

OFFICER REPORT FOR COMMITTEE

DATE: 25/04/2024

P/23/1028/RM
WELBORNE LAND LTD & CG FRY

FAREHAM NORTH
AGENT: CG FRY & SON

RESERVED MATTERS IN RELATION TO OUTLINE PLANNING PERMISSION P/17/0266/OA, LAND AT WELBORNE: FOR ACCESS, APPEARANCE, LANDSCAPING (INCLUDING ECOLOGICAL ENHANCEMENTS), LAYOUT AND SCALE FOR THE ERECTION OF 111 DWELLINGS AND ASSOCIATED WORKS

WELBORNE LAND NORTH OF FAREHAM

Report By

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1.0 Introduction

1.1 Outline planning permission for Welborne (P/17/0266/OA) was granted on 30th September 2021. This application is the third reserved matters application 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 east of Knowle Road and to the north west of a proposed primary road to be known as Dashwood Avenue (which Members of the committee recently resolved to approve under application reference P/23/1161/RM).

2.2 The site has no significant level changes, but there are 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 CG Fry. This Reserved Matters application sits on the western side of the Dashwood Neighbourhood (as defined in the Strategic Design Code approved under planning reference P/17/0266/DP/I), a neighbourhood accessed from Dashwood Avenue which is the central primary route through the initial development phase of Welborne.

2.4 To the east of the application site is the development parcel being brought forward by the housebuilder Pye Homes and to the south east and east is the development parcel being brought forward by the housebuilder Thakeham

Homes and the proposed primary school. Members recently resolved to approve reserved matters applications for these development parcels under application references P/23/1074/RM & P/23/1075/RM respectively.

- 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 the remaining part of the Dashwood Neighbourhood. Furthermore, the applicant is seeking the discharge of Condition 17 (Slab levels), Condition 22 (Construction Environmental Management Plan), Condition 28 (Ecological Enhancements) and Condition 37 (Energy Statement) of the outline planning permission.
- 3.2 The application comprises 111 dwellings comprising a mix of one, two, three, four, and five bed homes including 10 affordable homes, with associated parking and landscaping.
- 3.3 The proposed layout includes two development parcels, separated by a substantial soft landscaped corridor, respecting the easements of the existing underground services providing a green link running south to north connecting Welborne Park to Dashwood SANG. Parts of the southernmost development parcel front Knowle Road and the green corridor. Dwellings within the northernmost development parcel would front the green corridor, Dashwood Avenue and the eastern edge would be contiguous with the aforementioned Pye Homes development. The proposed housing comprises of three 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 and 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 proposed market housing mix would comprise:
- 1 bedroom – 15
 - 2 bedroom – 9

- 3 bedroom – 65
- 4 bedroom – 10
- 5 bedroom - 2

3.6 The proposed affordable housing mix would comprise:

- 1 bedroom – 4
- 2 bedroom – 4
- 3 bedroom – 2

3.7 The affordable housing tenure mix would comprise a mixture of affordable rent and shared ownership homes with 6 being shared ownership and 4 being affordable rent.

3.8 Vehicular and pedestrian access to the site is proposed to be achieved through the road provision proposed under application reference P/23/1161/RM (Dashwood Avenue) and P/23/1178/RM (Knowle Road).

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	<p>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.</p>
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)

**Committee
resolution to
approve**

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/23/1074/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 210 dwellings (Use Class C3) and associated infrastructure, engineering and ancillary works

**Committee
resolution to
approve**

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

**Committee
resolution to
approve**

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).

Approved 28 March 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).

Approved 28 March 2024

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.

Approved

8 April 2024

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 Comments were received from The Fareham Society, after the initial publicity period for this application had ended, raising the following main points:

- The Fareham 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, dominating the street scene.
- The scheme provides for 9% affordable housing, one short of the 10% requirement of the outline permission.
- The affordable housing is proposed to have a 60/40 tenure split in favour of shared ownership which may conflict with the outline permission.

6.2 One comment was received from a local resident raising the following points:

- Not enough priority has been given to pedestrians and cycles – where pavements cross roads, the road needs to be raised to slow cars down.

- 6.3 Following the receipt of these comments, amended plans were submitted and further publicity was undertaken. Further comments were received from The Fareham Society seeking assurances that Dashwood Avenue is in place before occupation of the dwellings in the application site that would front Knowle Road.

7.0 Consultations

Natural England

- 7.1 Objection – further information required to determine impacts on designated sites. Natural England cannot concur with the conclusions of the Appropriate Assessment that there will be no significant impacts to designated sites. We require information on appropriate mitigation to address recreational disturbance to the New Forest SAC, SPA and Ramsar sites, for any residential development within the 15km Zone of Influence. Natural England cannot concur with the conclusion that no additional New Forest mitigation is required to address the in combination and residual visits to the SAC, SPA and Ramsar sites. Natural England continue to advise that a strategic approach towards demonstrating and securing New Forest mitigation should be established, recognising all residential development within the 15km Zone of Influence.

Residual visits to the New Forest (in combination impacts)

- 7.2 To mitigate recreational impacts on the New Forest protected sites, Natural England recommends a package of measures is delivered that includes suitable green space provision outside of the designated sites, improved public access to green space and education and communications both within the borough and at the designated sites. Not all visits to the New Forest will be diverted solely by in-borough measures, and we therefore advise all relevant development within the zone of influence contributes to the delivery of suitable access management and education/comms measures at the designated sites, to address residual impacts. We understand the Council have agreed the approach to addressing residual impacts with the New Forest National Park Authority.
- 7.3 Whilst we welcome the provision of onsite high-quality greenspace in this instance, the Welborne scheme is well connected with transport links and infrastructure, and therefore we would expect the appropriate assessment to address the residual visits to the New Forest SAC, SPA and Ramsar sites.
- 7.4 We recommend that the Council provides confirmation of the measures such funds will deliver to inform the appropriate assessment. It is our advice that any measures used to inform the decision about the effects on the integrity need to be sufficiently secured and likely to work in practice. The Council

should be satisfied that the proposed mitigation is suitably precautionary and can be appropriately secured and delivered in perpetuity.

Overprovision of SANG during early development phases

- 7.5 Whilst we recognise that the SANG provision at Dashwood coming forwards prior to first occupation will represent an overprovision of SANG for the early phase(s) of the outline scheme (using the standard SANG metric of 8ha per 1000 population). However, as it is anticipated that later phases will be built out, we would advise that any benefits that may arise through this overprovision will not be provided in-perpetuity and therefore cannot be relied upon as such.

Distance from New Forest Designated sites

- 7.6 In line with Zones of Influence (Zol) recognised for other designated sites, we advise that the 13.8km and 15km Zol boundaries for the New Forest designated sites are assessed using straight- line distances. As referenced within Fareham Borough Council's interim New Forest strategy, large developments within 15km of the New Forest should be subject to HRA and mitigation may be required. We note that a significant part of the Welborne development, including these early phase developments, lies within the 15km Zol and consideration should therefore be given to appropriate mitigation measures.

New Forest mitigation within the wider context of the Welborne development proposals

- 7.7 Natural England recommend that a strategic approach is brought forward to demonstrate how the overall Welborne scheme will appropriately mitigate impacts from increased recreational pressure on the New Forest SAC, SPA and Ramsar sites, particularly for development within the 15km Zol. This strategic approach will allow for each phase of the Welborne development to clearly demonstrate any mitigation requirements to be secured in order to conclude no adverse effects on New Forest designated site integrity. Natural England welcome the opportunity to work further with the Council and/or the applicant towards this.

Future New Forest strategic mitigation strategy

- 7.8 Notwithstanding the above, Natural England welcome the ongoing cross-boundary partnership work with Local Planning Authorities in the Solent region to develop a strategic joint approach to mitigate recreational disturbance impacts to the New Forest designates sites in the long term. work towards an overarching strategic approach to address recreational disturbance to New Forest sites. Natural England will continue to work with

authorities including Fareham Borough council towards this strategic, proportionate and co-ordinated approach. We recommend that future phases of the wider Welborne development reflect any agreed joint strategy.

- 7.9 Natural England continue to welcome the opportunity to work with the Council and other relevant local planning authorities on the strategic approach to addressing recreational pressures on the New Forest SAC, SPA and Ramsar.

Summary

- 7.10 It is the opinion of Natural England that this application has not appropriately addressed the residual or “in combination” impacts upon the New Forest designated sites. We continue to advise that some form of mitigation to address these residual trips should be demonstrated and secured.

Hampshire County Council (Lead Local Flood Authority)

- 7.11 More information is required to demonstrate that the layout as proposed to show flooding does not occur for the 1 in 30 year storm event.

Hampshire County Council (Highways)

- 7.12 No objection

Hampshire & Isle of Wight Constabulary (Designing Out Crime)

- 7.13 General advice provided including that footpaths and rear parking areas should have natural surveillance and be well lit.

Scotia Gas Networks

- 7.14 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.

Southern Water

- 7.15 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

- 7.16 No objection.

Winchester City Council

- 7.17 No objection.

ICOSA Water

7.18 No objection.

INTERNAL

Hampshire County Council (Ecology)

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

Fareham Housing (Affordable Housing Delivery)

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

Trees

7.21 No objection.

Streetscene (Refuse and Recycling)

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

Environmental Health (Pollution)

7.23 No objection.

Environmental Health (Contaminated Land)

7.24 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
- k) Other matters

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 one of the first phases of residential development within the Dashwood Neighbourhood and the first by the housebuilder CG Fry. The submitted Dashwood Neighbourhood Design Code was approved by Members at the Planning Committee on 28 March 2024 (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 33 dwellings per hectare, which accords with the approved Residential Density Parameter Plan and Structuring Plan.
- 8.8 The northern development parcel is accessed via a tertiary street (approved under reference P/23/1161/RM by the Planning Committee in March this year) which leads off Dashwood Avenue and lies outside of the application boundary. It is designed in accordance with the Welborne Streets Manual and includes 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 One vehicular access is proposed to serve the application site from the main primary road network (Dashwood Avenue) and also one vehicular access from Knowle Road. There are a number of private drives serving the dwellings at the northern end of the site and courtyard parking across the site, together with an east to west link through the southern development parcel.
- 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. The courtyards include surface parking, car barns and garages. These courtyard blocks are arranged so that there is a level of activity to them with windows overlooking them to aid with natural surveillance of the area.
- 8.11 Courtyard 'lanes' are proposed with dwellings with windows providing suitable overlooking and passive surveillance of these lanes. Home offices are proposed alongside garages to provide overlooking of courtyard blocks. Terraces are also proposed which provide a strong built form frontage to Dashwood Avenue and Knowle Road.
- 8.12 A number of additional windows have been added to the proposed houses to ensure that increased levels of natural surveillance are achieved. These include, for example, windows overlooking courtyard parking areas as well as windows providing views down driveways between 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 which Officers consider have been addressed with

the revised layout.

- 8.15 There are a small number of access ways to the rear of terraced dwellings proposed in order to provide access to rear gardens. It is not possible to completely remove this design element but some of the amendments made to the application at the request of Officers have resulted in a reduction of the number of rear access points. Most terraces have direct access to rear gardens from parking courts at the rear.
- 8.16 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- whilst shorter in depth, they exceed the minimum area set out in the Strategic Design Code to ensure that there remains adequate amenity space for each unit. All houses have a minimum of 68 square metres of garden area.
- 8.17 The Strategic Design Code states that communal gardens should typically include 25 metres squared of private amenity space per unit. The Code does allow for a reduction in this provision for apartment blocks that are located close to areas of public open space.
- 8.18 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, the apartments are located close to areas of public open space.
- 8.19 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.
- 8.20 A green corridor is proposed running from the south east to the north west of the site where it will continue through to the Dashwood SANG. This green link allows access northwards, through to Dashwood Park and the Chesterfield Primary School.

c) Scale

- 8.21 The scheme consists of 2, 2.5 and 3 storey residential buildings, with a range of single storey ancillary buildings.
- 8.22 The proposal includes an apartment block 3 storeys high fronting the roundabout where Dashwood Avenue and Knowle Road meet, reflecting the heightened status of this primary street and creating a statement building. 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

- 8.23 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.
- 8.24 The proposed layout includes a transition edge to the primary road network (Dashwood Avenue) to the south and Knowle Road to the south west. 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.
- 8.25 The front boundaries of the properties are predominantly planted with hedges.

e) Affordable Housing

- 8.26 The application proposes affordable housing in two locations, with 8 dwellings in one location, and two in the other.
- 8.27 The north eastern group of 8 dwellings will provide a pair of two bedroom semi detached houses with parking to the side, and six apartments of 1 and 2 bedroom units with parking in a rear parking court.
- 8.28 The second location comprises of two houses, both with three bedrooms, facing onto Knowle Road with parking to the rear.
- 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 of the initial residential phases at Welborne; including this application and

those of housebuilders Thakeham (reference P/23/1075/RM) and Pye Homes (reference P/23/1074/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 could be delivered in the Village Centre (under planning application reference P/23/1644/RM). That older person’s 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 Pye Homes 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% affordable units will be delivered comprising four rented and six shared ownership dwellings.
- 8.34 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)
- 8.35 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

- 8.36 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.
- 8.37 As per the Strategic Design Code and the Welborne Design Guide Supplementary Planning Document (SPD) garages will not normally count towards overall parking provision.
- 8.38 The Strategic Design Code sets out 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.
- 8.39 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.
- 8.40 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.
- 8.41 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 talking into account the other facets of the street design (drainage, trees, lighting, verges etc...).
- 8.42 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).
- 8.43 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 Knowle Road. The 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.

- 8.44 Cycle storage is proposed in-line with the Council's requirements.
- 8.45 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

- 8.46 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.
- 8.47 Refuse and re-cycling storage for apartments will be provided in stand-alone, purpose built communal structures.
- 8.48 Tracking drawings have been provided to demonstrate that a refuse vehicle can navigate the roads and rear courtyard blocks. The Highway Authority have found these sweep path plans acceptable ensuring there is no conflict between the vehicle movements with boundaries, parking areas or at footpath crossing locations and so the Council's Street Scene team are satisfied the refuse and recycling details and the design approach are acceptable.

g) Landscaping and planting

- 8.49 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 green corridor linking the development to Dashwood SANG 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.

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

8.51 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.

8.52 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

8.53 The land currently has limited 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:

- 33 Integrated bat boxes (including four built-in maternity roosts), 35 bird boxes, and 26 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

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

i) Impact on habitat sites

8.55 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.

- 8.56 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.
- 8.57 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.
- 8.58 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.
- 8.59 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.
- 8.60 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.

- 8.61 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.
- 8.62 Natural England's response to the consultation on the application and the 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.
- 8.63 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. It is considered that any residual trips to the New Forest NSN are likely to be negligible and would not have adverse effects on the integrity of those sites. Officers therefore consider that a financial contribution is not required as well and considers this a suitable level of mitigation. It should be noted that under its Interim Mitigation Solution the Council already provides an annual mitigation payment of £6,000 to the New Forest National Park Authority to address any residual trips from other housing development outside of Welborne which lies within the 13.8km Zol.

This is based on the local plan anticipating delivery of 1,530 homes in that area by March 2025.

- 8.64 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.
- 8.65 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.
- 8.66 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 the Council is of the view that there are good and cogent reasons to depart from Natural England's advice regarding the requirement for a financial contribution which are set out above and within the Council's Appropriate Assessment.

k) Other matters

- 8.66 Hampshire County Council, Lead Flood Authority have requested additional information in relation to the surface water drainage scheme. Condition 34 of the outline planning permission requires a drainage scheme to be submitted and approved prior to development commencing.

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 **APPROVE RESERVED MATTERS AND DETAILS PURSUANT TO CONDITIONS 17, 22, 28 & 37 OF THE OUTLINE PERMISSION**, subject to the following conditions:

1. The development hereby approved shall be carried out strictly in accordance with the following drawings/documents:

First Floor Plans - F77-F78-P-002-RevA
Ground Floor - First Floor Plans - F99-P-001-RevA
Rear Elevations and Section - F98-P-003-RevA
Front and Side Elevations - F98-P-002-RevA
Rear Elevations and Section - F83-F84-P-004-RevB
Side Elevation - F5-F7-P-006-RevA
Second Floor Plans - F5-F7-P-003-RevB
Rear Elevations and Section - F107-P-003-RevB
First Floor Plans - F5-F7-P-002-RevB
Rear Elevation - F110-F111-P-004-RevA
Front Elevation - F110-F111-P-003-RevA
First Floor Plans - F110-F111-P-002-RevA
Ground Floor Plans - F110-F111-P-001-RevB
Side Elevations and Section - F108-F111-P-005-RevB
Rear Elevation - F108-F109-P-004-RevA
Front Elevation - F108-F109-P-003-RevA
First Floor Plans - F108-F109-P-002-RevA
Ground Floor Plans - F108-F109-P-001-RevA
Front and Side Elevations - F107-P-002-RevA
Ground Floor - First Floor Plans - F107-P-001-RevA
Rear Elevation - F104-F106-P-004-RevB
Side Elevations and Section - F104-F106-P-005-RevA
Front Elevation - F104-F106-P-003-RevA
First Floor Plans - F104-F106-P-002-RevA
Ground Floor Plans - F104-F106-P-001-RevA
Rear Elevations and Section - F102-F103-P-003-RevB
Ground Floor - First Floor Plans - F102-F103-P-001-RevB
Rear Elevations and Section - F101-P-003-RevA
Front and Side Elevations - F101-P-002-RevA
Ground Floor - First Floor Plans - F101-P-001-RevA
Rear Elevations and Section - F100-P-003-RevA

Front and Side Elevations - F100-P-002-RevA
Ground Floor - First Floor Plans - F100-P-001-RevA
Rear Elevations and Section - F99-P-003-RevA
Front and Side Elevations - F99-P-002-RevA
Ground Floor - First Floor Plans - F98-P-001-RevA
Rear Elevation and Section - F97-P-003-RevA
Front and Side Elevations - F97-P-002-RevA
Ground Floor - First Floor Plans - F97-P-001-RevA
Rear Elevations and Section - F95-F96-P-003-RevA
Front and Side Elevations - F95-F96-P-002-RevA
Ground Floor - First Floor Plans - F95-F96-P-001-RevA
Rear Elevations and Section - F94-P-003-RevA
Front and Side Elevations - F94-P-002-RevA
Ground Floor - First Floor Plans - F94-P-001-RevA
Side 2 Elevation and Section - F85-F93-P-007-RevA
Side 1 Elevation - F85-F93-P-006-RevA
Rear Elevation - F85-F93-P-005-RevA
Front Elevation - F85-F93-P-004-RevA
Second Floor Plans - F85-F93-P-003-RevA
First Floor Plans - F85-F93-P-002-RevA
Ground Floor Plans - F85-F93-P-001-RevA
Front and Side Elevations - F83-F84-P-003-RevA
First Floor - Second Floor Plans - F83-F84-P-002-RevA
Ground Floor Plans - F83-F84-P-001-RevA
Rear Elevations and Section - F81-F82-P-003-RevA
Front and Side Elevations - F81-F82-P-002-RevA
Ground Floor - First Floor Plans - F81-F82-P-001-RevA
Rear Elevations and Section - F79-F80-P-004-RevA
Front and Side Elevations - F79-F80-P-003-RevA
Ground Floor Plans - F79-F80-P-001-RevA
Rear Elevations and Section - F77-F78-P-004-RevA
Front and Side Elevations - F77-F78-P-003-RevA
First Floor - Second Floor Plans - F79-F80-P-002-RevA
Ground Floor Plans - F77-F78-P-001-RevA
Rear Elevations and Section - F75-F76-P-004-RevA
Front and Side Elevations - F75-F76-P-003-RevA
First Floor Plans - F75-F76-P-002-RevA
Ground Floor Plans - F75-F76-P-001-RevA
Rear Elevations and Section - F73-F74-P-004-RevA
Front and Side Elevations - F73-F74-P-003-RevA
First Floor - Second Floor Plans - F73-F74-P-002-RevA
Ground Floor Plans - F73-F74-P-001-RevA
Rear Elevation and Section - F71-F72-P-004-RevA
Front and Side Elevations - F71-F72-P-003-RevA
First Floor - Second Floor Plans - F71-F72-P-002-RevA
Ground Floor Plans - F71-F72-P-001-RevA
Side 1 Elevation - F59-F70-P-006-RevA
Side 2 Elevation and Section - F59-F70-P-007-RevA
Rear Elevation - F59-F70-P-005-RevA
Front Elevation - F59-F70-P-004-RevA

Second Floor Plans - F59-F70-P-003-RevA
First Floor Plans - F59-F70-P-002-RevA
Ground Floor Plans - F59-F70-P-001-RevA
Rear Elevations and Section - F57-F58-P-004-RevA
Front and Side Elevations - F57-F58-P-003-RevA
First Floor - Second Floor Plans - F57-F58-P-002-RevA
Ground Floor Plans - F57-F58-P-001-RevA
Rear Elevations and Section - F55-F56-P-003-RevA
Front and Side Elevations - F55-F56-P-002-RevA
Ground Floor- First Floor Plans - F55-F56-P-001-RevA
Side Elevations and Section - F53-F54-P-005-RevA
Rear Elevation - F53-F54-P-004-RevA
Front Elevation - F53-F54-P-003-RevA
First Floor Plans - F53-F54-P-002-RevA
Ground Floor Plans - F53-F54-P-001-RevA
Side Elevations and Section - F51-F52-P-005-RevA
Rear Elevation - F51-F52-P-004-RevA
Front Elevation - F51-F52-P-003-RevA
First Floor Plans - F51-F52-P-002-RevA
Ground Floor Plans - F51-F52-P-001-RevA
Rear Elevations and Section - F49-F50-P-004-RevA
Front and Side Elevations - F49-F50-P-003-RevA
First Floor - Second Floor Plans - F49-F50-P-002-RevA
Ground Floor Plans - F49-F50-P-001-RevA
Rear Elevations and Section - F47-F48-P-003-RevA
Front and Side Elevations - F47-F48-P-002-RevA
Ground Floor - First Floor Plans - F47-F48-P-001-RevA
Rear Elevations and Section- F45-F46-P-003-RevA
Front and Side Elevations - F45-F46-P-002-RevA
Ground Floor - First Floor Plans - F45-F46-P-001-RevA
Rear Elevations and Section - F43-F44-P-004-RevA
Front and Side Elevations - F43-F44-P-003-RevA
First Floor - Second Floor Plans - F43-F44-P-002-RevA
Ground Floor Plans - F43-F44-P-001-RevA
Rear Elevations and Section - F42-P-003-RevA
Front and Side Elevations - F42-P-002-RevA
Ground Floor - First Floor Plans - F42-P-001-RevA
Rear Elevations and Section - F41-P-003-RevA
Front and Side Elevations - F41-P-002-RevA
Ground Floor - First Floor Plans - F41-P-001-RevA
Rear Elevations and Section - F40-P-003-RevA
Front and Side Elevations - F40-P-002-RevA
Ground Floor - First Floor Plans - F40-P-001-RevA
Rear Elevations and Section - F39-P-003-RevA
Front and Side Elevations - F39-P-002-RevA
Ground Floor - First Floor Plans - F39-P-001-RevA
Rear Elevation and Section - F38-P-004-RevA
Front and Side Elevations - F38-P-003-RevA
Second Floor Plan - F38-P-002-RevA
Ground Floor - First Floor Plans - F38-P-001-RevA

Rear Elevations and Section - F37-P-004-RevA
Front and Side Elevations - F37-P-003-RevA
Second Floor Plan - F37-P-002-RevA
Ground Floor - First Floor Plans - F37-P-001-RevA
Rear Elevations and Section - F36-P-003-RevA
Front and Side Elevations - F36-P-002-RevA
Ground Floor - First Floor Plans - F36-P-001-RevA
Amended Rear Elevations and Section - F35-P-003-RevA
Front and Side Elevations - F35-P-002-RevA
Ground Floor - First Floor Plans - F35-P-001-RevA
Rear Elevations and Section - F34-P-003-RevA
Front and Side Elevations - F34-P-002-RevA
Ground Floor - First Floor Plans - F34-P-001-RevA
Rear Elevation - F32-F33-P-004-RevB
Side Elevations and Section - F32-F33-P-005-RevB
Front Elevation - F32-F33-P-003-RevB
First Floor Plans - F32-F33-P-002-RevB
Ground Floor Plans- F32-F33-P-001-RevB
Side Elevations and Section - F29-F31-P-005-RevA
Rear Elevation - F29-F31-P-004-RevA
Front Elevation - F29-F31-P-003-RevA
Side Elevations and Section - F26-F28-P-005-RevA
First Floor Plans - F29-F31-P-002-RevA
Ground Floor Plans - F29-F31-P-001-RevA
Rear Elevation - F26-F28-P-004-RevA
Front Elevation - F26-F28-P-003-RevA
First Floor Plans - F26-F28-P-002-RevA
Ground Floor Plans - F26-F28-P-001-RevA
Rear Elevations and Section - F24-F25-P-003-RevB
Front and Side Elevations - F24-F25-P-002-RevB
Ground Floor - First Floor Plans - F24-F25-P-001-RevB
Cross Sections - F18-F23-P-006-RevA
Rear Elevation - F18-F23-P-004-RevB
Side Elevation - F18-F23-P-005-RevA
Front Elevation - F18-F23-P-003-RevA
First Floor Plans - F18-F23-P-002-RevA
Ground Floor Plans - F18-F23-P-001-RevA
Rear Elevations and Section - F16-F17-P-004-RevA
Front and Side Elevations - F16-F17-P-003-RevA
First Floor - Second Floor Plans - F16-F17-P-002-RevA
Ground Floor Plans - F16-F17-P-001-RevA
Side Elevations and Section - F14-F15-P-005-RevA
Rear Elevation - F14-F15-P-004-RevA
Front Elevation - F14-F15-P-003-RevA
First Floor Plans - F14-F15-P-002-RevA
Ground Floor Plans - F14-F15-P-001-RevA
Side Elevations and Section - F12-F13-P-005-RevA
Rear Elevation - F12-F13-P-004-RevA
Front Elevation - F12-F13-P-003-RevA
First Floor Plans - F12-F13-P-002-RevA

Ground Floor Plans - F12-F13-P-001-RevA
Rear Elevations and Section - F10-F11-P-003-RevA
Front and Side Elevations - F10-F11-P-002-RevA
Ground Floor - First Floor Plans - F10-F11-P-001-RevA
Rear Elevations and Section - F8-F9-P-004-RevA
Front and Side Elevations - F8-F9-P-003-RevA
First Floor - Second Floor Plans - F8-F9-P-002-RevA
Ground Floor Plans - F8-F9-P-001-RevA
Rear Elevation - F5-F7-P-005-RevA
Front Elevation - F5-F7-P-004-RevA
Ground Floor Plans - F5-F7-P-001-RevB
Cross Section - F1-F7-P-007-RevA
Rear Elevation - F1-F4-P-005-RevA
Side Elevation - F1-F4-P-006-RevB
Front Elevation - F1-F4-P-004-RevA
Second Floor Plans - F1-F4-P-003-RevB
First Floor Plans - F1-F4-P-002-RevB
Ground Floor Plans - F1-F4-P-001-RevB
Tree Planting Details and Planting Matrixes (DD619L14 Rev A)
Planting Strategy Landscape Details and Landscape Specification 5 of 5
Planting Strategy Plan 4 of 5 - DD619L05D
Planting Strategy Plan 3 of 5 - DD619L04D
Planting Strategy Plan 2 of 5 - DD619L03D
Planting Strategy Plan 1 of 5 - DD619L02
Landscape Masterplan - DD619L01F_RevF
Detailed Planting Plan 5 of 5 - DD619L13C_RevC
Detailed Planting Plan 4 of 5 - DD619L12C_RevC
Detailed Planting Plan 3 of 5 - DD619L11C_RevC
Detailed Planting Plan 2 of 5 - DD619L10C_RevC
Detailed Planting Plan 1 of 5 - DD619L09C_RevD
Street Elevations 11-14 - SE-P-005 rev.D
Street Elevations 7-10 - SE-P-004 rev.D
Street Elevations 5-6 - SE-P-003 rev.D
Street Elevations 3-4 - SE-P-002 rev.D
Street Elevations 1-2 - SE-P-001 rev.D
Bicycle Store - Plots F18-F23 - GP-045-RevA
Double Car Barn - Plot F26-F27 - GP-008-RevB
Double Car Barn - Plot F74-F75 - GP-030-RevB
Double Car Barn & Garage - Plot F34 - GP-013-RevB
Double Car Barn & Garage - Plots F94-F95 - GP-036-RevB
Double Car Barn & Garage -Plot F37 - GP-016-RevB
Double Car Barn- Plot F30-F31- GP-011-RevB
Double Garage - Plot F32-F33 - GP-012-RevA
Double Garage - Plot F35- - GP-014-RevA
Double Garage - Plot F36 - GP-015-RevA
Double Garage - Plot F38 - GP-017-RevA
Double Garage - Plot F40 - GP-019-RevA
Double Garage - Plot F46-F47 - GP-022-RevA
Double Garage - Plot F72-F73 - GP-029-RevA
Double Garage - Plot F76-F77 - GP-031-RevA

Double Garage - Plot F80-F81 - GP-034-RevA
Double Garage - Plot F96-F97 - GP-037-RevA
Double Garage - Plots F8-F58 - GP-003-Rev B
Double Garage - Plots F9-10 - GP-004-RevA
Double Garage - Plots F48-F49 - GP-023-RevA
Double Garage - Plots F56-F57 - GP-026-RevA
Double Garage - Plots F79-F101 - GP-033-RevA
Double Garage- Plot F44-F45- GP-021-RevA
Double Garage Render - Plot F98 - GP-038-RevA
Double Garage Render - Plot F99 - GP-039-RevA
Garage & Bins - Plots F71 - GP-028-RevA
Quadruple Car Barn- Plots F1-4 - GP-001-RevB
Recycle-Refuse - Plots F85-F93 - GP-043-RevB
Single Car Barn - Plot F104 - GP-041-RevB
Single Garage - Plot F17 - GP-007-RevA
Single Garage - Plot F43 - GP-020-RevA
Single Garage - Plot F78 - GP-032-RevA
Single Garage - Plot F100 - GP-040-RevA
Substation-Recycle-Refuse - Plots FS18-FS23 - GP-044-RevA
Triple Car Barn - Plots F5-6-7- GP-002-RevB
Triple Car Barn - Plots F53-54-55 - GP-025-RevB
Triple Car Barn - Plots F109-110-111 - GP-042-RevB
Triple Car Barn - Plots-F11-12-13 - GP-005-RevB
Triple Car Barn & Garage - Plots F28-F42 - GP-009-RevB
Triple Car Barn & Garage - Plots F29-F41 - GP-010-RevB
Triple Car Barn -Plots F14-15-16 - GP-006-RevB
Triple Garage - Plots F82-F84 - GP-035-RevA
Tripple Car Barn - Plots F50-51-52 - GP-024-RevB
Workshop Double Garage - Plot F39 - GP-018-RevB
Bicycle Store - Plots F71-F72 - GP- Phase 3a 046
Northern Courtyard Combined Hard and Soft Landscape Plan 1 of 3
(DD619L15 RevD)
Southern Courtyard Combined Hard and Soft Landscape Plan 2 of 3
(DD619L16 RevD)
Central Courtyard Combined Hard and Soft Landscape Plan 3 of 3
(DD619L17 Rev D)
Transport Assessment 1429 Welborne, Phase 3A- Stage 1-2 Road Safety
Audit - AWP Response
Road Safety Audit Response - Stage1_2 RSA Welborne Phase 3
Redline Boundary Plan (SP-P-07 rev.K)
Materials Plan (SP-P-04 rev.H)
Housing Mix Plan (SP-P-03 rev.J)
Finish Floor Levels Plan (SP-P-05 rev.H)
Ecology Mitigation Plan (SP-P-06 rev.H)
Landscaping & Boundary Treatment Plan (SP-P-02 rev.K)
Illustrative Site Layout - SP-P-01 revF
Biodiversity Enhancement Strategy Compliance Statement v4March24
Ecological Impact Assessment Welborne Phase 3a 22-03-24
Road Profiles Sheet 2 (RD302A,RD303A,RD304A)-Hz1;500 V1;(1429-02-
PHL-352A-Rev D)

Road Profiles Sheet 1 (RD301A)-Hz;500 V1 (1429-02-PHL-351A-Rev D)
Preliminary Pedestrian Visibility Plan (1429-02-PHL-342A-Rev F) Phase 3A
Preliminary Refuse Vehicle Swept Path Analysis (Right Turns) (1429-02-PHL-316A-Rev E) Phase 3A
Preliminary Refuse Vehicle Swept Path Analysis (Left Turns) (1429-02-PHL-311A-Rev G) Phase 3A
Preliminary Pantechnicon Swept Path Analysis (1429-02-PHL-313A-Rev G) Phase 3A
Preliminary Junction Visibility Plan (1429-02-PHL-341A-Rev G) Phase 3A
Preliminary Van Swept Path Analysis (1429-02-PHL-315A-Rev E) Phase 3A
Preliminary Section 38 Adoptions Plan (1429-02-PHL-331A-Rev G) Phase 3A
Preliminary Highway Layout (1429-02-PHL-301A-Rev G) Phase 3A
Preliminary Highway Construction Plan (1429-02-PHL-361A-Rev G) Phase 3A
Amended Preliminary Family Car Swept Path Analysis (1429-02-PHL-314A-Rev G) Phase 3A
Preliminary Fire Tender Swept Path Analysis (1429-02-PHL-312A-Rev G) Phase 3A
Highway Construction Details-NTS@A1 (1429-02-PHL-362A-Rev F) Phase 3A
Amended Preliminary Highway Surfacing Layout (1429-02-PHL-321A-Rev G) Phase 3A
Preliminary Drainage Layout (1429-02-PDL-301A-Rev G) Phase 3A
Site Location Plan - Phase 3A Dashwood (1429-02-LP-301A-Rev A)
Drainage Technical Note-Rev E
Drainage Maintenance Plan-Rev A
Construction Environment Management Plan (CEMP) Phase 3A-Rev E
Construction Stage Drainage Plan (1429-02-PDL-311A-Rev C) Phase 3A
Updated Welborne Nitrogen Budgets Supporting Information Jan24
Ecology Report Technical Note in response to Natural England Comments_Jan 2024
Ecology Report CGFry ShadowAA v2 Jan24
Ecology Report CGFry BES Jigsaw Plan - DD619L08A DRAFT 231213
Ecology Report Biodiversity Enhancement Strategy - DD619L07A DRAFT 231213
Transport Assessment - Site Compound Location Plan (Phase 3A) - 1429-02-SK-301A-Rev B
Phase 3a Energy Statement dated June 2023
Parking Allocation - SP-P-09
Affordable Housing Plan - SP-P-08

REASON: To avoid any doubt over what has been permitted.

2. No development hereby permitted shall proceed beyond damp proof course level until details of all proposed external facing materials (including providing access to samples where requested by the Local Planning Authority) have been submitted to and approved by the Local Planning Authority in writing. The development shall be carried out in accordance with the approved details.

REASON: To secure the high quality appearance of the development.

3. None of the development hereby approved shall be occupied until details of all proposed street furniture, including bollards, seating etc. (including providing access to samples where requested by the Local Planning Authority) have been submitted to and approved by the Local Planning Authority in writing. The development shall be carried out in accordance with the approved details.

REASON: To secure the high quality appearance of the development.

4. None of the development hereby approved shall be occupied until a plan of the position, design, materials and type of boundary treatment to be erected to all boundaries has been submitted to and approved in writing by the Local Planning Authority. Furthermore, no individual dwelling shall be occupied until the approved boundary treatment for that dwelling has been fully implemented. The approved boundary treatments shall thereafter be retained at all times unless otherwise agreed in writing with the Local Planning Authority.

REASON: To protect the privacy of the occupiers of the neighbouring property, to prevent overlooking, and to ensure the high quality appearance of the development.

5. No dwelling, hereby approved, shall be first occupied until the approved parking spaces (including car ports but not including garages) and turning areas (where appropriate) for that property have been constructed in accordance with the approved details and made available for use. These areas shall thereafter be kept available for the parking and turning of vehicles at all times unless otherwise agreed in writing by the Local Planning Authority following the submission of a planning application for that purpose.

REASON: To ensure appropriate parking provision is made and retained at all times following the occupation of those dwellings; to reduce the demand for on-street parking as a result of inadequate allocated parking spaces and in the interests of highway safety.

6. The car barns hereby approved shall not have doors added, unless otherwise agreed in writing by the Local Planning Authority following the submission of a planning application for that purpose.

REASON: To ensure appropriate parking provision is retained at all times following the occupation of those dwellings; to reduce the demand for on-

street parking as a result of inadequate allocated parking spaces and in the interests of highway safety.

7. At no time shall a roof void within any of the dwellings hereby approved be used to increase the floorspace of the gross internal area of that dwelling (when compared with the floorplans hereby approved) unless first agreed in writing with the Local Planning Authority following the submission of a planning application.

REASON: To ensure appropriate parking provision is made and retained at all times following the occupation of those dwellings; to reduce the demand for on-street parking as a result of inadequate allocated parking spaces and in the interests of highway safety.

8. Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any subsequent Order revoking and re-enacting that Order) at no time shall any further windows, other than those expressly allowed through this planning permission, be inserted at first floor level or above into the north Eastern elevation of the dwelling on Plot F107 unless otherwise agreed in writing by the Local Planning Authority following the submission of a planning application.

REASON: To prevent overlooking and to protect the privacy of the occupiers of the adjacent properties.

9. Following the commencement of development, at no time during the lifetime of the development permitted pursuant to this reserved matters approval shall the land edged in green and labelled as "Offset for CG Fry" on the plan at paragraph 6.10 of the approved Shadow Appropriate Assessment (updated March 2024) be used for agriculture or for any other use that would produce a nitrogen saving of less than 32.50 kg/TN (as set out in the final column of Table 1 at paragraph 4.10 of the approved document "Updated Welborne Nitrogen Budgets Supporting Information Jan24").

REASON: To demonstrate that suitable mitigation has been secured in relation to the effect that nitrates from the development has on the Protected Sites around The Solent.

10. None of the development hereby permitted shall be occupied until a timetable, setting out the phasing of the implementation of the landscaping details hereby approved, has been submitted to and approved in writing by the Local Planning Authority. The approved landscaping details shall be implemented and completed according to the approved timetable and maintained in

accordance with the agreed schedule. Any trees or plants which, within a period of five years from first planting, are removed, die or, in the opinion of the Local Planning Authority, become seriously damaged or defective, shall be replaced, within the next available planting season, with others of the same species, size and number as originally approved.

REASON: To ensure the provision, establishment and maintenance of a standard of landscaping

THEN

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

11.0 Notes for Information

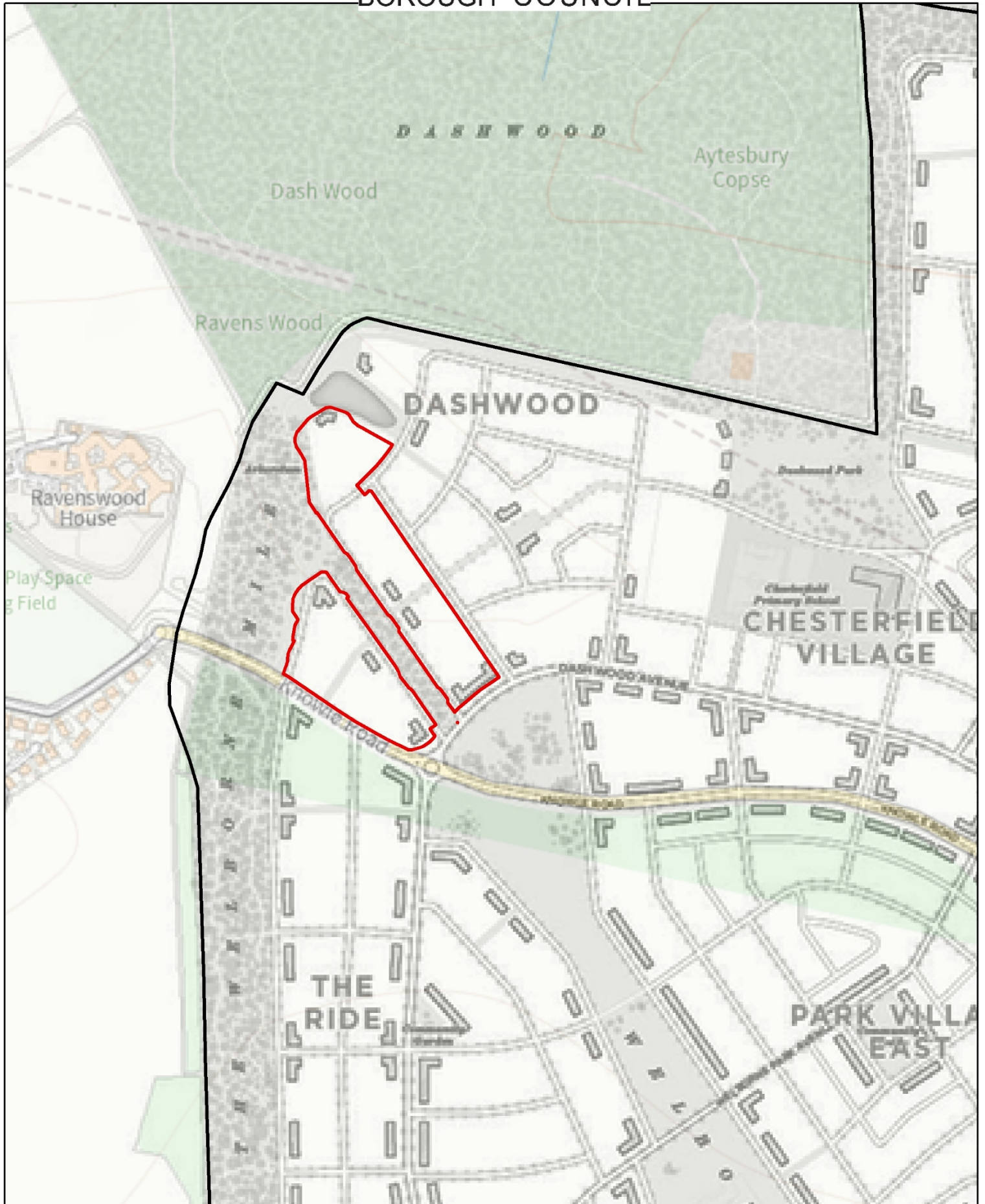
11.1 The applicant is advised that any permission under the Town and Country Planning Act 1990, should not be construed as approval to the highway engineering details necessary for inclusion in an Agreement under Section 38 of the Highways Act 1980.

12.0 Background Papers

12.1 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
Phase 3a, Dashwood

Scale 1:5,000



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