

FAREHAM

BOROUGH COUNCIL

Report to Council

Date **21 January 2015**

Report of: **Director of Planning and Development**

Subject: **Welborne Plan Proposed Modifications**

SUMMARY

The hearing sessions, which formed part of the Welborne Plan Examination, closed in October 2014. Following the hearing sessions, the Inspector has issued his Preliminary Findings letter, which is set out as Appendix A to this report. This is part of the Examination process, which is still underway. The Inspector has indicated a number of areas of the Plan, relating to soundness, which the Council should address through the agreement of Main Modifications. In addition, Officers have identified a number of potential Minor Modifications which would improve the legibility and effectiveness of the document. This report sets out all of the proposed Modifications which are proposed to be published for public representations. This is an important step in moving towards receiving a final Inspector's Report on the Plan and subsequent decision regarding the adoption of the Plan.

RECOMMENDATION

- (a) that the proposed Main Modifications and Minor Modifications to the Local Plan Part 3: Welborne Plan, as set out in Appendix B, be published for a six-week representation period commencing on 26 January and concluding on 9 March 2015, together with supporting documents including a supplementary addendum to the Sustainability Appraisal and Habitats Regulation Assessment Reports;
- (b) that the Director of Planning and Development, in consultation with the Executive Member for Planning and Development, be authorised to make any necessary minor amendments to the proposed Main and Minor Modifications to the Plan, prior to publication for representations, provided that these do not change the overall direction, shape or emphasis of the documents, and do not raise any significant new issues;
- (c) that the Director of Planning and Development, in consultation with the Executive Member for Planning and Development, be authorised, following the completion of the subsequent representation period, to submit the proposed

Modifications to the Secretary of State together with full details of all representations received, along with a request under section 20(7) of the Planning and Compulsory Purchase Act 2004 for the Inspector to recommend to the Council Modifications to the Plan that would make it sound;

- (d) that the Director of Planning and Development, in consultation with the Executive Member for Planning and Development, be authorised to make any necessary minor amendments to the proposed Main and Minor Modifications to the Plan, prior to submission to the Inspector, provided that these do not change the overall direction, shape or emphasis of the documents, and do not raise any significant new issues; and
- (e) that the proposed Modifications to the Local Plan Part 3: Welborne Plan, be endorsed as interim guidance to be afforded due weight in the determination of planning applications.

INTRODUCTION

1. Further to the Council resolution of 13th February 2014, the Publication draft Welborne Plan was published for a period of public representations and submitted to the Secretary of State for Examination by an independent Inspector to consider whether the Plan has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements, and whether it is sound.
2. The National Planning Policy Framework (NPPF) states that for a Plan to be “sound”, it should be:
 - Positively prepared – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
 - Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
 - Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
 - Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.
3. Following submission of the Plan, a series of Examination Hearings took place, commencing on the 15th October and concluding on the 23rd October 2014. The Inspector has now considered the Plan and its associated supporting documents, representations made on the submitted Plan, the discussions at the hearing sessions and the subsequent written material submitted by the Council and other parties. He has now issued his preliminary findings letter based on the evidence he has read and heard.
4. This report sets out actions following the Inspector’s preliminary findings letter, which have been published on the Council’s website and included as Appendix A to this report.

WELBORNE PLAN – EXAMINATION HEARINGS

5. At the Examination Hearings, the Inspector indicated a number of areas where he considered the Plan would need to be changed before it could be considered sound. Under the direction of the Inspector, as part of the Examination process, Council Officers prepared a number of documents in response to his concerns which were published on the Council’s website during and after the Examination Hearings. These were the subject of a further two week informal consultation, undertaken on behalf of the Planning Inspector, where all parties who had made a representation on the Welborne Plan were invited to respond. Those responses were forwarded to the Inspector for his consideration before he issued his preliminary findings letter.

PRELIMINARY FINDINGS

6. The Inspector’s preliminary findings letter identifies a number of points relating to soundness which the Council should address through the agreement of Main Modifications. These all concern issues where the Inspector has already indicated to Officers at the Examination Hearings that a change to the Plan was required. Therefore

in each case a response to the required change has already been drafted by Officers at the Inspector's request and informally consulted upon on his behalf.

7. Main Modifications are a common feature in Local Plan Examinations. The Borough's Core Strategy was also subject to Modifications prior to it being deemed sound in 2011. It should be noted that the proposed Main Modifications do not concern the overarching vision for Welborne, but address issues of how the Plan may be made sound.
8. In total, 23 modifications are listed by the Inspector. They include –
 - A commitment to a Review of the Local Plan;
 - The allocation of a single site for a secondary school close to the District Centre;
 - Directing the provision of the new Household Waste Recycling Centre in the employment area in the southern part of the site to the west of the A32, rather than leaving the location undetermined;
 - Production of a new Phasing Plan to be included within Chapter 10 of the Plan;
 - Removal of references to the deferral of infrastructure provision; and
 - Clarification regarding monitoring and review.
9. Following the Inspector's Preliminary Findings, the Council now need to consider the proposed Modifications to the Plan in order to proceed with the next stage of the Examination process.

MODIFICATIONS TO THE PLAN

10. As outlined in paragraph 4 above, for each of the proposed Main Modifications to the Plan identified by the Inspector, an amendment to the Plan has been drafted. In addition, during the course of the Examination Officers have identified a number of additional, more minor areas where the Plan could be improved by changes which do not relate to "soundness" but nonetheless improve the Plan, which are referred to as proposed Minor Modifications. These include changes arising as a consequence of the proposed Main Modifications, updates, minor amendments to the supporting text and other changes which the Inspector has determined would not constitute Main Modifications. Both the proposed Main Modifications and proposed Minor Modifications are set out in Appendix B to this document. Appendix B therefore contains all of the proposed changes to the text of the Welborne Plan.
11. In addition, Appendix C to this Report sets out the revised Strategic Framework Diagram and Policies Map resulting from the Inspector's Main Modification regarding the allocation of a single site for a secondary school close to the District Centre. These diagrams are proposed to form Appendix B.2 and B.3 of the Welborne Plan respectively.
12. Finally, Appendix D to this report contains an addendum to the Sustainability Appraisal and Habitats Regulations Assessment to the Welborne Plan as revised by the proposed Main Modifications.

NEXT STEPS

13. Should Members endorse these changes, then both the proposed Main Modifications and the Minor Modifications to the Plan set out in Appendix B will be published for public representations commencing on 26 January and concluding on 9 March 2015.
14. Following the period of representations the Council must forward all representations received, a brief response to the submissions received, including potentially any additional changes, along with a short commentary on any implications of the Main Modifications in terms of the sustainability appraisal, to the Inspector. The Council may then issue the Inspector with a formal request under section 20(7C) of the Planning and Compulsory Purchase Act 2004 (as amended) for him to recommend Modifications to the Welborne Plan that would make it sound.
15. Following that, the Inspector will finalise his report and confirm what changes to the Plan are required to make the Plan sound. These changes will be reported back for Member approval before the Plan can be adopted.

RISK ASSESSMENT

16. If the Council decides not to proceed with the proposed Modifications as directed by the Inspector then the Welborne Plan will not be found sound. Failure to deliver a sound Welborne Plan would mean that the vision for development in the Borough, as set out in the adopted Core Strategy would not be completed.
17. The Welborne Plan is required to set out the expectations of the Council and other key bodies when considering future planning applications for Welborne, expected later this year. In addition to determining applications at Welborne, an up to date planning strategy will assist the Council in resisting unnecessary and undesirable development elsewhere in the Borough.

RECOMMENDATION

18. That the following recommendations be considered by Council:
 - (a) that the proposed Main Modifications and Minor Modifications to the Local Plan Part 3: Welborne Plan, as set out in Appendix B, be published for a six-week representation period commencing on 26 January and concluding on 9 March 2015, together with supporting documents including a supplementary addendum to the Sustainability Appraisal and Habitats Regulation Assessment Reports;
 - (b) that the Director of Planning and Development, in consultation with the Executive Member for Planning and Development, be authorised to make any necessary minor amendments to the Main and Minor Modifications to the Plan, prior to publication for further representations, provided that these do not change the overall direction, shape or emphasis of the documents, and do not raise any significant new issues;
 - (c) that the Director of Planning and Development, in consultation with the Executive Member for Planning and Development, be authorised, following the completion of the representation period, to submit the proposed modifications to the Secretary of State together with full details of all representations received along with a request under section 20(7) of the Planning and Compulsory Purchase Act 2004 for the Inspector to recommend Modifications to the Plan that would make it sound;

- (d) that the Director of Planning and Development, in consultation with the Executive Member for Planning and Development, be authorised to make any necessary minor amendments to the proposed Main and Minor Modifications to the Plan, prior to submission to the Inspector, provided that these do not change the overall direction, shape or emphasis of the documents, and do not raise any significant new issues; and
- (e) that the proposed amendments to the Local Plan Part 3: Welborne Plan, be endorsed as interim guidance to be afforded due weight in the determination of planning applications.

Appendices:

- Appendix A:** Inspector's Preliminary Findings on the Welborne Plan (Welborne Plan Examination document reference ID-18)
- Appendix B:** Proposed Modifications to Welborne Plan Submission Version
- Appendix C:** Revised Strategic Framework Diagram and Policies Map as amended by Main Modification MM9
- Appendix D:** Addendum to the Sustainability Appraisal and Habitats Regulations Assessment for the Welborne Plan

Background Papers:

None.

Reference Papers:

Welborne Plan Examination Documents

1. Welborne Plan Examination Documents - CD-08 Fareham Borough Council Statement on Inspector Issue 1 – The Duty to Co-operate, Legal Requirements and the Relationship between the LP3, LP2, the Core Strategy and other Planning Documents (September 2014)
2. CD-09 Fareham Borough Council Statement on Inspector Issue 2 - The Vision, Objectives and Development Principles for Welborne (WEL1 and WEL2) (September 2014)
3. CD-10 Fareham Borough Council Statement on Inspector Issue 3 - Site, Setting, Allocations, Design Principles and Character Areas (WEL3 to WEL8) (September 2014)
4. CD-11 Fareham Borough Council Statement on Inspector Issue 4 - Economy and Self-Containment (WEL9) (September 2014)
5. CD-12 Fareham Borough Council Statement on Inspector Issue 5 - District Centre, Local Centre and Community Hub (WEL10 to WEL13) (September 2014)
6. CD-13 Fareham Borough Council Statement on Inspector Issue 6 - Education, Community and Health Facilities (WEL14 – WEL16) (September 2014)
7. CD-14 Fareham Borough Council Statement on Inspector Issue 7 - Transport, Access and Movement (WEL23 – WEL28) (September 2014)
8. CD-15 Fareham Borough Council Statement on Inspector Issue 8 - Green Infrastructure, Biodiversity and Landscape (WEL29 – WEL35) (September 2014)
9. CD-16 Fareham Borough Council Statement on Inspector Issue 9 - Energy, Water and Waste (WEL36 – WEL40) (September 2014)
10. CD-17 Fareham Borough Council Statement on Inspector Issue 10 - Homes and Affordable Housing (WEL17 – WEL22) (September 2014)
11. CD-18 Fareham Borough Council Statement on Inspector Issue 11 - Delivering the New Community including Viability, Monitoring and Review (WEL41 – WEL43) (September 2014)
12. CD-32 Action arising from hearing session - Fareham Borough Council Statement on Commitment to review Local Plan (October 2014)

13. CD-33 Action arising from hearing session - Fareham Borough Council Statement on Treatment of A32 and definition of Design Principles (October 2014)
14. CD-34 Action arising from hearing session – Fareham Borough Council Statement on Monitoring community engagement (October 2014)
15. CD-35 Action arising from hearing session – Fareham Borough Council Statement on Secondary School (October 2014)
16. CD-36 Action arising from hearing session – Fareham Borough Council Statement on Phasing (October 2014)
17. CD-38 Action arising from hearing session – Fareham Borough Council Statement on Settlement Buffers and Strategic Design Codes (November 2014)
18. CD-39 Action arising from hearing session – Fareham Borough Council Statement on Consultations with Health Organisations and Emergency Services (November 2014)
19. CD-40 Action arising from hearing session – Fareham Borough Council Statement on Transport Modelling, Transport Evidence and the A32 (November 2014)
20. CD-41 Action arising from hearing session – Fareham Borough Council Statement on Allotments, Suitable Alternative Natural Greenspace and Eastern Boundary Treatment (November 2014)
21. CD-42 Action arising from hearing session – Fareham Borough Council Statement on Energy, Water Supply and Disposal, Flooding and Sustainable Drainage Systems and the Household Waste Recycling Centre (November 2014)
22. CD-43 Action arising from hearing session – Fareham Borough Council Statement on Affordable Housing and Gypsies, Travellers and Travelling Showpeople (November 2014)
23. CD-44 Action arising from hearing session – Fareham Borough Council Statement on Phasing Plan and Monitoring and Review of the Welborne Plan (November 2014)
24. CD-45 Final List of Additional Material arising from the Welborne Plan Examination hearing sessions (November 2014)
25. CD-46 Further Submission on Actions Arising from the Hearing Sessions (December 2014)
26. ID-17 Further Questions from Inspector on Actions Arising from the Welborne Plan Hearing Sessions (December 2014)
27. SD01 – Fareham Borough Local Plan Part 3: The Welborne Plan Submission Version June 2014
28. CD03 - Suggested Change to Welborne Plan Submission Version: Additional Alternative Location for Secondary school: Summary of Representations and Council's Response

Enquiries:

For further information on this report please contact Claire Burnett (Ext 4330) or Toby Ayling (Ext 4816)



The Planning Inspectorate

FAREHAM LOCAL PLAN PART 3: THE WELBORNE PLAN MAIN MODIFICATIONS

INSPECTOR'S PRELIMINARY FINDINGS

This note is without prejudice to any final Report that I may prepare but based on the evidence that I have read and heard I consider there are a number of shortcomings in the document, relating to soundness, which the Council should address through the agreement of Main Modifications (MMs). They all relate to issues that were discussed at the Hearings and are summarised in the table below:

| | Policy/Para | Modification | To Meet Soundness Criteria: |
|------|--------------------|---|------------------------------------|
| MM1 | Para 1.29 | Commitment to a Review of the Local Plan | Consistent with national policy |
| MM2 | WEL2 | New first bullet point and amendment to the 6 th bullet point (4 th sub-bullet) in relation to emphasising the relationship between Welborne and Fareham to the south | Justified |
| MM3 | WEL5 | Clarification regarding consideration of settlement buffers | Justified |
| MM4 | WEL6 | Add a criterion relating to noise, light pollution and air quality | Justified |
| MM5 | WEL6 | Take measures to ease pedestrian/cycle movement across the A32 | Justified |
| MM6 | WEL7 | Clarification regarding strategic design codes | Justified |
| MM7 | Para 5.17 | Clarification regarding the Council's approach towards office development | Justified |
| MM8 | WEL10 and WEL11 | Clarification regarding Impact Assessments for retail and leisure development | Justified |
| MM9 | WEL16 | Allocate a single site for a secondary school close to the District Centre | Justified |
| MM10 | WEL18 | Clarification regarding affordable housing provision | Effective |
| MM11 | WEL23 | Promote development that looks to the south for its main highway links | Justified |

| | | | |
|------|-----------------------------|---|--|
| MM12 | Para 7.24 | Introduction of flexibility regarding access links to the A32 | Justified |
| MM13 | Para 7.27 | Clarification regarding traffic management on the A32 | Justified |
| MM14 | WEL25 | Clarification regarding principal access being from the south | Justified |
| MM15 | WEL29 | Clarification regarding allotment provision | Positively prepared, justified and effective |
| MM16 | WEL33 (as set out in CD-46) | Structural planting including the protection of long-distance views including from Portsdown Hill | Justified |
| MM17 | WEL36 | Clarification regarding optimising energy efficiency | Positively prepared, justified and effective |
| MM18 | WEL37 | Clarification regarding water efficiency, supply and disposal | Justified |
| MM19 | WEL39 | Clarification regarding flood risk and sustainable drainage systems | Effective |
| MM20 | WEL40 | Allocation of a site to the west of the A32 for a household waste collection centre | Effective |
| MM21 | WEL41 and supporting text | New phasing plan | Effective |
| MM22 | WEL41 | Remove references to the deferral of infrastructure provision | Justified and effective |
| MM23 | Para 11.5 and 11.6 | Clarification regarding monitoring and review | Effective |

Following consultation on the MMs the Council should send me a copy of the submissions received; a brief response to those submissions and a short commentary on any implications of the MMs in terms of the sustainability appraisal.

There are a small number of other changes being proposed by the Council (following the hearing sessions) but they are minor in nature and therefore not before me for consideration.

On this basis I am therefore inviting the Council, once it has considered the responses to the consultation on the MMs, to make a formal request under section 20(7C) of the Planning and Compulsory Purchase Act 2004 (as amended) for me to recommend Modifications to the plan that would make it sound.

David Hogger

Inspector

22nd December 2014

Appendix B

This appendix comprises a schedule of all changes that are proposed to the Welborne Plan Submission Version (June 2014) (Welborne Examination Document Reference SD01). The changes proposed in this document have arisen through the Council's Statements on the Inspector's Issues and Questions, through discussion during the Examination Hearing sessions and through the Council's responses to the Inspector's request for Additional Material. Both Part A and Part B of this schedule identify the source of the change in the 'Reason for Change' column.

This appendix comprises:

| Part A – Main Modifications | Part B – Minor modifications |
|--|--|
| <p>This part comprises any changes to the Plan considered necessary to enact the Main Modifications identified by the Inspector in his Preliminary Findings letter. All of these changes will be considered as part of the Examination and will be subject to a six-week period for Public representations commencing 26 January 2015.</p> | <p>These are additional modifications to the Plan which do not directly relate to “soundness” but nonetheless improve the Plan. They include changes arising as a consequence of the proposed Main Modifications, updates, minor amendments to the supporting text and other changes which the Inspector has determined would not constitute Main Modifications. For clarity, these have been recorded and published and will also form part of the six-week period for Public representations commencing 26 January 2015. The additional modifications include a large number of changes to Chapters 6, 10 and 11. To aid clarity, those modifications are set out in Parts B1, B2 and B3 of this Appendix.</p> |

All changes are shown as additional text underlined and deleted text ~~struck through~~.

Part A – Main Modifications

This part comprises any changes to the Plan considered necessary to enact the Main Modifications identified by the Inspector in his Preliminary Findings letter. All of these changes will be considered as part of the Examination and will be subject to a six-week period for Public representations commencing 26 January 2015.

| Mod Ref: | Plan Ref. | Proposed Main Modification | Reason for Change | Source of modification |
|----------|------------------------|---|--|--|
| MM1 | Page 8, Paragraph 1.29 | <p>PUSH has committed to undertake a review and update of the South Hampshire Strategy, to take account of the most up-to-date background evidence, including the Strategic Housing Market Assessment (SHMA), and to extend the timeline of the Strategy to 2036. At their meeting of 25th March 2014, the PUSH Joint Committee resolved to commence a proposed programme of work on the update commencing in April 2014, with publication of the final Strategy predicted for early 2016. The Council's commitment to an early review of the Local Plan is reiterated in the Local Development Scheme.</p> <p><u>The Council is committed to review the Local Plan, and this is set out in the Council's Local Development Scheme (Revised September 2014), which was agreed at Fareham Borough Council's Executive Meeting on the 1st September 2014. The Council's timetable for the Local Plan Review allows the Authority to take account of the current review of the South Hampshire Strategy. The timetable for the review of the Local Plan is as follows:</u></p> <ul style="list-style-type: none"> • <u>Summer 2016 – Consultation on Draft Plan (Regulation 18)</u> • <u>Summer 2017 – Publication of Proposed Submission Plan (Regulation 19)</u> • <u>Autumn 2017 – Submission to Secretary of State (Regulation 22)</u> • <u>Winter 2017 – Examination (Regulation 24)</u> • <u>Spring/Summer 2018 – Adoption of Local Plan (Regulation 26)</u> <p><u>The Local Plan review undertaken by the Council will be comprehensive in nature, updating and reviewing the adopted Core Strategy, Development</u></p> | To provide commitment to a review of the Borough's Local Plan. | <i>Discussed during the Issue 1 hearing session and subsequently proposed by the Council in Actions Arising Statement CD-32.</i> |

| Mod Ref: | Plan Ref. | Proposed Main Modification | Reason for Change | Source of modification |
|--|---|--|---|---|
| <u>Sites and Policies and Welborne Plans together, to form one Local Plan.</u> | | | | |
| MM2 | Page 20, Policy WEL2, 1 st bullet & 6 th bullet point | <p><i>Insert a new 1st bullet point in WEL2:</i></p> <ul style="list-style-type: none"> • <u>The new development through its location, layout, housing and employment offers, transport links and social, economic and environmental aspects will form a functional part of Fareham and the wider South Hampshire area;</u> <p><i>Amendment to the 6th bullet point (4th sub-bullet):</i></p> <ul style="list-style-type: none"> • Based on the revised Transport Strategy, t The following key principles apply in relation to transport: <ul style="list-style-type: none"> ○ To support the sustainability of the new community, the aim will be to create high levels of self-containment; ○ The development will address a significant proportion of trips through the development of robust reduce and manage policies; ○ Bus Rapid Transit (BRT) will form a key component of the access strategy; ○ Access will be <u>principally to / from the south</u> via the A32 and junction 10 of the M27; ○ The rate of development will be linked to the funding and provision of the necessary transport infrastructure; ○ Carefully designed transport interventions will minimise the traffic impacts on the local and strategic road network and mitigate any environmental impacts; | To emphasise the relationship between Welborne and Fareham to the south | <p><i>Proposed in the Council's Further Actions Arising Statement CD-46.</i></p> <p><i>Proposed in the Council's Actions Arising Statement CD-40.</i></p> |
| MM3 | Page 38-39, Policy WEL5 | <p><i>Insertion of clarification text below paragraph 2 of Policy WEL5</i></p> <p><u>Planning applications will be accompanied by site sections through the respective settlement buffers to demonstrate that the visual and</u></p> | To provide clarification on settlement buffers to decision-makers | <i>Proposed in the Council's Further Actions Arising Statement CD-46.</i> |

| Mod Ref: | Plan Ref. | Proposed Main Modification | Reason for Change | Source of modification |
|----------|--------------------------|--|---|--|
| | | <p><u>physical separation will be achieved. The width of the settlement buffers in each case shall be no less than stipulated below and should be increased to a width of no less than 75 metres in the following circumstances:</u></p> <ul style="list-style-type: none"> <u>i. Where development located immediately adjacent to a settlement buffer is greater than 2-storeys or 8.5 metres in height;</u> <u>ii. Where noise-generating uses are proposed to be located immediately adjacent to a settlement buffer or;</u> <u>iii. Where a 50 metre wide settlement buffer would not enable a 75 metre separation between buildings in Welborne and buildings within a neighbouring settlement.</u> | and applicants as to when a settlement buffer of more than 50 metres may be required. | |
| MM4 | Pages 44-45, Policy WEL6 | <p><i>Insertion of additional criterion to end of list:</i></p> <p><u>v. the issues of noise, light pollution and air quality have been considered in developing proposals, and shall set out the measures necessary to mitigate any likely impacts.</u></p> | To ensure noise, light and air pollution impacts are sufficiently considered in the design principles for Welborne. | <i>Proposed in the Council's Statement Issue 3 CD-10</i> |
| MM5 | Pages 44-45, Policy WEL6 | <p><i>Amendment to criterion iii. of Policy WEL6:</i></p> <p><u>iii. The layout and design will help to create safe well-connected neighbourhoods, and have particular regard for ensuring that proposals maximise opportunities to prioritise pedestrian and cyclist movement across the A32;</u></p> | To reflect the importance of pedestrian/cycle movement across the A32. | <i>Proposed in the Council's Additional Material Statement CD-33.</i> |
| MM6 | Pages 46-47, Policy WEL7 | <p><i>Amendment to 1st, 3rd and 4th paragraphs of policy WEL7:</i></p> <p>Strategic design codes shall be prepared by the site promoters, to cover at least the areas within their own control. The strategic design codes shall be submitted for approval by the Council either,</p> | To clarify the process and triggers for reviewing the Strategic Design | <i>Discussed during the Issue 3 hearing session and subsequently proposed in the</i> |

| Mod Ref: | Plan Ref. | Proposed Main Modification | Reason for Change | Source of modification |
|----------|-------------------------|--|---|--|
| | | <p>accompanying initial outline, reserved matters or detailed planning applications or alongside any applications for detailed consent or reserved matters for the relevant phase or development. <u>Where the strategic design codes are not submitted with initial outline planning applications, high-level development principles shall be submitted with the Structuring Plan, in accordance with the Welborne Design Guidance Supplementary Planning Document.</u></p> <p>Planning permission will be granted for <u>subsequent applications proposals</u> which are <u>broadly</u> in accordance with the design principles set out within the Welborne Strategic Framework, the relevant comprehensive masterplan and the strategic design codes. The Design and Access Statement which accompanies planning applications for each phase of the development shall clearly set out how the relevant sections of the strategic design codes <u>approved with the initial applications</u> have been complied with.</p> <p>The strategic design codes shall be subject to review and revision, <u>as required by the Local Planning Authority</u>, throughout the course of the development period to ensure that they remain up to date and relevant, and to ensure that they support and do not harm the deliverability of each development phase.</p> | Codes. | <i>Council's Additional Material Statement CD-38.</i> |
| MM7 | Page 54, Paragraph 5.17 | <p><i>Addition to end of paragraph 5.17:</i></p> <p><u>However, if office proposals come forward on any of the land allocated for employment uses earlier than anticipated, they will be supported from the outset, provided that the proposals are otherwise in accordance with the Plan.</u></p> | To clarify the approach towards office provision. | <i>Proposed in the Council's Statement on Inspector Issue 4 CD-11.</i> |
| MM8 | Page 61, Policy | <p><i>Amendment to 6th paragraph (Policy WEL10):</i></p> | To provide clarity on how impact | <i>Proposed in the Council's</i> |

| Mod Ref: | Plan Ref. | Proposed Main Modification | Reason for Change | Source of modification |
|----------|---|---|--|---|
| | WEL10 - 6 th paragraph | <p>The scale and type of retail <u>and leisure</u> development at the District Centre shall be appropriate to the centre's function and position within Fareham's retail hierarchy <u>of centres</u>. All retail <u>and leisure</u> development proposals will require an impact assessment to demonstrate that they can comply with policies within the Local Plan and that they do not adversely impact on Fareham <u>T</u>own <u>C</u>entre or Wickham centre.</p> | assessments for retail and leisure will be assessed. | <i>Statement on Inspector Issue 5 CD-12.</i> |
| | Page 63, Policy WEL11 - 4 th paragraph | <p><i>Amendment to 4th paragraph (Policy WEL11):</i></p> <p>Robust impact assessments shall be undertaken to accompany planning applications for all retail and leisure proposals to demonstrate that they will not give rise to significant adverse impacts on Fareham's Town Centre or Wickham's centre and range of services proposed at the Local Centre will be consistent with the role of the Local Centre and its place within Fareham's hierarchy of centres serve to complement the function of Welborne's District Centre and will not adversely complete with it or with Wickham's centre.</p> | | |
| MM9 | Page 74, Policy WEL16 | <p><i>Amendment to Policy WEL16 to allocate a single site for a secondary site:</i></p> <p>One minimum 7 form entry secondary school shall be provided on a site of at least 9 hectares at the broad location <u>adjacent to the new district centre in the west of Welborne</u> 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 <u>in consultation with Hampshire County Council as Local Education Authority</u>. In the period prior to the first intake at the Welborne School, site promoters shall work positively with Hampshire County Council to ensure that</p> | To reflect the Inspector's advice to allocate a single location for the Secondary School close to the District Centre. | <i>Initial amendments proposed in the Council's Statement on Inspector Issue 6 CD-13. Policy discussed further during the Issue 6 hearing session with the subsequent</i> |

| Mod Ref: | Plan Ref. | Proposed Main Modification | Reason for Change | Source of modification |
|----------|-----------------------|--|---|--|
| | | <p>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>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; Designed and laid out to ensure it is well related to the district centre, in a sympathetic manner taking into account surrounding uses and constraints; 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> | | <p><i>changes proposed in the Council's Additional Material Statement CD-35.</i></p> |
| MM10 | Page 81, Policy WEL18 | <p><i>Clarification of Policy WEL18 regarding affordable housing provision:</i></p> <p>WEL18 – Affordable Housing</p> <p>Development at Welborne shall provide a total of 30% affordable housing. (approximately 1,800 homes) with an initial tenure split of 70% affordable or social rent and 30% intermediate tenures. The</p> | <p>To remove reference of JVHC from policy and provide clearer guidance on Council's approach to delivering</p> | <p><i>Initial amendments proposed in the Council's Statement on Inspector Issue 10 CD-17. Policy</i></p> |

| Mod Ref: | Plan Ref. | Proposed Main Modification | Reason for Change | Source of modification |
|----------|-----------|---|---------------------|--|
| | | <p>tenure split will be kept under review based on evidence of need.</p> <p><u>Each residential phase of development shall be expected required to meet the target of 30% affordable housing provision unless a robust and transparent viability appraisal proving this not to be possible is accepted by the Council.</u></p> <p><u>In exceptional circumstances where viability considerations require, the minimum affordable housing numbers on any phase will be 10% (subject to viability and the implications for other infrastructure) and the maximum required will not normally exceed 40%.</u></p> <p><u>Where it is agreed that a residential phase will not meet the 30% target of affordable housing, the subsequent phase or phases will be expected required to meet that shortfall in addition to the 30% target if possible in viability terms.</u></p> <p><u>The initial tenure split will be 70% affordable or social rent and 30% intermediate tenures. The tenure split will be kept under review phase by phase based on evidence of need and viability.</u></p> <p>A range of affordable housing types, sizes and tenures shall be delivered within each residential phase. The precise number and mix of affordable homes within each phase shall be agreed with the Council, having regard to the nature of the phase to be developed, and the identified need for affordable homes <u>and its viability</u> at the time the phase comes forward.</p> <p>Approximately 15% of all affordable homes delivered within each phase of the development shall be designed to meet higher accessibility standards equivalent to the Lifetime Homes standards.</p> | affordable housing. | <p><i>discussed further during the Issue 10 hearing session with the subsequent changes proposed in the Council's Additional Material Statement CD-43.</i></p> |

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| | | <p>The precise proportions shall reflect evidence of <u>need</u> demand at the time the phase comes forward and will be subject to the need to ensure that the phase remains economically viable.</p> <p>Planning permission will be granted for affordable homes that are integrated with the market housing, within the overall limits set out below, and are designed and will be constructed to the same or higher standards. Affordable housing may be clustered in small groups.</p> <p>Each residential phase of development shall be expected to meet the target requirements (set out in the first paragraph of this policy) unless a robust and transparent viability appraisal proving this not to be possible is accepted by the Council. In such cases, the Council will consider alternative delivery mechanisms including the Joint Venture Housing Company (JVHC). Where such alternative delivery mechanisms are not viable, feasible or desirable, flexibility may be applied to the target level requirements within this policy, consistent with the Council's deferral of contributions policy (See WEL41 and the Welborne Planning Obligations SPD). Where a case for deferral is accepted, the absolute minimum level of affordable housing within any residential phase of development will be 10%.</p> <p>Where an agreed deferral of affordable housing results in any residential phase of the development not meeting the 'normal' target requirements of this policy, subsequent phases will be expected to provide affordable housing deferred from the previous phase(s). This will be in addition to meeting that phase's own normal 'target' provision, but will be subject to an overall maximum level of 40% of the housing within any one phase being delivered as affordable housing.</p> | | |

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| MM11 | Page 92, Policy WEL23 - item iii. | <p><i>Amendment to criterion iii. to promote development that looks to the south for its main highway links:</i></p> <p>iii. <u>Achieves a development which is southwards-facing in transport terms through the masterplan layout and delivery of access via the A32 and an improved junction 10 of the M27;</u></p> | To ensure that the Plan promotes development that looks to the south for its main highway links. | <i>Proposed in the Council's Additional Material Statement CD-40 and Further Actions Arising Statement CD-46.</i> |
| MM12 | Page 94, Paragraph 7.24 - 1 st sentence | <p><i>Amendment to 1st sentence:</i></p> <p>The spine streets will use Knowle Road as the northern edge of a network box. This access will link back to the A32 at 4 <u>a number of</u> locations (including Knowle Road / A32 junction).</p> | To introduce flexibility regarding access links to the A32. | <i>Proposed in the Council's Statement on Inspector Issue 7 CD-14.</i> |
| MM13 | Pages 94-95, Paragraph 7.27 – list item 1. | <p><i>Amendment to the final sentence of item 1. to provide clarification regarding traffic management on the A32:</i></p> <p>It is likely that junction signals will be required. <u>Whilst some works may be required at this junction to discourage additional traffic movements travelling north through Wickham, it may be more appropriate to manage this additional demand through traffic management measures in the town centre and appropriate measures will need to be identified and locally agreed.</u></p> | To clarify traffic management measures for the A32 | <i>Proposed in the Council's Statement on Inspector Issue 7 CD-14.</i> |
| MM14 | Page 97, Policy WEL25 - 1 st sentence | <p><i>Amendment to the 1st paragraph to provide clarification regarding the principal access being from the south:</i></p> <p>The principal vehicular access to Welborne will be from the <u>south via the A32 and junction 10 of the M27.</u></p> | To clarify that the principal vehicular access to Welborne will be from the south. | <i>Proposed in the Council's Additional Material Statement CD-40.</i> |

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| MM15 | Page 106, Policy WEL29 - table | <p><i>Amendment to allotment row in table to provide clarification regarding allotment provision:</i></p> <table border="1"> <thead> <tr> <th>Type of open space of GI</th> <th>Minimum standard (per 1,000 population)</th> <th>To include</th> </tr> </thead> <tbody> <tr> <td>Allotments</td> <td>0.34 0.13 hectares</td> <td></td> </tr> </tbody> </table> | Type of open space of GI | Minimum standard (per 1,000 population) | To include | Allotments | 0.34 0.13 hectares | | To correct error in allotment provision. | <i>Discussed in the Issue 8 hearing session and subsequently proposed in the Council's Additional Material Statement CD-41.</i> |
| Type of open space of GI | Minimum standard (per 1,000 population) | To include | | | | | | | | |
| Allotments | 0.34 0.13 hectares | | | | | | | | | |
| MM16 | Page 114, Policy WEL33 | <p><i>Insertion of additional paragraph after the 1st paragraph to confirm how structural planting schemes will be expected to protect long-distance views, including from Portsdown Hill:</i></p> <p><u>Structural landscaping schemes will show how they respond positively to areas of high landscape quality to the north and east of the site and take into account any material impact on long distance views of the site from Portsdown Hill to the east and across the site from the south.</u></p> | To provide further clarity over the expected protection for areas of high landscape sensitivity and long-distance views (Portsdown Hill). | <i>Discussed in the Issue 8 hearing session and subsequently proposed in the Council's Additional Material Statement CD-41 and Further Actions Arising Statement CD-46.</i> | | | | | | |
| MM17 | Page 117, Policy WEL36 | <p><i>Amendment to criteria ii. to provide clarification on optimising energy efficiency:</i></p> <p>ii. Achieve <u>high</u> energy efficiency standards for all buildings, including <u>meeting the Passivhaus Standard</u> if appropriate; and</p> <p><i>Amendment to final sentence to provide clarification on optimising energy efficiency:</i></p> | To provide clarification on the level of energy efficiency and delivery of passivhaus expected. | <i>Discussed in the Issue 9 hearing session and subsequently proposed in the Council's Additional Material Statement CD-42.</i> | | | | | | |

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| MM18 | Page 120, Policy WEL37 | <p>Proposals for residential development shall incorporate 10% of dwellings built to ‘Passivhaus’ sStandard, unless it can be demonstrated to be unviable, by means of a financial assessment which clearly demonstrates the maximum proportion of dwellings built to Passivhaus Standard which can be achieved.</p> <p><i>Amendment to 2nd paragraph, insertion of new 3rd paragraph and amendment to last paragraph to provide clarification on water efficiency, supply and disposal:</i></p> <p>Proposals for each phase of development shall be permitted only where they include the provision of infrastructure for adequate sustainable <u>potable</u> water supply.</p> <p><u>Planning application(s) for development will only be permitted where they include details of a comprehensive and waste water conveyance and treatment solution for Welborne, including details on the phasing of new waste water infrastructure. Development of any phase must which meets the required environmental standards and not result in an adverse impact in water quality or increase the risk of sewer flooding as a result of the waste water flows from the development.</u></p> <p>Proposals for residential development at Crockerhill Industrial Park should demonstrate how the existing nearby dwellings at Crockerhill may be connected to the Welborne sewerage <u>waste water</u> network.</p> | To provide additional clarity on waste water conveyance and disposal. | <i>Discussed in the Issue 9 hearing session and subsequently proposed in the Council’s Additional Material Statement CD-42.</i> |
| MM19 | Page 123, Policy WEL39 | <p><i>Amendment to whole policy to provide clarification on flood risk and sustainable drainage systems:</i></p> <p><u>The site promoters shall carry out Initial or outline planning applications for Welborne must include a site-specific flood risk assessment for the development site, to demonstrate that the</u></p> | To provide additional clarification on flood risk and sustainable drainage systems: | <i>Discussed in the Issue 9 hearing session and subsequently proposed in the Council’s</i> |

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| | | <p>proposed development will not increase flood risk on the Welborne site or elsewhere.</p> <p>The development of Welborne shall manage flood risk, <u>in accordance with the findings of the site-specific flood risk assessment</u> through the integration of Sustainable Drainage Systems (SuDS). A comprehensive <u>site-wide SuDS Strategy</u> showing the principles of delivery, future management and maintenance <u>across Welborne</u>, shall be prepared and submitted with the initial planning applications.</p> <p>The <u>type of SuDS proposed at Welborne, based on by the site-wide SuDS Strategy</u>, shall:</p> <ol style="list-style-type: none"> i. Manage surface water arising from the development within the site, with no net increase, and where possible, a reduction in run-off rates and volumes; and ii. Control run-off and prevent flooding for up to a 1 in 100 year rainfall event with a 30% allowance for climate change; and iii. Follow the SuDS management train and be fully integrated with the <u>green infrastructure network</u>; and iv. <u>Be designed and built to the appropriate adoptable standard, as agreed with the Council and the appropriate SUDS Adoption Body.</u> <p>The site promoters shall carry out a flood risk assessment for the development site, to demonstrate that the proposed development will not increase flood risk on the Welborne site or elsewhere.</p> | | <p><i>Additional Material Statement CD-42.</i></p> |
| MM20 | Page 125, Policy WEL40 | <p><i>Amendment to facilitate the location of the household waste recycling centre only to the west of the A32:</i></p> <p>A new HWRC <u>Household Waste Recycling Centre</u> will <u>shall</u> be developed as part of <u>at</u> Welborne within the main employment areas</p> | <p>To ensure that a HWRC is delivered in a suitable location, to the west of the A32.</p> | <p><i>Proposed in the Council's Statement on Inspector Issue 9 CD-16 and</i></p> |

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| MM21 | Page 126-129, | <p>in the south of Welborne, either east or west of the A32. The location of the Household Waste Recycling Centre shall be shown on the comprehensive masterplan that supports the initial planning applications.</p> <p><u>Subject to securing the full funding package, land to locate the HWRC shall be completed by the end of Main Phase 3 made available to enable delivery of a fully operational HWRC on completion of 1000 dwellings, or as agreed with the Council in consultation with the County Council, as waste disposal authority.</u></p> <p>The new facility will require:</p> <ul style="list-style-type: none"> i. A site amounting to 0.8 hectares, which is suitable for a split-level facility and at a location agreed with the Council; ii. Appropriate design and layout to facilitate integration alongside B1, B2 or B8 employment uses; iii. Direct highway access which avoids any adverse highways impacts on the A32, <u>M27 junction 10</u> or to internal site routes; iv. <u>to not be located directly adjacent to existing or proposed residential areas;</u> ivv. To be designed to avoid adverse impacts on the amenity of any nearby residential areas; and vvi. To incorporate landscape screening to ensure that the facility is not intrusive into significant views from the surrounding area and from the M27 motorway. <p>Storage space for domestic waste and recyclable materials awaiting collection must be provided for <u>in</u> all domestic and non-domestic buildings.</p> | New phasing plan following a request | <p><i>discussed in the Issue 9 hearing session with modifications subsequently proposed in the Council's Additional Material Statement CD-42.</i></p> <p><i>Discussed in the Issue 11 hearing</i></p> |

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| | Paragraphs 10.6 – 10.23 | <p data-bbox="510 292 703 323">Phasing Plan</p> <p data-bbox="510 368 1581 804"><u>The delivery of housing and employment floorspace is dependent upon a range of factors including market conditions. The Council recognises that the site promoters have aspirations for the early delivery of employment floorspace which is in excess of the indicative employment development trajectory set out in Table 10.2 of this Plan. The Council is supportive of early delivery of employment floorspace should sufficient market demand exist and suitable infrastructure is in place. However, the Phasing Plan set out below, and the monitoring framework in Chapter 11 is based on the indicative trajectory for employment floorspace which has arose from the evidence available in the Welborne Employment Strategy and set out in Table 10.2. The description of employment land phasing is not an absolute cap on what may be achievable in each phase.</u></p> <p data-bbox="510 847 987 879">10.5 Main Phase 1 (2015 – 2019)</p> <p data-bbox="510 884 1581 952"><u>Commencement on site, initial major infrastructure and local road mitigation.</u></p> <p data-bbox="510 995 741 1027"><u>Key outcomes –</u></p> <ul data-bbox="510 1032 1581 1257" style="list-style-type: none"> <li data-bbox="510 1032 1581 1101">• <u>Approximately 500 homes located adjacent to the District Centre and to the north of Knowle Road.</u> <li data-bbox="510 1106 1055 1137">• <u>1,000 sq. m employment floorspace</u> <li data-bbox="510 1142 1581 1211">• <u>District Centre commencement including the foodstore, and initial community facility</u> <li data-bbox="510 1216 972 1248">• <u>Local Centre commencement</u> <p data-bbox="510 1299 889 1331"><u>Necessary Infrastructure –</u></p> <ul data-bbox="510 1335 1581 1445" style="list-style-type: none"> <li data-bbox="510 1335 1581 1404">• <u>Initial works to Junction 10 of M27, including access from the A32 and associated roads</u> <li data-bbox="510 1409 1095 1441">• <u>Local Highway Network Improvements</u> | from the Inspector. | <i>session with modifications subsequently proposed in the Council's Additional Material Statement CD-44.</i> |

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| | | <ul style="list-style-type: none"> • <u>Enhanced public transport</u> • <u>Pedestrian and cycle links</u> • <u>Initial utilities strengthening</u> • <u>Diversion of large diameter water mains</u> • <u>Initial primary school provision</u> • <u>Green Infrastructure, including SANGS</u> • <u>Initial structural planting</u> • <u>Sustainable Drainage systems</u> | | |
| | | <p>This main phase represents initial site preparation and the delivery of infrastructure required to unlock the early stages of development. Increased capacity in utilities infrastructure and the road network will be required before the next phase can be commenced. For roads, this will include site accesses from the A32 and Knowle Road, as well as initial improvements to the existing eastbound on-slip to Junction 10 of the M27. In relation to utilities, the primary electricity sub-station required to serve Welborne will need to be completed as well as the provision of sufficient foul water disposal capacity to serve at least the initial and following main phase, potentially including a new trunk sewer to Peel Common Waste Water Treatment Works. <u>In addition, Portsmouth Water will have to divert an existing large diameter water main to allow this site to be developed, though the works along the A32 provide the opportunity for a service corridor to be delivered at the same time as the proposed road improvements. Similarly, a high pressure water main to the south of the site is likely to require diversion in this or the next phase of development with the new north-south link providing the opportunity for a service corridor to be created in this part of the site.</u></p> | | |
| | | <p>10.6 Development within this initial phase will focus on areas close to the A32, with commencement to the District Centre likely. A start may also be made on the construction of the Local Centre, to the north of the Knowle</p> | | |

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| | | <p>Road, which would help support new residential development in that area. In total, approximately 500 home completions are anticipated during this main phase, close to the A32 both north and south of the Knowle Road and around the Local and District Centres, and will entail the delivery of residential, employment and retail floorspace. North of Knowle Road, the Local Centre will start to be developed, some initial retail units and residential areas. In the southern part of the site, the District Centre will be commenced with the foodstore, some shops and initial community facility. Initial primary school provision will be made. Some 1,000 sq. m of employment floorspace is anticipated in this phase in the southern part of the site, west of the A32. An early start of employment space for small businesses, including the incubation centre is envisaged, which will help support self-containment. In total, approximately 500 home completions are anticipated during this main phase, close to the Local and District Centres. If more homes and employment space can be delivered over this period this will be encouraged.</p> | | |
| | | <p>10.7 During this phase, Welborne's green corridor network will begin to be delivered, concentrating initially on enhancements to existing links which relate to the areas being developed at this stage and securing key green infrastructure assets, including pedestrian and cycle links to important destinations including secondary schools off site. Sufficient SANGS will need to be delivered, in this and subsequent phases prior to residential development, to support the avoidance or mitigation of potential damage to sensitive sites. Similarly, complimentary green infrastructure, including open space and playing fields will need to be delivered in each phase to serve the growing community.</p> | | |
| | | <p>10.8 Main Phase 2 (2019-2022) <u>Completion of Junction 10 of the M27, development around the district and local centres.</u></p> | | |

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Key outcomes –

- 1,000 homes
- 5,850 sq. m employment floorspace
- District Centre completed
- Local Centre completed

Critical Infrastructure –

- Upgrade to Junction 10 of M27 complete
- Physical works required to deliver BRT to the site
- Enhanced public transport
- District Community Centre
- Pedestrian and cycle links
- Initial playing pitches and sports provision
- Green Infrastructure, including SANGS
- Sustainable Drainage systems

The second main phase will see the pace of development and investment in infrastructure increase. ~~Key pieces of infrastructure required in this phase are the first primary school, early in the phase and the upgrade to Junction 10 of the M27 to provide an all-moves junction, by the end of the phase~~ will be the completion of the upgrade to Junction 10 of the M27 to provide an all-moves junction. ~~Both~~ This will be required to be fully operational before the next main phase can commence. The main internal road network will begin to take shape during this phase.

10.9 During the second main phase, development will continue north of Knowle road, including at ~~both the District and Local Centres which will be at least partially completed by the end of the phase.~~ It is also anticipated that the redevelopment of the Crockerhill site will commence during this

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| | | <p>phase Local Centre and near the District Centre, both of which will be at least partially completed by the end of the phase. By the end of this phase some 1,500 dwellings will have been completed at Welborne.</p> | | |
| | | <p>10.10 Employment development during this phase will be focused south of the District Centre, to the west of the A32, with the potential for a Business Incubation Centre to promote promoting indigenous economic growth within the new community, <u>supported by a training and skills programme.</u> <u>Development of this part of the site provides the opportunity to lay out the new north-south link and other elements of the new internal road network, providing the opportunity to move water mains and other services to suitable alignments.</u></p> | | |
| | | <p>10.11 The first primary school is expected to be delivered relatively early in this main phase, located adjacent to the Local Centre. It is anticipated that the development of the District Centre during this main phase will include the main community building, <u>linked to shared facilities in the primary school</u> which will provide a range of community facilities that are needed to support the early residents, <u>including the opportunity for health care and other services to be provided at Welborne prior to bespoke facilities being constructed.</u> It is also anticipated that the main foodstore for Welborne will be developed during this phase which will both help support self-containment and will provide support for the economic viability of development. Providing these facilities and services early <u>during these early phases</u> will be crucial for establishing a sense of place for Welborne at the outset and providing a focus for new residents and visitors.</p> | | |
| | | <p><u>This phase also provides the first opportunity to deliver a Household Waste Recycling Centre.</u></p> | | |
| | | <p>10.12 The green corridor network and the first significant green open</p> | | |

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spaces will be delivered during this second strategic main phase. Towards the end of this period, local work is anticipated to begin on formalising the main central park to ensure that the growing number of residents have sufficient formal green infrastructure. ~~In addition, Fareham Common will need to be laid out to achieve SANGS standards out during this this phase, with access provided from Welborne and from north Fareham.~~

10.13 Main Phase 3 (2022-2026)

Central part of the site and main internal road network

Key outcomes –

- 1,360 homes
- 18,500 sq. m employment floorspace
- District Centre development
- Local Centre development

Critical Infrastructure –

- Enhanced public transport
- Primary care centre
- Secondary School
- Second primary school
- Pedestrian and cycle links
- Green Infrastructure, including SANGS
- Central Park
- Sustainable Drainage systems

The third main phase will see the development start to take shape as significant residential and employment areas and community facilities are delivered. Key pieces of infrastructure required by the end of this main phase include the second primary school, the primary care health

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| | | <p>centre(s), the central park and the on-site routing for the Bus Rapid Transit (BRT) service. These will all be required before the next main phase can commence.</p> | | |
| | | <p>10.14 Residential development during the third main phase will continue to the north and east of the central park, and will begin to develop to the west of the park, with the main internal spine road network route providing access and BRT services to key areas including the new secondary school <u>mainly be located in the centre of the site, taking shape around the central park.</u> The new north-south route parallel to the A32 will also be completed. <u>The main internal spine road network route providing access and BRT services to key areas will be delivered, including the new north-south route parallel to the A32.</u> During this phase, at least one supported housing scheme, such as extra care accommodation, is expected to be completed. <u>Residential development at the Crockerhill Industrial Park, to the east of the A32, is also anticipated in this phase.</u> Overall, by the end of this main phase, some 2,860 homes will have been delivered at Welborne.</p> | | |
| | | <p>10.15 The main employment areas to the south of the central park will continue to be developed during the third main phase. This is likely to focus on the area to the west of the A32, potentially including the employment areas closest to the District Centre. The District Centre itself (as well as the Local Centre) should have been completed by the end of this phase.</p> | | |
| | | <p>10.16 This phase also provides the first opportunity to deliver a Household Waste Recycling Centre within one of the employment areas to the west of the A32.</p> | | |
| | | <p>10.17 The green corridor network will be continued during this main phase and the central park will be expected to be substantially complete by the end of this phase to ensure both that the growing number of residents</p> | | |

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| | | <p>benefit from this key strategic open space and also to ensure that the new secondary school is well connected by sustainable travel routes to the completed housing areas east of the park.</p> <p>10.18 Main Phase 4 (2026-2030) <u>Completion of residential development to the west of the A32 and commencement to the east</u></p> <p><u>Key outcomes –</u></p> <ul style="list-style-type: none"> • <u>1,360 homes</u> • <u>24,500 sq. m employment floorspace</u> • <u>District Centre development</u> • <u>Local Centre development</u> <p><u>Critical Infrastructure –</u></p> <ul style="list-style-type: none"> • <u>Third primary school</u> • <u>Community hub</u> • <u>Pedestrian and cycle links</u> • <u>Green Infrastructure, including SANGS</u> • <u>Sustainable Drainage systems</u> <p>Main Phase 4 is anticipated to involve considerable residential development to the west of the central park and is also likely to see the completion of residential areas north of Knowle Road and north of the site. In addition, the areas of housing east of the A32 are likely to be commenced during this main phase. Finally, the redevelopment of the Dean Farm area from employment to residential is expected to take place during this main phase. By the end of Main Phase 4 about 4,220 homes will have been completed at Welborne. <u>Development of the western part of the site (north of Funtley) will need to accommodate the future provision of a new rail halt on the Fareham to Eastleigh rail line, unless it is</u></p> | | |

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| | | <p><u>demonstrated that it is not technically feasible or viable to deliver this before the end of the Plan period.</u></p> <p>10.19 With respect to <u>other</u> infrastructure, the key items to be delivered during this phase include the third primary 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.</p> <p>10.20 A significant quantity of employment floorspace is likely to be completed during Main Phase 4, potentially amounting to about 24,500 square metres. However, the net employment floorspace added during this period <u>At some point in the development, the total employment net floorspace delivered</u> will be reduced due to the expected loss of about 14,000 square metres to residential development at Dean Farm.</p> <p><u>In addition, development will also commence to the east of the A32, with main road infrastructure and residential development commencing to the north of Roche Court.</u></p> <p>10.21 Main Phase 5 (2030-2036) <u>Development of eastern part of the site</u></p> <p><u>Key outcomes –</u></p> <ul style="list-style-type: none"> • <u>1,780 homes</u> • <u>25,000 sq. m employment floorspace</u> • <u>District Centre development</u> • <u>Local Centre development</u> <p><u>Critical Infrastructure –</u></p> | | |

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- Enhanced public transport
- Pedestrian and cycle links
- Green Infrastructure, including SANGS
- Sustainable Drainage systems

The final strategic phase will see ~~Welborne substantially completed, with residential development at the west and north of the site being finalised, in addition to the completion of housing east of the A32, residential development to the east of the A32 completed~~ both north and south of Roche Court. By the end of Main Phase 5, approximately 6,000 homes will have been completed.

10.22 Employment land will continue to be developed during Main Phase 5, both east and west of the A32. Depending on take up, it is expected that by the end of this phase a net additional employment floorspace of about 60,000 square metres will have been completed at Welborne. However, even with strong take-up, it is not likely that all of Welborne's employment development will have been completed by 2036. Therefore, it is expected that a further 23,500 square metres of floorspace will be completed in the years following Main Phase 5.

10.23 There are no other strategic infrastructure items phased to be completed during Main Phase 5. ~~However, if any infrastructure from earlier phases has been delayed for any reason, this phase provides the opportunity to deliver these. In addition, where specific sites within Welborne have been 'safeguarded' in accordance with Policy WEL42 below, those sites may be released for alternative uses at the start of this phase.~~

Amendment to paragraphs 1-4 of Policy WEL41:

| Mod Ref: | Plan Ref. | Proposed Main Modification | Reason for Change | Source of modification |
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| MM22 | Page 133, Policy | <p>Initial planning applications for development at Welborne shall be accompanied by a detailed phasing plan and strategy for implementation of infrastructure delivery plan for the whole Welborne development. This phasing plan and <u>infrastructure delivery plan</u> implementation strategy will be guided by the Phasing Plan (set out within the <u>Concept Masterplan Phasing Plan Chapter 10 of the Welborne Plan</u>) and by the Infrastructure Delivery Plan that supports this plan. Once approved by the Council, the detailed phasing plan and <u>infrastructure delivery plan</u> implementation strategy will be kept under review over the life of the development, with changes being submitted to the Council for approval alongside relevant planning applications.</p> <p>The phasing of development <u>and associated infrastructure</u> at Welborne shall be in accordance with the agreed detailed phasing plan and infrastructure delivery plan implementation strategy, unless it can be demonstrated that suitable appropriate infrastructure is available and the development can be adequately serviced.</p> <p>Some overlapping between one main phase and another may be acceptable, providing it can be demonstrated that the earlier main phase has been substantially completed and that any key infrastructure items, upon which the later phase depends, have been fully delivered.</p> <p>Proposals which would result in the delivery of unsustainable and isolated development, or that would place an adverse impact on the amenity of existing residents, for example by creating an infrastructure deficit, will be refused.</p> | To remove references to the | <i>Proposed in the Council's</i> |

| Mod Ref: | Plan Ref. | Proposed Main Modification | Reason for Change | Source of modification |
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| | WEL41 | <p>Where, following an independently tested viability assessment, a deficit in the infrastructure (or affordable housing) provision necessary to serve any main phase of the development is accepted, the Council will employ its 'deferral of contributions policy', as set out within the Welborne Planning Obligations SPD. The objective of this policy will be to claw back any agreed deficit, subject to market conditions improving sufficiently to trigger the claw-back element of the policy.</p> | <p>deferral of infrastructure contributions and to improve clarity.</p> | <p><i>Statement on Inspector Issue 11 CD-18.</i></p> |
| MM23 | <p>Pages 138, Paragraphs 11.5 - 11.6</p> | <p><i>Amendments to provide clarification on monitoring and review:</i></p> <p>11.5 Monitoring the outcomes of the policies in the Welborne Plan will be undertaken on a regular basis to enable early action to be taken to overcome any barriers to delivery of the plan's objectives and policies. <u>The Phasing Plan contained within Chapter 10 of this document sets out the key outcomes and critical infrastructure identified for each of the main phases of development. This has been produced to inform the understanding of the Plan, using the best information available. It should be recognised that the mechanism which will deliver Welborne, including critical infrastructure, will be the phasing plan, infrastructure delivery plan and s106 planning agreement approved alongside planning application(s) for the site. Nonetheless, the phasing plan in Chapter 10 provides a useful guide to the Council's expected outcomes, including infrastructure.</u></p> <p>11.6 Where appropriate, Borough-wide targets which are monitored through the Council's Authority Monitoring Report (AMR) will be broken down and applied to the Welborne Plan area, so that the contribution of Welborne to Borough-wide targets can be seen on a local scale. <u>Strategic Group meetings will be undertaken on a regular basis throughout the year to enable early action to be taken to overcome any barriers to delivery of the Plan's objectives and policies. Particular reference will be made to the key outcomes and critical infrastructure listed in the Phasing Plan in Chapter 10 of this Plan. Any risk to the timely delivery of either will be</u></p> | <p>To reflect the Inspector's concern that the Monitoring and Review section of the Plan should be made clearer, the Council has made significant modifications which set out the key elements of the monitoring and review mechanism for the project.</p> | <p><i>Discussed in the Issue 11 hearing session with modifications subsequently proposed in the Council's Additional Material Statement CD-44.</i></p> |

| Mod Ref: | Plan Ref. | Proposed Main Modification | Reason for Change | Source of modification |
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| | | <u>reported as an entry in the Delivery Risk Register which will be created and reviewed at the Group meetings. Given the wider public interest in the delivery of the Welborne project, it will be appropriate for changes in the Delivery Risk Register for Welborne to be reported to the Welborne Standing Conference as and when they arise and included in the Council's Authority Monitoring Report.</u> | | |

Part B – Minor Modifications

These are additional modifications to the Plan which do not directly relate to “soundness” but nonetheless improve the Plan. They include changes arising as a consequence of the proposed Main Modifications, updates, minor amendments to the supporting text and other changes which the Inspector has determined would not constitute Main Modifications. For clarity, these have been recorded and published and will also form part of the six-week period for Public representations commencing 26 January 2015. The additional modifications include a large number of changes to Chapters 6, 10 and 11. To aid clarity, those modifications are set out in Parts B1, B2 and B3 of this Appendix.

| Mod Ref: | Plan Ref. | Proposed Minor Modification | Reason for Change |
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| AM01 | Page 1, Section sub-heading | The Publication Draft Welborne Plan | To reflect submission status of plan, not publication |
| AM02 | Page 1, Paragraph 1.2 | This document is the second, or <u>The ‘Publication’ draft of the Welborne Plan was published in February 2014 for a period of representations, following the completion of which This is the version of the Welborne Plan that the Council intends to the Plan was submitted to the Secretary of State in June 2014</u> for independent examination, by a Planning Inspector, later in 2014. | To reflect submission status of plan, not publication |

| Mod Ref: | Plan Ref. | Proposed Minor Modification | Reason for Change |
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| AM03 | Page 1, Paragraph 1.3 | This draft of the plan has been published now to provide an opportunity for you to comment before the Welborne Plan is submitted for examination. Any comments you make on the Publication Plan are important and will be submitted to the Planning Inspector for consideration alongside the Welborne Plan and its supporting documents. Please note that the ability to speak at the independent examination will be limited to those who have made comments seeking a change to the plan at this consultation stage, and have indicated a wish to appear before the Inspector. | To reflect submission status of plan, not publication |
| AM04 | Page 1, Paragraph 1.4 | The purpose of the independent examination will be <u>is</u> to consider whether the Welborne Plan is legally compliant (i.e. if it has been prepared in accordance with the law set out in planning legislation) and whether it is a ' sound ' plan. To be considered 'sound' a plan must meet the criteria set out in paragraph 182 of the National Planning Policy Framework (see extract below). Therefore, any comments received regarding this Publication Plan must address issues of legal compliance and soundness. | To reflect submission status of plan, not publication |
| AM05 | Page 2, Section sub-heading | How to Respond to the Consultation on this Plan | To reflect submission status of plan, not publication |
| AM06 | Page 2, Paragraph 1.5 | The Publication Welborne Plan as well as the Sustainability Appraisal and the evidence base that has informed the objectives and policies within this plan can all be viewed online at: http://www.fareham.gov.uk/have_your_say/. All of the above documents are available to view at the Civic Offices in Fareham and the Publication Plan and Sustainability Appraisal are available at Fareham Library. | To reflect submission status of plan, not publication |

| Mod Ref: | Plan Ref. | Proposed Minor Modification | Reason for Change |
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| AM07 | Page 2, Paragraph 1.6 | <p>In making comments, it is helpful if you identify the part of the plan you are commenting on and explain the reasons for your comments. If you wish to send any comments to the Council, then please complete the response form available online. Alternatively, a paper copy of the response form is available at the Civic Offices and at Fareham Library and this should be returned to the Welborne Planning Team at:</p> <p>Department of Planning and Environment Fareham Borough Council Civic Offices Civic Way Fareham Hampshire PO16 7AZ</p> | To reflect submission status of plan, not publication |
| AM08 | Page 2, Paragraph 1.7 | <p>The six week period of consultation commences on Friday 28th February 2014 and will conclude on Friday 11th April 2014. All comments must be received by the Council no later than 5pm on Friday 11th April. As this is a statutory stage of consultation, no late comments can be accepted.</p> | To reflect submission status of plan, not publication |
| AM09 | Page 3, Paragraph 1.8, | <p>Addition of bullet points to end of list:</p> <ul style="list-style-type: none"> • <u>A 6-week period of consultation on the Proposed Submission Draft Welborne Plan starting in February 2014; and</u> • <u>A 6-week period of consultation on the Suggested Change to the Draft Welborne Plan identifying an additional alternative location for the Secondary School starting in June 2014..</u> | To update the Plan showing additional consultation up to the Submission Plan |
| AM10 | Page 3, Paragraph 1.9 - 1 st sentence | <p>These and other opportunities provided interested parties, developers, residents and landowners with the chance to express their views on the issues and options that emerged during the early strategic masterplanning work as well as on the initial <u>all</u> stages of preparation of the Welborne Plan.</p> | To reflect submission status of plan, not publication |

| Mod Ref: | Plan Ref. | Proposed Minor Modification | Reason for Change |
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| AM11 | Page 3, Paragraph 1.10 | Following the <u>completion of all</u> consultation period referred to in paragraph 4.7 <u>1.8 above, this the Publication Draft Welborne Plan (Submission version), together with the supporting evidence base, the final Sustainability Appraisal, Habitats Regulation Assessment and all of the comments representations submitted on the Publication Draft Welborne Plan received, will</u> were be submitted to the <u>Secretary of State Planning Inspectorate</u> for independent examination. At the conclusion of the examination, <u>and following publication of the Government Planning Inspector's report, the intention of the Council is to adopt the Welborne Plan will be adopted as Part 3 of Fareham's Local Plan. The timeframe for All of the past and future stages in the preparation stages of the Welborne Plan can be seen are presented</u> in Figure 1.1 below. | To reflect submission status of plan, not publication |
| AM12 | Page 4, Figure 1.1 | <p>Independent Examination (July <u>2014</u> - October <u>December</u> April 2014<u>2015</u>)</p> <p>Adoption of the Welborne Plan (Early <u>Spring</u> 2015)</p> | To reflect appropriate examination timescales. |
| AM13 | Page 4, Paragraph 1.11 - 1 st sentence | The dates for all the future stages in this and all other <u>of Fareham's Local Plan Development Documents</u> can be found in the Local Development Scheme. | To reflect submission status of plan, not publication |

| Mod Ref: | Plan Ref. | Proposed Minor Modification | Reason for Change |
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| AM14 | Page 4, Paragraph 1.13 - 2 nd bullet | <ul style="list-style-type: none"> • Local Plan Part 2 (Development Sites and Policies) - This part of the Local Plan sets out the Council's approach to managing and delivering development in the rest of Borough, outside of Welborne, for the period to 2026. This document <u>will be subject to examination by the Planning Inspectorate from late 2014 through to early 2015.</u> is also currently being consulted on at the Publication stage, prior to submission to the Secretary of State alongside the Welborne Plan later in 2014. The consultation period for Local Plan Part 2 also ends on Friday 11th April 2014. | To reflect submission status of plan, not publication |
| AM15 | Page 9, Paragraph 1.34 - 2 nd sentence | The Final Sustainability Report ¹ that accompanies this Publication Draft <u>Submission</u> Welborne Plan presents the results of a detailed sustainability appraisal of the final strategic masterplan and of each of the policies within this plan. The Final SA report is being made available for public comment alongside this plan. | To reflect submission status of plan, not publication |
| AM16 | Page 9, Paragraph 1.36 - last sentence | The Appropriate Assessment Report is <u>forms</u> part of the HRA ² , and is being made available for public comment alongside this Publication Plan. | To reflect submission status of plan, not publication |
| AM17 | Page 11, Footnote 24 | Chapter 10 below sets out the main policy for the 'deferral of contributions approach' and the Welborne Planning Obligations <u>and Affordable Housing</u> SPD will provide a full explanation of how the approach will operate. This SPD will be adopted at the same time as the Welborne Plan in early 2015 | For consistency |
| AM18 | Page 2, Paragraph 1.48 - last sentence | It was also tested with the local community at public exhibitions and through an online public survey in July 2012 and subsequently through the consultation on the Draft Welborne Plan in <u>from</u> May and to 2013 <u>and the period of representations on the Publication Draft Plan in February to April 2014.</u> | To reflect submission status of plan, not publication |

¹ Sustainability Appraisal on the Publication Draft Welborne Plan (Urban Edge, January 2014)

² Habitat Regulations Assessment for the Welborne Plan: Final Report (Urban Edge, January 2014)

| Mod Ref: | Plan Ref. | Proposed Minor Modification | Reason for Change |
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| AM19 | Page 15, Paragraph 1.61 - 2 nd sentence | Finally, planning applications should be consistent with any relevant guidance provided by adopted Supplementary Planning Documents (SPDs) that support the Fareham Local Plan, including the Welborne Design Guidance SPD and the <u>Welborne Planning Obligations and Affordable Housing SPD</u> . | For consistency |
| AM20 | Page 32, Paragraph 3.45 | They will also provide a greater level of detail of on the broad layout and disposition of the main land uses, to set the parameters for each successive phase of the development. | To amend a typographical error |
| AM21 | Page 33, Paragraph 3.46 | Addition to end of paragraph 3.46: <u>In the event that the strategic design codes are not submitted with initial outline planning applications, the high-level development principles that will guide the development of Welborne as a whole, will need to be clearly set out and accompany the Structuring Plan. Any high level design principles which accompany the Structuring Plan would need to be in accordance with the Welborne Design Guidance Supplementary Planning Document.</u> | To provide additional clarity on strategic design codes. |
| AM22 | Page 33, Paragraph 3.47 | Addition to end of paragraph 3.47: <u>In order to give sufficient guidance on what is required from the Structuring Plan, Comprehensive Masterplanning process and the Strategic Design Guides, the Council has prepared the draft Welborne Design Guidance SPD, which sets out those principles which should be further explored and incorporated into the relevant documents.</u> | To explain the role of the Welborne Design Guidance SPD. |
| AM23 | Page 38-39, Policy WEL5 | Amendment to 2nd paragraph of WEL5 For each of The settlement buffers allocated, as set out below, these are shown on Appendix B.3 and on the Fareham Policies Map. Development on land included within the settlement buffer allocations will generally be resisted and will only be permitted where: | Grammatical correction |

| Mod Ref: | Plan Ref. | Proposed Minor Modification | Reason for Change |
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| AM24 | Page 44, Paragraph 4.17 | <p>Addition of new paragraph below existing paragraph 4.17:</p> <p><u>A key principle in the layout and design of Welborne will be the treatment of the A32 to ensure that land uses on the eastern side of A32 are properly integrated into the main community to the west side. In particular, through the use of prioritised crossing points that ensure safe pedestrian and cyclist movements to and from everyday facilities, as well as encourage wider community integration.</u></p> | <p>To reflect the fundamental importance of connectivity across the A32 within the general design principles of the Plan.</p> |
| AM25 | Page 44, Paragraph 4.18 | <p>Addition to end of paragraph 4.18:</p> <p><u>The layout and design of Welborne will also need to ensure that it takes into account and effectively mitigates a number of potential environmental impacts, including noise, light pollution, and air quality within the site. Impacts on air quality outside of the site boundaries will need to be addressed through the Transport Assessment, and Environmental Assessment.</u></p> | <p>To clarify the proposed amendments to WEL 6</p> |

| Mod Ref: | Plan Ref. | Proposed Minor Modification | Reason for Change |
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| AM26 | Pages 44-45, Policy WEL6 | <p data-bbox="600 248 1120 280">WEL6 - General Design Principles</p> <p data-bbox="600 323 1749 432">The following are the design principles which will guide the future development of Welborne. All proposals for the development of Welborne shall clearly demonstrate how;</p> <ul style="list-style-type: none"> <li data-bbox="600 472 1749 651">i. They have responded to the landscape setting and character area within which they sit, and set out the urban design principles which have directly influenced the design and layout of the proposals and demonstrate how they contribute towards creating a unique Fareham garden community; <li data-bbox="600 655 1749 727">ii. The various constraints and opportunities on the site have influenced and been addressed in the design proposals; <li data-bbox="600 732 1749 874">iii. The layout and design will help to create safe well-connected neighbourhoods, <u>and have particular regard for ensuring that proposals maximise opportunities to prioritise pedestrian and cyclist movement across the A32;</u> <li data-bbox="600 879 1749 987">iv. The scheme has been designed to ensure that the new buildings and spaces are flexible and adaptable to accommodate changes in technology, and personal or family circumstances; <li data-bbox="600 992 1749 1101">v. <u>the issues of noise, light pollution and air quality have been considered in developing proposals, and shall set out the measures necessary to mitigate any likely impacts.</u> <p data-bbox="600 1141 1749 1281">“In order to assist the process of comprehensive masterplanning and preparing the strategic design codes the Council will prepare the Welborne Design Guidance SPD, setting out those principles which should be further explored and incorporated into the above documents”.</p> | <p data-bbox="1771 767 2045 839">Changed By Main Modification (MM5)</p> <p data-bbox="1771 992 2045 1064">Changed by Main Modification (MM4)</p> <p data-bbox="1771 1141 2128 1281">To be consistent with the approach of removing all references to SPDs in policy.</p> |

| Mod Ref: | Plan Ref. | Proposed Minor Modification | Reason for Change |
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| AM27 | Page 46, Paragraph 4.23 | <p data-bbox="600 248 1352 280"><i>Insert new paragraph below existing paragraph 4.23:</i></p> <p data-bbox="600 325 1749 727"><u>It is recognised that at the time of submission of an outline planning application for Welborne, the design process may not be sufficiently advanced to enable the Strategic Design Codes to be provided. Policy WEL7 therefore, allows for the Strategic Design Codes to be submitted with subsequent detailed or reserved matter planning applications. Where Strategic Design Codes are not submitted with an outline planning application, high-level development principles will instead be provided to describe the design assumptions behind the key elements of the Structuring Plan. The development principles will guide all subsequent masterplans, detailed applications and the Strategic Design Codes by demonstrating how the following elements could function in technical and design terms:</u></p> <ul data-bbox="600 772 1111 959" style="list-style-type: none"> <li data-bbox="600 772 1066 804">• <u>Green and blue infrastructure;</u> <li data-bbox="600 810 976 842">• <u>Access and movement;</u> <li data-bbox="600 849 779 880">• <u>Land use;</u> <li data-bbox="600 887 1111 919">• <u>Building heights and density; and</u> <li data-bbox="600 925 878 957">• <u>Character areas.</u> | To provide additional clarification on the role and timing of Strategic Design Code. |
| AM28 | Page 55, Paragraph 5.24 | <p data-bbox="600 983 1088 1015"><i>Addition to end of paragraph 5.24:</i></p> <p data-bbox="600 1059 1749 1126"><u>All car and cycle parking in employment areas should be provided in accordance with the Non-Residential Car and Cycle Parking SPD.</u></p> | Explain role of Non-Residential Car and Cycle Parking SPD. |
| AM29 | Pages 56-57, Policy WEL9 - item iii | <p data-bbox="600 1150 1749 1254">iii. Provide sufficient parking to cater for the needs of the employment development in accordance with the Non-Residential Car and Cycle Parking SPD;</p> | Remove reference to SPD from policy – change PM502 places reference in supporting text. |

| Mod Ref: | Plan Ref. | Proposed Minor Modification | Reason for Change |
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| AM30 | Page 61, Policy WEL10 - 5 th paragraph | The District Centre shall be well connected to the employment areas, to the central park and to Welborne's residential areas through attractive and direct walking and cycle routes which make use of the green corridor network where possible. Bus stops shall be provided at the District Centre for local services and for the BRT. These bus stops shall be located in a highly visible and accessible position within the District Centre. Adequate parking for each use will need to be provided, in accordance with the Borough's Residential Car and Cycling Parking Standards SPD and the Non-residential Car and Cycle Parking Standards SPD. | Remove reference to SPD from policy – paragraph 5.37 already explains role of SPD in supporting text. |
| AM31 | Page 62, Paragraph 5.51 - 3 rd & 4 th sentences | Where being proposed, these sorts of services <u>All planning applications for retail and leisure services within the Local Centre</u> will be required to demonstrate, through robust impact assessments that they will not give rise to significant adverse impacts on Fareham Town Centre or Wickham's centre. Impact assessments will also need to demonstrate <u>that retail and leisure proposals the Local Centre will be consistent with the role of the Local Centre and its place within Fareham's hierarchy of centres overall will serve to complement the function of the District Centre</u> and will not adversely compete with it <u>the District Centre</u> or with Wickham's centre. | To provide clarity on how impact assessments will be assessed. |
| AM32 | Page 73, Paragraph 5.91 | The Strategic Framework Diagram (Appendix B.2) identifies the indicative location of the secondary school, at the western edge of the new community, immediately north of the District Centre, with the majority of its playing fields within the Knowle Triangle which is within Winchester City Council's area. The approximate location of the school is also indicated with a symbol on the Fareham Policies Map, <u>an extract of which is presented at and on Appendix B.3 of this plan.</u> This location emerged from the concept masterplanning work and from extensive engagement with the relevant landowners, Hampshire County Council, Winchester City Council and others <u>local communities.</u> | To reflect the change in location of the Secondary School. |

| Mod Ref: | Plan Ref. | Proposed Minor Modification | Reason for Change |
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| AM33 | Page 73, Paragraph 5.92 | <p>The location is designed to be highly accessible by sustainable travel modes from the main residential areas at Welborne, west of the A32, <u>and would provide additional footfall around the district centre. Furthermore, this location will also provide opportunities for a primary school to be delivered in close proximity to the secondary school.</u> It is also focussed on supporting the Community Hub as the smallest of Welborne's three centres and the adjacent primary school. In addition, the location will provide clear opportunities for pupils from Knowle to access a much closer school which will support significant reductions in vehicular travel to school for 11-16 year-olds from Knowle.</p> | To reflect the change in location of the Secondary School. |
| AM34 | Page 73, Paragraph 5.93 | <p>The location of the school, relatively close <u>adjacent</u> to the Knowle Road <u>District Centre</u>, will enable it to be constructed in line with its anticipated first intake of pupils in 2025/2026. The location and minimum size of the site required (9 hectares) will also ensure that the school's playing fields are incorporated alongside it, and the landscaping beyond these, are able to reduce the visual impact of Welborne into the rest of the Knowle Triangle, which will perform a SANGS role for Welborne.</p> | To reflect the change in location of the Secondary School. |
| AM35 | Page 73, Paragraph 5.94 | <p>In terms of the layout of the school the clear expectation is that the parts of the school that are located outside of the Welborne Plan boundary, and therefore outside of Fareham Borough, will comprise grass pitch playing fields with no buildings or permanent structures, beyond fencing and goal posts. This is essential in order to ensure that the Knowle Triangle will be able to perform its role as a settlements gap between Knowle and Welborne, as set out within the Winchester Local Plan Part 1. <u>The layout of the school will need to respond to noise levels in external areas, and ensure that appropriate noise levels are achieved for external teaching and playing areas through the orientation of school buildings. Furthermore the location of the high and intermediate pressure gas pipelines will also need to be taken into account when determining the layout of the school.</u></p> | To reflect the change in location of the Secondary School. |

| Mod Ref: | Plan Ref. | Proposed Minor Modification | Reason for Change |
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| AM36 | Page 73, Paragraph 5.95 | As referred to above, the opportunity exists to deliver the a primary <u>school</u> and secondary schools within the 'education cluster' adjacent to the District Centre in the east of Welborne, as a single 'all-through school', and this will be explored further <u>with the County Council</u> . Developing an 'all-through school' in stages, as the new community evolved, could potentially facilitate an earlier provision of secondary education on site. | To reflect the change in location of the Secondary School and better reflect the role of the County Council in education planning and provision. |
| AM37 | Page 81 – 84, Paragraphs 6.16 – 6.30 | Amended Affordable Housing supporting text – set out in Part B1 | To provide clearer guidance on Council's approach to delivering affordable housing. |
| AM38 | Page 87, Paragraph 6.50 | Addition of new paragraph below existing paragraph 6.50: <u>All custom build proposals for plots at Welborne should be consistent with the Welborne Design Guidance SPD.</u> | Explain role of Design Guidance SPD. |
| AM39 | Page 87-88, Policy WEL21 – 4 th paragraph | Custom-builders taking up plots at Welborne shall ensure that their proposals comply with relevant policies within the Fareham Development Plan and are consistent with the Welborne Design Guidance SPD and any relevant and approved strategic design codes. | Remove reference to SPD from policy – change PM401 places reference in supporting text. |
| AM40 | Page 89, Policy WEL22 - 1 st paragraph | WEL22 - Gypsies, Travellers and Travelling Showpeople Provision for gypsies, travellers and travelling showpeople is not anticipated to be required at Welborne. However, a Any <u>Any</u> planning applications for one or more permanent pitches for gypsies or travellers at Welborne will only be permitted where it can be demonstrated that the proposal: | To better reflect the fact that sites for gypsies, travellers and travelling showpeople are not allocated at Welborne or anticipated to come forward at Welborne. |
| AM41 | Page 91, Paragraph 7.9 | The Transport Strategy and the Strategic Framework have been developed in tandem, to develop revised high level transport principles for Welborne. <u>Transport modelling undertaken to date indicates that the majority of movements to and from Welborne will be to the south, including the M27.</u> | To recognise the anticipated movement patterns to & from Welborne. |

| Mod Ref: | Plan Ref. | Proposed Minor Modification | Reason for Change |
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| AM42 | Page 91, Paragraph 7.12 | <p>Addition of new paragraph below existing paragraph 7.12:</p> <p><u>Travel planning will be used across the site to assist accessibility to and lead to a reduction in use of the private car. Initiatives will be delivered with each part of the site in accordance with the Framework Travel Plan.</u></p> | To provide explanation on how travel planning will be delivered. |
| AM43 | Page 97, Paragraph 7.30 | <p>Any planning application for the site must be supported by a Transport Assessment to assess the phasing of the development against the implementation of various off-site highway improvements, including works to the M27 and A32 and any other primary or secondary links or junctions to mitigate the traffic impacts on the local and strategic road network and mitigate any environmental impacts, <u>including any impacts on air quality in the surrounding area.</u></p> | To provide clarity over the need to ensure the appropriate management of air quality. |
| AM44 | Page 102, Paragraph 7.52 | <p>Addition of new paragraph below paragraph 7.52</p> <p><u>Paragraph 8.38 of this Plan identifies a number of links to the surrounding countryside which should be fully explored to create improved pedestrian and cycling links to surrounding communities and the surrounding countryside.</u></p> | To aid legibility of Plan. |
| AM45 | Page 105, Paragraph 8.9 | <p>One of the key aspects of the GI Strategy is to encourage the new community at Welborne to enjoy healthier life-styles. This will in part be achieved through providing a network of connected open spaces which encourages walking, informal exercise, and sports. It will also include giving the residents of Welborne the opportunity to grow their own food and will provide at least 2.4 <u>2.0</u> hectares of allotments, with the further opportunity to provide community orchards. This amount is based on the standard of 27 allotment plots per 1,000 population <u>households</u>.</p> | To correct error in the open space requirements. |
| AM46 | Page 105, Footnote 130 | <p><i>The allotments standard being taken forward within Policy WEL29 derives from the Fareham Allotment Strategy (FBC, 2010) and is based on 27 plots (of 125 square metres each) per 1,000 population <u>households</u>, which equates to 0.34 <u>0.13</u> hectares per 1,000 <u>population</u>.</i></p> | To correct error in the open space requirements. |

| Mod Ref: | Plan Ref. | Proposed Minor Modification | Reason for Change |
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| AM47 | Page 111, Policy WEL31 - 1 st para | The initial planning applications for development at Welborne shall be supported by a full ecological assessment to identify and address potential impacts on designated sites, priority habitats and priority and protected species, within and immediately adjacent to the site boundary. | For clarity. |
| AM48 | Page 111, Policy WEL31 - 2 nd para | The biodiversity assessment <u>ecological assessment</u> shall clearly set out how biodiversity interests will be protected, and where possible enhanced. Given that the development of Welborne will take place over a long period of time, the biodiversity assessment <u>ecological assessment</u> should provide details of how it is intended that it is regularly updated to ensure that any mitigation measures required are effective. | To remove confusion as to what is required. |
| AM49 | Page 113, Paragraph 8.43 | Addition to end of paragraph: <u>Structural landscaping schemes will be required to demonstrate how the proposed landscaping responds to the areas of high landscape quality to the north and east of the site, especially when viewed across the site from the south. The structural landscaping should take into account and soften the potential impact of the eastern edge of Welborne on long distance views of the site from Portsdown Hill.</u> | To provide further clarity over the expected protection for areas of high landscape sensitivity. |
| AM50 | Page 120, Paragraph 9.19 - 3 rd sentence | If connection of Welborne to the Knowle STW is to be pursued, the site promoters will need to demonstrate that the STW could be expanded and gain planning permission from Winchester City <u>Hampshire County</u> Council as the waste disposal authority STW is in their area. | To correct who the appropriate waste planning body would be. |

| Mod Ref: | Plan Ref. | Proposed Minor Modification | Reason for Change |
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| AM51 | Page 132, Paragraph 10.35 | Therefore, the Council expects site promoters to use the phasing principles and guidance within the Concept Masterplan Phasing Plan this chapter of the Welborne Plan as well the IDP to produce a detailed phasing plan and an <u>infrastructure delivery plan strategy for the implementation of the development</u> . This phasing plan and <u>infrastructure delivery plan implementation strategy</u> will need to be submitted to the Council for approval alongside initial planning applications for development at Welborne. In line with the principle of a flexible approach, the site promoters will be expected to keep the phasing plan and <u>infrastructure delivery plan implementation strategy</u> under review and submit any changes to the Council for approval alongside relevant planning applications. | To provide clarity on infrastructure delivery and phasing. |
| AM52 | Pages 132 – 133, Paragraphs 10.36 – 10.41 | Deleted Deferral of Contributions section – set out in Part B2 | To remove references to the deferral of infrastructure contributions and to improve clarity. |
| AM53 | Page 138-141, Chapter 11 | See Part B3 for amendments to supporting text of Chapter 11: Monitoring and Review - paragraphs 11.5 and 11.6 are main modifications. | To provide clarity (along with modification PM11-2) on frequency and mechanism for monitoring. |
| AM54 | Glossary-new item | <u>Transport Framework:</u> A high level statement prepared by the site developers, setting out the key transport implications and strategy for the site as a whole, accompanying the Structuring Plan for the site. | For clarity. |
| AM55 | Glossary – new item | <u>Design Principles:</u> A high level series of principles which shall guide the future design work to be undertaken in preparation of planning applications. They are set out in the Strategic Framework Diagram, the policies of the Welborne Plan and relevant policies in the Core Strategy. The Principles set out the scheme parameters and design objectives that will underpin the Structuring Plan. They will ensure that the Vision for Welborne is an integral part of the proposals and set a consistent high-level approach to design that will guide all future planning applications. | For clarity. |

| Mod Ref: | Plan Ref. | Proposed Minor Modification | Reason for Change |
|----------|---------------------|--|-------------------|
| AM56 | Glossary – new item | <u>Environment standards:</u> As set out in legislation or regulation regarding acceptable levels of pollutants or other hazards. For all water issues, the appropriate standards are monitored and regulated by the Environment Agency. | For clarity. |
| AM57 | Glossary – new item | <u>Travel Planning:</u> Programmes and initiatives designed to influence travel behaviour that will assist accessibility to new developments and lead to a reduction in use of the private car. The standard method of meeting the objectives of travel planning initiatives is through the preparation and delivery of Travel Plans. These are represented by a package of measures designed by a workplace, school or other organisation to encourage safe, healthy and sustainable travel options. | For clarity. |

| Mod Ref: | Plan Ref. | Proposed Minor Modification | Reason for Change |
|----------|-------------------------|---|--|
| AM58 | Glossary – amended item | <p>Garden City: A development and design principle for planned new communities developed by Ebenezer Howard in the 19th century which aims to enhance the natural environment, provide high quality affordable housing and locally accessible jobs. Key principles include community ownership of land and long term stewardship of assets, high quality imaginative design including homes with gardens, mixed tenure homes which are affordable for ordinary people, a strong local jobs offer with a variety of employment opportunities within the garden city and easy commuting distance of homes, generous green space linked to the wider countryside, access to strong local cultural, recreational and shopping facilities, integrated and accessible transport systems and local food sourcing, including allotments.</p> <p>Garden Community: Welborne seeks to take as a starting point the original <u>guiding principles of the Garden City movement and update them to make them relevant to the 21st century. The long established garden city principles which will help guide the development of Welborne include the long term stewardship of community assets, high quality imaginative design including homes with gardens, mixed tenure homes which are affordable for ordinary people, a strong local jobs offer with a variety of employment opportunities, easy access to generous green spaces linked to the wider countryside, local cultural, recreational and shopping facilities, integrated and accessible transport systems and local food sourcing, including allotments.</u></p> | To reflect Welborne’s status as a garden community, not a garden city. |
| AM59 | Glossary – new item | <p><u>1 in 100 year rainfall event:</u> This is the likelihood (return period) of a specific rainfall event occurring. The intensity of rainfall runoff is defined by its return period and a high return period event, such as a 1 in 100 year event, will have greater rainfall runoff. However, although a 1 in 100 year event has very intense rainfall, it has only a 1% chance or greater of happening each year.</p> | For clarity. |

| Mod Ref: | Plan Ref. | Proposed Minor Modification | Reason for Change |
|-----------------|---|---|--|
| AM60 | Appendix A: Schedule of Evidence and Background Documents | Minor revisions to Schedule of Evidence and Background Documents. | For clarity on final list of documents used for examination. |
| AM61 | Appendix B.2, Strategic Framework Diagram | See Appendix C for revised Strategic Framework Diagram. | To reflect the change in location of the Secondary School adjacent to the District Centre. |
| AM62 | Appendix B.3, Extract of the Fareham Policies Map covering Welborne | See Appendix C for revised policies map. | To reflect the change in location of the Secondary School adjacent to the District Centre. |
| AM63 | Adopted Proposals Map to Adopted Proposals Map (SD09) | Proposed minor modifications. | Clarity on changes to Adopted Policies Map |

Appendix B – Part B1 – changes to Housing Chapter

The additional modifications include a large number of changes to Chapter 6. To aid clarity, those modifications are set out in full below.

Affordable Housing

6.16 Housing Needs

Meeting the needs of those in the Fareham area who cannot access the housing market is one of the key priorities of the Council and is an important objective for Welborne. Delivering new affordable housing is vital in achieving sustainable development and Welborne provides a rare opportunity for the Borough to deliver a significant number of affordable homes and to make a real contribution towards addressing the current backlog of housing need.

6.17 Policy CS13 of the Core Strategy sets out the aim to achieve between 30% and 40% of all homes at Welborne as affordable homes and this was the starting point for the Welborne Plan. Subsequently, up-to-date evidence on housing needs has been undertaken, initially by the Council³ and subsequently by PUSH through the South Hampshire Strategic Market Assessment (SHMA) and a target of 30% affordable housing has been confirmed. The SHMA identified likely housing need within the Borough to 2036, ~~taking into account the role that lettings in the private rental sector play in meeting needs.~~ This evidence recommended an annual target for the whole Borough of 146 additional affordable homes, which amounts to 3,358 by 2036. Given that Welborne represents a majority of Fareham's planned housing delivery within this period, it is expected that a significant proportion of this target for affordable homes will be met at Welborne.

6.18 Tenure, Housing Mix, Adaptability and Integration

The SHMA ~~also~~ considered the proportions of new affordable homes that should be provided to meet varying levels of need and it recommended a tenure split of 70% affordable and social rented homes and 30% in 'intermediate' forms of tenure, such as shared ownership homes. Whilst this split will be appropriate in the early phases of development, it will need to be kept under review to ensure that tenures being provided meet the needs at the time each phase is built out and that phases of development remain viable.

6.19 Housing Mix, Adaptability and Integration

A wide range of affordable housing types and sizes will be required at Welborne to meet identified housing need. Within each residential phase, the mix will need to provide homes suitable for families and for smaller households as well as homes suitable for vulnerable households, including those with reduced mobility. Over the course of the Welborne development, a range of specialist needs housing should be provided as part of the affordable housing mix. This will include specialised accommodation for older people and wheelchair accessible homes. These requirements are covered in more detail in the following section below and in Policies WEL19 and WEL20.

6.20 The SHMA considered an appropriate mix of affordable homes for Fareham, based on the latest available data on housing needs. However, the long build-out period of Welborne means that this evidence provides only a starting point and the precise affordable housing mix required cannot be known at this stage. Housing needs change over time and are also influenced by Government policies, such as welfare reforms.

³ Fareham Borough Housing Needs Assessment (DTZ, August 2012)

Therefore, the agreed mix of affordable homes provided within each residential phase will need to reflect the identified needs and viability at the ~~that~~ time the phase comes forward and will be agreed with the Council.

- 6.21 In line with the requirement set out in the previous section for a proportion of market homes to be adaptable and to provide for those with reduced mobility, the providers of affordable housing at Welborne will also be expected to respond to this need. Therefore, subject to need and viability, approximately 15% of all affordable homes within each residential phase should be designed and built to meet higher accessibility standards equivalent to the Lifetime Homes standards.
- 6.22 To ensure the creation of a mixed, integrated and socially inclusive community, the affordable housing should be developed to the same design and construction standards as the market housing. Affordable dwellings should be integrated with the market housing, taking account of the nature of the stock, the mix of tenures and the prevailing character of the different parts of Welborne, as set out in Chapter 4. The level of integration will always be expected to fit within a range consistent with the upper and lower limits referred to below and set out in Policy WEL18. For management purposes, it may be considered appropriate to cluster the affordable housing in small groups.
- 6.23 *Delivering Affordable Housing*
National planning policy requires that new development is deliverable and this means that the overall financial burden on new development, including obligations to deliver affordable housing, should not threaten its economic viability.⁴ Extensive viability testing has been undertaken on the proposals within this ~~p~~Plan. The outcome of this evidence is that there is potential to deliver a significant proportion of affordable homes, but that an overall target of 30% is likely to be the highest that the development as a whole could reasonably be expected to achieve.
- 6.24 In coming to this conclusion, the viability evidence has taken into account separate studies⁵ which have sought to identify and secure additional and external funding for infrastructure and affordable housing at Welborne. ~~One significant outcome of this work is the Council's decision to participate in establishing of the potential delivery mechanisms which may assist viability~~ is a Joint vVenture hHousing eCompany (JVHC) that ~~will~~ may allow the Council and its partners to play a more central and active role in the delivery of affordable housing across the Borough potentially including Welborne. The nature of the role this JVHC will play at Welborne will be determined in dialogue with the principal landowners ~~prior to the determination of the initial planning applications at Welborne~~. If the opportunity arises to use the JVHC, or any other external funding, to help deliver a higher level of affordable housing than would be expected to result from the 30% overall target, this will be positively and actively pursued by the Council.
- 6.25 Notwithstanding the potential role of the JVHC, delivering the target level of 30% affordable homes each year will be a significant challenge given the overall infrastructure burden on the development and the length of time it will take to build the new community. Therefore, it is necessary for the Welborne Plan to consider how a flexible approach to the delivery of affordable homes could be required.
- 6.26 Flexibility may be required, for example, where the proportion of affordable homes considered to be deliverable within the early phases of the development fell below the 30% policy target, or proposed a different tenure split to the 70:30 envisaged in Policy

⁴ National Planning Policy Framework paragraph 173 (DCLG, March 2012)

⁵ These comprise the Welborne Infrastructure Funding Study (GVA, March 2013) as well as further commercially confidential work undertaken for the Council on options to support housing investment.

WEL18. In line with the overall approach to development viability (see Chapter 10), the Council would expect such proposals to be fully justified by a robust and independently verified viability assessment. Where the Council accepted a reduced percentage levels of affordable housing numbers delivery, there would also be a clear expectation that the affordable housing deficit would be 'clawed-back' rectified, preferably later within that same phase of development or, failing that, within a subsequent residential phase.

- 6.27 ~~Before accepting reduced levels of affordable housing delivery, the Council will initially consider whether some or all of the short-fall in affordable housing could be delivered by the JVHC. Where this option proved not to be viable, feasible or desirable, the Council will apply its deferral of contributions policy as set out in WEL41 and expanded upon in the Welborne Planning Obligations SPD.⁶ In essence, this policy expects that, if market sales values increase significantly following an agreed reduction in affordable housing delivery, the increased development revenues would subsidise additional affordable housing provision within that phase of development.~~
- 6.28 ~~If it proves not to be viable or practical for the principal landowners to increase the level percentage of affordable housing provision within the same phase, then the Council will seek to ensure that the affordable housing deficit is rectified the 'claw-back' within the subsequent phase of residential development. Again, the The Council will initially consider the potential for the JVHC to deliver some or all of the short-fall, but failing that, will expect increased development revenues within that the next phase to subsidise the additional affordable housing. In the latter case, expectations of additional provision for affordable housing would be subject to the overall priorities at that time for the use of deferred contributions where other infrastructure requirements had also been deferred on viability grounds.~~
- 6.29 ~~In cases where the affordable housing deficit claw-back is deferred to a subsequent phase and, at the start of that phase of development, the principal landowner considers that the provision of the additional affordable housing would not be financially viable, then the Council will expect this to be tested through a formal development valuation commissioned by the Council, at the developer's cost. This valuation would take account of costs and revenues to date as well as the anticipated infrastructure requirements (including any other requirements deferred from previous phases) and the anticipated revenues for the following main phase. Where it is agreed that both the normal target levels of provision and the additional claw-back provision to rectify a shortfall on the previous phase cannot be met, the Council will again consider whether it would be viable, feasible and desirable for the JVHC to deliver some of or the entire shortfall. Failing this, the Council will re-employ its deferral of contributions policy.~~
- 6.30 ~~When applying any flexibility in the phasing and delivery of affordable housing it will be important not to undermine the principle of creating a mixed, integrated and socially inclusive community as set out above. In practice, this means that lower and upper percentages of affordable housing will be set for any given phase of development at Welborne to avoid under provision or over-concentration in any one part of the development. The minimum and maximum levels that will be acceptable within any given phase will be agreed with the Council. However, overall, it is considered that a an absolute lower limit of 10% affordable housing numbers and an upper limit of 40% affordable housing numbers provide a reasonable balance between the need for flexibility and achieving the vision and objectives of the Welborne Plan.~~

⁶ The Welborne Planning Obligations SPD will be prepared during 2014 and will be adopted at the same time as the Welborne Plan in early 2015.

Appendix B – Part B2 – changes to Delivery Chapter

The additional modifications include a large number of changes to Chapter 10. To aid clarity, those modifications are set out in full below.

Deferral of Contributions

- 10.36 ~~The approach to ensuring development viability is set out in Chapter 1. This emphasises that the Welborne Plan aims to ensure that necessary infrastructure (including affordable housing⁷) could be fully delivered at the time it was needed, as a fundamental requirement for achieving the vision for Welborne. However, it also indicates that all parts of the Welborne Plan were underpinned by the principle of ensuring that a flexible approach would operate, where necessary, to allow for changes in development viability and to ensure that the development as a whole remained deliverable throughout the plan period.~~
- 10.37 ~~As part of this flexible approach, the Council is introducing a ‘deferral of contributions’ policy that will apply only where necessary and justified by independently tested viability assessment. In such circumstances, application of the policy will allow the deferral of some infrastructure requirements to be considered by the Council.~~
- 10.38 ~~In cases where the Council agrees to defer infrastructure, application of the deferral of contributions policy will seek the subsequent provision of any deferred contributions (or the delivery of the deferred infrastructure items) within the same main phase of the development. If this cannot be achieved, as demonstrated by an independently tested viability assessment, then the deferred infrastructure contributions or provision will be sought in the following main phase, in addition to the ‘normal’ requirements of that new phase.~~
- 10.39 ~~Where viability problems remain, a further independently tested viability assessment will be required to take account of previous and future costs and revenues, the ‘normal’ infrastructure requirements of the new phase and any outstanding deferred infrastructure requirements. This viability evidence will need to be submitted to the Council for agreement alongside initial planning applications for the new main phase. Where the Council accepts the on-going viability constraints, the deferral of contributions policy will be re-employed as set out in the previous paragraph. Where, despite deferral, an item of infrastructure remains unviable, the Council and site promoter will agree an alternative approach which does not require the specified infrastructure, to funding to ensure that infrastructure necessary to support the development can be delivered when it is required but which nevertheless achieves mitigation of the impacts of the development. This decision would be informed by an independently tested viability assessment.~~
- 10.40 ~~In all cases where more than one infrastructure item is being deferred as set out above, the Council will agree with any relevant infrastructure or service providers which of the deferred infrastructure items should be provided first as priority during that main phase of the development, should any claw-back of contributions be triggered by improving market and economic conditions.~~

⁷ Although this section refers primarily to ‘infrastructure’ this should be read as including affordable housing requirements. A detailed approach to how the deferral of contributions policy would apply to affordable housing is set out in Chapter 6.

10.41 ~~The detailed guidance setting out how the deferral of contributions policy will be operated by the Council is set out within the Welborne Planning Obligations SPD.⁸~~

⁸~~The Welborne Planning Obligations SPD will be produced during the course of 2014 and will be adopted by the Council at the same time as the Welborne Plan in early 2015.~~

Appendix B – Part B3 – changes to Monitoring and Review Chapter

The additional modifications include a large number of changes to Chapter 11. To aid clarity, those modifications are set out in full below.

The Monitoring Framework

- 11.1 This chapter sets out how the Welborne Plan will be monitored following its adoption. The mechanisms may be altered over the lifetime of the project, but nonetheless this chapter sets out the main principles by which monitoring will take place.
- 11.2 ~~The adopted Core Strategy contains a series of high level targets in relation to Policy CS13 which represent the essential components for the delivery of Welborne. However these targets have required review and refinement in light of the technical evidence work and as such, the suite of detailed policies in the Welborne Plan to guide development will require new monitoring targets and indicators. These will supplement the reviewed targets within the Core Strategy and together will form the monitoring framework for Welborne.~~
Delivering the Welborne project depends upon the actions of a number of interested parties. Therefore monitoring the Welborne project will require a coordinated and complimentary approach to be followed by the key agencies involved.
- 11.3 ~~The purpose of developing a monitoring framework is to provide a mechanism for assessing developmental progress of Welborne against the overall vision and objectives for the new community as set in the Welborne Plan. This is of particular relevance where development targets are set within the policies of this plan, such as for the delivery of housing or employment space, or for the provision of specific community, education and recreation facilities. However, it should be recognised that much of the finer detail will only come forward through the planning applications and the development management process over the lifetime of the project.~~
A key asset for the Welborne project to date has been the Strategic Delivery Group, with active involvement of the following:
- Site promoters
 - Fareham Borough Council
 - Hampshire County Council
 - Highways Agency
 - Homes and Communities Agency, and
 - Solent Local Enterprise Partnership.
- 11.4 ~~Implementing the policies in the Welborne Plan depends upon the actions of a number of interested parties and cannot be directly controlled. Further detail on how the various parties are expected to contribute towards the overall delivery of Welborne can be found in the Infrastructure Delivery Plan.~~
These organisations all have an interest in the delivery of a successful new community at Welborne. The Group has provided an opportunity for the organisations to discuss the emerging proposals for Welborne, with a focus on delivery. The governance arrangements will be reviewed over the lifetime of the project; nonetheless there will always be a role for a group to coordinate public and private sector action and investment. This will build upon both the body of technical work contained within the evidence base for the Welborne Plan, (e.g. the transport evidence), as well as the principle of coordinated investment set out in the Infrastructure Funding Strategy. Specific tasks for this Group include identifying and agreeing key infrastructure spend and monitoring and reviewing infrastructure funding and cost.
- 11.5 ~~Monitoring the outcomes of the policies in the Welborne Plan will be undertaken on a regular basis to enable early action to be taken to overcome any barriers to delivery of the~~

~~plan's objectives and policies.~~

The Phasing Plan contained within Chapter 10 of this document sets out the key outcomes and critical infrastructure identified for each of the main phases of development. This has been produced to inform the understanding of the Plan, using the best information available. It should be recognised that the mechanism which will deliver Welborne, including critical infrastructure, will be the phasing plan, infrastructure delivery plan and s106 planning agreement approved alongside planning application(s) for the site. Nonetheless, the phasing plan in Chapter 10 provides a useful guide to the Council's expected outcomes, including infrastructure.

- 11.6 ~~Where appropriate, Borough-wide targets which are monitored through the Council's Authority Monitoring Report (AMR) will be broken down and applied to the Welborne Plan area, so that the contribution of Welborne to Borough-wide targets can be seen on a local scale.~~
Strategic Group meetings will be undertaken on a regular basis throughout the year to enable early action to be taken to overcome any barriers to delivery of the Plan's objectives and policies. Particular reference will be made to the key outcomes and critical infrastructure listed in the Phasing Plan in Chapter 10 of this Plan. Any risk to the timely delivery of either will be reported as an entry in the Delivery Risk Register which will be created and reviewed at the Group meetings. Given the wider public interest in the delivery of the Welborne project, it will be appropriate for changes in the Delivery Risk Register for Welborne to be reported to the Welborne Standing Conference as and when they arise and included in the Council's Authority Monitoring Report.
- 11.7 ~~Table 11.1 below lists all of the local indicators that will be monitored specifically for the Welborne Plan area. It should be noted that the quantities of development or provision are based on the assumption that 6,000 homes will be delivered at Welborne. These quantities would need to rise or fall if a different number of homes are delivered.~~
If an issue is identified where delivery of a key outcome or item of critical infrastructure for a phase may not be met, it will be for the Strategic Group to identify any contributory factor and identify necessary action to remedy the issue. If a planning policy in the Welborne Plan is the issue (or a main contributing factor) then necessary amendments will be identified and if they require a change to a Plan policy, may trigger a review of the Welborne Plan. Should any review of the Plan appear likely, then the Welborne Standing Conference will have a role in informing the priorities for any revision.
- 11.8 Complimentary to the role of the Strategic Group, will be the ongoing monitoring of the outputs of the Plan by the Borough Council. The monitoring will cover a range of measures, both in terms of built form (homes delivered, floorspace built, etc.) as well as some quantifiable measures of what sort of place the new community is becoming (e.g. number of homeworkers, number of children of secondary school age, etc.).
- 44.2 11.9 The adopted Core Strategy contains a series of high level targets in relation to Policy CS13 which represent the essential components for the delivery of Welborne. However these targets have required review and refinement in light of the technical evidence work and as such, the suite of detailed policies in the Welborne Plan to guide development will require new monitoring targets and indicators. These will supplement the reviewed targets within the Core Strategy and together will form the monitoring framework for the Welborne Plan.
- 44.3 11.10 The purpose of developing a monitoring framework is to provide a mechanism for assessing developmental progress of Welborne against the overall vision and objectives for the new community as set in the Welborne Plan. This is of particular relevance where development targets are set within the policies of this plan, such as for the delivery of housing or employment space, or for the provision of specific community, education and recreation facilities. However, it should be recognised that much of the finer detail will only come forward through the planning applications and the development management

process over the lifetime of the project.

11.11 Where appropriate, Borough-wide targets which are monitored through the Council's Authority Monitoring Report (AMR) will be broken down and applied to the Welborne Plan area so that the contribution of Welborne to Borough-wide targets can be seen on a local scale. Given the wider public interest in the delivery of Welborne the progress against targets will be reported to the Standing Conference.

11.12 Table 11.1 below lists indicators that will be monitored specifically for the Welborne Plan area. It should be noted that these indicators and targets themselves will be subject to change over the lifetime of the project, to ensure that the overall framework provides a suitable mechanism for assessing the delivery of the Plan. For instance, the mechanism and timetable of delivery of the schools will be fixed in section 106 planning agreements. Nonetheless, the following sets out the Council's commitment to indicate the built form outputs of the Plan and what type of place is being delivered.

11.13 It will take a mixture of sources to monitor all of the outputs listed. These will include buildings regulations information and residents surveys. The monitoring of the framework set out below will be undertaken by the Council in liaison with the Community Development Officer to ensure that built form outputs and qualitative measures are captured.

11.8 Monitoring of these indicators will establish the extent to which the vision for Welborne is being achieved. This will help to identify areas where further action is required from the Council or other agencies identified within the monitoring framework. Taken together the targets and indicators provide a robust framework for assessing delivery of the plan. However, given the scale and the evolving nature of the project it is unlikely that failure to meet one target would indicate that the plan needs reviewing. Should monitoring indicate that a phase of development was not delivering the overall vision and objectives of the Plan, the Council will consider the need to formally review the Welborne Plan. The need for this review will be identified through the Authority's Monitoring Report.

Table 11.1: Welborne Monitoring Indicators

| Indicator | Target(s) | Year |
|---|----------------------|------------------|
| Net increase in provision of B use class employment floorspace at Welborne | 60,000 sq. m. | 2036 |
| <u>Floorspace built</u> | | |
| <u>Phase 1</u> | <u>1,000 sq. m</u> | <u>2015-2019</u> |
| <u>Phase 2</u> | <u>4,860 sq. m.</u> | <u>2019-2022</u> |
| <u>Phase 3</u> | <u>18,520 sq. m.</u> | <u>2022-2026</u> |
| <u>Phase 4</u> | <u>10,650 sq. m.</u> | <u>2026-2030</u> |
| <u>Phase 5</u> | <u>24,850 sq. m.</u> | <u>2030-2036</u> |
| <u>No of jobs delivered at Welborne</u> | <u>5,735</u> | <u>2036</u> |
| <u>Number of Borough residents developing relevant skills and finding employment in the development of Welborne</u> | | <u>Ongoing</u> |
| Amount of retail space provided at the District Centre: | | |
| • Supermarket (convenience) | 1900-2500 sqm. (net) | 2026 |
| • General A1 – A5 (comparison) | 3600 sqm. (net) | |
| <u>Provision of a multi-purpose main community hub centre at the District Centre (based on 6,000 homes)</u> | <u>1800 sqm.</u> | <u>2022</u> |
| <i>Comprised of:</i> | | |

| Indicator | Target(s) | Year |
|--|--|---|
| <ul style="list-style-type: none"> Community/art/culture space Library space Indoor sports space Safer Neighbourhood Police space | 1000 sqm. 227 sqm 400 sqm. 168 sqm. | |
| Provision of a Primary care centre at Welborne | Space for 8 GP surgeries | 2026 |
| Education provision at Welborne: | | |
| <ul style="list-style-type: none"> Nursery 1 Nursery 2 & 3 Nursery 4 & 5 Nursery 6 Nursery 7 Primary school 1 Primary school 2 Primary school 3 Secondary school | 180 sqm. 360 sqm. 360 sqm. 180 sqm. 180 sqm. 3FE 2FE 2FE 7FE | 2019 2022 2026 2030 2036 2019 2026 2030 2026 |
| <u>Number of primary and secondary age children on site</u> | | <u>Ongoing</u> |
| Number of net dwellings completed at Welborne | 6000 dwellings (See table 11.2 below) | 2036 |
| Total number of new affordable dwellings delivered at Welborne (part of the total 6000 dwellings) | 1800 dwellings | 2036 |
| Amount of Extra Care (or similar) housing for the elderly | 16 units | 2036 |
| Average residential (internal) water consumption per person | 105 litres per person per day | Ongoing |
| Proportion of homes in each phase meeting the Lifetime Homes (or equivalent) standards | <u>15% of completions in each phase</u> | Ongoing |
| <u>Percentage of Custom build homes</u> | <u>1% of completions in each phase</u> | <u>Ongoing</u> |
| Percentage of completed dwellings built to "Passivhaus" standards | <u>10% of completions in each phase</u> | Ongoing |
| Amount of community play/ sports provision delivered at Welborne (based on 6,000 homes): | <i>See Table 4.7 of the Welborne IDP (Stage 2) Report</i> | |
| <ul style="list-style-type: none"> Artificial Grass Pitch 1 x Bowling Green 4 x Tennis Courts Local play space (0-11 ages) Neighbourhood play space (all ages) Youth play space (12+ ages) Play space equipment | 685 sqm. 170 sqm. 670 sqm. per court 3900 sqm. (maximum 13 spaces) 3900 sqm. (maximum 8 spaces) 2600 sqm. (maximum 13 spaces) 42 pieces | 2022 2026 2022-2036 From 2016 From 2016 From 2016 From 2016 |
| Additional amount of public open space delivered at Welborne (based on 6,000 homes): | <i>See Table 4.6 of the Welborne IDP (Stage 2) Report</i> | |
| <ul style="list-style-type: none"> Parks & amenity space Allotments Sports & Playing pitches (including shared school provision) On-site semi-natural green space SANGS (both on and off-site) | <u>1.5ha per, 1,000 population</u> <u>0.13ha per 1,000 population</u> <u>1.2 ha per, 1,000 population</u> <u>3ha per 1,000 population</u> <u>Sufficient SANGS provided in agreement with Natural</u> | Ongoing Ongoing Ongoing Ongoing Ongoing |

| Indicator | Target(s) | Year |
|---|---|----------------|
| | <u>England to support each phase of development in place before development</u> | |
| Transport infrastructure delivered at Welborne: BRT | At least three BRT buses an hour to serve the site. | 2019 |
| BRT | Full on-site routing for BRT | 2026 |
| M27 Junction 10 upgrades | Junction 10 upgraded to all-moves | 2022 |
| <u>Modal split for transport to/from Welborne – mode for travel to work</u> | | <u>Ongoing</u> |
| Pedestrian and cycle links: Fareham - Wickham | 100% | 2022 |
| Welborne – Whiteley | | Ongoing |
| Proportion of commercial and community development covered by Travel Plans | | |

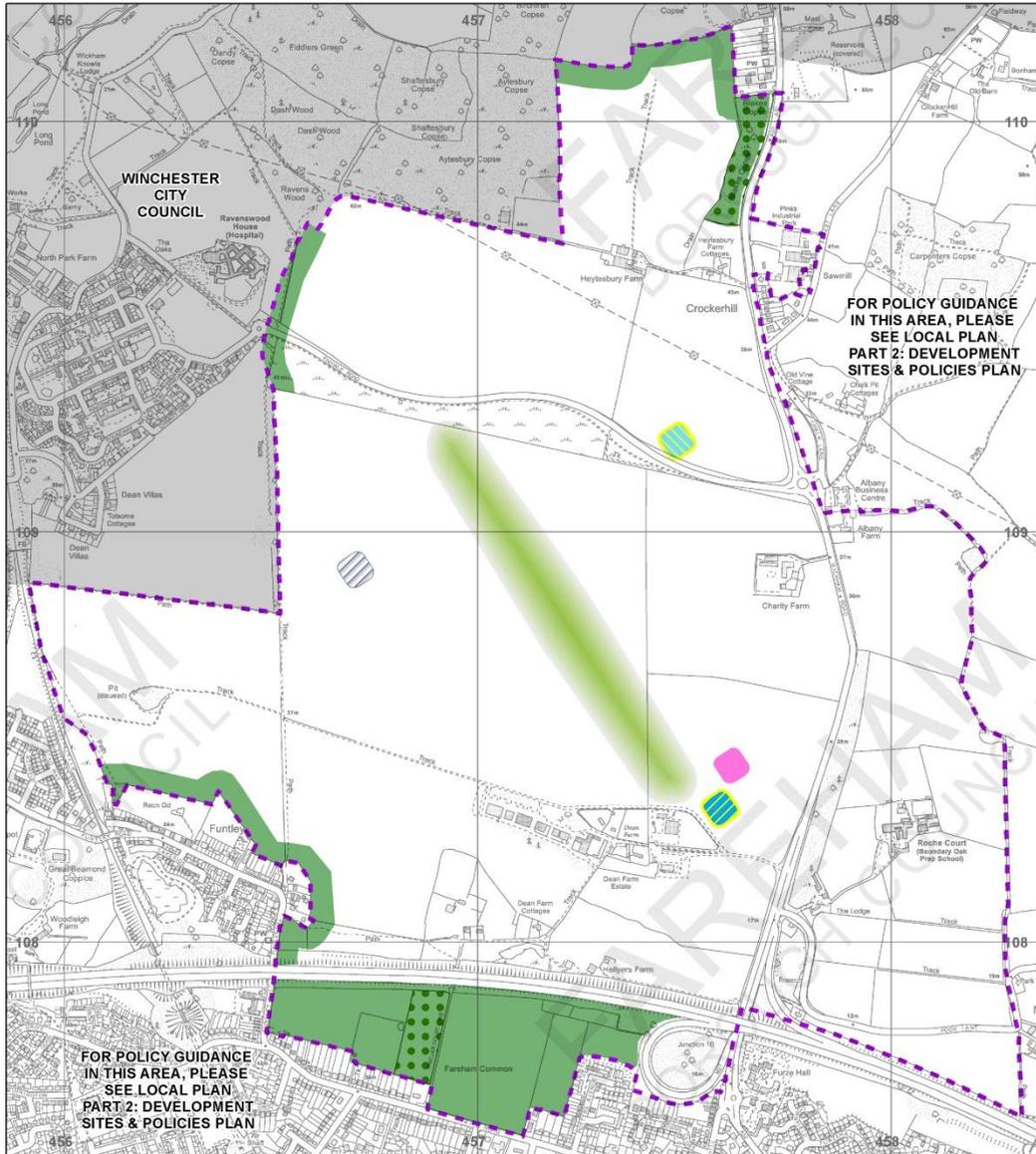
Table 11.2: Target Housing Completions

| Year | Target completions | Target cumulative completions |
|---------|--------------------|-------------------------------|
| 2016/17 | 120 | 120 |
| 2017/18 | 180 | 300 |
| 2018/19 | 200 | 500 |
| 2019/20 | 320 | 820 |
| 2020/21 | 340 | 1160 |
| 2021/22 | 340 | 1500 |
| 2022/23 | 340 | 1840 |
| 2023/24 | 340 | 2180 |
| 2024/25 | 340 | 2520 |
| 2025/26 | 340 | 2860 |
| 2026/27 | 340 | 3200 |
| 2027/28 | 340 | 3540 |
| 2028/29 | 340 | 3880 |
| 2029/30 | 340 | 4220 |
| 2030/31 | 340 | 4560 |
| 2031/32 | 340 | 4900 |
| 2032/33 | 280 | 5180 |
| 2033/34 | 280 | 5460 |
| 2034/35 | 280 | 5740 |
| 2035/36 | 260 | 6000 |

Triggers for a Review

Welborne Policies Map, as amended by Main Modification MM9

WELBORNE POLICIES MAP



LEGEND

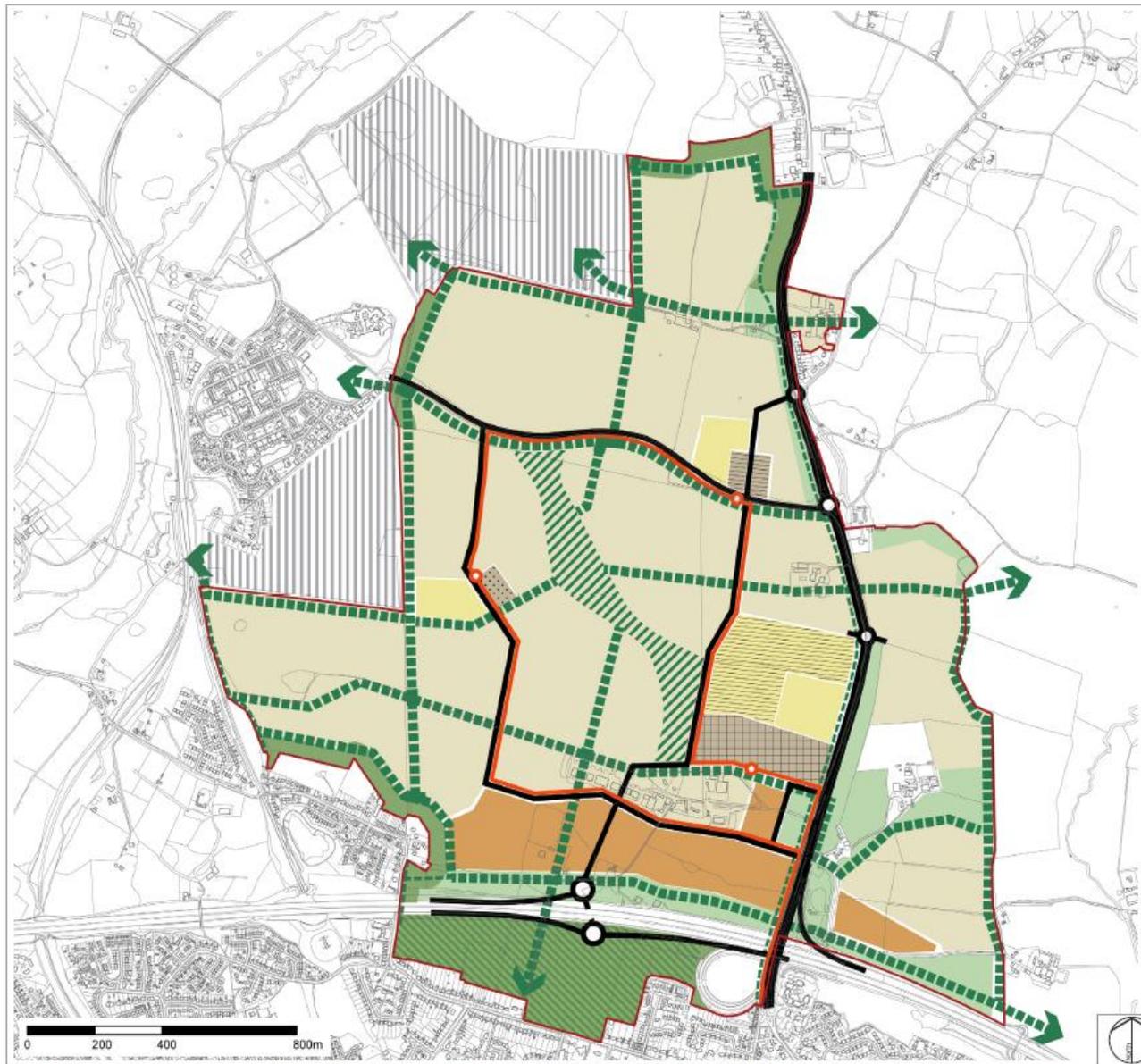
- WELBORNE POLICY BOUNDARY (CS13, WEL1-4, WEL6-43)
- SITES OF IMPORTANCE FOR NATURE CONSERVATION (CS4)
- WELBORNE SECONDARY SCHOOL POTENTIAL APPROXIMATE LOCATION (WEL16)
- WELBORNE SETTLEMENT BUFFERS (WEL5)
- WELBORNE CENTRAL PARK APPROXIMATE LOCATION (WEL29)
- WELBORNE LOCAL CENTRE APPROXIMATE LOCATION (WEL11)
- WELBORNE DISTRICT CENTRE APPROXIMATE LOCATION (WEL10)
- WELBORNE COMMUNITY HUB APPROXIMATE LOCATION (WEL12)

1:10,000



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Welborne Strategic Framework Diagram, As Amended by Main Modification MM9



LEGEND

- Residential land
- District Centre
- Local Centre
- Community Hub
- Employment land
- Primary school site
- Secondary school site
- Central park
- Landscape buffers
- Settlement buffers
- Potential SANGS and Settlement Buffer
- Strategic green infrastructure corridor
- Primary street network
- BRT route
- BRT stop
- Key pedestrian/cycle link
- Potential SANGS and settlement gaps in the Winchester District

| | | | |
|------|-------------------------|------|----------|
| D | School location amended | DW | 07.01.15 |
| C | Legend updated | PC | 17.06.14 |
| B | Note removed | PC | 06.06.14 |
| A | School location updated | PC | 05.06.14 |
| REV. | DESCRIPTION | APP. | DATE |

LD A DESIGN

PROJECT TITLE
WELBORNE PLAN, FAREHAM

DRAWING TITLE
Revised Strategic Framework Diagram

| | | |
|-----------|-----------|-----------------|
| ISSUED BY | Exeter | T: 01392 260430 |
| DATE | June 2014 | DRAWN DW |
| SCALE | EA3 NTS | CHECKED PC |
| STATUS | Final | APPROVED BF |

DWG. NO. 3609_403 Rev D

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.
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Sources: Ordnance Survey...

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Technical note from Urban Edge consultants