

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 02 June 2014

Portfolio:	Planning and Development
Subject:	Welborne Design Guidance Supplementary Planning Document - Draft for Consultation
Report of:	Director of Planning and Development
Strategy/Policy:	Fareham Local Plan
Corporate Objective:	To protect and enhance the environment To maintain and extend prosperity To ensure that Fareham remains a safe and healthy place to live and work To provide a reasonable range of leisure opportunities for health and fun To work with our key partners to enable and support a balanced housing market To build strong and inclusive communities To be a dynamic, prudent and progressive Council

Purpose:

This report summarises the content, scope and purpose of the draft Welborne Design Guidance Supplementary Planning Document, with a view to thereafter commencing a public consultation exercise.

Executive summary:

The Local Plan Part 3: The Welborne Publication Draft Plan introduced the Council's intention to produce Supplementary Design Guidance to provide more detailed guidance for policies within the Welborne Plan. The Design Guidance sets out the Council's expectations for the design of developments at Welborne and will provide a useful Development Management tool against which planning applications can be assessed.

The Guidance will provide useful clarification of the Council's design requirements and thereby assist with the preparation and assessment of planning applications. The Guidance will also provide more certainty for the Council and the local community as to the design quality of Welborne as well as providing more certainty for Site Promoters in achieving a successful planning application.

Recommendation:

That the Executive approves the following:

- (a) That the Draft Welborne Design Guidance Supplementary Planning Document, as set out in Appendix A, be published for a six-week public consultation.
- (b) That the Director of Planning and Development, in consultation with the Executive Member for Planning and Development, be authorised to make any necessary minor changes to the Design Guidance, prior to publication, providing that these do not change the overall direction, shape or emphasis of the document, and do not raise any significant new issues.
- (c) That the Draft Welborne Design Guidance Supplementary Planning Document be endorsed as interim guidance to be afforded due weight in the determination of planning applications at the Welborne site.
- (d)

Reason:

To fulfil the requirements of regulations 11-16 of the Town and Country Planning (Local Planning) (England) Regulations 2012 for the production of Supplementary Planning Documents.

Cost of proposals:

The cost of undertaking the publication of the Welborne Design Guidance is covered within existing budgets.

Appendices: **A:** Welborne Design Guidance Supplementary Planning Document

Background papers: Local Plan Part 3: The Welborne Plan Publication Draft, February 2014

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Executive Briefing Paper

Date: 02 June 2014

Subject: Welborne Design Guidance Supplementary Planning Document - Draft for Consultation

Briefing by: Director of Planning and Development

Portfolio: Planning and Development

INTRODUCTION

1. The National Planning Policy Framework places good design at the heart of the planning system and emphasises that design which makes places better for people, is central to the planning system's core objective of sustainable development (paragraph 56 refers). The Welborne Publication Plan sets out, principally in policy WEL6, the key design requirements for Welborne. This policy confirms that, in order to assist the site promoters meet the requirements for planning applications, the Council will produce supplementary design guidance.
2. Supplementary planning documents (SPDs) should be produced where they can help applicants make successful planning applications and should build upon and provide more detailed guidance on the policies in the Local Plan, whilst not unnecessarily adding to the financial burdens on development (paragraph 153 of the National Planning Policy Framework refers).
3. Once approved, the Welborne Design Guidance SPD will be a material planning consideration for decision-making purposes and, in conjunction with the Welborne Plan, be used to assess planning applications for Welborne. It is anticipated that the Publication Welborne Plan will be submitted for Examination in Public later this year. The production of the Draft Design Guidance at this stage will also, therefore, be a useful background document in the plan examination by providing more certainty of the Council's policy requirements.
4. The Guidance does not introduce new policy or provide rigid standards that could stifle the design process but rather seeks to inspire and guide planning application proposals. As such, the Guidance sets out design principles that strikes a balance between providing flexibility for alternative solutions to be considered without compromising the ability to deliver high quality development.

THE WELBORNE PLAN REQUIREMENTS

5. The Welborne Plan, in policies WEL4 and WEL7, requires Site Promoters to produce the following three key pieces of design work to accompany planning applications for the site:

- (i) A Structuring Plan – To illustrate how the site can be delivered in a comprehensive way. Given the different land owners across the site, this is particularly important in terms of demonstrating a joined-up approach to the delivery of the necessary supporting infrastructure. It would show the broad locations for the different uses, including the green infrastructure and the main access points. Once approved by the Planning Committee, all application proposals at Welborne would need to be consistent with the Structuring Plan.
 - (ii) A Comprehensive Masterplan – To provide further detail than the Structuring Plan, including illustrating the alignments of the main roads within the development; the different areas and types of green infrastructure and; also indicating the density and scale ranges together with how the application proposal could work with adjoining sites within the Welborne area.
 - (iii) Strategic Design Codes –To set more detailed rules for the design of the development. This would include, for example, setting out typical layouts for the development, showing how requirements such as bin-storage would be met, and cross-section drawings to illustrate how the streets would be designed to cater for public transport, traffic, pedestrians and cycles in a satisfactory manner.
6. The above design requirements for Site Promoters should follow the Council's Strategic Framework Diagram included in the Welborne Plan. The Strategic Framework Diagram does not 'fix' elements of the development itself but is a reflection of the policies in the Plan and is intended to guide planning application proposals.

PURPOSE AND CONTENT OF THE GUIDANCE

7. The Welborne Design Guide SPD, therefore, has a key role to play in clarifying the requirements of the Structuring Plan, Comprehensive Masterplan and Strategic Design Codes which it is incumbent upon the site promoters to produce. The Design Guidance clarifies the role and key principles of the Strategic Framework Diagram, which should be used to guide the subsequent Site Promoter's Structuring Plan, Comprehensive Masterplan and Strategic Design Codes. The Design Guidance includes sections on each of these requirements to inform their content. The Guidance, within its entirety, provides the principles that site promoters should adopt to ensure the Structuring Plan, Comprehensive Masterplan and Design Codes meet the requirements of the Welborne Plan.
8. The remainder of the Guidance is structured to address the different land uses that will be provided at Welborne, namely:
- The Character Areas - confirming the requirement for creating an overarching 21st Century Garden City character, together with guidance on how to respond to the different landscape sensitivities on the site to achieve context-sensitive development.
 - The Green Infrastructure - emphasising the importance of green infrastructure in the development and providing criteria against which the different types of green infrastructure will be assessed, including the central park, settlement buffers, green links and landscaping.

- Access and Movement - providing guidance for the streets and footpaths within the development to secure a well-connected development.
 - Residential Areas – setting out clear principles for residential development including car parking design, storage requirements and qualities for achieving a high-quality residential environment.
 - The Employment Area – clarifying the design objectives for the main employment area, north of the motorway to provide a positive first impression of the development.
 - The Centres and Community Hub – providing the design criteria for the District, Local Centres and community uses within Welborne to create vibrant centres to meet the everyday needs of residents, linked by public transport and attractive to use.
 - The School Sites – establishing design principles for the development of schools within Welborne to ensure that they function well in the community.
9. By following the guidance and working closely with Council and the community, the process of achieving planning permission should be clearer for all involved. Furthermore, whilst the plan boundary for Welborne crosses different land-ownership interests, the principles within the Design Guidance will help to ensure consistency of design quality across the site as a whole.

CONSULTATION AND NEXT STEPS

10. Following approval by the Executive, the Design Guidance will be published for a six-week representation period between mid-June and late-July 2014. The public consultation will include written notifications to relevant parties, including for example all members of the Standing Conference, who will be invited to make comment on the Guidance.
11. Following public consultation, officers will undertake any re-drafting considered necessary to address salient points raised, before bringing the Final Draft to the Executive to seek approval for adoption. As the Design Guidance will amplify the policies of the Welborne Plan, it can only be adopted once the Welborne Plan has been approved and adopted as policy.

FINANCIAL IMPLICATIONS

12. The costs involved in undertaking publication and consultation of the Design Guidance is covered in existing budgets.

CONCLUSIONS

13. The Welborne Design Guidance, as set out in Appendix A, would supplement the policies of the Welborne Plan to secure a well-designed community at Welborne. It is therefore recommended that the requisite public consultation be undertaken to enable progression of the document to adoption.