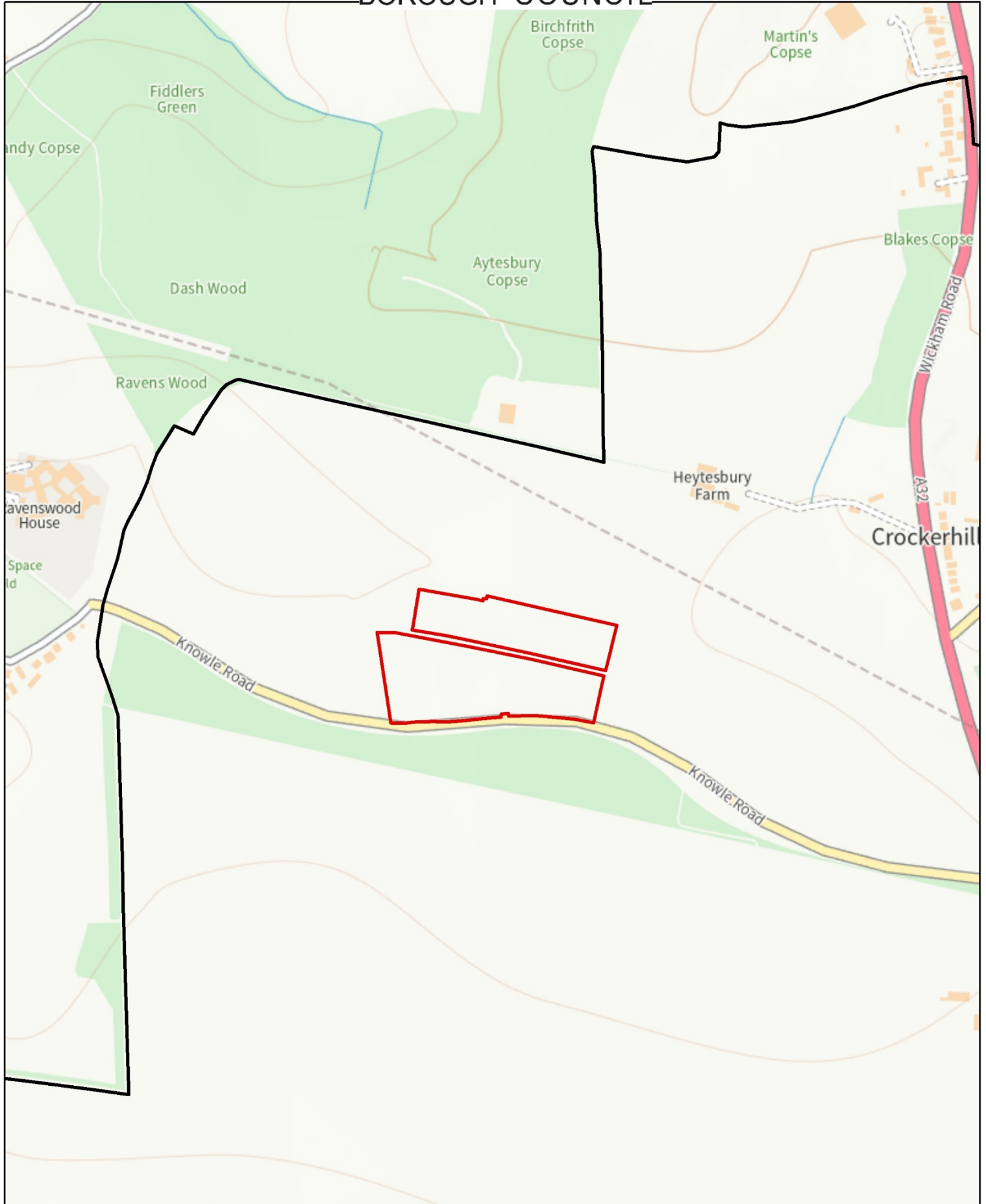
- 10.3 DELEGATE authority to the Head of Planning to make any necessary modification, deletion or addition to the proposed conditions.

11.0 Background Papers

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

FAREHAM

BOROUGH COUNCIL



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



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Agenda Annex

ZONE 3 – EASTERN WARDS

Portchester West

Hill Head

Stubbington

Portchester East

REFERENCE SITE ADDRESS & PROPOSAL
NUMBER &
WARD

ITEM NUMBER &
RECOMMENDATION

No items in this Zone