

Schedule of Suggested Changes to Publication Draft Welborne Plan

Modifications

The following table sets out modifications made to the Welborne Plan as a consequence of a Suggested Change relating to the location of the secondary school for consultation and subsequent submission to the Secretary of State.

Modifications are shown using standard formatting with ~~strikethrough~~ for deletions and underlining for additions.

Citation	Change made	Reason
WEL16 Page 76	<p>WEL16 - Secondary School Provision</p> <p>One minimum 7 form entry secondary school shall be provided on a site of at least 9 hectares <u>to serve the new community.</u> at the broad location in the west of Welborne as indicated on the Fareham Policies Map and on Appendix B.3 of this plan.</p> <p>The school shall be phased to enable an initial intake of pupils by the end of Main Phase 3, or as agreed with the Council. In the period prior to the first intake at the Welborne School, site promoters shall work positively with Hampshire County Council to ensure that the capacity at surrounding schools is sufficient to meet the needs of Welborne, including contributing to the delivery of temporary additional capacity, where required by the Welborne development.</p> <p><u>The Council's preferred location for the school is in to the west of Welborne. If that a site in this location is undeliverable, then proposals for an alternative location nearer the district centre</u></p>	To identify an alternative location for the secondary school and increase flexibility in the Welborne Plan.

Citation	Change made	Reason
	<p><u>will be acceptable. Both broad locations are indicated on the Fareham Policies Map and on Appendix B.3 of this plan</u></p> <p>The secondary school site shall be:</p> <ul style="list-style-type: none"> i. Large enough to enable appropriate landscaping to minimise the visual impact of the school into the Knowle Triangle and Knowle itself <u>Designed and laid out in a sympathetic manner taking into account surrounding uses and constraints;</u> ii. Well and safely connected to new and existing pedestrian and cycle routes, including to Welborne's green corridor network; iii. Provided with or in very close proximity to bus stops for conventional bus services and for BRT; iv. Be transferred by the developers to Hampshire County Council or to the relevant education provider at the time agreed with the Council and in a form consistent with the relevant site transfer requirements. <p>Detailed proposals for the school's layout shall ensure that all of the school buildings can be accommodated within the plan boundary. The intended uses within Knowle Triangle shall be consistent with the role of that land as a settlement gap between Welborne and Knowle, as set out within Winchester City Council's Local Plan Part 1.</p>	

Citation	Change made	Reason
Paragraph 1.54 Page 13	<p>The Welborne Plan includes a Policies Map (Appendix B.3) which, once the Plan is adopted, will reflect a revision of the Local Plan Policies Map for the whole Borough, updating that map to reflect the policies within the Welborne Plan.</p> <p>Unlike the Strategic Framework Diagram, the Policies Map does 'fix' key elements of the Welborne development, where there is a justifiable case for doing so.</p> <p>These elements include;</p> <ul style="list-style-type: none"> □ The extent of the plan boundary and therefore where the policies in this plan apply; □ The defined location of the settlement buffers and the Sites of Importance for Nature Conservation; and □ The (schematic) approximate locations of the District Centre, Local Centre, secondary school, Community Hub and the central park. 	Consequential amendment to paragraph following amendment to Policy WEL16.
5.91 page 74	The Strategic Framework Diagram (Appendix B.2) identifies the <u>an</u> indicative location of the secondary school, at the western edge of the new community, with the majority of its playing fields within the Knowle Triangle which is within Winchester City Council's area.	Consequential amendment to paragraph following amendment to Policy WEL16.
5.94a page 75	<p><u>5.94a The Council acknowledges that this site is currently not in the ownership of the principal land owners, and therefore if the school and playing fields are not deliverable in this location, then an alternative site would have to be considered nearer to the district centre. A site for the school in this location also benefits from the potential for excellent public transport links and would provide additional footfall around the district centre. However, this is area is potentially constrained by noise and the gas main pipeline which crosses the site, and any proposals for a school in this location will need to address these considerations.</u></p>	Consequential amendment to paragraph following amendment to Policy WEL16.
5.95 page 75	<p>5.95 <u>Potential for an 'all-through' school</u></p> <p>As referred to above, the opportunity exists to deliver the primary and secondary schools within the 'education cluster' <u>adjacent to the</u></p>	Consequential amendment to paragraph following amendment to Policy WEL16.

Citation	Change made	Reason
	<p>Community Hub in the west of Welborne as a single 'all-through school' and this will be explored further. Developing an 'all-through school' in stages, as the new community evolved, could potentially facilitate an earlier provision of secondary education on site.</p>	
<p>WEL3 Page 32</p>	<p>Land to the north of Fareham, east and west of the A32, as set out on the Fareham Policies Map and in Appendix B.3 of this plan, is allocated to accommodate the new community of Welborne, focussed around the new District Centre in the south of the site, the Local Centre in the north and the Community Hub and secondary school in the west of the site.</p> <p>Development proposals at Welborne shall deliver approximately 6,000 dwellings, phased to enable completion by 2036, and approximately 20 hectares of land for employment development, phased for completion by 2041.</p> <p>In addition to the plan boundary for Welborne, the following elements are added to the Fareham Policies Map and are shown on Appendix B.3 of the Welborne Plan:</p> <ul style="list-style-type: none"> i. Land between Welborne and the existing settlements of Fareham, Funtley, Knowle and Wickham is allocated as settlement buffers for use as open green infrastructure in accordance with Policies WEL5 and WEL29; ii. The approximate <u>locations</u> of the secondary school; the central park; the District Centre, the Local Centre and the Community Hub. 	<p>Consequential amendment to policy following amendment to Policy WEL16.</p>
<p>Paragraph 3.66 Page 37</p>	<p>The 7 hectares of the 'Knowle Triangle' that is furthest from Knowle could potentially perform the role of open playing fields for the new secondary school, as set suggested in Chapter 5.</p>	<p>Consequential amendment to paragraph following amendment to Policy WEL16.</p>

Citation	Change made	Reason
Paragraph 3.67 Page 38	The southern and eastern edges of the Knowle Triangle have substantial existing hedgerow vegetation and are partially wooded, with elements of ancient woodland. This vegetation is vulnerable to development and therefore, development at Welborne adjacent to the Knowle Triangle, including the secondary school , will need to ensure that the integrity of the existing hedgerow and wooded vegetation is maintained and enhanced where possible.	Consequential amendment to paragraph following amendment to Policy WEL16.
Paragraph 4.12 bullet point 5 page 44	An educational and community hub centred around the new secondary school in the west of the site and;	Consequential amendment to paragraph following amendment to Policy WEL16.
Paragraph 5.56 page 66	The Community Hub is the smallest and is likely to be the last of Welborne's centres to be developed. However, it will be vital to provide everyday convenience retail and community services to those living and working in the western areas of the development. It will also have the important role of supporting the Welborne's secondary school and third primary school, and secondary school both of which will may be located adjacent to the Community Hub.	Consequential amendment to paragraph following amendment to Policy WEL16.
Paragraph 5.57 Page 65	The Community Hub will be designed to be highly accessible by sustainable transport means., which will be given the highest priority in light of the role of the hub in supporting Welborne's secondary school.	Consequential amendment to paragraph following amendment to Policy WEL16.
Paragraph 5.58 page 65	The timing of the delivery of the Community Hub will be linked to the phasing of the residential areas to the west of the central park. However, given its role to support the secondary school , opportunities to bring forward the development of uses within the Community Hub should be explored if the secondary school itself is delivered in that location earlier than envisaged by the phasing plan set out within Chapter 10 below	Consequential amendment to paragraph following amendment to Policy WEL16.

Citation	Change made	Reason
Paragraph 5.82 page 72	The second and third primary schools are located adjacent to the District Centre and in the west of the site, adjacent to the Community Hub and the secondary school . There is flexibility about which of these schools is developed first and this will need to be agreed with the Council at the planning application stage. The focus of Phase 2 will be on residential development between the central park and the A32 which would make the school adjacent to the District Centre the most appropriate for Welborne's second primary. However, as indicated below, if there is an opportunity to deliver the secondary school early, the potential for an 'allthrough' school for 4-16 years olds will be explored and this might make it more appropriate to develop the second primary school at the same time as and adjacent to the secondary school.	Consequential amendment to paragraph following amendment to Policy WEL16.
Policy WEL15 Bullet point 3 page 73	<ul style="list-style-type: none"> • A minimum 2 form entry school adjacent to the Community Hub, to be operational at a time agreed with the Council. and which It may be possible <u>for one of the primary schools to be integrated</u> developed to integrate this with the secondary school as an 'all-through' school 	Consequential amendment to paragraph following amendment to Policy WEL16.
Paragraph 5.96 page 75	It is essential that the location of the secondary school (and the adjoining new primary school) allows access by sustainable modes of travel to be prioritised. The school will need to be well and safely connected to Welborne's green corridor network allowing access to new and existing pedestrian and cycle routes to other parts of Welborne as well as to Knowle, Funtley, Fareham and Wickham. Where such routes require main roads to be crossed, suitable at-grade crossings will be needed. <u>It is important that t</u> he secondary school will also benefits from safe and conveniently located bus stops, including the Bus Rapid Transit (BRT).	Consequential amendment to paragraph following amendment to Policy WEL16.

Citation	Change made	Reason
Paragraph 10.19 page 131	With respect to infrastructure, the key items to be delivered during this phase include the third primary school, at the west of the site alongside the secondary school, and the completion of the Community Hub. This phase will also need to include the completion of a range of green infrastructure assets, including the community playing pitches and the laying out of the strategic green infrastructure areas, adjacent to the Welborne site, to SANGS standards	Consequential amendment to paragraph following amendment to Policy WEL16.