

Welborne Design Guidance SPD



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This document has been prepared and checked in accordance with ISO 9001:2008
vers 1.2 (May 2014)

1.0 | Introduction

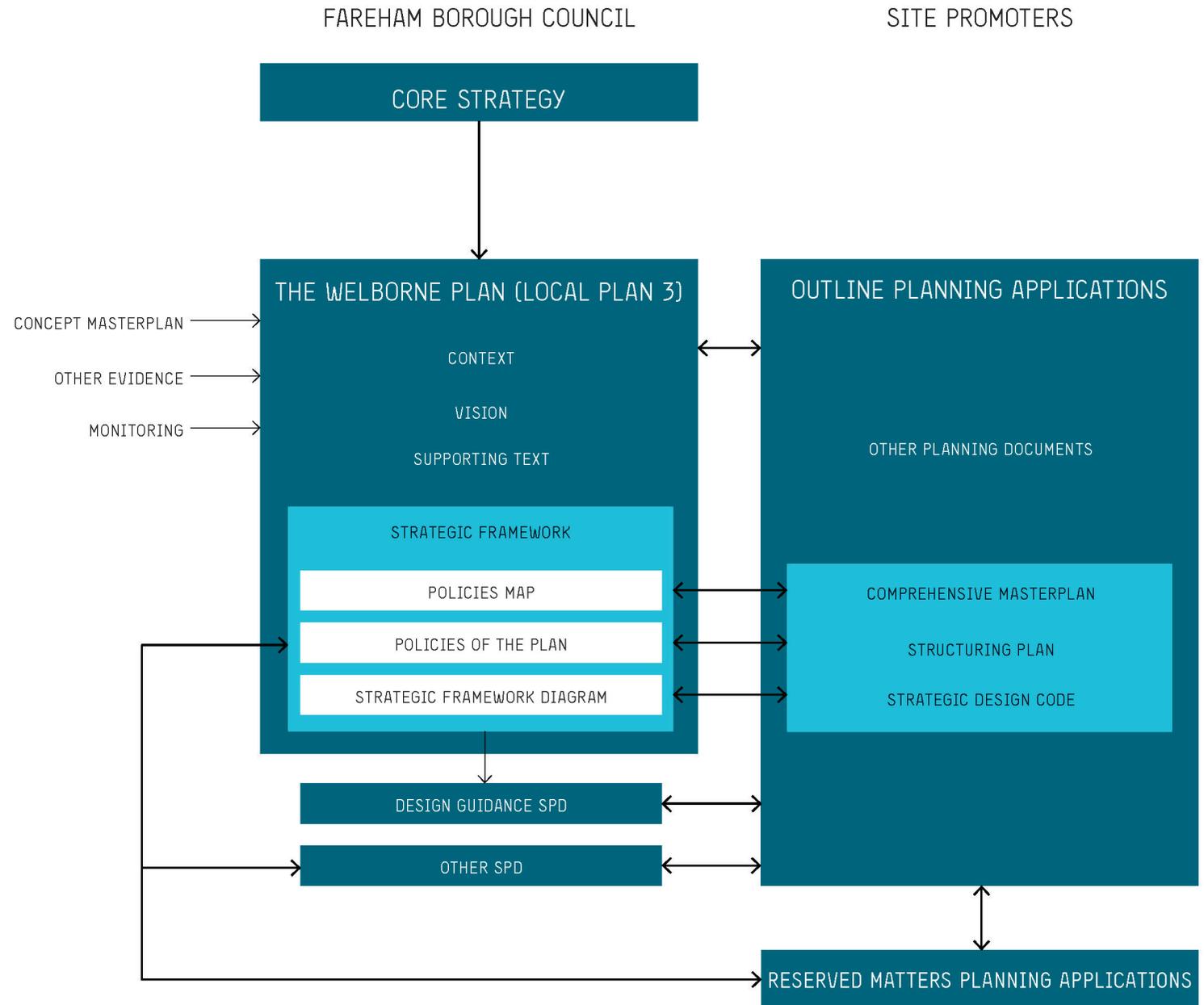
1.1 Delivering the Vision for Welborne

The Vision for Welborne was developed through an inclusive process of engagement with the local community, local businesses and the principal landowners, and is set out in the adopted Fareham Core Strategy in the supporting text to policy CS13, and expanded in Chapter 2 of the Welborne Plan. Essentially the vision seeks to create a 21st century Garden Community that is ‘distinct’, ‘new’, and ‘set apart but connected to Fareham, whose spirit, character and form are inspired by its landscape setting’ (para 2.4). The vision also aspires to a development which has, ‘a distinctive character. Its layout and design will complement local topography, landscape features and structures to produce a place that is distinctive whilst responding to its wider context. It will encourage contemporary design in a manner that is flexible and is capable of accommodating change’ (para 2.7).

1.2 Relevant Plans and policies

The Welborne Plan contains a number of key policies aimed at delivering the vision. Policy WEL 4 specifically sets out the process required wherein the Council has produced a Strategic Framework Diagram which illustrates key spatial planning principles underlying the Welborne Plan. The Strategic Framework Diagram is a high level plan which does not seek to go into detail or fix the disposition of the various land-uses. The detailed form and layout of Welborne will be established through a single Structuring Plan prepared by the Site Promoters, the Council’s Strategic Framework Diagram is meant to guide and assist in that process.

1.2.1 Policy WEL 4 also requires the site promoters to prepare a Comprehensive Masterplan to accompany the initial planning applications. Depending on how the site comes forward for development there could be a number of Comprehensive Masterplans reflecting the different landownerships. Together, these masterplans will be required to be in accordance with the overarching



Relationship between the Welborne Plan, Design Guidance SPD and Planning Applications

Structuring Plan.

1.2.2 Chapter 4 of the Welborne Plan sets out the policies on Character Areas, Design Principles and Heritage Assets. In policy WEL 6 there are a number of General Design Principles that emphasise the importance of context-sensitive design to create a distinctive community. It is expected that, in accordance with policy WEL 7, these principles will be developed and expanded in the Strategic Design Codes also prepared by the Site Promoters.

1.3 How to use the document

1.3.1 The Welborne Design Guidance SPD seeks to give guidance on the content and preparation of the landowners' Structuring Plan and Comprehensive Masterplans. The Design Guidance builds on the policies in the Welborne Plan and sets out the most important place-making aspects of the Welborne Plan. This document is intended to be a useful tool in the planning application process, by providing clarity on the principles behind the policies and leaving flexibility on the design outcome, applicants will have greater degree of certainty of the expectations of the Council.

1.3.2 The Welborne Design Guidance SPD also seeks to give guidance on the content and preparation of the Strategic Design Codes, by indicating how the distinguishing character areas might be developed, and by illustrating what the Council considers to be good practice examples of

meeting the key design principles set out.

1.3.3 Each section sets out the specific policies in the Welborne Plan which are relevant to that topic, and which should be taken into account by the Site Promoters in developing their own design solutions.

1.3.4 It should be emphasised that this document is meant as guidance which sets out options for how the Council's aspiration for a high standard of design can be realistically achieved. It is not prescriptive and is not meant to inhibit creative and innovative design solutions. Following the principles for creating a quality place set out in the Design Guidance, and working with the Council and local community, will provide a strong basis from which to deliver a high-quality development.

2.0 | Strategic Framework Diagram

Relevant Plans and Policies:

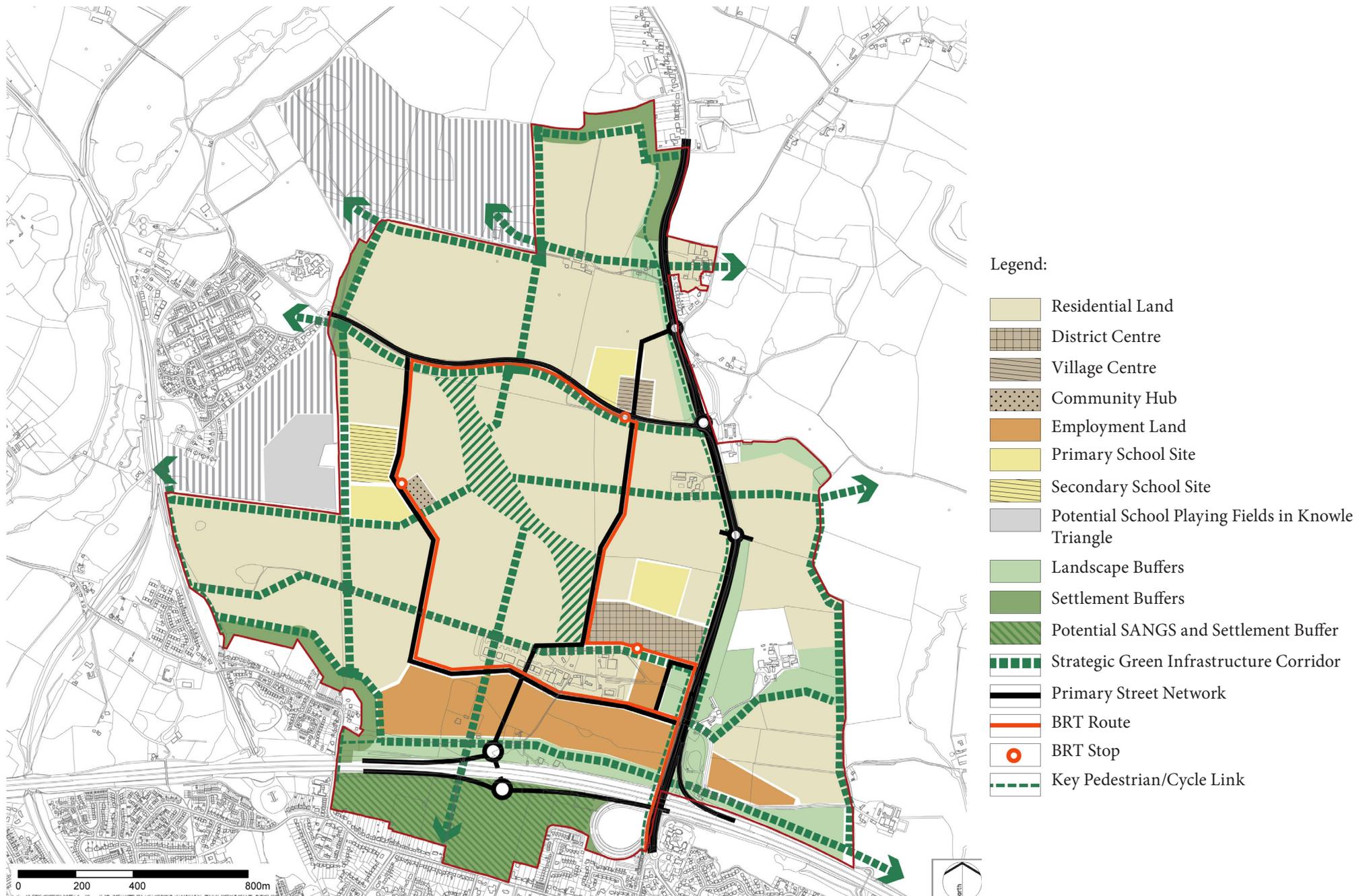
Strategic Framework Diagram

WEL 4: Comprehensive Approach

2.1 The Strategic Framework Diagram is a spatial expression of the vision set out in the Welborne Plan. It encompasses the objectives of the Core Strategy and the Welborne Plan as well as the principles that have emerged through an extensive process of collaboration and consultation in preparing the Welborne Plan. It illustrates the key spatial planning principles underlying the Welborne Plan and encapsulates Fareham Borough Council's aspirations for the new community. It should be seen as an overarching physical structure which must be used as a guide to subsequent comprehensive masterplanning work.

2.2 The Strategic Framework Diagram shows how the nature of the surrounding countryside could be used to influence the form of the new community in the spirit of a Garden City Principles. It establishes how the assets of the site could be transformed into a distinctive, living, thriving and sustainable place with a clear structure and identity. It defines broad areas of land use which are defined by ecological, landscape, hydrological, noise, transport, viability and social constraints and opportunities. It shows an interconnected green infrastructure network which links people to the places within their neighbourhood and beyond in a way that encourages sustainable transport choices. It incorporates a strategic network of streets necessary to allow traffic movements and provide access to development blocks, but without undermining quality of life for residents.

2.3 The diagram has been drawn schematically; it is the principles and policies behind it which are important and not the precise alignment or layout. It is intended to provide value to all parties by providing greater clarity upfront on what Fareham Borough Council expects to see from more detailed masterplanning work. The following points outline the key principles to be taken from this diagram:



Strategic Framework Diagram - taken from the Welborne Plan

2.4 Key elements of the Strategic Framework Diagram

- A development shaped and defined by surrounding landscape typologies.
- A large central park orientated to maximise its accessibility from the majority of the new community, connecting the three character areas to the west of the A32 and linking directly to the district centre.
- The broad extent of residential development including buffers and development set-backs from sensitive site constraints.
- The location of the district centre, connecting the A32 and the central park and positioned to give it visibility from the strategic road network.
- Location of the Local Centre and Community Hub, distributed through the development to optimise accessibility, located on the strategic green infrastructure network and co-located with BRT stops.
- Location of the school sites which are co-located with the centres and therefore evenly distributed across the site, adjacent to BRT stops and adjacent to green infrastructure links.
- Green infrastructure corridors, placing all residents of Welborne within 2-3mins (approx. 300m) walk of a strategic network of green spaces which in turn link to other land uses, existing neighbourhoods and the surrounding countryside.
- Strong green infrastructure links connecting Welborne to Fareham, Knowle and Funtley
- A significant element of the employment space co-located with the district centre to ensure a mix of land uses and helping support a vibrant and prosperous centre.
- Landscape buffers (including settlement buffers), maintaining gaps between new development and existing settlements and the setting of key buildings.

3.0 | Preparing the Structuring Plan

Relevant Plans and Policies:

WEL 4: Comprehensive Approach

3.1 Policy WEL4 requires the site promoters to jointly prepare a Structuring Plan and sets out what must be included on the plan. The key purpose of the Structuring Plan is to demonstrate how the site can be delivered in a comprehensive and co-ordinated way, particularly in terms of the necessary supporting infrastructure. The guidance in this SPD should be used to build an understanding of the criteria against which the arrangement shown on the Structuring Plan will be assessed. The structuring plan will need to demonstrate that it offers the possibility of a design outcome that meets the principles set out in the guidance. The Welborne Plan requires that the structuring plan shows the following:

- The disposition of the main land-uses together with an agreed land budget.
- The access points and primary road network, including the Bus Rapid Transit route.
- The location of the District and Local Centres and the Community Hub
- The location of Welborne's schools
- The main pedestrian and cycle routes throughout Welborne
- The strategic green infrastructure, including the green corridors linking them.
- The areas proposed for suitable alternative natural greenspace (SANGS)
- The location of strategic utilities infrastructure, including for the supply of electricity and disposal of foul water

3.2 The Structuring Plan will need to show the relative scale of each of these elements and ensure that connections between land uses via both the street network and green infrastructure corridors are clearly articulated. The plan will need to show all aspects of the green infrastructure including the location and types of green space (i.e. parks, semi natural green space, sports pitches etc), connections into the wider landscape, the locations and scale of the settlement buffers, sustainable urban drainage (SUDS) network and the location and basic layout of the central park.

3.3 In addition to the list above, consideration should be given to a site wide character framework which shows the principal character areas to ensure that development character is planned for in a coherent way.

3.4 In order to adequately assess the design intent of the Structuring Plan a number of development principles should be agreed and provided alongside the Structuring Plan. It is intended that these will ensure consistency across the whole site and give greater certainty to all on the qualities of each of the elements of the Structuring Plan. Development principles should be provided on:

- Green Infrastructure
- Access and movement
- Land Use
- Urban Design, Built Form and Development Character
- Phasing

3.5 The principles should be illustrated where possible for example showing typical cross sections through primary street and green infrastructure corridors and precedents which display the intended design qualities. The Design Codes which accompany planning applications will be able to use the Structuring Plan and these development principles as their starting point avoiding any unnecessary repetition.

4.0 | Strategic Design Code Requirements

Relevant Plans and Policies:

WEL 7: Strategic Design Codes

4.1 Policy WEL7 requires the site promoters to prepare and submit Strategic Design Codes as part of the planning application process. The purpose of the codes will be to help to build consensus about what kind of place Welborne will be and that development proposals will meet the requirements of the Welborne Plan. The Strategic Design Codes should not be overly detailed, they are not intended to fix details of the development, but should set rules, principles and standards for elements of the development which are fundamental to character and place making. It must demonstrate how it can be applied over time to secure consistency and quality. The Strategic Design Codes should be produced having close regard to the Welborne Design Guidance and if sufficient detail is included, will become the main drivers of design quality within the development.

4.2 The Strategic Design Code should cover each of the points below in order to demonstrate how the policies of the Welborne Plan and the principles within this SPD can be achieved.

4.3 Concept and Vision

- Outline of the development concept i.e. what type of place is proposed.
- High level development principles i.e. the values that will guide decisions on design.

4.4 Development Character

- Site wide character: details of how an overarching, site wide identity for Welborne will be achieved based on the principles of a 21st Century Garden Community.
- Character area framework: providing details of where and how the character will vary to reflect both the site conditions and the proposed change in land use. This section should include a summary of the proposed character of each part of the development and how it relates back to a shared site wide character.

4.5 Access and Movement

- Access and movement framework plan showing the location and type of strategic routes and junctions.
- Indicative arrangement of access points from the existing road network.
- Design principles and cross sections of the Primary street network.
- High level design principles for establishing a street hierarchy including typical street sections for each level of the hierarchy including details of how the vision of a 21st Century Garden Community can be achieved.
- Details of how priority for public transport can be achieved.
- Details of the footpath and cycle network differentiating between types of route and showing location and quality of important connections into the surrounding area.
- High level design principles typical sections and elevations outlining how edges of development will relate to the primary street network and existing strategic routes.

4.6 Green Infrastructure

- Green infrastructure framework plan showing the location and types of open spaces and connections proposed across Welborne.
- High level design principles, typical sections and plans outlining the functions, character and broad layout of the central park.
- Key functions and design criteria of each of the Strategic Green Corridors and Connections and strategic open spaces identified on the Structuring Plan. Including typical cross sections and plans showing size, provision

for pedestrians and cyclists, lighting and type of planting.

- Details of a structural planting scheme showing how development can be successfully integrated into the existing landscape and is responsive to key views, heritage features and existing communities amenity.
- Details of the strategic surface water drainage strategy including SUDS.
- How the proposed green infrastructure network will help achieve the aspirations of the proposed development character.
- High level design principles typical sections and elevations outlining how edges of development will relate to areas of open space.

4.7 Residential Areas

The code for residential areas should demonstrate how each of the following can be designed to achieve a positive urban design outcome and a quality of place which is in keeping with the principles of a 21st Century ‘Garden Community’ and the principal character area in which the housing sits.

- Residential framework plan showing location of housing, broad distribution of density and urban design principles including enclosure, scale and massing.
- High level design and place making principles, plans and sections demonstrating approach to design of urban blocks including car parking arrangement, types of urban block, scale, massing, density, street composition, building lines, enclosure and overlooking of the public realm and elevational composition along streets.

- High level design principles, typical plans and sections demonstrating approach to plot design including principles for bin and cycle storage, architectural language, boundary treatment, building orientation, space for front gardens, in built adaptability and privacy and overlooking.
- High level design principles and typical housing layouts demonstrating approach to housing design and quality of the internal environment.
- Design principles for Environmentally Sustainable Design and Climate Change Mitigation.

4.8 Employment Areas

- Site wide urban design principles for dedicated employments areas showing layout, access, land uses, character, relationship to surrounding areas and structural planting.
- Urban design principles for individual plot design including guidance on layout, materials and parking.

4.9 Community Centres

Schematic plans showing the urban design principles of the District and Local Centre and the Community Hub including: layout, scale, massing, arrangement and scale of public spaces, connections to green infrastructure and schools, important building frontages, public realm treatment, land uses and parking and servicing arrangement.

4.10 School Site

Schematic plans showing how school sites can integrate with Welborne's Centres and can contribute towards creating high quality built environment.

- Details of how the school sites link to the green infrastructure and public transport network.
- Details of how the school sites link to the community centres and hub.
- Details of how the school site can contribute to a positive urban design solution for Welborne.

4.11 Public realm

A public realm strategy which demonstrates:

- The design approach to public realm within residential areas, centres and employment areas.
- How public realm will be used to ensure high quality design.
- How materials will reinforce the hierarchy of streets.
- Consistency across the Welborne development and how variations will be used to re-enforce individual character areas.
- The proposed planting strategy including character of planting and the plant species which will be used.
- The proposed lighting strategy
- Street furniture and materials palettes.

5.0 | Comprehensive Masterplanning

Relevant Plans and Policies:

WEL 4: Comprehensive Approach

5.1 Policy WEL 4 requires a Comprehensive Masterplan to be provided alongside initial planning applications. The Comprehensive Masterplan is required to cover at least the parts of the site relevant to the planning application and be consistent with the policies of the Welborne Plan.

5.2 The Comprehensive Masterplan should provide greater clarity and level of detail than the Structuring Plan and start to fix the development layout. The Structuring Plan is intended to be schematic while the Comprehensive Masterplan will show the actual alignment and scale of development and how development relates to key pieces of infrastructure. The Comprehensive Masterplan should be illustrated by a number of plans which clearly show:

- Access and movement including pedestrian and cycle provision
- Green Infrastructure and drainage
- Land Use
- Development scale including building heights and density
- Development Character
- An illustrative Masterplan which demonstrates how the elements above can be combined



Principal Character Areas (as shown in the Welborne Plan)

6.0 | Character Areas

Relevant Plans and Policies:

WEL2: High Level Development Principles

WEL6: General Design Principles

WEL8: Protection and Enhancement of the Historic Environment

WEL33: Structural Landscaping

Character Areas Plan

6.1 The vision set out in the Welborne Plan sets a clear aspiration for the landscape setting to define the spirit, character and form of the new community. The Welborne Plan goes on to set out that one way in which this can be achieved is to develop four principal character areas based on landscape typologies and a number of sub areas based on proposed land uses.

6.2 This section will make the purpose of the character areas clear, how character can be established and which site features should inform the detailed masterplanning work.

6.3 Core Functions

- Ensure that masterplanning is context driven and strongly informed by site character and existing features of the site.
- Ensure that Welborne is developed into a distinctive new community whose identity is driven by an understanding of place.

6.4 Design Objectives

- To ensure an overarching character to all residential areas of Welborne which embrace the principles of a 21st Century ‘Garden Community’.
- To establish a site wide framework of character areas which is responsive to the existing site context to ensure that the character of development is planned in a coherent way.
- Achieve consistency within individual character areas to ensure a strong identity and sense of place for Welborne.

6.5 Design Guidance

Detailed masterplanning must use an analysis of existing site features and character to inform the design process. The following development components can be used to shape an appropriate response to the existing site conditions:

- The development concept for a particular area of the plan as a means of differentiation from other places.
- Overall layout of the scheme for example working with a distinctive pattern of topography, site features or responding to a local historic pattern of development.
- Residential density of the scheme, for example allowing a more green and rural character at peripheral areas of the site where proposed development meets existing rural areas or communities.
- Block pattern and urban form, for example tight, formal, perimeter block arrangements in more urban parts of the site.
- Layout of the streets and public spaces and the type of materials used for example wide and tree lined or smaller scale with shared surfaces.
- The mix of housing types.
- How buildings and plots enclose the street i.e. the boundary treatments building line, height and orientation.
- The design of the public realm including, materials, detailing and planting.
- Architectural language including materials and detailing.

6.6 Consistency

- Consistency will be fundamental in establishing the character of any residential areas of Welborne. There must be a recognisable and repeating pattern of development components to establish an image defining and memorable character.
- The images below illustrate how a considerable measure of consistency is central to achieving a distinct and recognisable character. Places which have successfully established a strong identity have generally used variation carefully. Obviously varying the development components listed above will be essential in some instances and desirable in others to introduce interest and richness. However, variations in the elements listed above vary on an urban block scale rather than individual plot scale. For instance if a range of house types is used with variation in buildings line, a consistent boundary treatment and limited materials palette could be used to drive the character.



Examples showing how consistency in building line and architectural language establish a distinctive development character



Examples showing how consistency in materials has resulted in a strong development character despite variations in house types and built form



Examples showing how consistency in materials has resulted in a strong development character despite variations in building types



Example of original Garden City which embraces some of the principles of a Garden Community including: a clear distinction between public and private open space, green and spacious feeling to streets, clear grid of direct routes, a consistent building design, broadly consistent building line and buildings set back within generous plots.



Example of a development in Germany which display similar design principles.

6.6 Overarching Character

The Welborne Plan sets an aspiration for a site wide character which embraces the principles of a 21st Century 'Garden Community'. In order to set an overarching identity and sense of what type of place Welborne will be, a number of simple site wide urban design principles should be provided. It is expected that these will be able to demonstrate how the principles of a 'Garden Community' can be consistently applied. For example these principles may provide simple rules or strategy on:

- A limited number of block typologies and urban structure which allows a clear distinction between public and private open space.
- Building alignment which is set back within plots overlooking streets with clear and consistent building lines and boundary treatments enclosing private space.
- Providing a green and spacious feeling to streets and spaces.
- A network of streets laid out to a planned grid of direct routes incorporating generous space for planting and pedestrians and cyclists.
- A strategy for developing an appropriate architectural style and public realm design.

6.7 Principal Character Areas

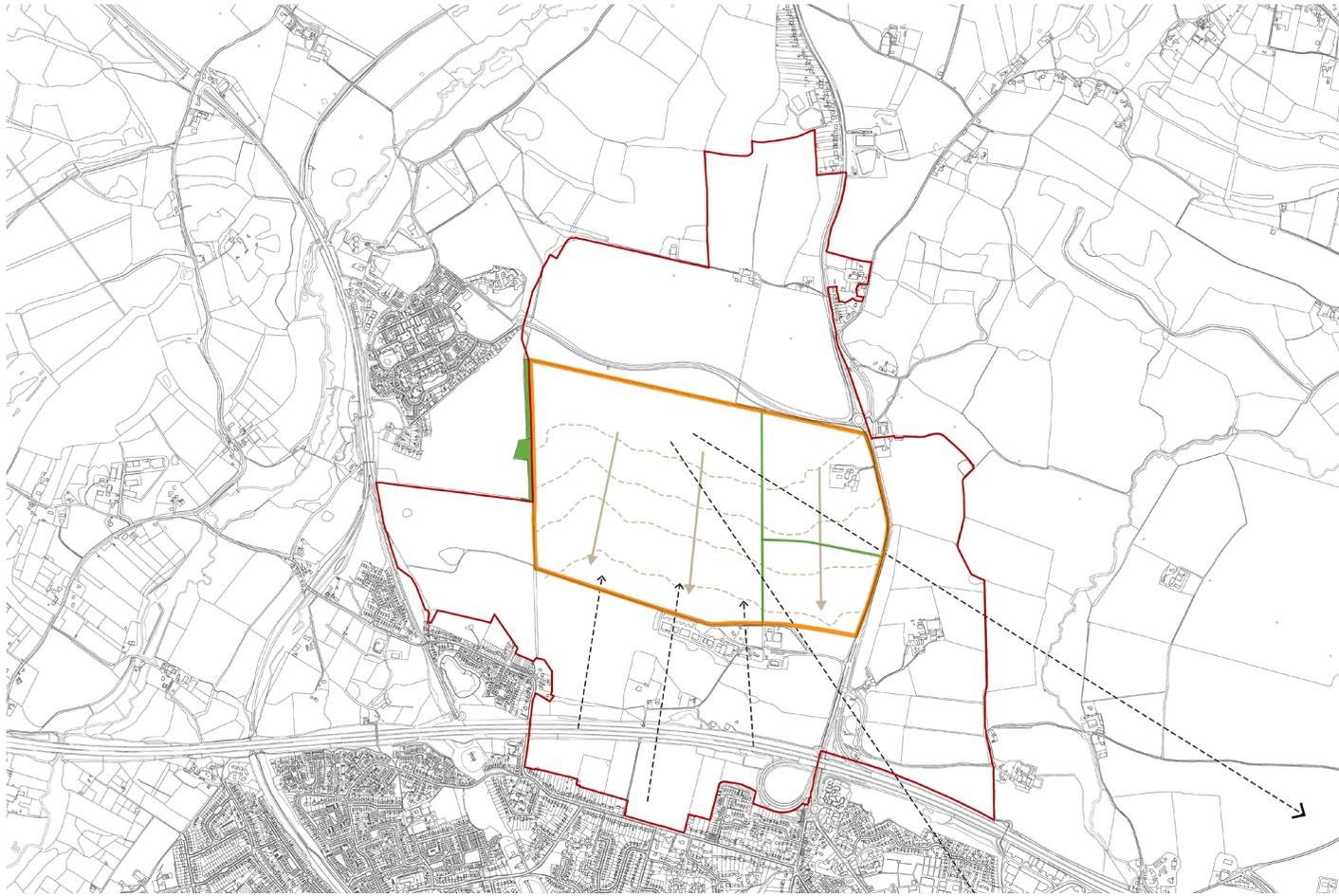
Within the overarching Garden Community character The Welborne Plan identifies four principal character areas for Welborne. Planning applications coming forward would be expected to demonstrate how a character area framework and development components listed above can be used to respond to and emphasise the existing features and characteristics of the site and the proposed land uses including:

6.7.1 Central part of the site (Referred to in the Welborne Plan as the Downland)



- A development form which maintains some of the open and expansive qualities of the site for instance through the large Central Park and maintaining some of the distant views out of the site to the south and east towards Portsdown Hill and the Solent.
- A simple material palette which recognises the distinctive predominance of chalk geology and the proposed urban character within this part of the site.

- Design of the green spaces and use of plant and tree species which reflect the downland character for instance using less enclosing structural planting to leave substantial parts of green space open in character.
- A site layout which responds to the consistent, gentle south facing topography of the site maximising opportunities for solar gain and achieving an urban form which reflects the regularity of the slope and ensures a cohesive urban structure when viewed from the south. For instance using a regular and formal east – west running urban grid which emphasises the general absence of landscape features, the regularity of the south facing slope and connects directly to the central park.
- An open space strategy which is capable of providing east – west planting along the northern and southern boundaries of the area to provide visual breaks in development in key views from the south.
- A development form which emphasises this area as the most urban part of the site, for instance using an ordered and formal development character, compact built form, densities capable of supporting community facilities and using materials, surfacing and planting that creates a more urban character.
- Proposals which show how the District Centre can be integrated into surrounding areas and form an image defining feature of Welborne alongside its links and association with the Central Park.
- Proposals for the retention of the belt of trees along the edge of the Knowle Triangle including details of how the interface between development edge and woodland will work.
- Proposals for the incorporation of the Long Barrow site.



Legend:

- Character area extents
- Limited amount of existing vegetation
- - - Consistent, gently sloping topography
- ↓ South facing slope
- - -> Key views

Plan showing site characteristics which should influence masterplanning and proposed development character



Example of potential development characteristics

6.7.2 North of Knowle Road (Referred to in the Welborne Plan as the Woodland):



- Recognition of important tree blocks around the site and the enclosure they provide including a clear strategy for their incorporation into the scheme ensuring visibility from the majority of this part of the site for example by running streets towards areas of woodland.
- Demonstration of how the interface between development edge and existing woodland will work.

- Proposals for the retention of areas of woodland within the site and how they will be positively integrated into residential areas.
- Provision of links which provide direct and attractive walking and cycling routes to areas of existing woodland.
- Recognition of the importance of the existing rural character of Knowle Road including proposals for the retention of planting along the road and how development can be introduced to the north which is more rural in character.
- Recognition of the importance of the ridge along the northern edge of the site in setting visual separation between Wickham and Fareham.
- Proposals for a layout which allows informal tree cover to provide a dominant feature of the whole area with new neighbourhoods enclosed by and formed around new woodland.
- Proposals for a development form which is less formal and less urban in character than the Central area of the site.
- Proposals for development densities which are capable of providing a built edge which is sensitive to areas of surrounding woodland.
- A strategy for tree planting in this part of the site which uses locally significant species of tree and appropriate understorey planting (rather than mown grass) which provides woodland character and creates habitat links into the surrounding area.



Legend:

-  Character area extents
-  Existing vegetation
-  Listed building
-  Existing buildings
-  Enclosing effect of surrounding tree cover
-  Rural character of Knowle Road
-  Significant ridge line

Plan showing site characteristics which should influence masterplanning and proposed development character



Example of potential development characteristics

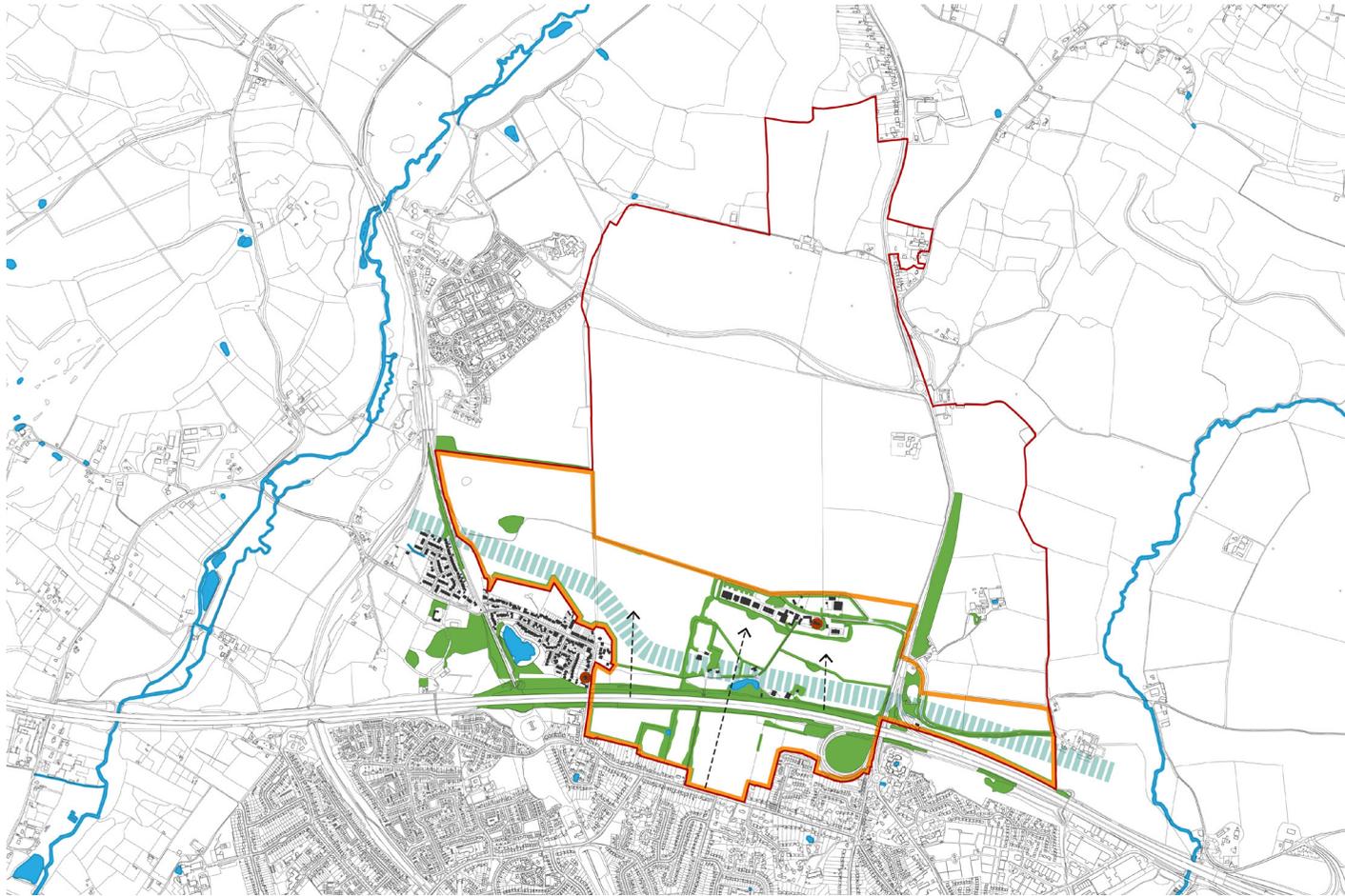
6.7.3 South of Dean Farm – the southern edge of the site (Referred to in the Welborne Plan as the Meadows)



- Recognition of the importance of the smaller field pattern, stronger landscape structure including hedges, tree belts, avenues and tracks as well as a greater degree of visual enclosure that characterise this area.
- A more fractured and informal development structure to allow incorporation of existing features and to reflect a less urban character

than central parts of the site.

- Recognition of relationship with existing community at Funtley. Proposals should allow for densities and development form which maintains clear distinction between Welborne and Funtley.
- Demonstration of how views into the site from the south have informed an approach which is capable of establishing an attractive, green edge to Welborne with development regularly broken up visually by landscape features incorporating tree cover, water and wetland features.
- Integrating areas of water, meadow, naturalistic planting and blocks of woodland into continuous east – west green corridors which connect the Meon and Wallington river valleys along the lowest lying part of the site.
- Use of visible SUDs features integrated into the street scene.
- Proposals for how the listed buildings at Dean Farm can be incorporated into the development.



Legend:

- Character area extents
- Existing vegetation and field boundaries
- Existing water courses/features
- ▨ Low lying areas of the site
- - - - -> Key views
- Listed building
- Existing buildings

Plan showing site characteristics which should influence masterplanning and proposed development character



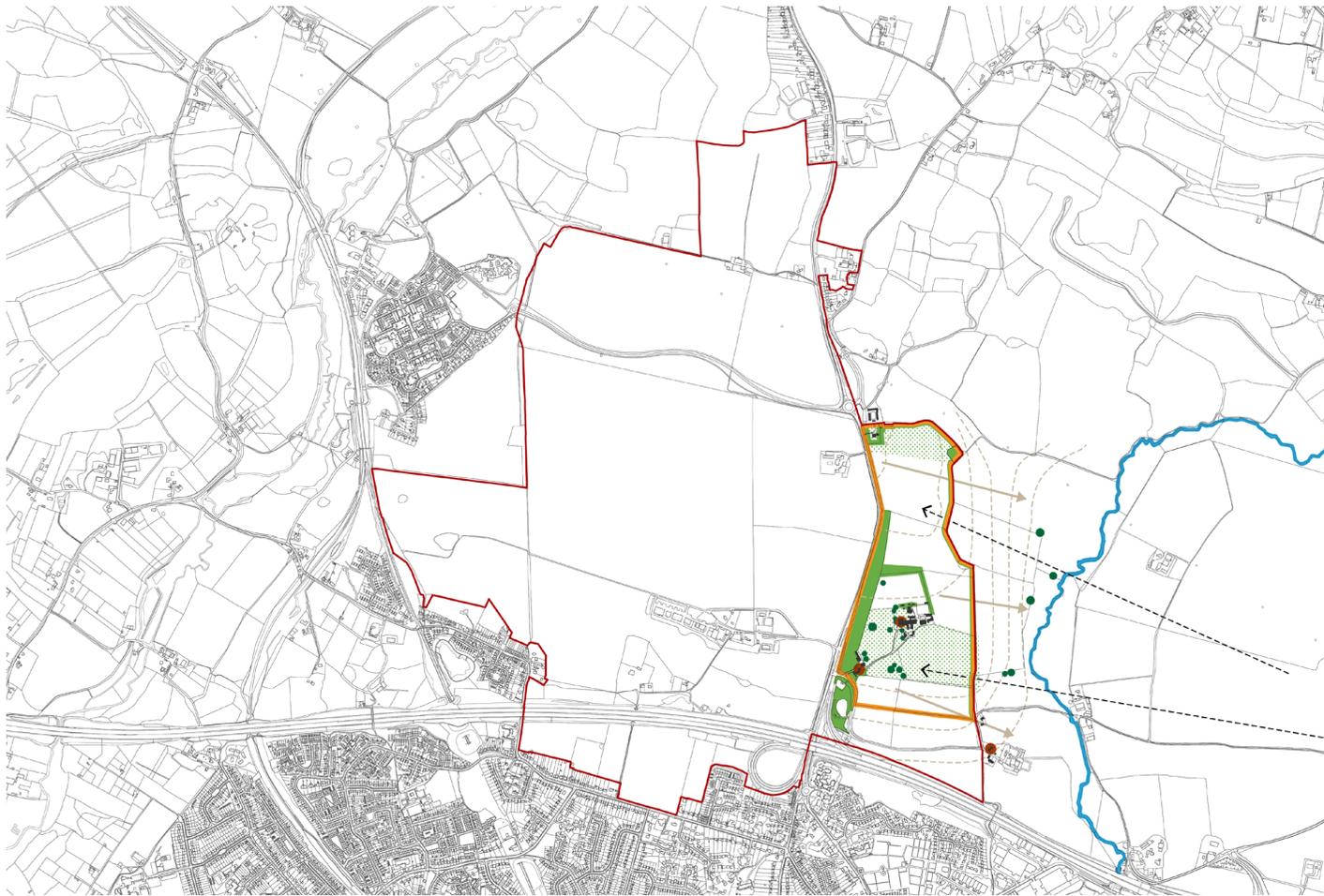
Example of potential development characteristics

6.7.4 East of the A32 (Referred to in the Welborne Plan as the



Parkland)

- Recognition of the importance of the existing buildings including listed buildings at Roche Court and buildings at Albany Farm including their character and their visual setting and relationship with the Wallington River valley.
 - A development character which responds to and enhances the existing pattern of woodland belts, open pasture, buildings and parkland trees associated with Roche Court which are all important landscape features for instance by using a built form which encloses a designed and picturesque landscape structure.
 - A development form which is more open in character than the Meadows and Woodland area and is defined by open grassland using small tree groups, individual parkland trees and tree belts to filter views and visibility of the development from the east.
- A scheme layout which acknowledges the importance of the tree belt along the A32 and the landform which falls gently towards the Wallington resulting in a sense of separation from the rest of the Welborne site and closer association with the River Wallington.



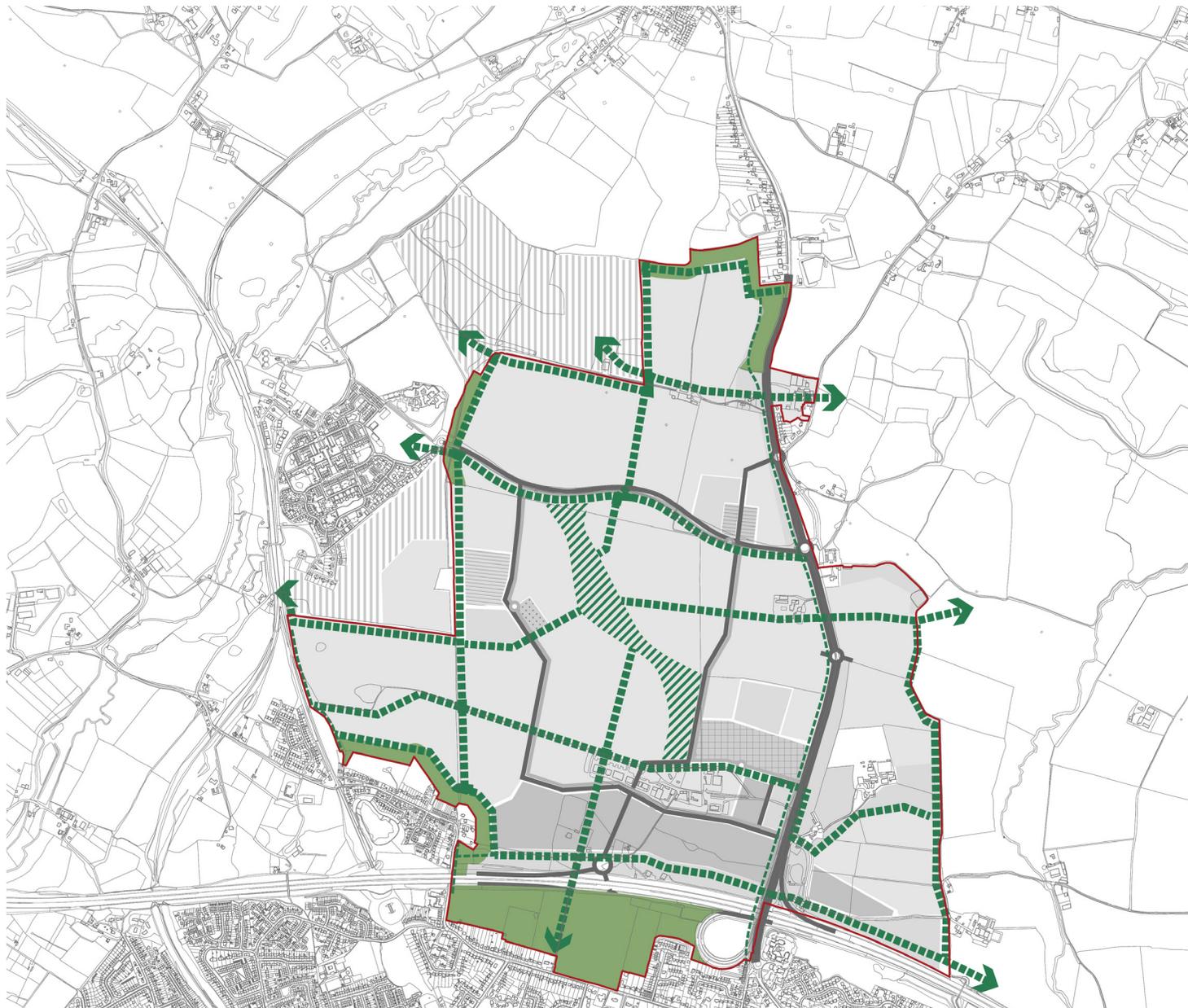
Legend:

-  Character area extents
-  Existing vegetation
-  Gently sloping lanform
-  Landform forming part of the Wallington Valley
-  Key views
-  Listed building
-  Existing buildings
-  Visual setting of key buildings
-  Existing water courses
-  Individual and parkland trees within open grassland and pasture

Plan showing site characteristics which should influence masterplanning and proposed development character



Example of potential development characteristics



Legend:

- Landscape Buffers
- Settlement Buffers
- Potential SANGS and Settlement Buffer
- Strategic Green Infrastructure Corridor
- Key Pedestrian/Cycle Link

Extract from the Strategic Framework Diagram showing elements of the green infrastructure

7.0 | Green Infrastructure

Relevant Plans and Policies:

The Policies Map: showing the broad location of the central park and settlement buffers.

WEL2: High Level Development Principles

WEL6: General Design Principles

WEL29: On-site Green Infrastructure

WEL30: Avoiding and Mitigating the Impact on Internationally Protected Sites and Off-site Green Infrastructure

WEL31: Conserving and Enhancing Biodiversity

WEL32: Strategic Green Corridors and Connections

WEL33: Structural Landscaping

WEL 34: Detailed Landscaping

7.1 The Welborne Plan includes a detailed commentary on the green infrastructure strategy for Welborne, it sets out the types of green space required, quantum and the roles the green spaces must fulfil. This section of the SPD will provide guidance on the expectations on how each of the elements of the green infrastructure will be designed.

7.2 Core Functions

- Ensure that Welborne’s ‘spirit, character and form are inspired by its landscape setting’ as set out in the Vision contained in the Welborne Plan.
- Meet the day to day recreational needs of the new community.
- Offer the residents of Welborne contact with nature.
- Protect the landscape and biodiversity assets of the area.
- Form part of the strategy to ensure that potential impacts on protected sites at the Solent are mitigated against.

7.3 Design Objectives

- Beautiful: Green spaces and corridors should be well designed; they should be uplifting and inspirational, enhancing quality of life for residents and offering value to surrounding development. Green spaces must be designed to be attractive and useable with a clearly defined role and an identity driven by the character of the area in which they sit.
- Connected: The policies of the Welborne Plan seek to provide a connected grid of green infrastructure. The grid must place green space at the heart of all areas of development and connect into the surrounding landscape and existing neighbourhoods offering sustainable choices for travel and opportunities to link habitats. The number of road crossing along green corridors should be kept to an absolute minimum. Green spaces should be accessible; they should be easy to get to via direct and attractive routes.

- Multifunctional: The Welborne Plan requires various types of green infrastructure, such as sports pitches, allotments play areas, semi natural green space, parks and amenity space and SANGS. While it is acknowledged and encouraged that green spaces will provide multiple functions it is important that the overall quantity of green infrastructure is sufficient to ensure accessibility and is able to meet all the policies set out in the Welborne Plan and guidance in this SPD.
- Overlooked: All areas of open space must be designed to be well enclosed and overlooked by surrounding properties avoiding any instances of rear boundaries forming a significant edge to open spaces. This is fundamentally important in ensuring green spaces are well integrated into the built form which along with giving them a clearly defined role will avoid provision of large areas of unneeded and unused open space. It is also allows the green space to form the setting for development; helping to drive character and embrace the principles of a 21st Century 'Garden Community'.

7.4 Design Guidance

7.4.1 Central Park

The Central Park is shown on Policies Map within the Welborne Plan, the aspiration for the park has emerged through consultation with key stakeholders and the local community. The primary objectives for the park are:

- A large park located centrally to the new community so that it is encountered by the majority of residents every day and provides a significant area of open space and gathering space within the core area of Welborne.
- The park should pass through significant areas of residential development channelling pedestrians and cyclists towards the District Centre.
- To have a strong visual and physical link to the District Centre and therefore provide an image defining identity for Welborne.
- Open and expansive in character and experienced as a single space offering views out of the site to the south and the east.
- To not be crossed by any trafficked roads.
- To have a predominantly informal and semi-natural character with formal play areas and structures kept to the edges where the park widens.
- To have a landscape treatment which reflects a chalk downland typology with a significant open semi natural character, for instance using limited tree planting at the margins and large areas of grass / meadow suitable for the underlying chalk geology.

- To broadly follows the alignment of the gas pipeline to make best use of constrained land and to connect large residential areas of Welborne with the District Centre.
- The park should widen to the northern section and connect to potential areas of SANGS to the north and west of Welborne.
- The park should widen at the southern end to allow community uses and possibly a sports pitch near to the District Centre, without compromising the overall open and informal character.



Examples showing potential character of the Central Park



Illustration of the design guidance - Central Park

7.4.2 Strategic Green Infrastructure Corridors and Connections

Policy WEL32 requires provision of Strategic Green Infrastructure Corridors and Connections, the following guidance sets out the aspiration for what these corridors will achieve:

- Regularly spaced to reach into all areas of Welborne placing all residents within 2 – 3 minutes' (approx. 300m) walk of a connected and regular grid of green spaces.
- A grid running predominantly east – west and north – south to ensure good connectivity across the site.
- Accommodate footpaths, cycleways and bridleways where appropriate separated from trafficked roads and with minimal road crossings.
- Be sufficiently wide to be green in character and accommodate tree planting and to avoid being dominated by roads and surrounding development.
- Provide strong and direct footpath and cycle connections to North Fareham, Funtley, Knowle, the District Centre, employment area and school sites.
- Provide attractive and direct footpath and cycle access into the surrounding landscape as part of a wider network of walking routes including; Dash Wood, playing fields at Knowle, Knowle Triangle, Fareham Common, public rights of way along the eastern boundary of the site, public rights of way along the western boundary of the site



Provide attractive and direct footpath and cycle access



Be sufficiently wide to be green in character and accommodate tree planting

(including the bridge crossing of the railway), Pook Lane, Forest Lane and the public rights of way to the north east.

- To contain a significant proportion of continuous native planting to serve as wildlife corridors through the site and provide residents of Welborne contact with nature. The type of planting should vary depending on the location of the corridor and surrounding habitats it could link into, for instance woodland belts connecting across northern parts of the site and mosaic of wetland, meadow and woodland to the south connecting the Meon and Wallington river valleys.
- Provide important east – west running visual breaks in development to improve the visual setting of Welborne particularly when viewed from the south.
- Tie into proposed pedestrian crossings of the A32 and existing bridges and underpasses of the M27 to ensure connectivity.
- Incorporate proposed settlement buffers, buffers to M27 and development set backs from mature and remnant ancient woods within and surrounding the site.
- Lighting to be considered where routes would provide a useful commuting corridor and where it would not have adverse impact on wildlife corridors.
- Connect and incorporate all other types of open space including play areas, allotments, sports pitches, parks, semi natural and SANGS.
- Accommodate sustainable urban drainage systems (SUDS).



Placing residents in close proximity to a network of open spaces

Accomodate SUDS

Connect and incorporate other types of open space

7.4.3 Structural Landscape

Policy WEL 33 of the Welborne Plan requires a structural landscaping scheme which shows how existing landscape features can be strengthened.

The following guidance should be used to develop proposals:

7.4.4 Site Wide:

- Strengthen vegetation along the boundaries of the site, particularly along the A32 and motorway embankments, where appropriate to obstruct or filter views from these main transport routes and to reduce their intrusion.
- Provide landscape buffers (semi natural greenspace or woodland planting) along the edges of existing development, e.g. Funtley and existing properties to protect visual and recreational amenity.
- Retain and strengthen existing belts, blocks of trees and internal field boundaries within the site, incorporate into a new framework of linear planting to contain development in particular, strong west-east belts of planting across the area to break up the mass of new development in elevated views from the south.
- Use native broadleaved species, appropriate to the locality and underlying soil conditions in new woodland and hedgerow planting.
- Ensure that the important woodlands, copses and belts of trees around the edges of the site are protected from damage and provide landscape buffers to these features.

7.4.5 Additional guidance for the central part of the site (Referred to in the Welborne Plan as the Downland)

- The central part of the site should retain a substantial area of open space with chalk grassland and other downland characteristics, contained by a loose, large-scale structure of linear planting that would help to break up and diffuse views of development from surrounding areas (particularly from the south) without creating an uncharacteristic sense of enclosure.

7.4.6 Additional guidance for the area to the north of Knowle Road (Referred to in the Welborne Plan as the Woodland):

- Extend woodland planting along the ridge at the northern edge of the area to strengthen the woodland backdrop of the area, reinforce its enclosed character and close the gap to any potential views from the north.
- Provide landscape buffer (greenspace or woodland planting) to the rear of properties along the A32 that back onto the area, to protect their visual amenity and keep development well below the ridgeline in this area to limit visibility from areas to the south.
- Elsewhere, consider extending the typical enclosed woodland mosaic character of Forest of Bere landscape southwards into this area, to help knit the area into the surrounding landscape, integrate development and limit any residual visual impacts from surrounding areas, properties and rights of way.

7.4.7 Additional guidance for the area to the south of Dean Farm – the southern edge of the site (Referred to in the Welborne Plan as the Meadows)

- Create a more intimate mosaic of woodland and wetlands, within the smaller-scale landscape to the southern part of the site to reflect its existing character and help to reduce the intrusion of the motorway and neighbouring built development.

7.4.8 Additional guidance for the area to the east of the A32 (Referred to in the Welborne Plan as the Parkland)

- Create a substantial planting belt along tracks/ field boundaries around the eastern and northern periphery of this area to limit and filter views from roads, properties and footpaths on Portsdown Hill;
- Protect other valuable landscape features, such as individual mature parkland trees, copses and mature hedgerows or belts of trees within and around the area, and integrate these features within a new landscape structure.
- Extend planting along the lower edge of the area along Pook Lane to limit views into the southern area from the lane, neighbouring farms and the M27.
- Create a landscape buffer around Roche Court to protect the setting of the Listed Buildings and reinforce parkland character of areas to the south using characteristic features such as avenues, copse, belts and individual parkland trees set in open grassland.

7.4.9 Settlement Buffers

Policy WEL 5 requires development proposals to respect and maintain the physical and visual separation of Welborne and it adjoining settlements.

7.4.10 The following guidance should be read in addition to the requirements set out in WEL 5.

- Ensure that buffers are designed to be semi natural in character and generally free from urbanised structures and formal open space uses such as formal play, sports pitches, parks etc. to ensure that buffers appear as settlement gaps rather than urbanised parks.
- Consider how the urban form leading up to the buffers can reflect an urban edge typology, for instance lowering residential densities.
- Demonstrate how development character in Welborne adjacent to existing settlements will respect the individual character of those settlements, i.e. through architectural style and layout.
- Demonstrate how development within Welborne can provide a positive edge, i.e. enclosed with a degree of overlooking without imposing on existing settlements.



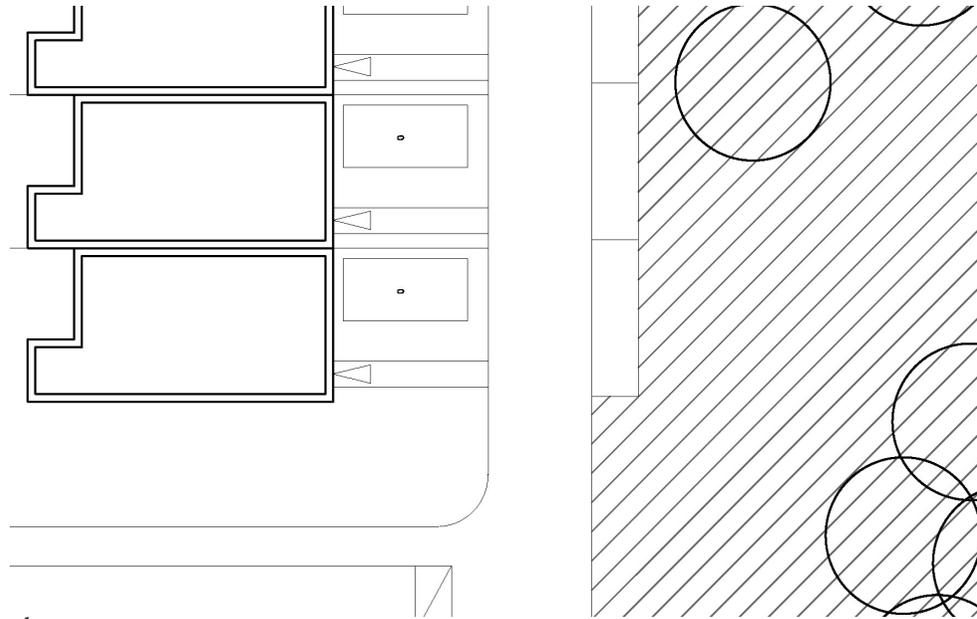
Examples of appropriate green edges showing how adjacent development has been planned to provide enclosure and overlooking

7.4.11 Green Edges

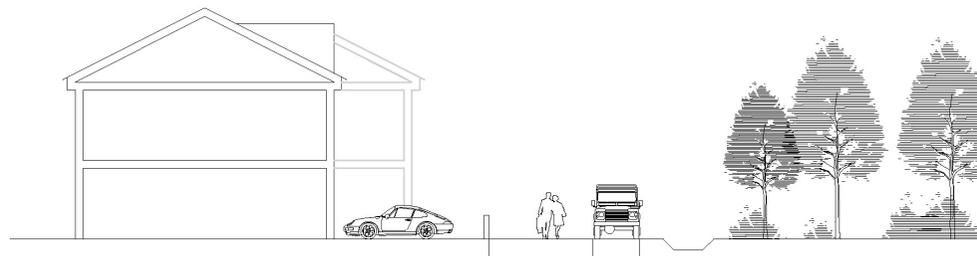
The requirement for linear green corridors and connections and landscape features means significant areas of housing will abut green space, it is therefore critical that the relationship between green space and development is well planned. There is flexibility as to how the juxtaposition of housing and green space can be managed provided that a number of key principles are adhered to:

- Avoid rear gardens backing onto green corridors, connections, buffers and all green spaces. Green spaces should be overlooked by development. Continuous lengths of rear property boundaries should not be used to enclose or delineate green space.
- Animate the edges. Ensure buildings along green spaces or surrounding green space are enlivened by providing active uses, building entrances, overlooking and regular access points (i.e. side streets and footpaths) onto the green space.
- Ensure a clearly defined boundary between public and private land.

Examples of appropriate green edges showing how adjacent development has been planned to provide enclosure and overlooking

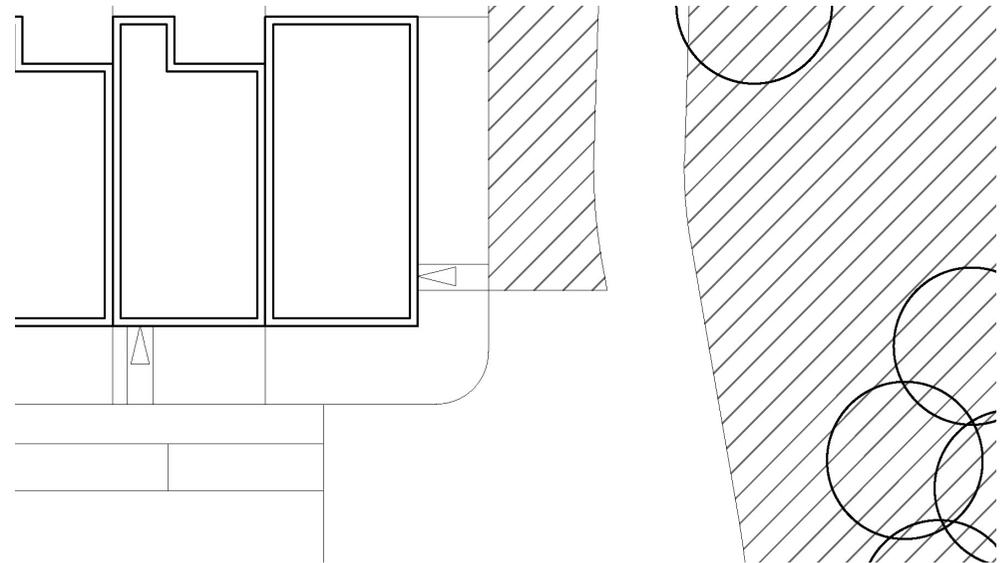


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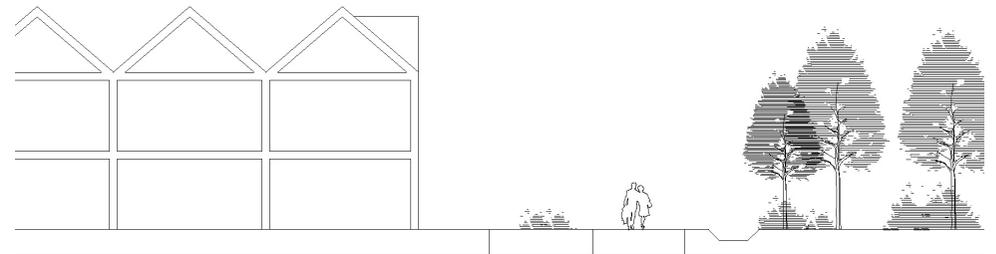


section

- This arrangement allows for overlooking of the open space through the provision of a shared access way alongside the open space. The access way would be used to provide vehicle access to parking in front of properties.
- Parking within the areas of open space must be deterred with the use of well integrated physical deterrents such as drainage ditches, planting and low bollards.

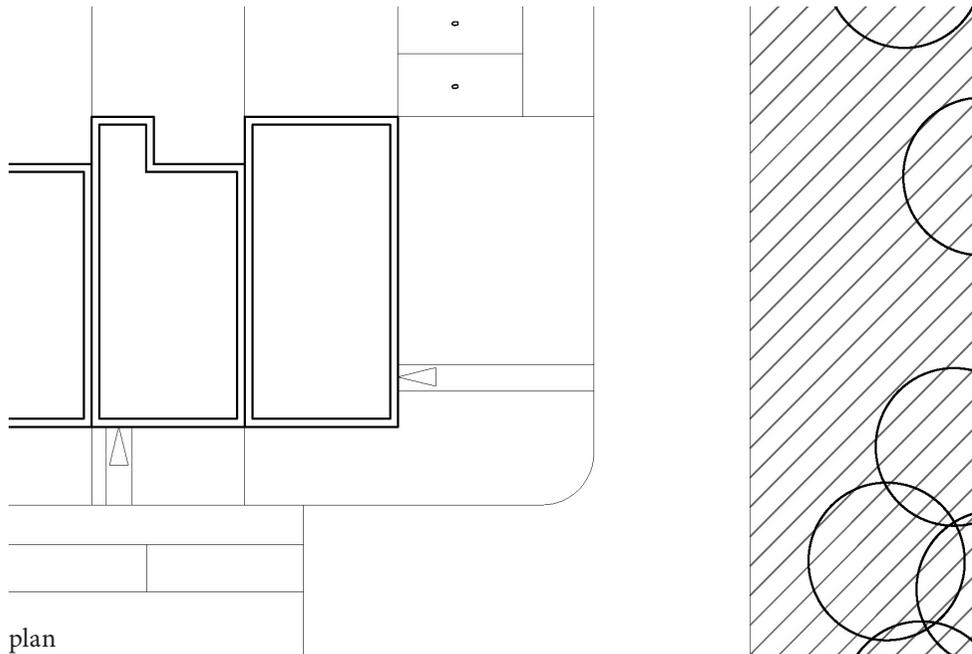


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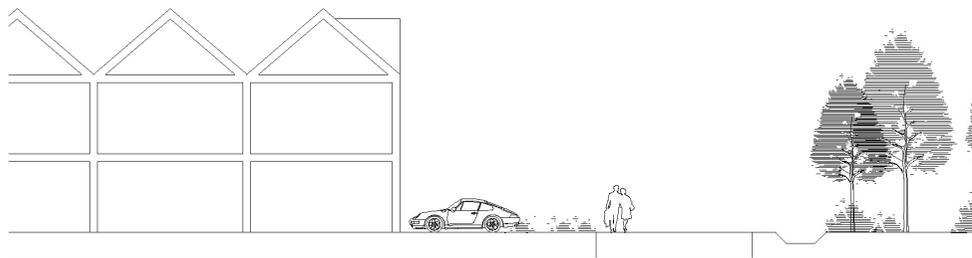


section

- This arrangement does not provide a continuous built frontage to the open space but enables gable ends and oblique frontage views over the open space. Alternatively the end house could be double fronted or be turned to directly overlook the open space. This arrangement also allows for regular access points in the form of side streets to encourage activity/use and provide an additional level of natural surveillance.
- This arrangement could be used where quieter areas of open space would be advantageous in establishing attractive walking routes.
- Vehicle access onto the open space should be deterred with physical deterrents such as low bollards.

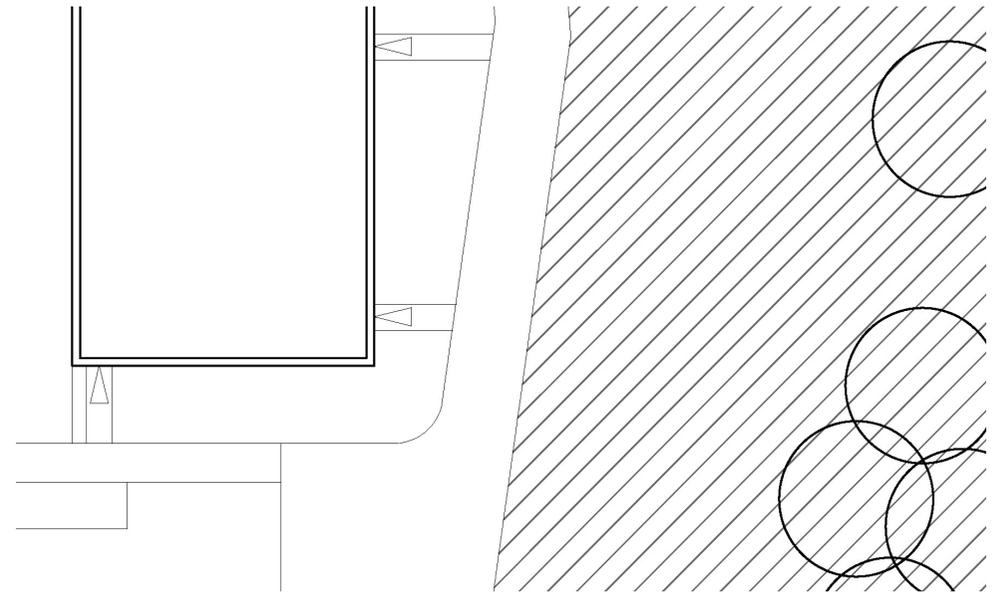


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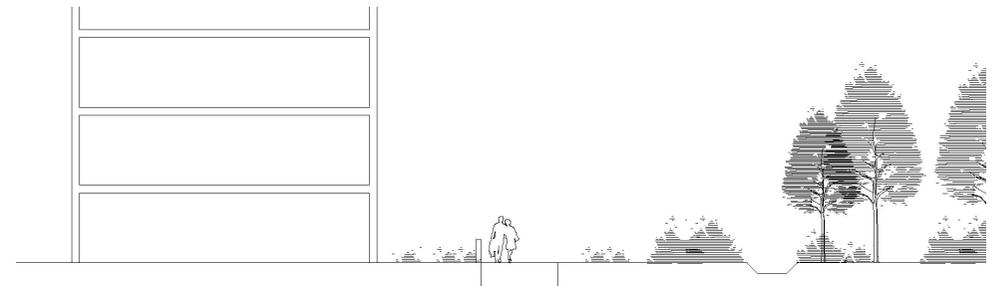


section

- As per previous arrangement with the addition of vehicle access to allow limited parking along the edge of the open space.
- Parking within the areas of open space must be deterred with the use of well integrated physical deterrents such as drainage ditches, planting and low bollards

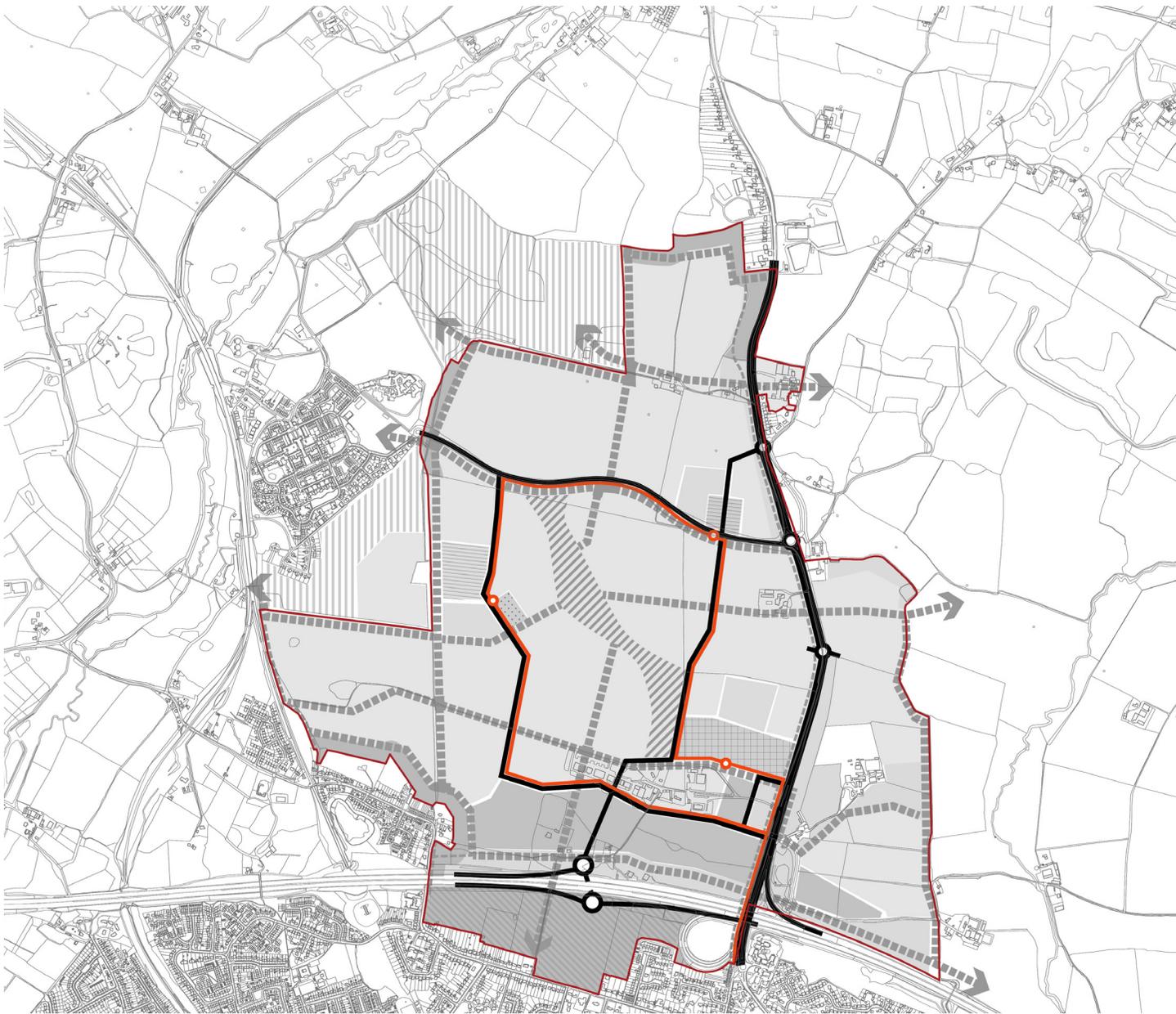


plan



section

- A continuous built frontage without vehicle access. Although there is a general presumption against the use of rear parking, this option could be used where alternative parking arrangements have been agreed. Regular entrances and windows at ground and upper levels must be combined to place genuine surveillance and activity on the green corridor.
- Clearly defined pedestrian and cycle access should be provided from the side street into and around the open space.
- Vehicle access onto the open space should be deterred with physical deterrents such as low bollards.



- Legend:
- Primary Street Network
 - BRT Route
 - BRT Stop

Extract from the Strategic Framework Diagram showing strategic access and movement

8.0 | Access and Movement

Relevant Plans and Policies:

WEL2: High Level Development Principles

WEL6: General Design Principles

WEL23: Transport Principles for Welborne

WEL24: Strategic Road Access

WEL25: Local Road Transport and Access

WEL26: Public Transport

WEL27: Encouraging Sustainable Choices

WEL28: Walking and Cycling

8.1 The Transport Strategy referred to in chapter 7 of the Welborne Plan should be referred to for more details on the transport principles which will guide development proposals coming forward. The Transport Strategy work has been informed by masterplanning undertaken by the council, transport modelling evidence, national and local policy, best practice and ongoing discussion with the Highways Agency, Highways Authority and other key stakeholders. The Transport Strategy is set out around five key transport principles:

- Transport and land use integration;
- Network of streets and routes;
- Hardwiring sustainable transport (i.e. planning development to help support sustainable transport);
- Governance and travel planning;
- Managing wider impacts.

8.2 Design Guidance

8.2.1 WEL 25 makes reference to improvements to the A32 creating an appropriate gateway to development and a spine network of routes through the site. In addition to the principles and strategy outlined in the Transport Strategy the following guidance should be used to inform development proposals:

- The perceived image of Welborne will be greatly influenced by the appearance of development directly adjacent to strategic routes. Buildings should therefore be set back but address these routes and provide a positive frontage avoiding any instances of back fences adjacent proposed streets and existing roads.
- Ensure buildings along strategic routes are enlivened by providing active uses and entrances overlooking the routes and include boundary treatment of a design and quality commensurate with building frontage.
- Orientate development so that buildings front onto strategic routes allowing the buildings to offer a degree of noise mitigation for private outdoor space to the rear of these properties and for development further into the site.
- Ensure that the layout of the primary street network follows a clear and easy to understand structure, the number of primary streets should be kept to a minimum.
- Maintain overall consistency in the design of the primary street network to strengthen its character and to make the hierarchy of streets easy to understand.
- To create a spacious and elegant street network with a strong and consistent character which contains a significant landscape component including low level planting and regular street trees to reinforce the green character of Welborne. For instance, separating trafficked parts of the street and footpaths using a generous landscape strip to reflect the aspiration for a development character which embraces Garden Community principles, responds to the character of existing roads at Welborne and provides more attractive routes for pedestrians.
- Demonstrate how street design is appropriate to the character and land uses of the surrounding area.
- Development proposals should demonstrate, at an early stage, how street trees will be incorporated into the street cross section, to an adoptable standard, without compromising utilities, street lighting, highways visibility or individual properties to ensure tree planting is not sacrificed at detailed design stages.
- Demonstrate how traffic calming will be integrated into the design of streets avoiding the need for retrospective measures such as raised tables and chicanes.

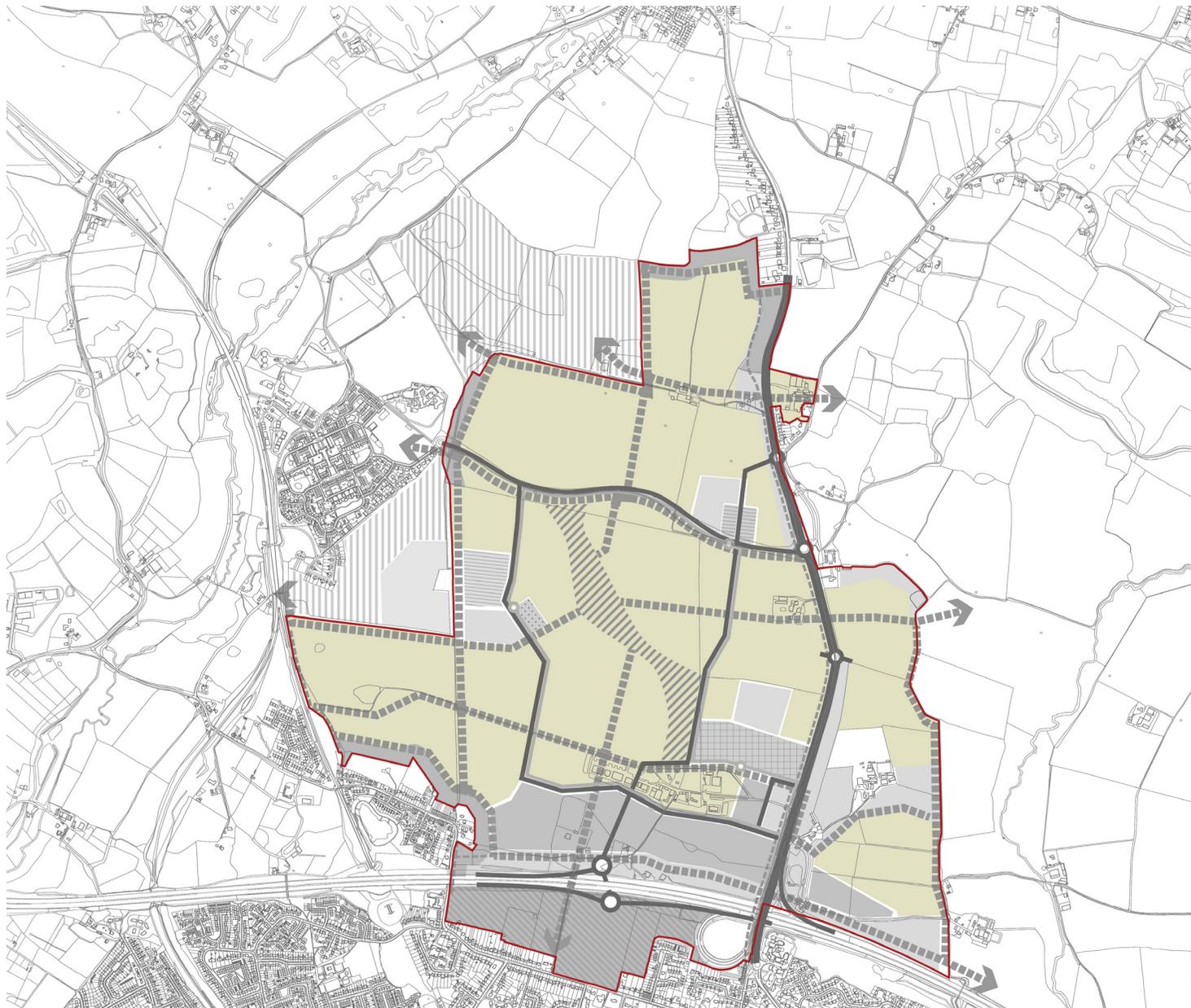


Illustration of the design guidance - development fronting onto strategic and primary streets



Examples which display some of the principles of the design guidance including incorporation of street trees, spacious and elegant street cross section, overlooking by surrounding development and consistent character along the street.

Example showing how upright tree and ground level planting can be incorporated in clusters and alternated along the street with lighting to create a strong green character to the street



Legend:

 Residential Land

Extract from the Strategic Framework Diagram showing residential areas

9.0 | Residential Areas

Relevant Plans and Policies:

WEL2: High Level Development Principles

WEL6: General Design Principles

WEL17: Market Housing

WEL18: Affordable Housing

9.1 The Welborne Plan establishes the vision for a successful and sustainable new Garden Community providing approximately 6000 new homes and the facilities required to support them. The residential development required to achieve this will be delivered over a period of time and across varying character areas providing the opportunity for a carefully considered 21st century approach to place making and housing.

9.2 This section will look at the design objectives and core functions of the residential development, an over-arching vision and approach considering the aspirations of the 21st Century Garden Community and specific residential design criteria to be considered when producing design coding or design proposals to achieve the requirements set out in the policies of the Welborne Plan.

9.3 Core Functions

- To provide approximately 6000 new homes within new residential communities.
- To provide a range of house types and sizes to meet current and future demand.
- To help deliver the vision of the Welborne Plan with regard to the spatial and aesthetic aspirations of a 21st Century Garden Community.
- To meet the aspiration for inclusive neighbourhoods that incorporate high standards of sustainable design, and strong sense of place as set out in policy WEL2.

9.4 Design Objectives

- To deliver residential development that meets the requirements and vision of the Welborne Plan. Including the spatial and aesthetic aspirations of a 21st Century Garden Community approach.
- To provide residential development that responds to the wider, existing character and qualities of the site.

- To deliver housing which provides appropriate space and amenity for all tenures, ensuring flexibility in use for a range of residents and adaptability to meet their changing circumstances and needs.
- To provide sustainable residential development. This not only means providing housing that seeks to reduce its impact on the environment but that also establishes attractive places to live with housing that can meet demands now and in future.

9.5 Design Guidance

9.5.1 Character Areas

The Character Areas section of this document sets out the principals for establishing character including guidance on Overarching Character, Consistency and the Principal Character Areas. Residential development should consider the guidance under each of these key criteria to ensure that it responds to and drives the required character across the overall development and within specific areas of the site.

9.5.2 General urban design and place making principles – block design

The arrangements of the streets and spaces, the scale and definition of urban blocks will play a fundamental part in setting the character and quality of place at Welborne. A well laid out urban structure can facilitate people in leading more active and healthier lives by encouraging walking and cycling, use of local facilities and providing access into attractive green spaces. The layout and scale of urban blocks and their efficiency will also play an equally important role to density in determining how open and green the development feels.

- Demonstrate how development proposals respond to the wider vision for Welborne including the overarching character of a 21st Century Garden Community.
- Demonstrate how residential development relates to its physical context including character, public space, landscape and topography.
- Illustrate a residential block design that provides a legible street pattern, is based on a clear hierarchy of streets and provides a direct pedestrian network.
- Development should be designed to overlook public spaces and paths avoiding blank elevations onto public realm at ground level.
- Proposals should demonstrate how layouts eliminate ‘left over’ space or areas of the development which serve no clear purpose. This will ensure maximum space for houses and garden space while avoiding unused spaces which will be unmaintained and become unattractive.

- The density and spaciousness of development should respond to and help drive a particular character in response to the site wide character areas. Where character allows, development should be of a density that facilitates efficient use of land and delivers compact, walkable development.
- Proposals should demonstrate how the mix of dwelling sizes and the mix of tenures meet the strategic vision and local demand.
- Development proposals should show how variations in density, spaciousness, building heights, scale and massing will be used across the site to achieve a positive urban design outcome and drive the character of the development.

9.5.3 Plot Design

The layout and design of residential plots will play an important role in both setting the quality of private space available to residents and contributing to the overall street scene and development character. The effect of boundary treatments, front gardens, building line, orientation, building height and rhythm in building elevation on development character should all be carefully considered and illustrated.

- Plot design should demonstrate how it responds to the wider vision for Welborne including the overarching character of a 21st Century Garden Community:
- Residential plot design should demonstrate how it provides for future

adaptability considering space for the future extension of properties to the rear or to the side which would not visually compromise the quality of the street scene.

- Garden sizes should provide adequate space and amenity, with consideration given to orientation. All houses should be served by good-quality, private and useable amenity space which is fit for purpose and relates well to the house.
- Front gardens should respond to the wider ‘Garden City’ principles and the guidance provided on car parking, bin and cycle storage.
- Proposals should demonstrate how distances between individual buildings allows for privacy, for instance setting clear principles on back to back and front to front distances.
- Buildings will generally be set back from the street to provide front gardens and should achieve a consistency in building line and orientation.

9.5.4 Internal Environment

The design of housing should consider the quality of the internal environment, at the heart of this is adequate space. No amount of sensitive design can compensate for houses and flats that are too small, housing design that demonstrates increased space standards will improve residents’ quality of life and ensure that homes are accessible and able to accommodate changing personal circumstances and growing families. Extra space will enable homes to be more than mere dormitories,

encouraging sociable rooms within homes, and giving individual family members private space when they need it. In addition to floor area, ceiling heights and levels of daylight are vital to the quality of new homes.

- The design of individual houses and the size of the internal environment should reflect the aspiration to embrace 21st Century Garden Community principles, generous provision of private space is a fundamental part of this.
- Housing design should demonstrate that it provides appropriate internal space. This may be through the consideration of and application of agreed minimum space and the development of housing design that generally exceeds these minimum standards.
- As residential developments come forward typical dwelling plans should demonstrate that dwellings accommodate the furniture, access and activity space requirements relating to the declared level of occupancy. Plans should also demonstrate sufficient space to allow flexibility of internal arrangements such as double or twin beds or alternative seating arrangements in living areas.
- Internal circulation is important not only for the overall feeling of space within a home but insuring that design is inclusive and meets future needs such as wheelchair access. Housing design should demonstrate that this has been considered through reference to Lifetime Homes standards.
- The overall size and arrangement of living areas (including kitchen, dining and living rooms) should be carefully considered to allow for flexibility of use particularly in family housing, including the allowance

for separate private space, open plan living and future adaptability.

- The lack of storage can be a major problem in new homes. Without adequate storage space, people's belongings will take space away from the rooms of the home and limit enjoyment of them. Carefully considered and sufficient storage space should be provided.
- Housing design should demonstrate how it has considered future adaptability for changing needs and growing families. This could include future extension, loft conversion or internal adaptations which do not disrupt the continuity of the street scene.
- Housing design should consider more generous ceiling heights. Ceiling heights are important not only to the feeling of space within a home but to the proportion of external facades.
- Housing design should carefully consider the amount of daylight and solar access within a home, providing good levels of natural light whilst avoiding overheating in summer. Most people consider the level of natural light within a home to be one of the most important factors, good levels of natural light not only make homes more enjoyable but also more sustainable. Housing design should consider orientation, window size and arrangement and configuration to maximise daylight and promote direct sunlight without overheating. All habitable rooms shall be served by windows which enjoy a good level of outlook and daylight.

9.5.5 Environmentally Sustainable Design and Climate Change Mitigation

All new housing should consider ways to reduce carbon emissions, conserve water, mitigate flooding and safeguard biodiversity. An understanding of climate and ecology is necessary not just to reduce carbon emissions and provide sustainable homes, but also to make homes that are comfortable in hot summer months and well insulated for the winter.

9.5.6 When considering sustainable design and the reduction of carbon emissions residential development should adopt the following hierarchy of priorities for providing energy for heating, lighting, and cooling the home:

- Lean: using less energy in construction and operation by incorporating sustainable design and construction measures, and by specifying energy efficient lighting and appliances;
- Clean: supplying energy efficiently, for example by prioritising decentralised energy generation; and
- Green: using renewable energy.
- Housing design should demonstrate how it will use less energy. Before renewable energy generation is considered, the priority should be to reduce energy consumption. This means making the building fabric more efficient to minimise energy loss, taking steps to reduce the need for electric lighting, heating, mechanical ventilation and cooling and the specifying energy efficient lighting and appliances.
- Residential developments should demonstrate consideration of

connecting to district heating and cooling networks or provision of site-wide CHP (Combined Heat & Power) networks where feasible, unless on-site low carbon and renewable energy generation will provide a greater reduction in carbon emissions.

- Where feasible, development proposals should incorporate on-site renewable energy generation to reduce carbon emissions. Renewable energy generation methods include solar thermal systems, biomass-fuelled heating and/or power, ground source heating and cooling, air source heat pumps, photovoltaics, wind power, and renewable energy from waste.
- Development proposals should demonstrate how the design of dwellings will avoid overheating during summer months without reliance on energy intensive mechanical cooling systems.
- Housing design should demonstrate how it will reduce the use of water within the home.
- Residential development should incorporate Sustainable Urban Drainage Systems and green roof where appropriate to control and attenuate surface water run-off.
- Residential development should consider the use of materials that have a lower impact on the environment over their lifecycle.
- The design and layout of residential development should avoid areas of ecological value and seek to enhance the ecological value and biodiversity of its chosen site.

9.5.7 Car parking

The provision for car parking will have a significant effect on both the quality of the built form at Welborne and residents and visitors lives. A flexible and traditional approach should be taken to parking which allows for a range of on street, on plot parking as well as a small amount of court-based parking. A number of key principles should underpin any parking solution:

9.5.8 Provide sufficient parking:

Parking numbers will be provided in accordance the Welborne Parking Strategy.

9.5.9 Rely on natural policing:

The parking solutions should be self-enforcing. Solutions implemented in the past which force people not to park in the street to encourage the use of rear parking courts can prove particularly difficult to manage. Any parking solution should be capable of being naturally policed. Generally this will be achieved through the provision of adequate spaces in convenient and safe locations whilst ensuring that parking is difficult or unachievable in all other locations. Traditionally on-street parking has achieved this effectively by providing a set number of spaces but leaving little scope for abuse.

9.5.10 Ensure natural surveillance:

Residents like good surveillance of their vehicles. Parking should relate



On plot parking - side



On plot parking - front
with or without integral garage



On plot parking - side

9.5.11 Type 1 - On plot parking

On-plot parking can be achieved in many ways within the private curtilage but to achieve good and varying townscape we suggest three key approaches, on-plot to the front, on-plot to the side, and integral garaging.

9.5.12 On-plot to the side is to be utilised for detached, semi-detached and end of terraces. This will be accommodated through sufficient width of plot to allow parking at the side of the dwelling, potentially allowing for two spaces one in front of the other or even garage parking this has the added advantage of reducing the visual effect of cars on the streetscene.

9.5.13 On-plot to the front of the dwelling is often utilised for terrace housing allowing for off-street parking. Where this arrangement is utilised it is essential that alongside the parking space, space is always retained for

planting/garden, pedestrian access to dwelling, and cycle and refuse storage if the strategy for these requires it.

9.5.14 Integral garaging is often utilised for 'mews' housing or narrow urban streets. Care should be taken to ensure that the street elevations are not dominated by garage fronts, so integral garaging should either be alternated with other arrangements or used with wider dwelling frontages that incorporate entrances and openings onto habitable rooms to ensure active frontages.



On street - parallel



On street - 90 degree parking integrated into the street



Parallel on street parking integrated into the street

9.5.15 Type 2 - On street parking

On-street parking is encouraged on all streets except primary streets, parallel parking is the most common way of achieving this goal. These spaces will be left unallocated to provide flexible parking for either residents or visitors. Parallel on-street parking can be adjacent to footways or separated from footways by verges, they can also be used in shared surface streets to create homezone arrangements. On street parking should be provided in clearly marked bays and 'designed in' to the streetscene.

9.5.16 An alternative arrangement for on-street parking is perpendicular or 90 degree parking which can achieve the all the same advantages as parallel parking. Perpendicular parking can be used to vary the townscape by creating wider streets or varying the width of streets to become more

like spaces than streets, often utilising trees within the parking areas to add to the townscape and make use of the space/street width created. They can also be used to alter the nature of streets. Perpendicular parking can effect the way the street is used with slower speeds, breaks in traffic etc. as cars access spaces. Perpendicular parking can be used to increase numbers along streets. Care should be taken to ensure a minimum of 6m space beyond the parking spaces for manoeuvring and access.

9.5.17 Combinations of these types of parking along the same street or from street to street can be used to vary the character throughout the development.



Side court parking showing small courtyard capable of being overlooked by surrounding properties and visible from the street



side court parking

9.5.18 Type 3 - Court parking

Parking should be achieved predominantly with on-street and on-plot parking with courtyard parking used occasionally and in certain situations. Where courtyard parking is used it should generally be at the front of dwellings or at the end/side of short terraces, defined by buildings and well-landscaped. Side parking courts should be kept small and generally be a maximum of 6-8 spaces. Parking courts should always be visible from the street and well overlooked by fronts of surrounding properties, with sufficient separation between windows and spaces to avoid disturbance to residents.

9.5.19 Front courtyard parking can be used to improve townscape and to increase parking numbers. This can be achieved through widening streets at

key locations or by altering the street alignment. These spaces often provide the opportunity to combine parking and tree planting and to create a sense of place. This differs from on street parking where the spaces are provided behind the adoptable road area allowing designation of the parking spaces.

9.5.20 Bin and cycle storage

Reference should be made to Fareham Borough Council's 'The Provision of Refuse Storage Facilities in New Residential Developments' Planning Advice Note (June 2012) which outlines the main requirements of planning refuse facilities for new residential developments. One of these requirements is to provide allocated space within the boundary of each housing plot for the storage of the necessary number of bins in a manner which does not detract from the street scene.

9.5.21 The following principles will be used to determine whether or not the proposed storage solution meets the requirements of the Planning Advice Note:

- Convenient: storage must be positioned in the most convenient location within the plot otherwise it will not be used
- Visibility: The storage facility should be capable of minimising the visual intrusion of bins on the street scene, this will include ensuring sufficient height to screen bins, maximising the number of sides of the bin which are screened and minimising the number and frequency of visible bins from the street.
- Integrated: form and materials should be considered so that there is continuity with either the front elevation of the buildings or the boundary treatment or both and that the bin store itself does not end up dominating the street scene
- Consistency: A consistent approach should be taken to minimise the visual interference of the facilities in the street scene

9.2.22 The following examples illustrate a number of arrangements which

could, if well designed, achieve the requirements of this Planning Advice Note and the principles outlined above:

- Stored to the side or the rear of the property, suitable for detached, semi-detached and end terraced where this can be provided conveniently enough that bins do not end up stored in front gardens
- Integrated into the front boundary treatment of the property, suitable where a hedge or a wall can be extended to provide a structure which is capable of limiting the visibility of bins. This could be either a bespoke bin store well integrated into the boundary or use of the boundary itself to provide the screen. This would require a boundary height of 1.2m so consideration should be given to visibility adjacent to the highway. It may be possible to raise the boundary for a small section of the boundary to provide the screen.
- Integrated in to the plot boundary between properties in similar arrangement described above
- Integrated into front elevation of the building, potentially combined with a porch area or integral garage, this approach must not result in a facility which dominates the front elevation of the building
- Placed in integral garages; where provided and of sufficient size.

9.5.23 Consideration should be given to combining bin storage with cycle storage and potentially on plot parking arrangements to ensure all these functions are catered for, their effects on the street scene are considered and do not result in a proliferation of structures over time.



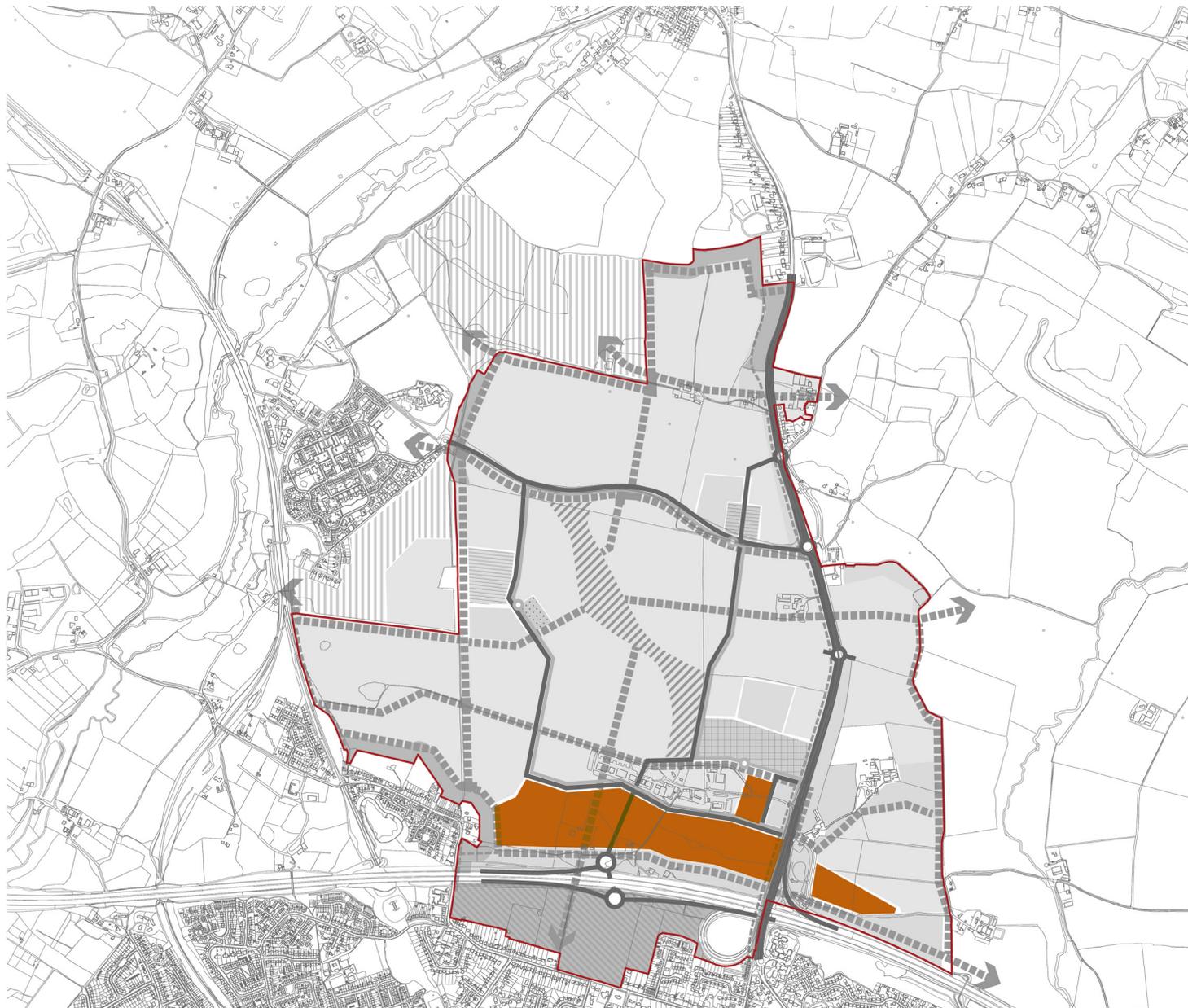
Example where storage is integrated into both the boundary wall and porch using complementary materials



Storage is integrated into building elevation using complementary materials



Storage is provided to the side of detached and semi-detached properties



Legend:

 Employment Land

Extract from the Strategic Framework Diagram showing employment areas

10.0 | Employment Area

Relevant Plans and Policies:

Policy WEL2: requires highly accessible employment opportunities and high standards of sustainable design, resource efficiency and resilience to climate change.

Policy WEL9: sets out the location, type and high level design principles of the employment area.

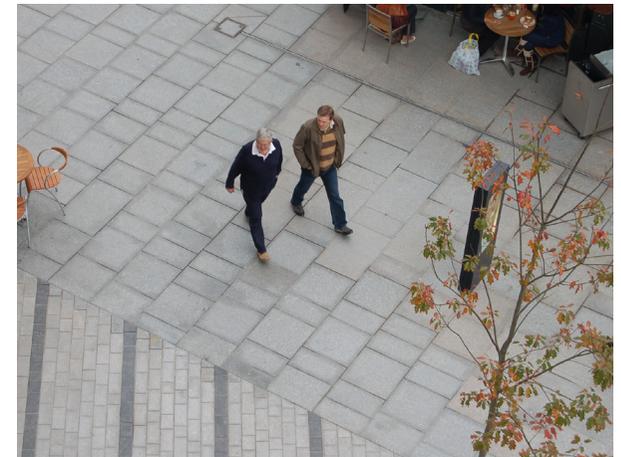
10.1 This section of the guidance focusses on design guidance for the employment area at the southern end of the site adjacent to the M27. The following guidance should be used to inform development proposals for the employment area at Welborne to help meet the policies of the Welborne Plan.

10.2 Core Functions

- Accommodate the majority of the dedicated employment space at Welborne;
- Accommodate a range of employment types including safeguarded areas for office and site for a Business Incubation Centre (unless provided in a District or Local Centre);
- Provide clear and convenient access onto the strategic road network;
- Provide sufficient noise mitigation to the residential areas to the north;
- Incorporate sustainable urban drainage systems.

10.3 Design Objectives

- Ensure the area is well planned and integrated with surrounding land uses to create a positive impression of Welborne when viewed from the motorway or arriving at Welborne;
- Combine good urban design, spatial planning principles and a clear landscape strategy to establish a high quality built environment which sits within a strong and distinctive landscape structure;
- Establish clear and direct links between the employment area and the District Centre to support a vibrant community centre and provide a focal point to the employment area;
- Establish a development character which is in keeping with the objectives of the broader, site wide character area in which the employment area sits.



Buildings sitting within a strong landscape structure

High quality public realm providing attractive pedestrian environment

10.4 Design Guidance

The following principles should be applied to the layout of the employment area to meet the Core Functions and Design Objectives for this area:

10.4.1 Guidance applicable to whole employment area:

- Uses with a higher employment density and positive building frontage (such as office space) located closest to the district centre, A32 and strategic routes;
- Provision of high quality public realm and direct, overlooked pedestrian and cycle routes to the district centre and surrounding residential areas;
- Existing landscape features retained and integrated into development proposals for the employment sites. For example existing trees, lanes and hedgerows;
- Split employment area into smaller parcels with substantial and continuous north – south tree planting used to strengthen the landscape setting of the buildings and reduce the visual dominance of the employment area in views from the south. i.e. the employment area would be viewed as a number of smaller parcels within a landscape structure rather than a single expansive built area;
- Establish a clear urban structure for example a simple street hierarchy which has a single principal street which provides access to all employment plots
- Provision of a landscape structure which is capable of helping to define the character of the area incorporating naturalistic and native planting and SUDs features

- Details on methods of safeguarding long term maintenance of landscape structure
- Establish a clear strategy for the relationship between employment and residential areas of Welborne;
- Provision of a clear signage strategy which ensures a coherent approach to the use of signage along and visible from key locations such as the M27 and primary street network. The strategy should cover location, size and style of signage.

10.4.2 Guidance applicable to design of individual employment plots:

- Individual development parcels to be planned to provide positive edge to adjacent green infrastructure corridors or streets using access points, building frontage and on plot landscape areas to adjoin the public realm;
- Open space within development parcels to embrace the intended character of surrounding strategic green infrastructure using native planting including tree planting and SUDs features which are designed to connect through areas of development rather than isolated features;
- Demonstrate how architectural language including the use of materials can contribute to the character of the area, support policies for high standards of sustainable design including resource efficiency and resilience to climate change and can contribute to creating a positive impression of Welborne in key view points along the motorways and principle street network;

Legend

-  Buffer to M27
-  Planting belts
-  Existing planting to be retained
-  Employment uses with highest employee densities
-  Lower employee density uses
-  M27
-  Primary and strategic roads
-  Strategic green infrastructure link to North Fareham
-  Key areas of public realm/links to district centre
-  Key views into site

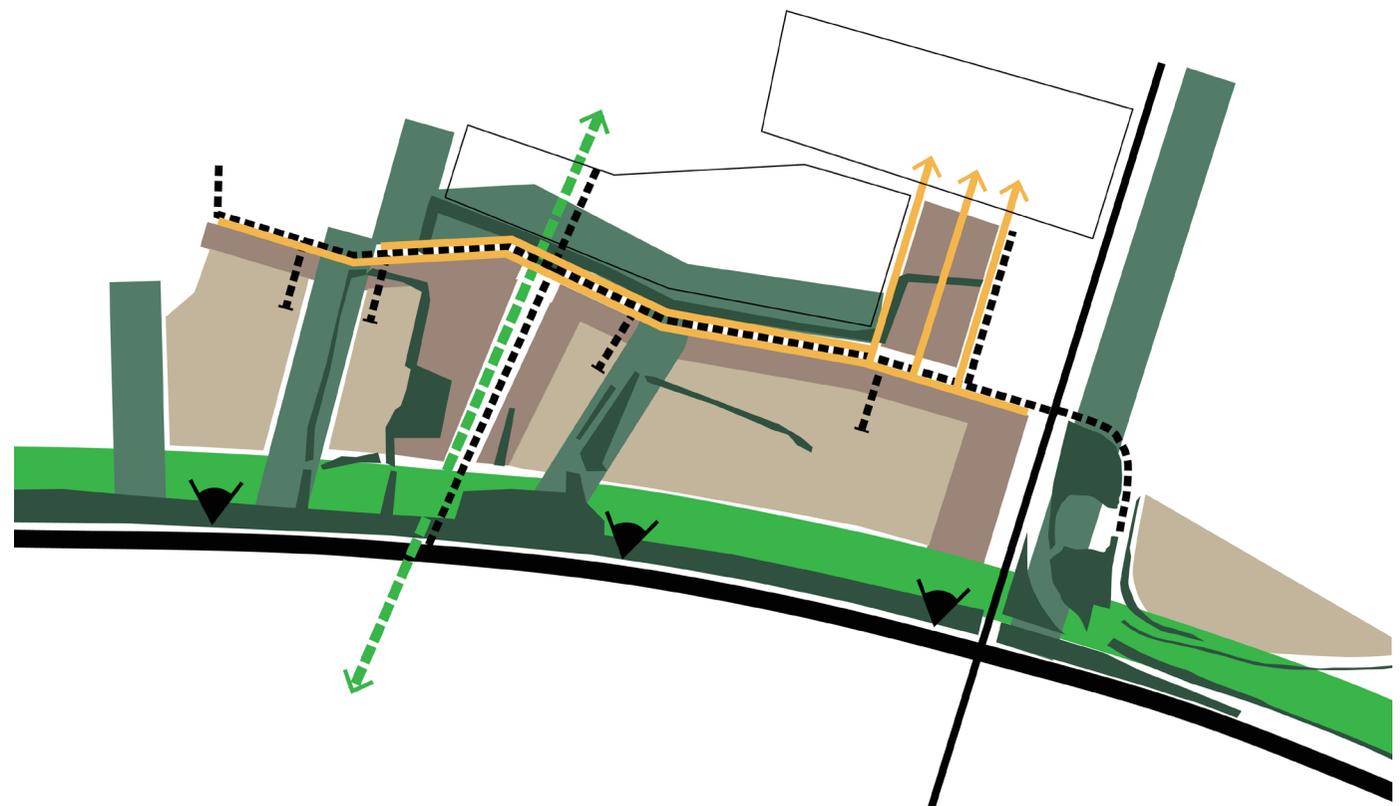
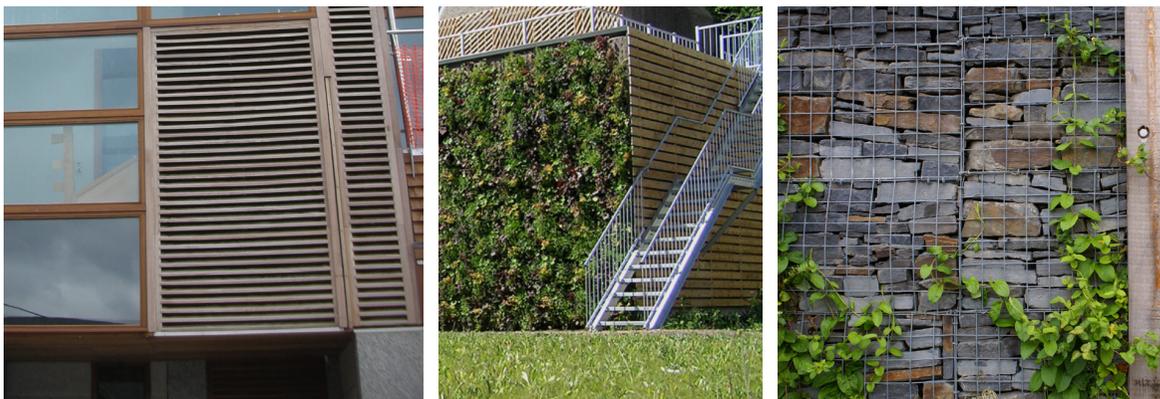


Illustration of the design guidance

- Parking and service areas should be well enclosed by buildings and planting and planned to minimise visibility, avoiding large areas of visible parking. The Non-residential Car and Cycle Parking SPD should be referred to for parking standards applicable to employment area. Service areas should be located behind buildings or within a landscape structure so visibility from areas of public realm and views from the south is minimised.
- Use the layout of the plot to minimise the amount of security fencing required, for instance using the building itself to make up a substantial part of the plot boundary.
- Demonstrate how any large footprint buildings can be planned to avoid dominating views from the south or other prominent public vantage points. For instance by avoiding orientating long elevations parallel to the M27.



Use of green walls, green roofs and natural materials to integrate building into the landscape

Parking and service areas well enclosed by buildings and planting



Legend:

-  District Centre
-  Village Centre
-  Community Hub

Extract from the Strategic Framework Diagram showing community centres

11.0 | Centres and Community Hub

Relevant Plans and Policies:

WEL2: High Level Development Principles

WEL10: The District Centre

WEL11: The Local Centre

WEL12: The Community Hub

WEL13: Community Buildings

11.1 The Welborne Plan identifies a requirement for a range of well-located and accessible social and community facilities which must be planned to meet the day to day needs for residents of Welborne. The Welborne Plan identifies three centres; The District Centre, The Local Centre and The Community Hub and sets out the uses that each would be expected to contain.

This section will look at the design objectives in locating the centres within Welborne and the urban design principles which can be applied to achieve the requirements set out in the policies above.

11.2 Core Functions

- To provide the majority of the social, community and retail facilities of Welborne which are capable of meeting the day to day needs of residents to encourage self-containment.
- Establish a hierarchy of centres, each with a clearly defined role and scale.
- To provide gathering point for communities within easy walking distance of all residential areas.
- To play a significant role in establishing quality of place and identity of Welborne.

11.3 Design Objectives

- To distribute the centres so that they are within 800 – 1000m walking distance (10 – 15 minutes' walk) of all residential areas to ensure that they can become a focus point for new neighbourhoods.
- To ensure that safe, convenient and direct walking and cycling routes are provided from residential areas to each of the centres along a dedicated green infrastructure corridor.
- Co-locate the centres with the school sites and the principal public transport stops to encourage a range of uses and activity at the centres.
- Locate each of the centres at a prominent location, preferably along an existing route or proposed primary street network to ensure the centres play a significant part in setting the identity of Welborne.

- Combine good urban design and spatial planning principles to establish a high quality built form with active and overlooked public realm.
- Create an attractive appropriately sized public space with each community centre which is not dominated by traffic and has the flexibility to accommodate a range of outdoor uses.
- To provide a range of uses and hierarchy as set out in the Welborne Plan.
- To provide architecture of quality and presence to provide a focus and pride for the community.

11.4 Design Guidance

11.4.1 Guidance applicable to all community centres:

- Opportunities for including residential and small scale employment uses within the centres will be encouraged.
- Opportunities for co-locating centre with school sites will be encouraged, proposals will need to demonstrate how school site can contribute to positive urban design outcome including building enclosure and clear pedestrian and cycle links with safe and convenient road crossings.
- Car parking is to be provided in accordance with Fareham Borough Council's Non-residential Car and Cycle Parking Standards SPD. Proposals for each of the centres must demonstrate how parking can be incorporated so that it is convenient, well enclosed by the front or side of retail and community buildings and can connect directly into key areas of public realm.
- Where multi-level car parking is proposed, proposals should demonstrate

that it is not to the detriment of well enclosed and animated public realm.

- All key areas of public realm to be well defined spaces enclosed and overlooked by surrounding development and be well design with high quality materials, furniture and planting. Proposals should show how servicing areas can be provided in a way which does not compromise key areas of public realm.
- Public transport provision to be provided in an accessible location at the heart of each of the centres.
- Proposals should demonstrate how buildings can have a scale and quality of architecture which is in keeping with the importance of their role within Welborne with single storey buildings to be avoided.
- Proposals should display how commercial and community buildings will be visible from and address the strategic road network.
- Ground floor uses that are open to the public and help to animate the street and support the natural surveillance of the public realm will be encouraged to enliven the centres.

11.4.2 The District Centre:

- The largest and most urban in character of the three centres; The District Centre is to be located directly between the A32 and Central Park providing a positive frontage to both.
- The Central Park should meet the western edge of The District Centre with clear pedestrian links between the two.
- Proposals should promote a layout which reflects a locally distinctive form displayed in many of Hampshire's Market Towns such as Wickham,

Alton and Petersfield. For instance by forming the District Centre around a High Street typology (which runs between the Downs Park and A32) and using a central urban square (market square) off the high street which is framed by commercial and community buildings. The images below show how local examples can be used to inform the function and scale of the space while the character could be more contemporary.

- One of the core functions of the Central Park is to connect and link substantial parts of the residential area of Welborne down to The District Centre. The District Centre should therefore be visible from the park and the community buildings should be located towards the park end of the High Street. Main commercial uses to be visible from the strategic road network.



Alton



Petersfield



Wickham

Legend:

-  Key buildings
-  Strategic green space
-  Car parking
-  Key public realm
-  Active frontages
-  Primary and strategic transport
-  Public transport stop
-  Pedestrian crossing

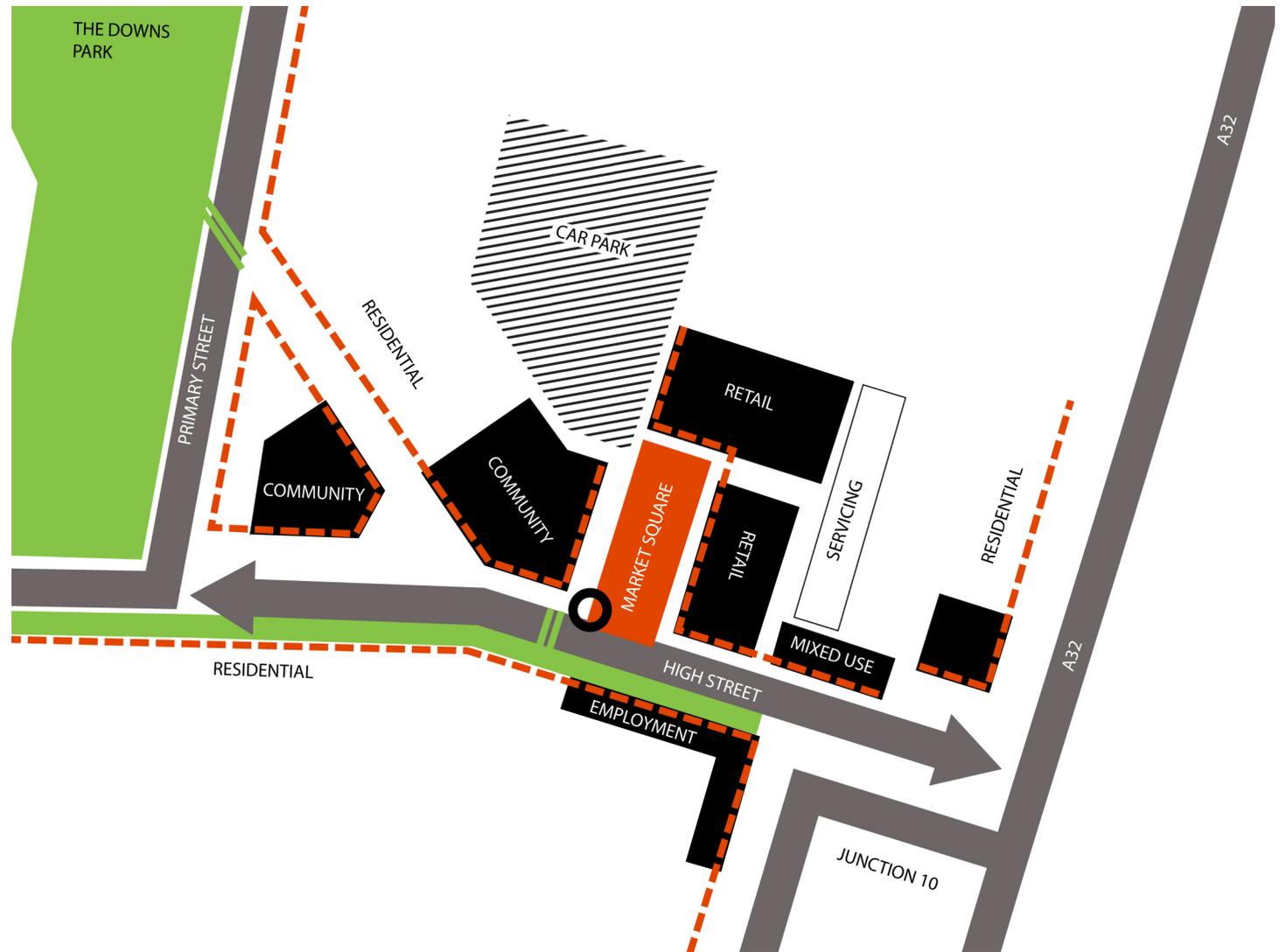


illustration of the design guidance for the District Centre

11.4.3 Local Centre

- To be located to the north of Knowle Road in proximity to Knowle Road, the proposed north – south primary street and the A32.
- The Local Centre must be accessible via the strategic green infrastructure network and should demonstrate strong pedestrian and cycle links to Dash Wood.
- To be accessible to all residential areas in the northern part of Welborne so that it forms a focus to this neighbourhood, to achieve this links must be attractive and direct.
- The scale of the spaces and the design of the public realm should reflect the hierarchy of spaces within Welborne. The Local Centre will be smaller in scale than the District Centre and its layout should reflect this. For instance the centre could be arranged around a widened section of the street forming a combined public square and car park in front of the community and retail uses.
- Demonstrate how the Local Centre can re enforce the character of the surrounding area.

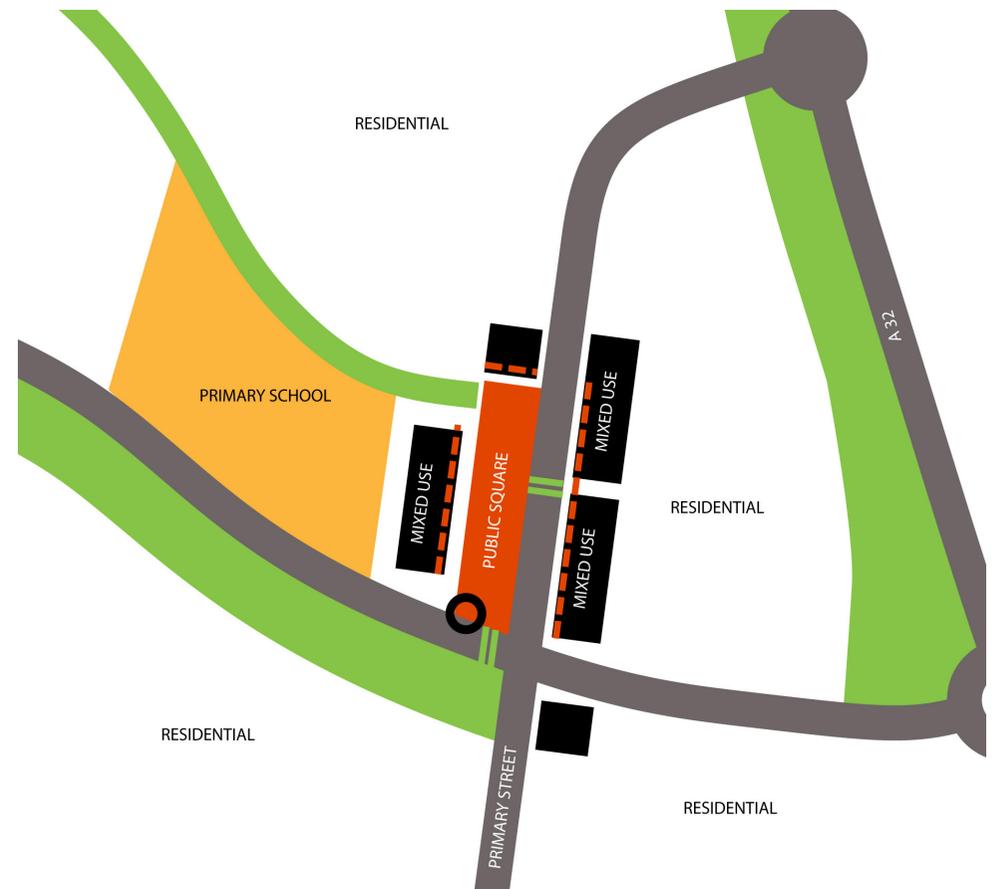


illustration of the design guidance for the Local Centre

Legend:

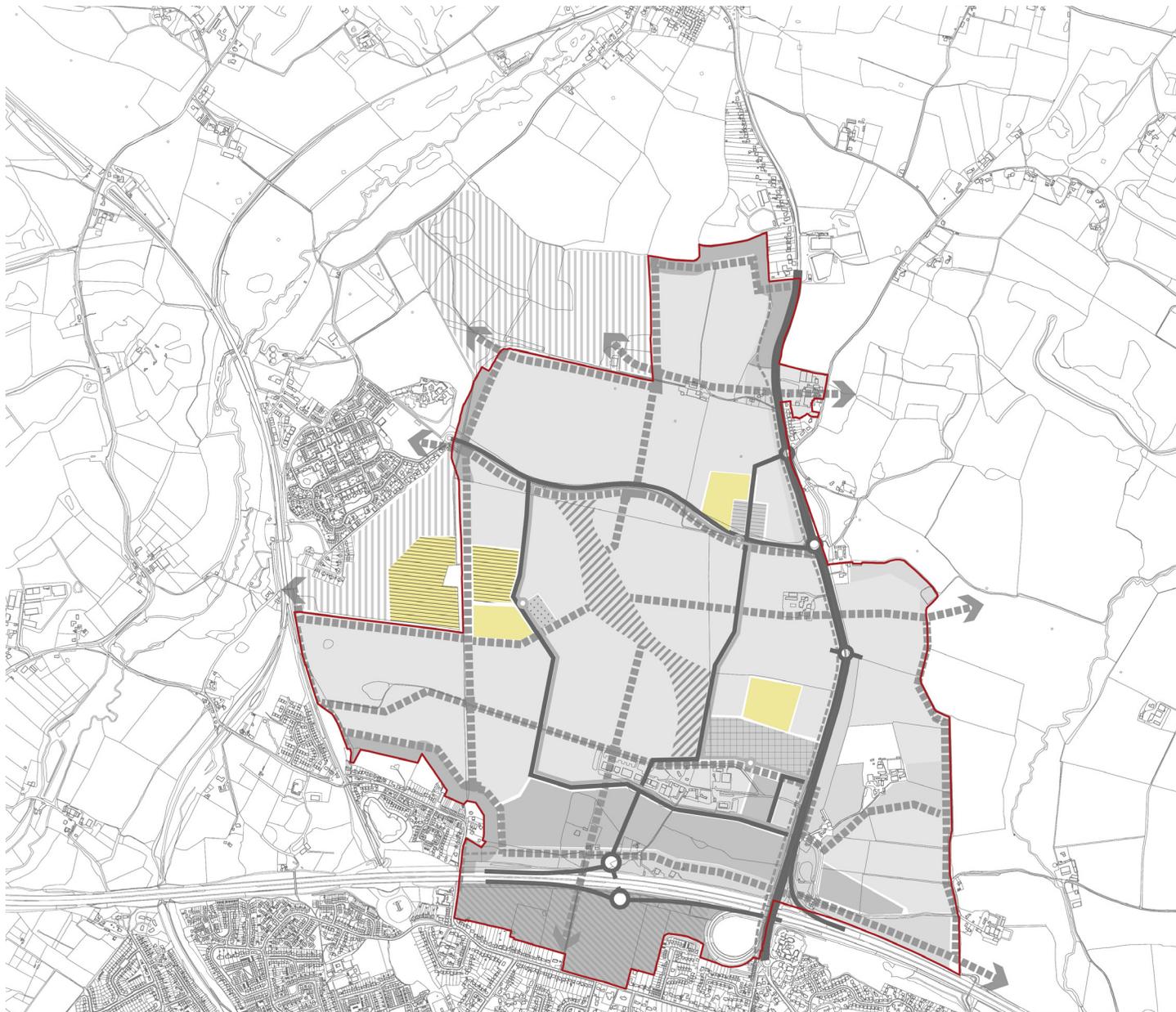
	Key buildings
	Strategic green space
	Car parking
	Key public realm
	Active frontages
	Primary and strategic transport
	Public transport stop
	Pedestrian crossing

11.4.4 Community Hub

- Located to provide small scale community facilities and convenience retail which is accessible and can form a focus to neighbourhoods in the west of the site.
- The Community Hub should be located adjacent to and accessed directly from the primary street network.
- The Community Hub must be accessible from the strategic green infrastructure network allowing convenient pedestrian and cycle access for all residents.
- The Community Hub will be smaller in scale than the Local Centre, proposal will need to demonstrate how layout of the hub along with the design of the streets and spaces will reflect this.
- Demonstrate how the Community Hub can re enforce the character of the surrounding area



illustration of the design guidance for the Community Hub



Legend:

- Primary School Site
- Secondary School Site

Extract from the Strategic Framework Diagram showing school sites

12.0 | School Sites

Relevant Plans and Policies:

WEL15: Primary and Pre-School Provision

WEL16: Secondary School Provision

12.1 The Welborne Plan identifies a requirement for three primary schools and one secondary school. This section will provide design objectives for the school sites within Welborne.

12.2 Core Functions

- Provide sufficient provision of education facilities to create a successful and vibrant community and promote self-containment and thereby reduce the need to travel by car.

12.3 Design Objectives

- To ensure that the school sites are planned as an integral part of the development and can contribute positively to the sense of place and community at Welborne.

12.4 Design Guidance

The following criteria will be used when determining a suitable location for the school sites within Welborne:

- Co-location with other community uses to allow potential for shared facilities and parking, reduce the need for multiple trips and help support investment in public transport at centres. Co-location with the centres will also ensure the schools are placed centrally in recognition of their importance in the community.
- Designed to facilitate community use of school facilities outside of school times.
- Close proximity and strong pedestrian routes to public transport stops must be demonstrated.
- Located directly along Green Corridors and Connections to ensure provision of attractive and safe pedestrian and cycle links.
- Primary schools should be located so that they are within 800 – 1000m walking distance (10 – 15 minutes walk) of all residential areas.

- The secondary school site and preferably the primary schools should be access directly from the primary street network to avoid placing traffic on smaller scale residential streets and to ensure accessibility.
- Consideration will be given to how the location of the school site contributes to place making. For instance if the school site is located in a visually prominent location the school site will need to be planned to make a positive contribution to the public realm by enclosing and fronting onto to it and avoid unanimated boundary treatments or large parking areas to the street frontage.
- School sites will need to be located a safe distance from the gas pipeline which cuts diagonally across the site from the north - west to the south - east. The Strategic Framework Diagram contained within the Welborne Plan was prepared on the assumption that the school sites would need to be located 195m away from the pipeline due to health and safety standards. Reference should be made to the HSE's PADHI guidelines.
- School sites will need to be positioned so that noise levels in playing fields and other outdoor areas should not exceed 55db LAeq, 30mins. unless suitable mitigation can be proven.
- Consideration should be given to optimal use of the land at Welborne, for instance using land which would otherwise be unsuitable for housing and avoiding areas of the site which would be capable of accommodating higher residential densities.
- Consideration should be given to phasing to ensure early delivery of a primary school.

13.0 | Welborne Planning Application Requirements

13.1 As stated in the introduction, this document should be seen as a useful guide, providing greater clarity on the principles behind the policies of the Welborne Plan and providing certainty on the expectations of the Council. It should be referenced and used to help discussions between the Council and site promoters in the preparation of planning applications. The table below sets out Fareham Borough Council's local validation requirements under the 1-App process and the requirements set out in the Welborne Plan for the submission requirements for the Welborne site.

Documents	Outline Planning Application
Design and Access Statement	<input checked="" type="checkbox"/>
Affordable housing statement	<input checked="" type="checkbox"/>
Ecology Report Including any necessary phase 1 and 2 surveys	<input checked="" type="checkbox"/>
Community involvement Statement	<input checked="" type="checkbox"/>
Contamination assessment	<input checked="" type="checkbox"/>

Flood risk assessment	<input checked="" type="checkbox"/>
Foul sewage and utilities assessment	<input checked="" type="checkbox"/>
Heritage Strategy, including an Archaeological Desk-Based Assessment.	<input checked="" type="checkbox"/>
Landscaping details Including a Structural Landscaping Scheme	<input checked="" type="checkbox"/>
Noise impact assessment	<input checked="" type="checkbox"/>
Transport assessment (TA)	<input checked="" type="checkbox"/>
Tree survey/arboricultural assessment	<input checked="" type="checkbox"/>
Transport Framework To include Framework Travel Plan, Public Transport Plan and justification for pedestrian/ cycle network and road network	<input checked="" type="checkbox"/>
Habitats Regulations Appropriate Assessment	<input checked="" type="checkbox"/>

Environmental Statement	<input checked="" type="checkbox"/>
Retail Impact Assessment	<input checked="" type="checkbox"/>
Open Space and Green Infrastructure Strategy	<input checked="" type="checkbox"/>
Energy Strategy	<input checked="" type="checkbox"/>
Sustainable Urban Drainage Strategy	<input checked="" type="checkbox"/>
Detailed Phasing Plan and Implementation Strategy	<input checked="" type="checkbox"/>
Employment and Training Plan	<input checked="" type="checkbox"/>
Plans	
Site location Plan	<input checked="" type="checkbox"/>
Survey Plan	<input checked="" type="checkbox"/>

Detailed Plans including sections	<input checked="" type="checkbox"/>
Parameter Plans	<input checked="" type="checkbox"/>
The Structuring Plan	<input checked="" type="checkbox"/>
Comprehensive Masterplan	<input checked="" type="checkbox"/>
Green Infrastructure Network Plan	<input checked="" type="checkbox"/>

