

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 11 January 2016

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

Purpose:

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

Executive summary:

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

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

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

Recommendation:

That the Executive:

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

Reason:

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

Cost of proposals:

There are no direct financial implications arising from this report.

Appendices:

A: Summary of comments received and proposed responses.

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

Reference paper:

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

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Executive Briefing Paper

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

INTRODUCTION

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

PURPOSE AND CONTENT OF THE GUIDANCE

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

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

STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)

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

CONSULTATION

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

RISK ASSESSMENT

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

CONCLUSION

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

Appendix A: Summary of Consultation Representations

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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