

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
30 September 2021

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

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

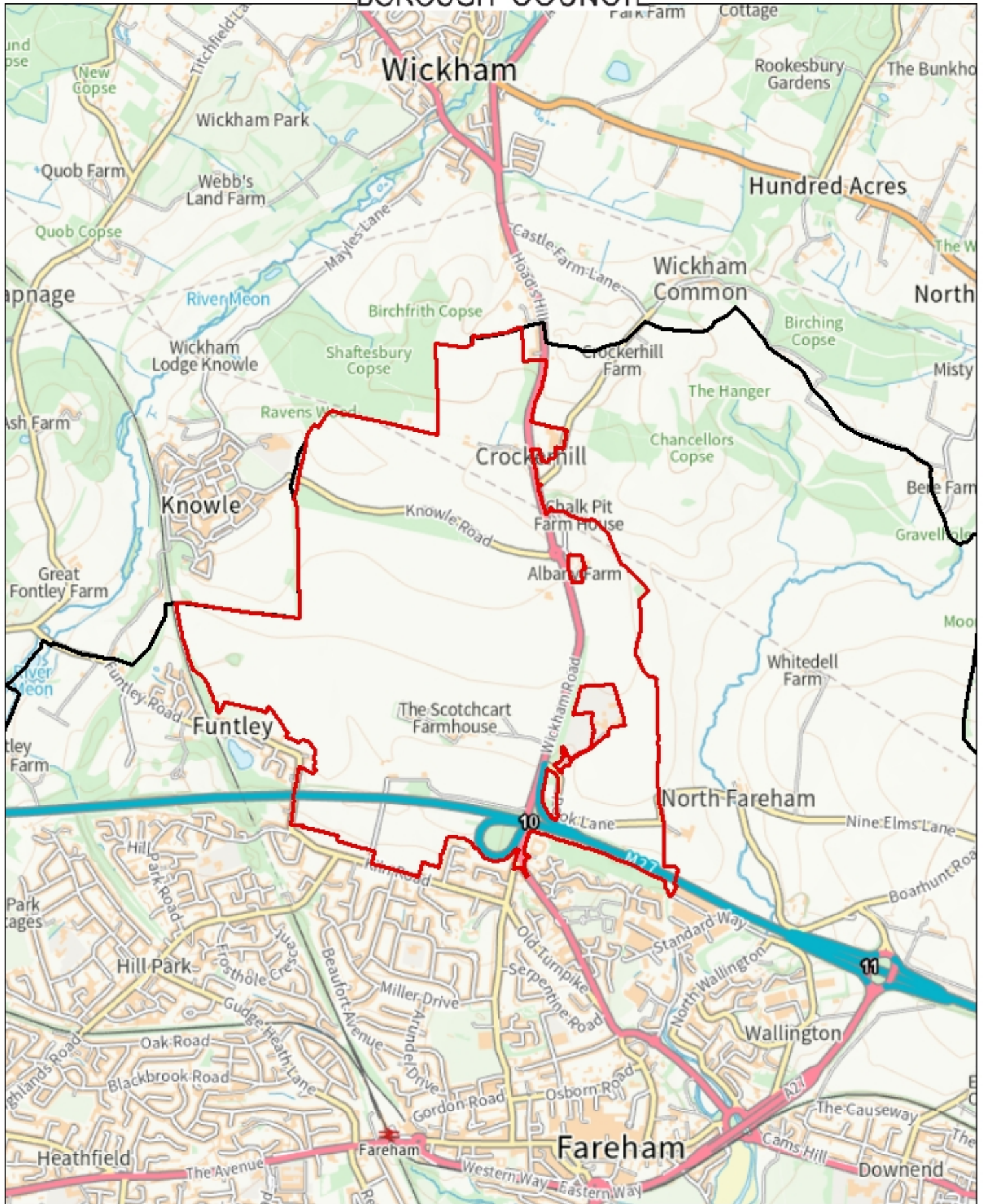
- 8.1 **APPROVE THE DASHWOOD AND CHESTERFIELD NEIGHBOURHOOD DESIGN CODES PURSUANT TO CONDITION 11 OF OUTLINE PLANNING PERMISSION P/17/0266/OA.**

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



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