

LOCAL PLAN PART 3: THE WELBORNE PLAN SUGGESTED CHANGE TO SUBMITTED VERSION – ADDITIONAL ALTERNATIVE LOCATION FOR SECONDARY SCHOOL

Summary of Representations and Council's Response

Introduction

This document has been prepared following discussions with the Inspector undertaking the Examination to the Welborne Plan. It sets out a summary of the representations received during the consultation on the Suggested Change to the Welborne Plan relating to an additional alternative location for the secondary school, provides the Council's response and formally sets out the Council's Suggested Change.

Background

On 28 February 2014, Fareham Borough Council (FBC) published, for a six week consultation, the Publication Version Local Plan Part 3: the Welborne Plan. This Plan contained a proposal (primarily set out in Policy WEL16) for a secondary school on the Borough boundary to the west of the site, with the school planning fields lying within Winchester City Council's boundary, on land to the south of Knowle (known as the "Knowle triangle"). The broad location of the school was set out in the Policies Map for the submitted Plan, and the indicative location of the school including playing fields was set out in the Strategic Framework Diagram. Both were in Appendix B to the Welborne Plan, which was submitted for Examination on 23rd June 2014.

Consultation on the Suggested Change

As a result of key responses received on this proposal, in particular, from the site promoters, Winchester City Council, Hampshire County Council (as Education Authority) and the Welborne Standing Conference, Fareham Borough Council went out to consultation on a Suggested Change to the Submitted Plan for a six week period between 25 June and 6 August 2014. It was available on the Council's website and hard copies were available to view at all the Borough's libraries. A letter or email was sent to everyone on the Council's consultation database to inform them of the consultation. This change was the introduction of an alternative site for the secondary school, next to the proposed District Centre. The alternative location for the secondary school is set out in the following consultation documents, both of which are available on the Council's website¹

- [Suggested Change to Welborne Plan](#)
- [Addendum to the Sustainability Appraisal and Habitats Regulations Assessment](#)

Summary of the Responses

Table 1 of this document contains a summary of the representations received as a result of this consultation and the Council's responses to those representations. No

¹ At http://www.fareham.gov.uk/planning/new_community/sugesetedchangeconsultation.aspx

consultation responses were received on the contents of the Addendum to the Sustainability Appraisal and Habitats Regulations Assessment.

Outcome of Consultation

Following consideration of those responses, the Council is minded to make one minor addition to the Suggested Change, as set out below:

- Minor amendment to Strategic Framework Diagram legend, making it clear that the playing fields at Knowle would be relocated to the alternative school site should the school be delivered at the alternative location.

Therefore the legend on the Strategic Framework diagram will now read (additional text underlined) *Potential school playing fields in the Knowle Triangle (or Potential SANGS and settlement gaps in the Winchester District if school is delivered at alternative location)*

The Suggested Change is therefore submitted to the Secretary of State together with full details of all representations received, in accordance with the resolution of the Full Council at their meeting of 19 June 2014. The Suggested Change is as follows:

- The suggested change to the Welborne Plan policies and text as set out in Appendix A of this document (unchanged from consultation version)
- The suggested change to the Welborne Plan Policies Map as set out in Appendix B (unchanged from consultation version)
- The suggested change to the Welborne Plan Strategic Framework Diagram in Appendix C (with minor amendment to legend).

In addition, the Addendum to the Sustainability Appraisal and Habitats Regulations Assessment is also submitted to the Welborne Plan Examination. As no comments were received on the content of this document and the Suggested Change has not changed significantly from the version consulted on, then no changes to this document are required.

**SUGGESTED CHANGE TO SUBMITTED VERSION OF LOCAL PLAN PART 3: THE WELBORNE PLAN
TABLE 1**

Rep. No.	Name of Respondent	Reference in Suggested Change Document	Details of Representation	Initial Council Response
WSC1	Mr Michael Bennett	5.94a	Change is legally compliant, sound and complies with duty to co-operate. FBC do not own Knowle Triangle and must not put any part of Welborne on it: WCC and Wickham PC are not prepared to allow FBC to infringe on this land. Proposal to remove the school planning fields from Knowle Triangle is a good one.	Noted. The Council however considers that the area close to Knowle remains the preferred location for the secondary school, as set out in the suggested changes to Policy WEL16.
WSC2	Equality and Human Rights Commission	n/a	No Comment	Noted.
WSC3	M E Abraham	n/a	Proposed development north of Fareham is unsound and not legally compliant as proved by this suggested change at this late stage. Any new school will have far reaching consequences for generations to come and is too important an undertaking not to be the subject of further consultation. Without consultation how does anyone know if this site is right?	Noted. This consultation is about a proposed additional alternative school site adjacent to the new District Centre.
WSC4	Mrs Wendy Greenish	n/a	Change is legally compliant, sound and complies with duty to co-operate. I support the proposed change of location for the secondary school: the Knowle Triangle should be retained as open ground accessible to all and not be used as school playing fields.	Noted. The Council however considers that the area close to Knowle remains the preferred location for the secondary school, as set out in the suggested changes to Policy WEL16.

Rep. No.	Name of Respondent	Reference in Suggested Change Document	Details of Representation	Initial Council Response
WSC5	Mr T Wedge	n/a	Concerned about the original proposal, which places the school playing fields in the "Knowle Triangle", which is in Winchester District and designated as open rural countryside. I therefore think the repositioning of the school closer to the A32 is the only acceptable solution for the Welborne Plan.	Noted. The Council however considers that the area close to Knowle remains the preferred location for the secondary school, as set out in the suggested changes to Policy WEL16.
WSC6	Mr R Appleton	n/a	The suggested change is not sound: the siting of the school impinges on the buffer between Welborne and Knowle Village and is on land under the jurisdiction of Winchester and would change nature of land. Site should be nearer the main road to allow easy access for transport links with rest of Fareham and available for use for the whole Welborne community.	Noted. This consultation is about a proposed additional alternative school site adjacent to the District Centre.
WSC7	Cllr T Evans, WCC	n/a	As WCC Councillor for Wickham, including Knowle, I support the change of location for School: current siting of playing fields would impinge of buffer between Knowle and Welborne. Inevitable lighting and hard surfacing would change rural character. Knowle Triangle is protected under WCC's Local Plan Part 1 to remain as open and undeveloped countryside. It is more appropriate to locate school in FBC's area although I note FBC's preferred location.	Noted.
WSC8a	Katie Chamberlain	Appendix B2 Local Plan Part 3 Appendix B2 and B3	There is no evidence from Revised Strategic Framework diagram that secondary school playing fields will relocate to District One. It is alarming that playing fields remain in Winchester SANGS land between Knowle and Welborne which preserves village character, contrary to public majority opinion.	Noted. Amended text added to map legend for Suggested Change to provide clarification.

Rep. No.	Name of Respondent	Reference in Suggested Change Document	Details of Representation	Initial Council Response
WSC8b	Katie Chamberlain	Appendix B2 Local Plan Part 3 Appendix B2 and B3	There are a number of discrepancies between appendix maps which have potential to cause misrepresentation of land uses and which could result in inappropriate damage in Local Plan Part 3. Welborne will change and damage rural character of Knowle, Wickham and will urbanise Funtley.	These maps and the principle of Welborne are not the subject of this consultation. For information, it is not appropriate for constraints to be shown on the Strategic Framework Diagram which is indicative and shows policies for Welborne. Welborne Policies Map, by definition, only includes those things within the Welborne boundary.
WSC8c	Katie Chamberlain	Appendix B2 Local Plan Part 3 Appendix B2 and B3	There are discrepancies between maps in Appendix B and C and the Constraints Map B1 in Suggested Change document: B and C should reflect constraints map accurately, in particular the "Sites of Importance for Nature Conservation" and SANGS sites and buffer zones.	The differences specified are not the subject of this consultation. For information: it is not appropriate for constraints to be shown on the Strategic Framework Diagram which is indicative and shows policies for Welborne. Welborne policies map, by definition, only includes those features within the Welborne boundary
WSC8d	Katie Chamberlain	Page 9	Use of grey scale in Map on Page 9 of Suggested Change document makes it difficult to work out land type.	This map was produced for consultation purposes only. The suggested change was shown on a grey scale base to highlight the alternative school location which is the subject of this Suggested Change.
WSC8e	Katie Chamberlain	Appendix B2 Local Plan Part 3 Appendix B2 and B3	It is preferable that the secondary school and playing fields relocate to District One as would serve economic and educational benefits.	Noted. The Council however considers that the area close to Knowle remains the preferred location for the secondary school, as set out in the suggested changes to Policy WEL16.

Rep. No.	Name of Respondent	Reference in Suggested Change Document	Details of Representation	Initial Council Response
WSC9	Cllr Angela Clear, WCC	n/a	As Ward councillor for Wickham and Knowle I support change of location of Welborne Secondary school as the Knowle Triangle, protected under WCC's Local Plan Part 1, would not be used for playing fields. The relocation is well received especially for residents of Knowle.	Noted. The Council however considers that the area close to Knowle remains the preferred location for the secondary school, as set out in the suggested changes to Policy WEL16.
WSC10	Diane Hemingway-Rice	n/a	The Knowle Triangle is designated as open rural countryside and it is imperative it should remain as such: it is also in Winchester district. I therefore completely resist the idea of using it as space for a secondary school in Welborne.	Noted. The Council however considers that the area close to Knowle remains the preferred location for the secondary school, as set out in the suggested changes to Policy WEL16.
WSC11	Environment Agency	n/a	No comments.	Noted.

Rep. No.	Name of Respondent	Reference in Suggested Change Document	Details of Representation	Initial Council Response
WSC12	Winchester City Council	Policy WEL16	<p>WCC supports the proposal for an alternative location for the secondary school; the preferred location in the plan remains the land to the west of Welborne. The problems of delivering the school which would require land in the Knowle Triangle are acknowledged in the suggested change. Because of these issues, together with the conflict with the Winchester City Council Local Plan Part 1, the change is unsound. Therefore the City Council maintains its objection to the Submission version.</p> <p>Change: Delete new, additional paragraph in WEL16 (retaining other changes to WEL16) and delete secondary school/playing field notation to the west of Welborne from the Strategic Framework Diagram and Policies Map.</p> <p>These changes would identify a site for the school adjoining the District Centre, which is a sustainable location and well integrated with the development. Unlike the option of providing the school to the west, this is a deliverable solution and would not conflict with the Winchester District Local Plan Part 1.</p>	The suggested change provides an alternative location for the school to provide further certainty that a secondary school is deliverable. However, the final location of the secondary school will be addressed in the developer master plan which supports their planning application.
WSC13	Standing Conference	Policy WEL16	Supports the proposed change which takes account of previous comments and considers it sound.	Noted.

Rep. No.	Name of Respondent	Reference in Suggested Change Document	Details of Representation	Initial Council Response
WSC14a	Welborne Joint Promoters	Policy WEL16	<p>The suggested change does not go far enough. WEL16 should be amended to read:</p> <p><i>“One minimum 7 form entry school shall be provided on a site of at least 9 hectares to serve the new community. The school shall be phased to enable an initial intake of pupils by the end of Main Phase 3, or as agreed with the Education Authority. In the period prior to the first intake at the Welborne School, site promoters shall work positively with Hampshire County Council to ensure that the capacity at surrounding schools is sufficient to meet the needs of Welborne, including contributing to the delivery of temporary additional capacity, where required by the Welborne development.”</i></p>	<p>Noted. The expectation is that work would be done in close collaboration with the Education Authority. Nonetheless, any application would need to receive the approval of the local planning authority.</p>
WSC14b	Welborne Joint Promoters		<p>The suggested change does not go far enough. WEL16 should be amended to read :</p> <p><i>The secondary school site shall be:</i></p> <p><i>i. Located to the north of the District Centre;</i></p>	<p>Noted. The Council however considers that the area close to Knowle remains the preferred location for the secondary school, as set out in the suggested changes to Policy WEL16.</p>
WSC14c			<p>The suggested change does not go far enough. WEL16 should be amended to read :</p> <p><i>ii. Designed and laid out in a sympathetic manner taking into account surrounding uses and constraints;</i></p> <p><i>iii. Well and safely connected to new and existing pedestrian and cycle routes, including to Welborne’s green corridor network;</i></p> <p><i>iv. Provided with or in very close proximity to bus stops for conventional bus services and for BRT;</i></p>	

Rep. No.	Name of Respondent	Reference in Suggested Change Document	Details of Representation	Initial Council Response
			<p><i>vi. The developers shall make appropriate financial contributions to the Secondary School. These contributions will be defined in a S106 Agreement at the outline planning stage."</i></p> <p>This would remove overly prescriptive requirements and ambiguity.</p>	Noted. It is not considered appropriate to be this prescriptive in the mechanism for delivering a secondary school.
WSC14d	Welborne Joint Promoters		Significant progress has been made in relation to the emerging Structuring Plan and masterplanning of the site, including the rationale for the location of the secondary school adjacent to / within the district centre to the east. That rationale has not been seriously challenged. Importantly, this position has also been discussed with and agreed in principle with Hampshire County Council's education team.	Disagree with suggestion that location of school has been agreed. The location of the secondary school is still under discussion. Hampshire County Council has confirmed that a school is deliverable in either location.
WSC15	Hampshire County Council	WEL3, WEL15, WEL16	<p>The County Council is content with changes to Policies WEL3, WEL15, and WEL16.</p> <p>The secondary school required to support the development Welborne is deliverable in either location subject to availability of an accessible and fully serviced site. Allowance should be made for a gross site area within a range of 9.2ha and 10.5ha.</p>	<p>Noted</p> <p>Following discussions with Hampshire County Council officers, the requirements for and delivery of the secondary school can be outlined more clearly in the Welborne Planning Obligations and Affordable Housing SPD and a Statement of Common Ground to be produced for the Welborne Plan Examination.</p>
WSC16a	Graham Moyse	WEL16	Support the inclusion of preferred location for school as set out in WEL16 and Knowle Triangle for playing fields, SANGS and settlement buffer between Knowle and Welborne. Confirms client's site is available for this.	Noted.

Rep. No.	Name of Respondent	Reference in Suggested Change Document	Details of Representation	Initial Council Response
WSC16b	Graham Moyse		If secondary school located in east will result in reduction of net residential land area and assuming same densities, reduction in number of units site could deliver. Larger area is available for playing fields in the west.	Whilst the overall capacity of the site is approximately 6,000 homes and 20 ha of employment land, these numbers represent potential capacity and are not a prescription or cap on the number of homes to be provided. Final numbers will depend on a range of factors as specified in paragraph 3.38 of the Local Plan Part 3, June 2014. The potential loss of this area of housing land is not therefore considered to significantly prejudice the number of homes to be delivered on the site.
WSC16c	Graham Moyse		Preferred location in west should be emphasised in written text, as in proposed change to policy: Strategic Framework Diagram should be amended to make clear distinction between two secondary school sites, with western identified as preferred and eastern side as a secondary alternative.	Noted. The text in the Suggested Change makes it clear what the Council's position is.
WSC16d	Graham Moyse		Error in Strategic Framework Diagram (as indicated in rep dated 11.4.14) not all land shown within SANGS/settlement buffer is available. Correction shown on attached map.	Noted. Land is however identified as <i>potential</i> SANGS, not allocated (it is in Winchester District). While the comments regarding availability are noted, this is a relatively small section which does not significantly impact upon the role Knowle Triangle could play in providing a settlement buffer or SANGs for the site, and may become available in the future. Therefore no change considered necessary.

Rep. No.	Name of Respondent	Reference in Suggested Change Document	Details of Representation	Initial Council Response
WSC17	Hampshire Chamber of Commerce	WEL16	<p>Supports suggested change of provision of alternative secondary school locations north of the district centre. However, the change is unsound as it does not remedy but is likely to worsen the current traffic congestion at peak times on the M27.</p> <p>Proposed change: amend so first paragraph reads:</p> <p>“One minimum 7 form entry secondary school shall be provided on a site of at least 9 hectares to serve the new community. The provision of the school shall be dependent not only on the number of pupils, but on there being a definite funded proposal with a timescale for the completion of the M27 Junction 10.”</p>	Noted. Proposals to deliver improvements to J10 of the M27 are set out in the Submission Welborne Plan Policy WEL24 and details are included in the Borough Council’s evidence base. Improvements to J10 are envisaged to come forward at an earlier timescale than the secondary school.
WSC18	Natural England		No comment	Noted
WSC19	Knowle Village Residents Association	WEL3	Welcome change: Inappropriate to use Knowle Triangle for School Playing Fields: the land is Winchester’s, it is part of a buffer for Knowle community, playing fields would be running north-south downhill, the fields are waterlogged in winter due to excessive amounts of clay. As proposed housing has declined from 10,000 to 6,500, surely there is enough space for school in Fareham boundaries.	Noted. The Council however considers that the area close to Knowle remains the preferred location for the secondary school, as set out in the suggested changes to Policy WEL16. For information: The Submission Welborne Plan sets out a housing target of approximately 6,000 dwellings.

Rep. No.	Name of Respondent	Reference in Suggested Change Document	Details of Representation	Initial Council Response
WSC20	Claire Pearce	n/a	The secondary school and associated playing fields would be far better located to the east of Welborne, co-located within the district centre: all the amenities would be in the same location and it would have less impact on the residents of Knowle village. The Knowle triangle, with its protected green buffer to Welborne, should be protected: putting a school playing field on it would count as development as much as building houses, as far as the impact on Knowle residents is concerned.	Noted. The Council however considers that the area close to Knowle remains the preferred location for the secondary school, as set out in the suggested changes to Policy WEL16.
WSC21	Sally Topp	WEL16	The alternative site for the Secondary School and playing fields would be sound and compliant: the FBC preferred site is NOT legally sound or compliant due to the fact that: 1.The playing fields would be on third party land which is to remain open countryside. Playing fields are NOT open countryside 2.There would be damage to ancient woodland and hedgerows 3.Traffic within the settlement would increase 4.The buffer zone would be dramatically and unacceptably decreased.	Noted. The Council however considers that the area close to Knowle remains the preferred location for the secondary school, as set out in the suggested changes to Policy WEL16.
WSC22	Andrew Robson	WEL16	Suggested change is legally compliant, sound and complies with the duty to co-operate.	Noted.

Rep. No.	Name of Respondent	Reference in Suggested Change Document	Details of Representation	Initial Council Response
WSC23	Kate Ryan	n/a	Support move of secondary school to new location: currently proposed location on Knowle Triangle is inappropriate as is a settlement buffer, and should not be used as playing fields. Further clarification needed to show how the road network will be improved to support school in this location: A32 is quite a busy road so cycling and walking would not be appropriate so majority would be car borne.	Noted. The Council however considers that the area close to Knowle remains the preferred location for the secondary school, as set out in the suggested changes to Policy WEL16. The impact of the road network is addressed in Chapter 7 of the Welborne Plan, the Transport Strategy for Welborne and other evidence base documents which are available on the Borough Council's website. Policy WEL28 – Walking and Cycling will ensure that the secondary school is easily accessed by pedestrians and cyclists.
WSC24	English Heritage	WEL16	Suggested change is legally compliant, sound and complies with the duty to co-operate.	Noted.
WSC25	Dr Iain Laws	WEL16	Suggested change is neither legally compliant nor sound; nor does it comply with the duty to co-operate. Land is in Winchester district and is designated as open countryside. It would not be easily accessed from Welborne so many will use cars. Playing fields would stretch into Knowle reducing buffer zone. This area was to be preserved in previous agreements.	Noted. Policy WEL28 – Walking and Cycling will ensure that the secondary school is easily accessed by pedestrians and cyclists.
WSC26	Heather Oswald	n/a	Suggested change is legally compliant, sound and complies with duty to co-operate. Knowle Triangle is in Winchester district and forms greenspace between Wickham and Welborne: it should be open space for all to enjoy and should not have playing fields on it. Wildlife would be affected if playing fields constructed. More acceptable to site school near district centre.	Noted. The Council considers that the Knowle Triangle remains the preferred location for the secondary school, as set out in the suggested changes to Policy WEL16.

Rep. No.	Name of Respondent	Reference in Suggested Change Document	Details of Representation	Initial Council Response
WSC27	Cllr Katrina Trott, FBC	WEL16	Suggested change is legally compliant, sound and complies with the duty to co-operate.	Noted.
WSC28	Paul Perry	WEL3, WEL15, WEL16 All paragraph numbers in suggested change document quoted	Suggested change is legally compliant, sound and complies with the duty to co-operate.	Noted.

Appendix A – Suggested Change to Policies and text of the Local Plan Part 3: The Welborne Plan

The following table sets out modifications made to the Welborne Plan as a consequence of a Suggested Change relating to the location of the secondary school.

Modifications are shown using standard formatting with strikethrough for deletions and underlining for additions. The page numbers set out here refer to the Submission version of the Welborne Plan.

Citation	Change made
<p>WEL16 Page 74</p>	<p>WEL16 - Secondary School Provision</p> <p>One minimum 7 form entry secondary school shall be provided on a site of at least 9 hectares <u>to serve the new community</u> at the broad location in the west of Welborne as indicated on the Fareham Policies Map and on Appendix B.3 of this plan.</p> <p>The school shall be phased to enable an initial intake of pupils by the end of Main Phase 3, or as agreed with the Council. In the period prior to the first intake at the Welborne School, site promoters shall work positively with Hampshire County Council to ensure that the capacity at surrounding schools is sufficient to meet the needs of Welborne, including contributing to the delivery of temporary additional capacity, where required by the Welborne development.</p> <p><u>The Council's preferred location for the school is to the west of Welborne. If a site in this location is undeliverable, then proposals for an alternative location nearer the district centre will be acceptable. Both broad locations are indicated on the Fareham Policies Map and on Appendix B.3 of this plan</u></p> <p>The secondary school site shall be:</p> <ul style="list-style-type: none"> <li data-bbox="315 1222 2092 1329">i. <u>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 in a sympathetic manner taking into account surrounding uses and constraints;</u> <li data-bbox="315 1366 2130 1441">ii. Well and safely connected to new and existing pedestrian and cycle routes, including to Welborne's green corridor network;

Citation	Change made
	<p>iii. Provided with or in very close proximity to bus stops for conventional bus services and for BRT;</p> <p>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> <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>Paragraph 1.54 Page 13</p>	<p>The Welborne Plan includes a Policies Map (Appendix B.3) which, once the Plan is adopted, will reflect a revision of the Local Plan Policies Map for the whole Borough, updating that map to reflect the policies within the Welborne Plan.</p> <p>Unlike the Strategic Framework Diagram, the Policies Map does 'fix' key elements of the Welborne development, where there is a justifiable case for doing so. These elements include;</p> <ul style="list-style-type: none"> • The extent of the plan boundary and therefore where the policies in this plan apply; • The defined location of the settlement buffers and the Sites of Importance for Nature Conservation; and • The (schematic) approximate locations of the District Centre, Local Centre, secondary school, Community Hub and the central park.
<p>5.91 page 73</p>	<p>The Strategic Framework Diagram (Appendix B.2) identifies the <u>an</u> indicative location of the secondary school, at the western edge of the new community, with the majority of its playing fields within the Knowle Triangle which is within Winchester City Council's area.</p>
<p>5.94a page 73</p>	<p><u>5.94a The Council acknowledges that this site is currently not in the ownership of the principal land owners, and therefore if the school and playing fields are not deliverable in this location, then an alternative site would have to be considered nearer to the district centre. A site for the school in this location also benefits from the potential for excellent public transport links and would provide additional footfall around the district centre. However, this is area is potentially constrained by noise and the gas main pipeline which crosses the site, and any proposals for a school in this location will need to address these considerations.</u></p>

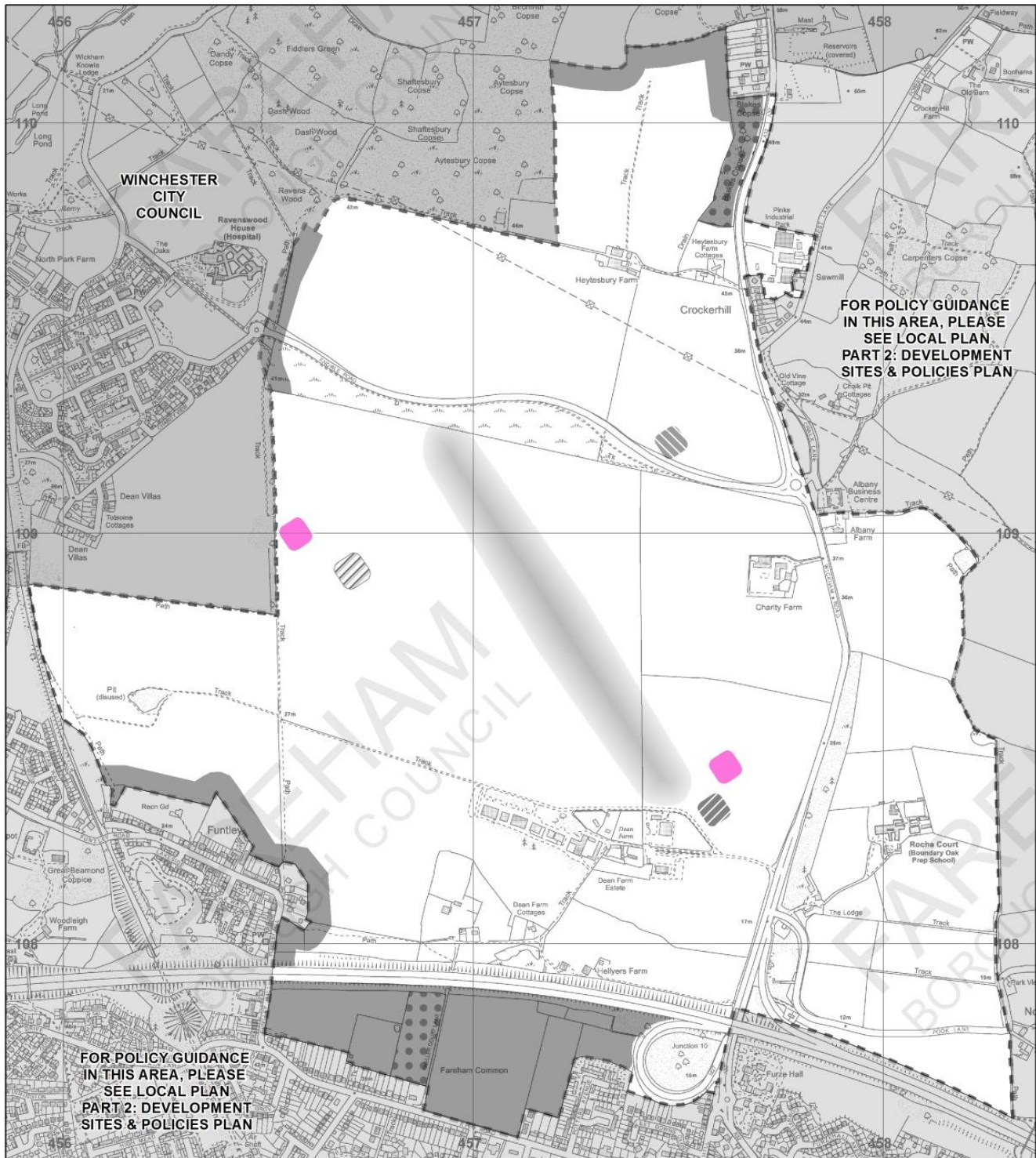
Citation	Change made
5.95 page 73	<p>5.95 <u>Potential for an 'all-through' school</u></p> <p>As referred to above, the opportunity exists to deliver the primary and secondary schools within the 'education cluster' adjacent to the Community Hub in the west of Welborne as a single 'all-through school' and this will be explored further. Developing an 'all-through school' in stages, as the new community evolved, could potentially facilitate an earlier provision of secondary education on site.</p>
WEL3 Page 32	<p>Land to the north of Fareham, east and west of the A32, as set out on the Fareham Policies Map and in Appendix B.3 of this plan, is allocated to accommodate the new community of Welborne, focussed around the new District Centre in the south of the site, the Local Centre in the north and the Community Hub and secondary school in the west of the site.</p> <p>Development proposals at Welborne shall deliver approximately 6,000 dwellings, phased to enable completion by 2036, and approximately 20 hectares of land for employment development, phased for completion by 2041.</p> <p>In addition to the plan boundary for Welborne, the following elements are added to the Fareham Policies Map and are shown on Appendix B.3 of the Welborne Plan:</p> <ul style="list-style-type: none"> i. Land between Welborne and the existing settlements of Fareham, Funtley, Knowle and Wickham is allocated as settlement buffers for use as open green infrastructure in accordance with Policies WEL5 and WEL29; ii. The approximate locations of the secondary school; the central park; the District Centre, the Local Centre and the Community Hub.
Paragraph 3.66 Page 37	<p>The 7 hectares of the 'Knowle Triangle' that is furthest from Knowle could potentially perform the role of open playing fields for the new secondary school, as set <u>suggested</u> in Chapter 5.</p>
Paragraph 3.67 Page 38	<p>The southern and eastern edges of the Knowle Triangle have substantial existing hedgerow vegetation and are partially wooded, with elements of ancient woodland. This vegetation is vulnerable to development and therefore, development at Welborne adjacent to the Knowle Triangle, including the secondary school, will need to ensure that the integrity of the existing hedgerow and wooded vegetation is maintained and enhanced where possible.</p>

Citation	Change made
Paragraph 4.12 bullet point 5 page 43	An educational and community hub centred around the new secondary school in the west of the site and;
Paragraph 5.56 page 64	The Community Hub is the smallest and is likely to be the last of Welborne's centres to be developed. However, it will be vital to provide everyday convenience retail and community services to those living and working in the western areas of the development. It will also have the important role of supporting the Welborne's secondary school and third primary school, which will be located adjacent to the Community Hub.
Paragraph 5.57 Page 64	The Community Hub will be designed to be highly accessible by sustainable transport means, which will be given the highest priority in light of the role of the hub in supporting Welborne's secondary school.
Paragraph 5.58 page 64	The timing of the delivery of the Community Hub will be linked to the phasing of the residential areas to the west of the central park. However, given its role to support the secondary school , opportunities to bring forward the development of uses within the Community Hub should be explored if the secondary school itself is <u>delivered in that location</u> earlier than envisaged by the <u>Concept Masterplan phasing plan set out within</u> <u>referred to in Chapter 10 below</u> .
Paragraph 5.82 page 70	The second and third primary schools are located adjacent to the District Centre and in the west of the site, adjacent to the Community Hub and the secondary school . There is flexibility about which of these schools is developed first and this will need to be agreed with the Council at the planning application stage. The focus of Phase 2 will be on residential development between the central park and the A32 which would make the school adjacent to the District Centre the most appropriate for Welborne's second primary. However, as indicated below, if there is an opportunity to deliver the secondary school early, the potential for an 'all-through' school for 4-16 years olds will be explored and this might make it more appropriate to develop the second primary school at the same time as and adjacent to the secondary school.
Policy WEL15 Bullet point 3 page 71	<ul style="list-style-type: none"> <li data-bbox="342 1305 2018 1374">• A minimum 2 form entry school adjacent to the Community Hub, to be operational at a time agreed with the Council and which may be developed to integrate with the secondary school as an 'all-through' school. <p data-bbox="293 1417 2101 1445"><u>It may be possible for one of the primary schools to be integrated with the secondary school as an 'all-through' school.</u></p>

Citation	Change made
Paragraph 5.96 page 73	It is essential that the location of the secondary school (and the adjoining new primary school) allows access by sustainable modes of travel to be prioritised. The school will need to be well and safely connected to Welborne’s green corridor network allowing access to new and existing pedestrian and cycle routes to other parts of Welborne as well as to Knowle, Funtley, Fareham and Wickham. Where such routes require main roads to be crossed, suitable at-grade crossings will be needed. <u>It is important that</u> the secondary school will also benefit <u>s</u> from safe and conveniently located bus stops, including the Bus Rapid Transit (BRT).
Paragraph 10.19 page 131	With respect to infrastructure, the key items to be delivered during this phase include the third primary school, alongside the secondary school at the west of the site, 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.

Appendix B – Suggested Change to Welborne Plan Policies Map

WELBORNE POLICIES MAP - SUGGESTED CHANGE



1:10,000



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LEGEND

- WELBORNE SECONDARY SCHOOL POTENTIAL APPROXIMATE LOCATIONS (WEL16)
- WELBORNE POLICY BOUNDARY (CS13, WEL1-4, WEL6-43)
- SITES OF IMPORTANCE FOR NATURE CONSERVATION (CS4)
- 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)

Appendix C – Suggested Change to Welborne Plan Strategic Framework Diagram

