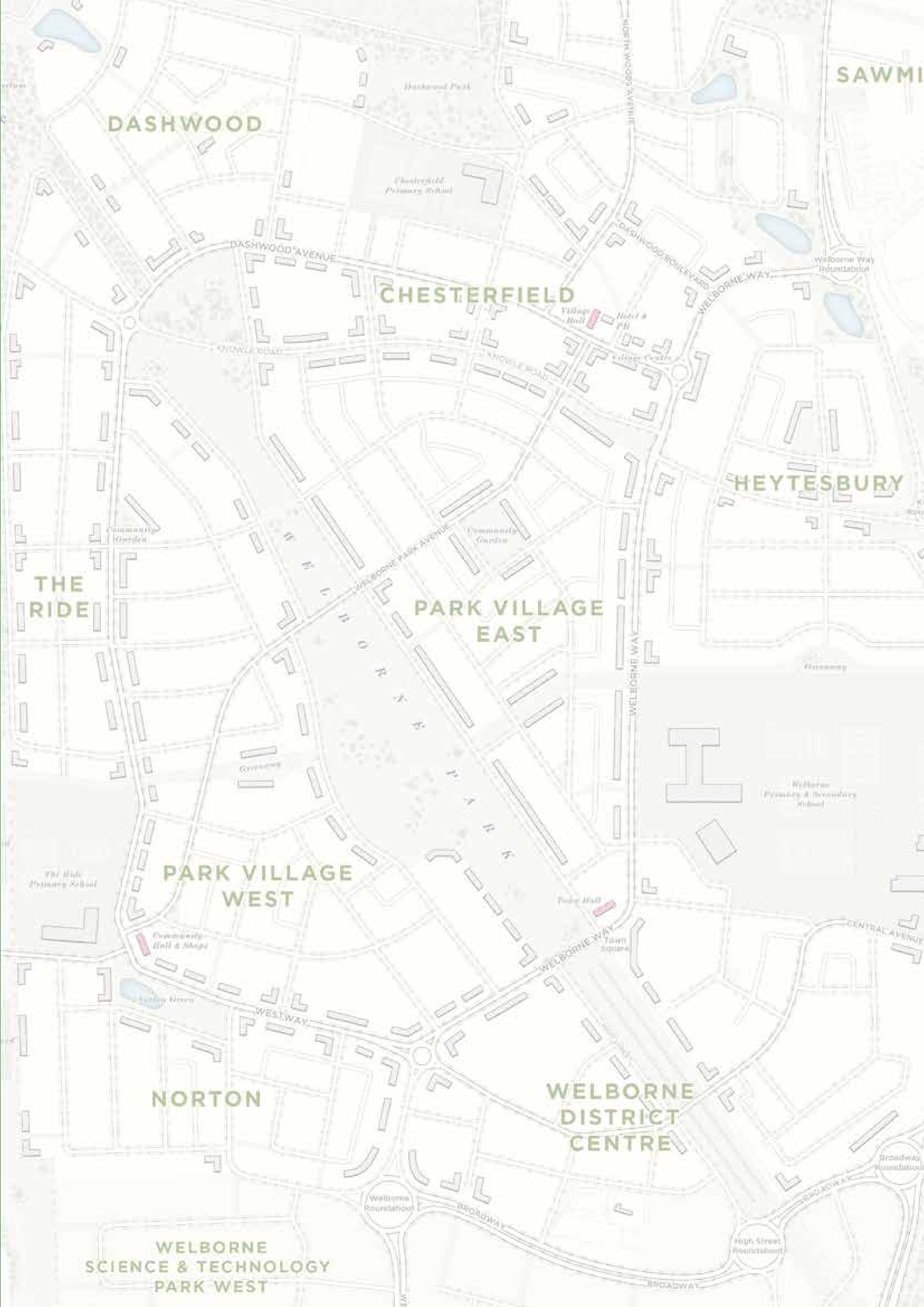
WELBORNE

STRATEGIC DESIGN CODE

EDITION I


SAWMI
NORTH WOODS AVENUE
Dashwood Park
DASHWOOD
Chesterfield Primary School
DASHWOOD AVENUE
DASHWOOD BOULEVARD
WELBORNE WAY
Welborne Way Roundabout
CHESTERFIELD
Village Hall
Hotel & PH
KNOWLE ROAD
Village Centre
HEYTESBURY
Community Garden
WELBORNE PARK AVENUE
THE RIDE
PARK VILLAGE EAST
WELBORNE PARK
Greenway
Welborne Primary & Secondary School
The Ride Primary School
PARK VILLAGE WEST
Town Hall
Community Hall & Shops
Town Square
CENTRAL AVENUE
Norton Green
WEST WAY
NORTON
WELBORNE DISTRICT CENTRE
Broadway Roundabout
BROADWAY
Welborne Roundabout
High Street Roundabout
WELBORNE SCIENCE & TECHNOLOGY PARK WEST

PREFACE

Welborne is envisioned as a Garden Village for the twenty-first century. Grounded upon the principles of the Garden City movement of the early twentieth century, the vision for Welborne is to create a holistically planned, characterful and self-sustaining addition to Britain's rich legacy of new communities. Welborne will be a sustainable new settlement combining housing, shops, schools, local facilities and employment within an attractive, walkable and leafy environment realised to high standards of design and construction. It will be a place where people can work, socialise, experience green spaces and enjoy a good quality of life.

The coding documents will set out the identity, character and central vision to ensure it is maintained during the building process and for future generations.

The suite of coding documents consists of the Strategic Design Code, the Welborne Streets Manual and the Neighbourhood Design Codes, which will be produced to guide the individual neighbourhoods as they are brought forward.

The role of each coding document is as follows:

- **Strategic Design Code**: Sets the principles for the Welborne vision and the site-wide framework that will enable it to be achieved.
- **Welborne Streets Manual**: Outlines the regulations that inform the street network design.
- **Neighbourhood Design Codes**: Provides detailed guidance on street, block, building and landscape design specific to the individual neighbourhoods. The Codes are informed by the Strategic Design Code and Welborne Streets Manual, and will include a compliance checklist as a simple way to verify that the guidance is adhered to.

Overseen and enacted by the Master Developer, Town Architect and Fareham Borough Council the coding documents will provide a framework to ensure that Welborne is well planned, designed to a quality in accordance with the vision, and built to last.

STRATEGIC DESIGN CODE

1. **An introduction to Welborne**
   - Vision
   - Illustrative masterplan
   - Neighbourhood structure
2. **Explaining the Strategic Design Code**
   - Its objectives and how to use the Code
3. **Strategic masterplans and town-wide regulations**
4. **Landscape**
5. **Character elements**
   - The design elements that will shape Welborne's character
6. **Neighbourhoods**
   - Characteristics and key components of each neighbourhood
7. **Technical principles**
   - Site-wide principles that apply to all neighbourhoods

WELBORNE STREETS MANUAL

1. **Introduction to the Welborne Streets Manual**
2. **Explaining the Welborne Streets Manual**
3. **Placemaking Principles**
4. **Adoption, Management and Maintenance**
   - Role of Welborne Garden Village Trust
5. **Movement Strategy**
6. **Street Design Principles**
   - How streets will look, feel and function
7. **Street layout**
   - Typical street, junction and driveway types
   - Special places

NEIGHBOURHOOD DESIGN CODES

1. **Explaining the Neighbourhood Design Code**
   - Its objectives and how to use the Code
2. **Neighbourhood context**
3. **Illustrative plan**
   - How the neighbourhood will be brought forward
4. **Neighbourhood layout**
5. **Landscape strategy**
6. **Built form**
   - Design requirements relating to appearance, scale, materials and details of buildings
7. **Points of delight**
8. **Key infrastructure requirements**
   - Schools etc
9. **Applying the design principles**
   - Guidance for code-compliant design
10. **Property owners guidance**
    - For owners wishing to carry out development or alterations
11. **Compliance checklist**

Edition	Date	Notes
1	March 2023	

District Centre

CONTENTS

1. INTRODUCTION
1a. THE WELBORNE VISION

Welborne Garden Village will be a new community for Hampshire, bringing together up to 6,000 homes, parks, woodland, playgrounds, schools, shops, business premises, healthcare, public transport and all the other elements you would expect to find in a place of this size.

Buckland Development Ltd (Buckland) the Master Developer of Welborne, is pursuing an approach to development that is widely different from the standard house builder model. Different because Buckland is focused on a consistent, long-term vision that prioritises patient investment and delivery ahead of short term financial returns. The focus is on place-making rather than just housing numbers.

Working with Fareham Borough Council and Hampshire County Council, Buckland as the Master Developer will be the custodians of Welborne and alongside the Town Architect will ensure the vision as set out below is achieved.

IDENTITY

- Welborne takes its cues from the Garden Cities and villages of the late nineteenth and early twentieth centuries, places such as Bournville, Letchworth Garden City, Hampstead Garden Suburb and Welwyn Garden City. These settlements were based on strong foundations of beautiful design, wellbeing, sustainability, employment and long-term stewardship, and a century and more after their foundation they continue to uphold and be admired for these qualities
- Local context and Hampshire roots. Welborne's built fabric is inspired by nearby villages and small towns, such as Fareham, Wickham and Alresford, meaning that it will look and feel part of Hampshire

ACTIVE TRAVEL

- Making walking and cycling easy and attractive for all
- Homes are located close to local services and jobs
- Safe and convenient bike and pedestrian network for cycling, jogging and walking that connects key spaces, features and facilities
- Streets that are interesting to walk along
- Cycle parking located close to important destinations

SUSTAINABLE TRAVEL

- The District Centre, Village Centre and community hub will help to encourage a high level of self-containment, minimising the need for off-site travel
- Accessible and convenient public transport
- Walking and cycling prioritised over private cars
- Improved air quality through lower car travel
- Supporting electric car use

HEALTH & WELLBEING

- Built environment and public realm that encourages social lives, healthier behaviour and promotes independence into old age
- Sociability and community belonging. Encourage residents to get out and about
- Connection to nature through green infrastructure network and trees found in every street
- Places for play and leisure for all ages interwoven across Welborne
- Regular resting points across the green space and street networks
- Opportunities to grow food at community allotments and orchards to inspire healthy eating

ENVIRONMENTAL RESILIENCE

- Buildings designed to use energy and water efficiently
- Low-carbon sources of energy promoted
- Adopt innovative technologies to minimise energy usage
- SuDS will control the quality and quantity of surface water run-off, and enhance biodiversity
- Respond to the challenges of climate change wherever possible through planting and landscape

ECONOMIC WELLBEING

- Providing a variety of retail and commercial hubs, comprising the District Centre, Village Centre and community hub
- Supporting SMEs and start-ups
- Employment development focused at the M27 Science & Technology Park, with the potential for offices, light industry and warehouses

CONSTRUCTION METHODS & MATERIALS

- Designing homes for health and wellbeing, that are naturally ventilated, with plentiful daylight and access to private outdoor spaces
- Local, sustainably sourced materials and supply chains used where possible to reduce transportation and contribute to the local economy
- Designed for a long life, that reduces the need for future refurbishment
- Materials take their cues from local Hampshire models

POINTS OF DELIGHT

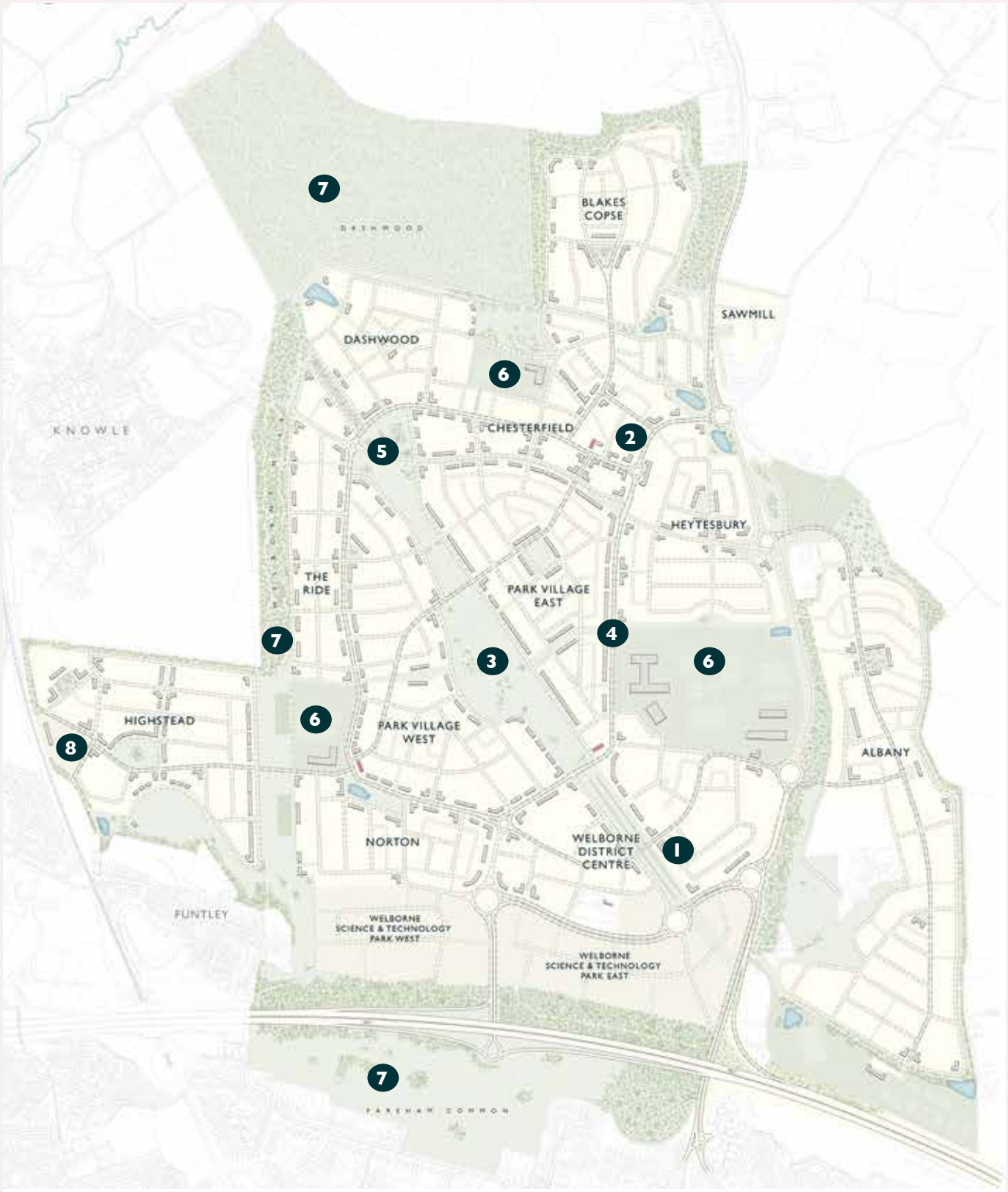
- Creating a unique sense of place
- Integrating a sense of fun, talking points, visual interest and meeting places to help foster a socially connected community for all ages

1b. ILLUSTRATIVE MASTERPLAN

The illustrative masterplan shows how proposals for Welborne could be brought forward to incorporate all the key components as defined in this Strategic Design Code. This includes a series of walkable neighbourhoods linked by an interconnected network of open space and pedestrian, cycle and vehicular routes. It is designed to create the framework for a sustainable new community, where people can live, work and shop.

DISTINCT NEIGHBOURHOODS	Welborne will be comprised of neighbourhoods. Whilst they will all be recognisably 'Welborne', each will have its own character and identity invested through its built form and landscape.
MOVEMENT	An interconnected green network of pedestrian, cycle and vehicular routes based upon a traditional street hierarchy.
OPEN SPACE	A spectrum of formal and informal, large and small open spaces for sports, recreation and amenity within walking distance of homes, including Welborne Park.
RESIDENTIAL	Up to 6,000 dwellings of a range of types, sizes and tenures.
SOCIAL AND COMMUNITY INFRASTRUCTURE	Three primary schools, one secondary school, healthcare and leisure facilities and community amenities to make for a vibrant and social atmosphere.
RETAIL AND EMPLOYMENT	Up to 10,000 square metres of retail space and up to 105,000 square metres of business floor space, including offices, R&D, industrial and warehouses to offer a range of retail and employment opportunities.
ACCESS	Connected via an upgraded Junction 10 on the M27 to the south and new and existing road junctions with the A32 to the east.

ILLUSTRATIVE MASTER PLAN



KEY

1. District Centre
2. Village Centre
3. Welborne Park
4. Welborne Way
5. Knowle Road
6. Schools
7. SANGs
8. Rail halt (if required)

1c. NEIGHBOURHOOD STRUCTURE

Welborne will comprise of a series of distinct neighbourhoods. Each neighbourhood will develop its own identity, creatively drawn from its context and landscape setting. Collectively, they will result in a place with a distinctive overall character, but with areas of individuality that break down the scale of the Garden Village and create a legible, organic community.

1. Albany
2. Blakes Copse
3. Chesterfield incl. Village Centre
4. Dashwood
5. Heytesbury
6. Highstead
7. Norton
8. Park Village East
9. Park Village West
10. The Ride
11. Sawmill
12. Science and Technology Park East
13. Science and Technology Park West
14. Welborne District Centre

THE RIDE

VILLAGE CENTRE

BLAKES COPSE

PARK VILLAGE E.

DISTRICT CENTRE

DASHWOOD

PARK VILLAGE W.

HEYTESBURY

NORTON

2. STRATEGIC DESIGN CODE
2a. AN OVERVIEW

The objectives of the Strategic Design Code are to detail the vision and quality intended for Welborne and to set out the key components required to achieve it. It will serve to protect against development not in accordance with the vision and assist with efficient approvals for reserved matters applications.

The Code has been prepared to guide all development within the Garden Village and to discharge condition 9 of the Outline Planning Permission for Welborne (Fareham Borough Council Reference P/17/0266/OA). The parameter plans that supported this planning application were the starting point for the development of this Code, and the provisions within it are designed to be in conformance with the parameter plans.

The design guidance within the Code is specific to Welborne and reflects best practice urban design guidance including the National Planning Policy Framework, Planning Practice Guidance (incorporating the National Design Guide), Manual for Streets 1 and 2, Active Design and Building for a Healthy Life.

The Strategic Design Code also considers and responds to policies set out in the Welborne Plan and Welborne Design Guidance, including the Residential Car and Cycle Parking Standards Supplementary Planning Document 2009 and the non-Residential Car and Cycle Parking Standards Supplementary Planning Document 2015.

KEY STAKEHOLDERS

Fareham Borough Council

Fareham Borough Council (FBC) will approve the Strategic Design Code and all other Welborne coding documentation. The coding documents will be a material consideration for any planning application at Welborne and applications for development at Welborne will be expected to demonstrate code compliance; this will be shown by fulfilling the compliance checklists found within each Neighbourhood Design Code.

Master Developer

Buckland is the Master Developer and will lead the development of Welborne. The Master Developer will work with all development partners throughout the lifetime of the project and alongside the Town Architect will be the custodians of the values, vision and quality of Welborne.

As Master Developer, Buckland will be responsible for updating the Strategic Design Code and Welborne Streets Manual. Buckland will prepare and submit residential Neighbourhood Design Codes.

Town Architect

Buckland have appointed Ben Pentreath as the Town Architect. The Town Architect will review proposals for residential, commercial and public realm schemes with reference to the Strategic and Neighbourhood Design Codes. The Town Architect will also approve housebuilders' construction drawings and monitor the built output as each phase is completed.

Where a dispute may arise between the Master Developer and a housebuilder on design and conformance with the coding documents, the Town Architect will provide final judgement on such matters prior to the submission of Reserved Matters applications to FBC. This may include judgements on layouts, materials and architectural design or any other design related matters.

Welborne Garden Village Trust

The Welborne Garden Village Trust is a not-for-profit community organisation that is responsible for the long-term stewardship of the Garden Village.

One of the principal responsibilities of the Trust is to uphold the masterplan, characteristics and quality of the Garden Village as set out in the coding documentation by regulating alterations to properties by property owners. Property owners wishing to make changes to the design, form or use of buildings will have to consult with and secure approval from the Trust before proceeding to the local authority, if planning permission is necessary. Proposed alterations will need to comply with the design coding documents.

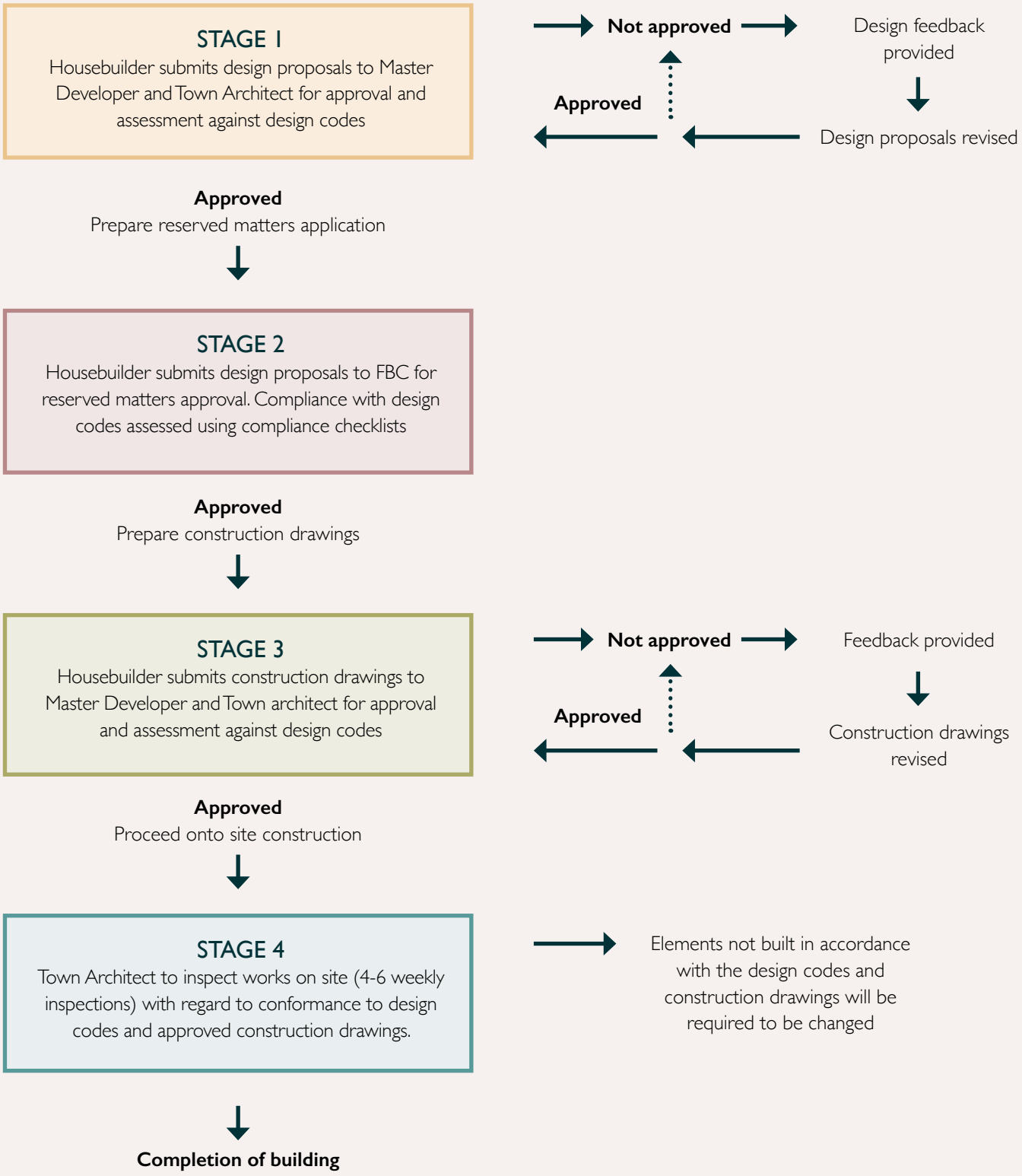
DESIGN & DELIVERY STAGES

Table 1: The design delivery stages and the roles of the key stakeholders

STAGE	KEY DOCUMENTS	PREPARED BY	APPROVED BY
Outline planning approval	Structure Plan Parameter Plans	Master Developer	FBC
Design guidance	Design coding documentation: Strategic Design Code, Welborne Streets Manual and Neighbourhood Design Codes	Master Developer and Town Architect	FBC
Design, compliance check and construction	Reserved Matters Applications Neighbourhood Design Code compliance check lists	Master Developer and/or partner housebuilders	Stage 1: Proposals approved by Master Developer and Town Architect. Stage 2: FBC Reserved Matters Approval. Compliance with Design Codes assessed using compliance checklists. Stage 3: Town Architect approval of construction drawings prior to construction. Stage 4: Town Architect to inspect works on site with regard to conformance to Design Codes and approved construction drawings. Elements built not in accordance with the above will be required to be changed.
Quality control and ongoing preservation of the Welborne vision	Design Codes Welborne Garden Village Trust covenants	Master Developer and Welborne Garden Village Trust	Welborne Garden Village Trust assesses and approves changes or alterations proposed by property owners. Any alterations needing planning permission will require FBC approval.

DESIGN, COMPLIANCE CHECK & CONSTRUCTION APPROVAL PROCESS

As described in the preceding table the preparation of reserved matters applications through to sign off of completed buildings will require an approval process.



DESIGN, COMPLIANCE CHECK AND CONSTRUCTION STAGE

The Master Developer will assume responsibility for designing and implementing the site-wide infrastructure (barring M27 Junction 10 and the strategic highway network) to provide serviced land parcels as well as social infrastructure, such as parks and community facilities.

Each housebuilder will, through the land transfer process, be obligated to adhere to the coding documentation. Land will not be released unless the Master Developer is confident that housebuilders can achieve the standards and quality as set out in the design coding documentation.

All reserved matters applications will need to be submitted in substantial accordance with the relevant Design Code and to demonstrate compliance with the coding documentation through the compliance checklist.

CODEBREAKERS

If development proposals do not comply with the 'key component design fixes' as set out in the Design Codes (see below), it is the responsibility of the design team to explain why any mandatory elements and guidance are not met with and to demonstrate that the proposals support the overall Welborne vision.

Departures from the Strategic Design Code will only be acceptable when a clear justification can be provided and if the deviation can be clearly demonstrated as a positive intervention that has place-making benefits, or responds appropriately to changing legislation and guidance, and/or technological advancement.

Codebreakers must be an enhancement which are to be agreed with the Town Architect and approved by the Master Developer and FBC.

MONITORING & REVIEW

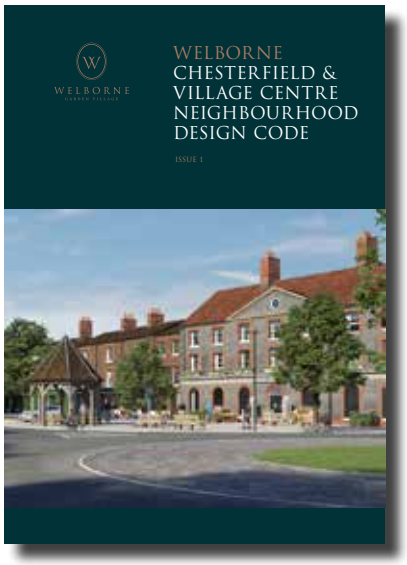
The build out of Welborne will take many years. Over that period, technologies and lifestyles will inevitably change and it is anticipated that aspects of the design codes may need to be adjusted to reflect this. It is important, therefore, that regular monitoring of the design codes takes place to enable lessons learned during preceding phases to inform the design and construction of subsequent phases. It is anticipated that the design codes will be subject to five- year review and update processes in consultation with FBC and HCC.

NEIGHBOURHOOD DESIGN CODES

Detailed design guidance for individual neighbourhoods at Welborne will be provided in the Neighbourhood Design Codes. These will be supported and informed by the Strategic Design Code and Welborne Streets Manual.

The Neighbourhood Design Codes will provide detailed guidance on street, block, building and landscape design specific to the individual neighbourhoods. Coding requirements for key public spaces, key buildings and school sites will be included in the relevant Neighbourhood Design Codes.

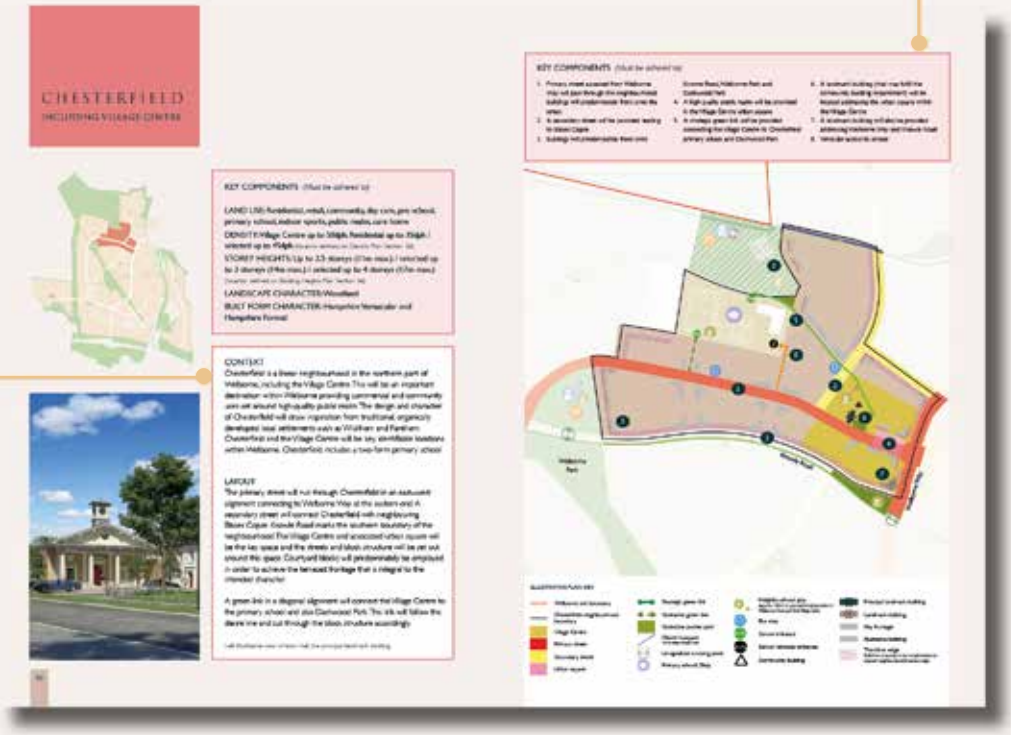
It is envisaged that the Town Architect will prepare the Neighbourhood Design Codes; where this is not the case they must be approved by the Town Architect prior to submission to FBC by the Master Developer.



2b. HOW TO USE THE CODE

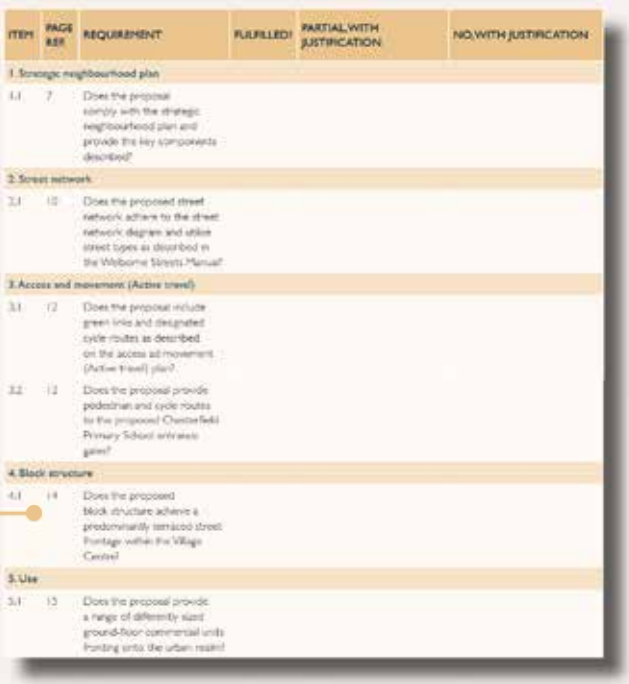
The Strategic Design Code includes:

- **Supporting design guidance**: content that provides background, explanation and examples to assist with the understanding of the vision that underpins the Garden Village.
- **Key component design fixes**: elements that must be adhered to. These are identified as 'strategic' elements. Key component design fixes are listed on selected pages within highlighted boxes.



COMPLIANCE CHECKLIST

The Neighbourhood Design Codes include a compliance checklist at the end of each document. This will detail all of the key components that a reserved matters application for the neighbourhood must adhere to. The compliance checklist will reference key components in the Strategic Design Code and Welborne Streets Manual.



3. STRATEGIC MASTERPLANS & TOWN-WIDE REGULATIONS

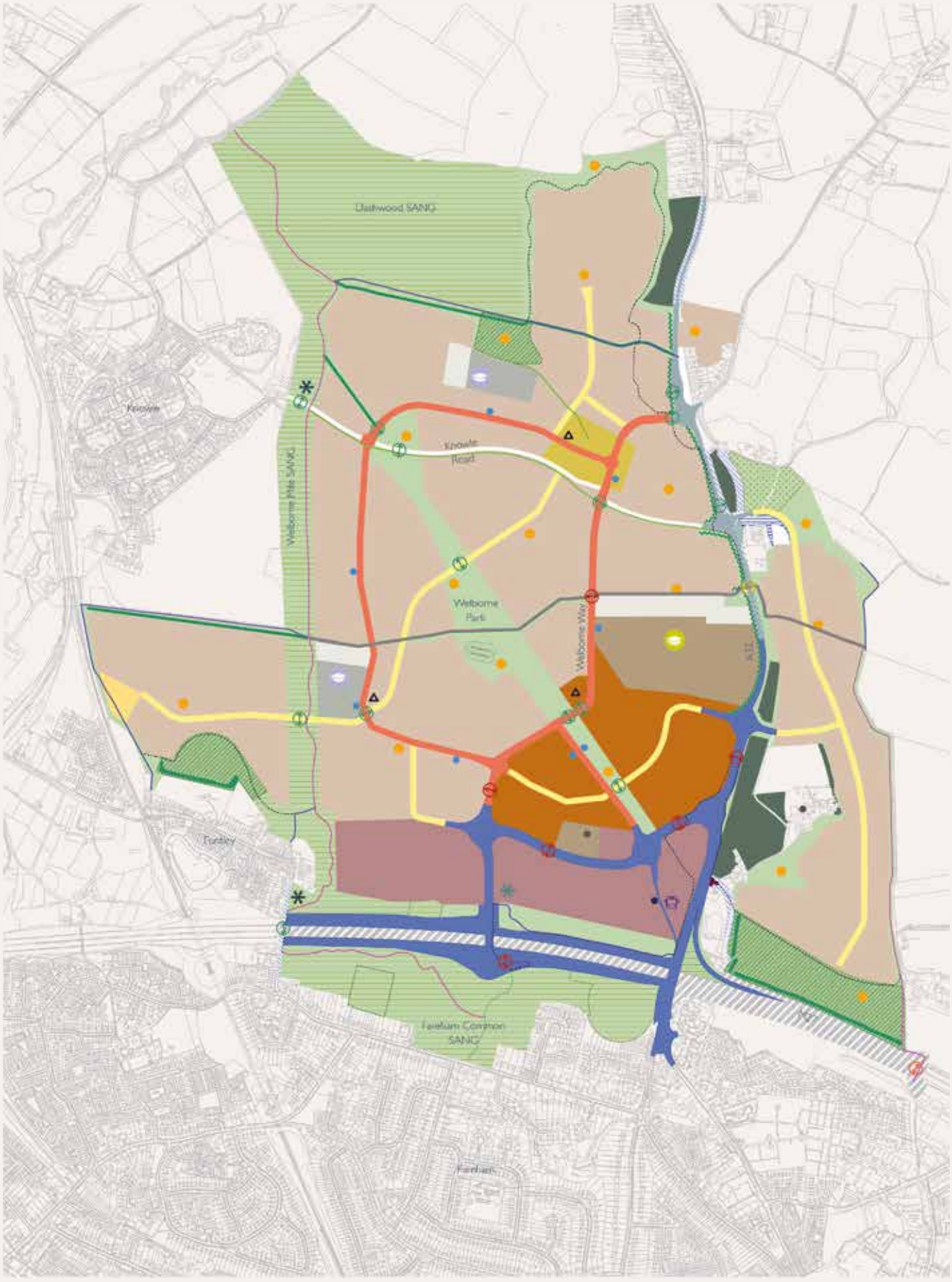
3a. STRATEGIC REGULATORY PLAN

This section sets out the key plans and regulatory principles that will provide the framework for Welborne's land use, streets and buildings.

The Strategic Regulatory Plan brings together key spatial planning principles as set out in the Structuring and Parameter Plans and provides the framework for the layout of Welborne.

Given Welborne's 20- to 30-year development timeframe, the flexibility set out in the approved Outline Parameter Plans is also applicable to the Strategic Regulatory Plan.

STRATEGIC REGULATORY PLAN



3b. LAND USE

Welborne will have a complete community ecosystem of schools, retail, business premises, healthcare, playgrounds and public transport, framed by a generous network of parks and open space. The location and provision of these different land uses are clearly defined.

Below: Illustrative image of the Village Centre. The Village Centre will include commercial and community uses around a high-quality public realm

LAND USE PLAN

KEY

- Residential development and other ancillary uses
- Village Centre (incl. community, day care, pre-school, indoor sports, retail, public realm, residential)
- District Centre (incl. community, day care, retail, leisure, employment, residential)
- School
- Science and Technology Park
- Rail halt (if required)
- Existing listed building
- Green infrastructure
- Community Hub

3c. STREET DESIGN

The detailed design and delivery of high-quality, legible, tree- and hedge-lined streets will play a key role in establishing the character of Welborne. A defining element of the Garden Village will be its clear hierarchy of street types based on connectivity and importance of route. Walking and cycling are intended to be the main methods of movement. The highway design will give these modes priority to promote a shift away from private vehicular use.

The design of streets at Welborne, as shown in the illustrative plan opposite, will be shaped by the Welborne Streets Manual. The Manual operates in tandem with the Strategic Design Code and Neighbourhood Design Codes to provide a detailed strategy for street design and movement across Welborne.

KEY COMPONENTS *(Must be adhered to)*

1. Streets will be designed as detailed in the Welborne Streets Manual and the Street Hierarchy Plan
2. Welborne's streets will be designed to combine a number of key functions, including safe access and movement, parking and servicing and space for infrastructure and green infrastructure to manage surface water
3. Crossroads will be a key design feature, as they encourage walking and create a safe environment for pedestrians
4. Streets will provide high levels of natural surveillance. Inactive frontage and blank façades will generally be avoided
5. Hedge- and tree-lined streets are an integral part of the character of Welborne and form part of an extensive green network that will provide cooling and climate change adaptation solutions, manage surface water and increase opportunities for biodiversity

PRIMARY STREET
Welborne's principal, widest streets. More formal design with footways and tree verges either side of carriageway. Taller buildings than on other routes.

SECONDARY STREET
Linking the primary street network to the tertiary streets and edge lanes within the residential neighbourhoods. Human scale, tree lined, low traffic volume and speed.

TERTIARY STREET
The most common street type, primarily low-trafficked residential streets. Human scale, tree lined, low speed.

EDGE LANE
Found on the edges of Welborne, acting as the interface between the development and open spaces. Low speed, variable width, informal parking.

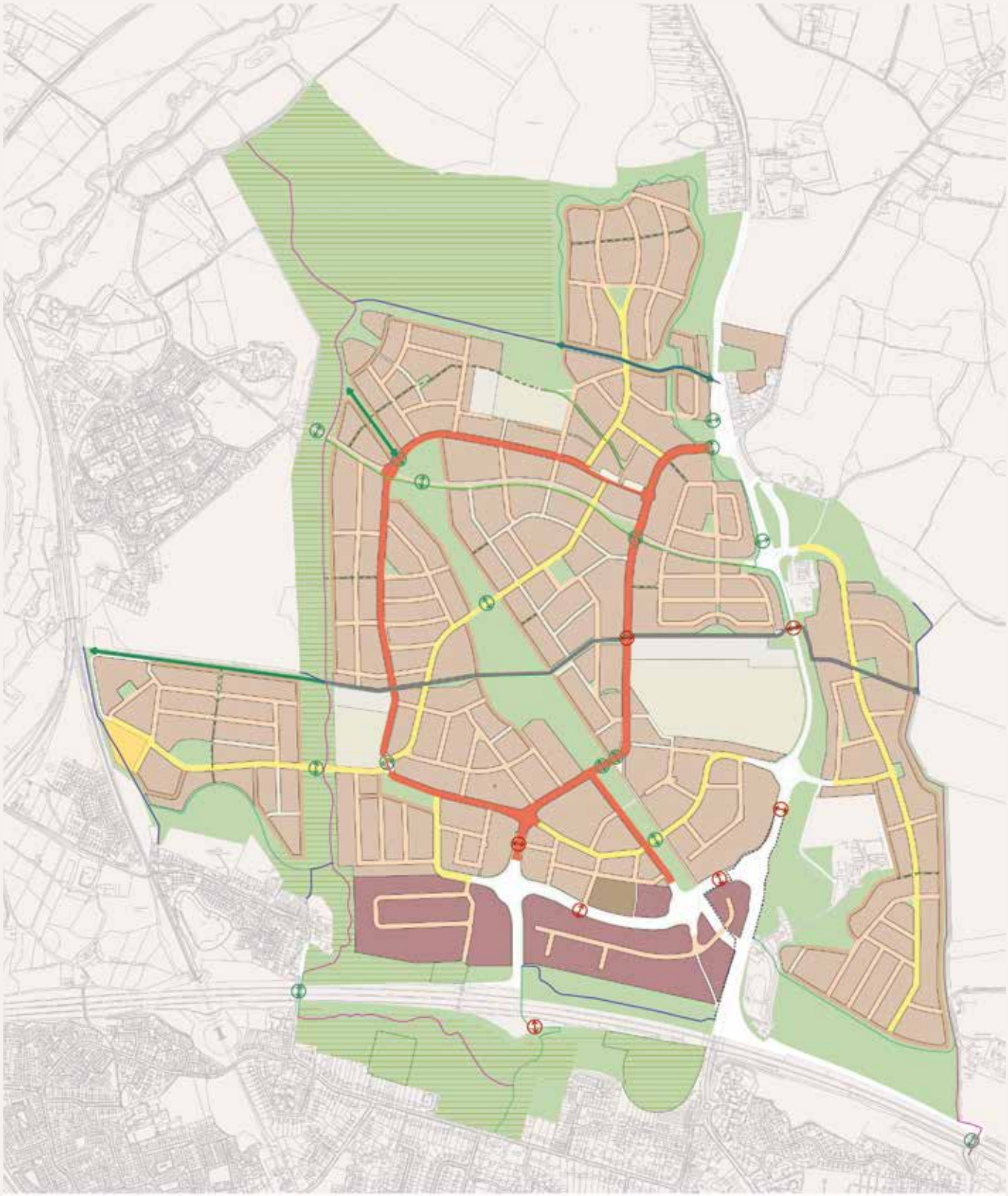
KNOWLE ROAD
A one-off secondary street, with verge planting. Based on the alignment of the existing road, with some realignment.

GREENWAY
Strategic, multifunctional, continuous green routes running through the site. Key components, delivered as part of detailed design.

GREEN LINK
Pedestrian and/or cycle movement routes through residential areas, connecting the tertiary street network to open green spaces. Strategic green links are key components, delivered as part of detailed design.

OPEN SPACE ROUTE
Pedestrian and/or cycle and horse rider movement routes that run through the green spaces. Strategic open space routes are key components, delivered as part of detailed design.

STREET HIERARCHY PLAN



KEY

- Primary street
- Secondary street
- Tertiary street
- Edge lane
- Knowle Road
- Existing listed building
- Tertiary street (Science and Technology Park)
- Rail halt (if required)
- PRoW bridleway
  3m-wide where new
- PRoW footpath
  1.5m-wide where new
- Unsignalised pedestrian crossing
- Signalised pedestrian crossing
- Greenway
  incorporating PRoW bridleways and footpaths as indicated
- Strategic green link
- Illustrative green link
- Strategic open space route
- Illustrative open space route
- Illustrative 10K Park route

Indicative plan, all areas subject to detailed design

3d. DENSITY

Density will vary across Welborne to respond to the site context, building heights and land use. It will also support the formation of distinct neighbourhoods.

Lower densities (up to 30 dwellings per hectare (dph)) are located on the east and west of the site to provide a more sympathetic transition to the Meon and Wallington Valleys. Areas of higher density (up to 70 and 50 dph respectively) are focused on the District and Village Centres, as well as primary streets where appropriate; this, together with increased building heights, will make for more urban, formal experiences.

KEY COMPONENTS *(Must be adhered to)*

1. Block layouts will be designed to not exceed the prescribed density parameters as listed below and identified on the Density Plan
2. Variation in density across Welborne will be used to achieve variety in urban design and character

UP TO 30 DPH (DWELLINGS PER HECTARE)
Lower average density: residential areas of predominantly detached and semi-detached housing with some apartment buildings.

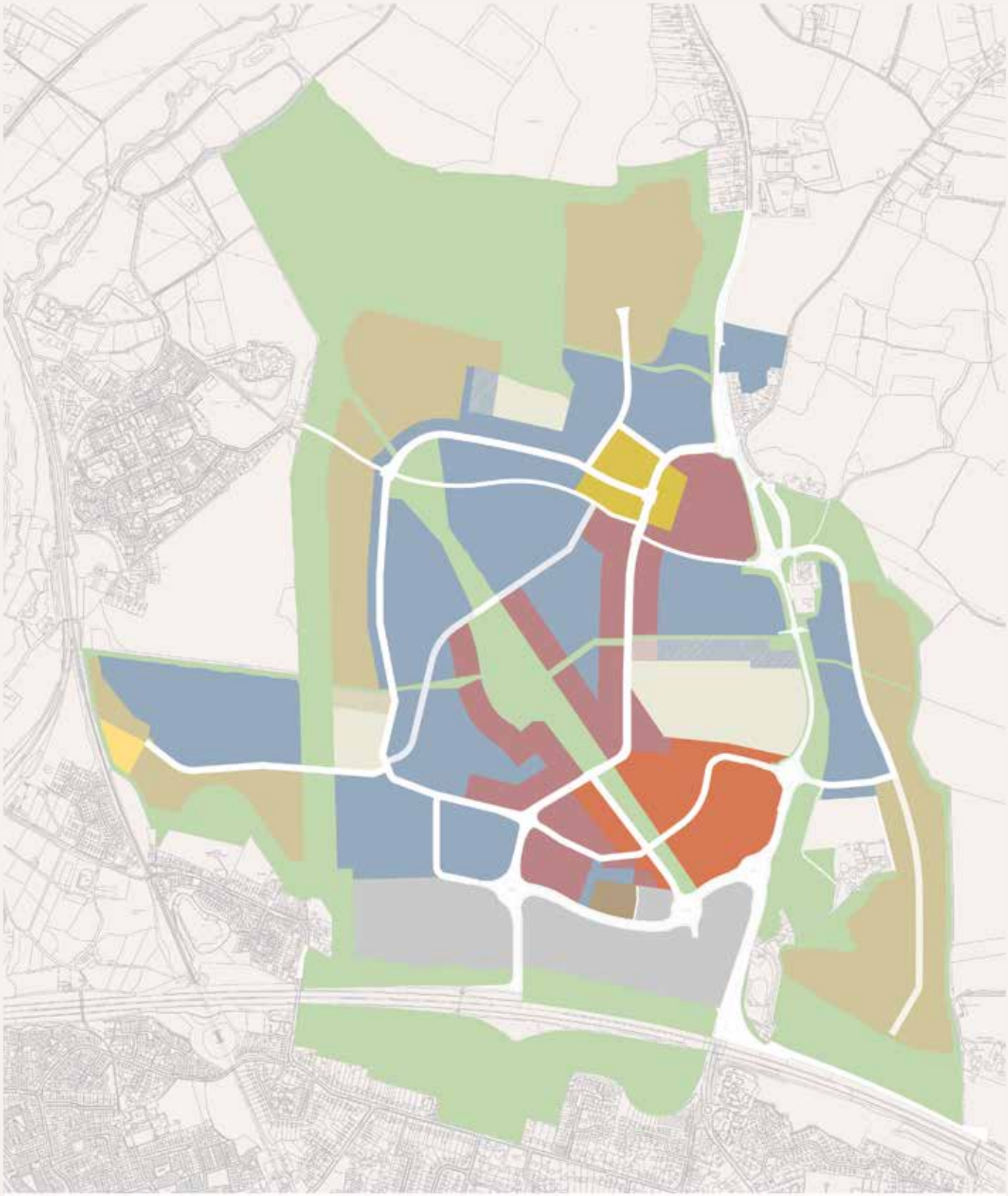
UP TO 35 DPH
Medium average density: residential areas including detached, semi-detached and terraced housing with apartment buildings.

UP TO 45 DPH
Higher average density: residential areas including predominantly semi-detached and terraced housing with apartment buildings. Increase in storey heights.

UP TO 50 DPH
Mixed-use Village Centre: combination of commercial uses and higher average density residential including terraced housing and apartment buildings. Increase in storey heights.

UP TO 70 DPH
Mixed-use Welborne District Centre: combination of commercial uses and highest average density residential including terraced housing and apartment buildings. Highest number of storey heights.

DENSITY PLAN



KEY

- Up to 30 dph
- Up to 35 dph
- Up to 45 dph
- Village Centre up to 50 dph
- District Centre up to 70 dph
- Land identified as reserved land for school sites, up to 30dph
- Land identified as reserved land for school sites, up to 35dph
- Land identified as reserved land for school sites, up to 45dph
- Existing listed building

3e. BUILDING HEIGHTS

The building heights plan has been determined in response to a combination of factors, including the existing built form within the locality of the site, topography and the density parameters. The plan establishes heights of between two and five storeys for the built form, with the majority of residential development comprising up to three-storey dwellings.

Increased building heights of up to five storeys are proposed within the District and Village Centres and up to 20 metres within the employment areas. There is also provision for principal landmark features, which provide the flexibility for taller buildings in these locations as key landmark features. Secondary landmark features are buildings that have been identified as an important location within the masterplan and may have an enriched façade or detailing but will not exceed the described height parameters.

KEY COMPONENTS *(Must be adhered to)*

1. The prescribed height parameters as listed below and identified on the Building Heights Plan are the maximum building heights and are not to be exceeded
2. Diversity of heights is important to aid legibility and identity across the proposed neighbourhoods
3. Increased building heights are proposed in the District and Village Centres to reflect their status and use
4. Principal landmark feature buildings will be important features for legibility and the overall roofscape
5. Welborne will principally comprise of buildings that will not exceed three storeys in height
6. Lower building heights of up to 2.5 storeys are prescribed on the east and west of the site to foster a sensitive transition between built form and open green space

2 TO 2.5 STOREYS
11m maximum building height to ridge line.

PREDOMINANTLY UP TO 2.5 STOREYS
11m maximum building height to ridge line. No more than 35% of the units being 3 storeys, maximum building height of 14m to ridge line.

PREDOMINANTLY UP TO 3 STOREYS
14m maximum building height to ridge line. No more than 35% of the units being 4 storeys, maximum building height of 17m to ridge line.

PREDOMINANTLY UP TO 4 STOREYS
17m maximum building height to ridge line. No more than 30% of the units being 5 storeys, maximum building height of 20m to ridge line.

PRINCIPAL LANDMARK BUILDING
Features such as a clock/bell tower or spire as part of a community building, with height up to 25m and floor plan of no more than 5.5x5.5m

LANDMARK BUILDING
Not to exceed described height parameters

VILLAGE CENTRE
Mixed use. Up to 4 storeys. 17m maximum building height to ridge line.

DISTRICT CENTRE
Mixed used. Up to 5 storeys. 20m maximum building height to ridge line.

SCHOOLS
Land identified for primary schools (north and west). Up to approx. 15m.

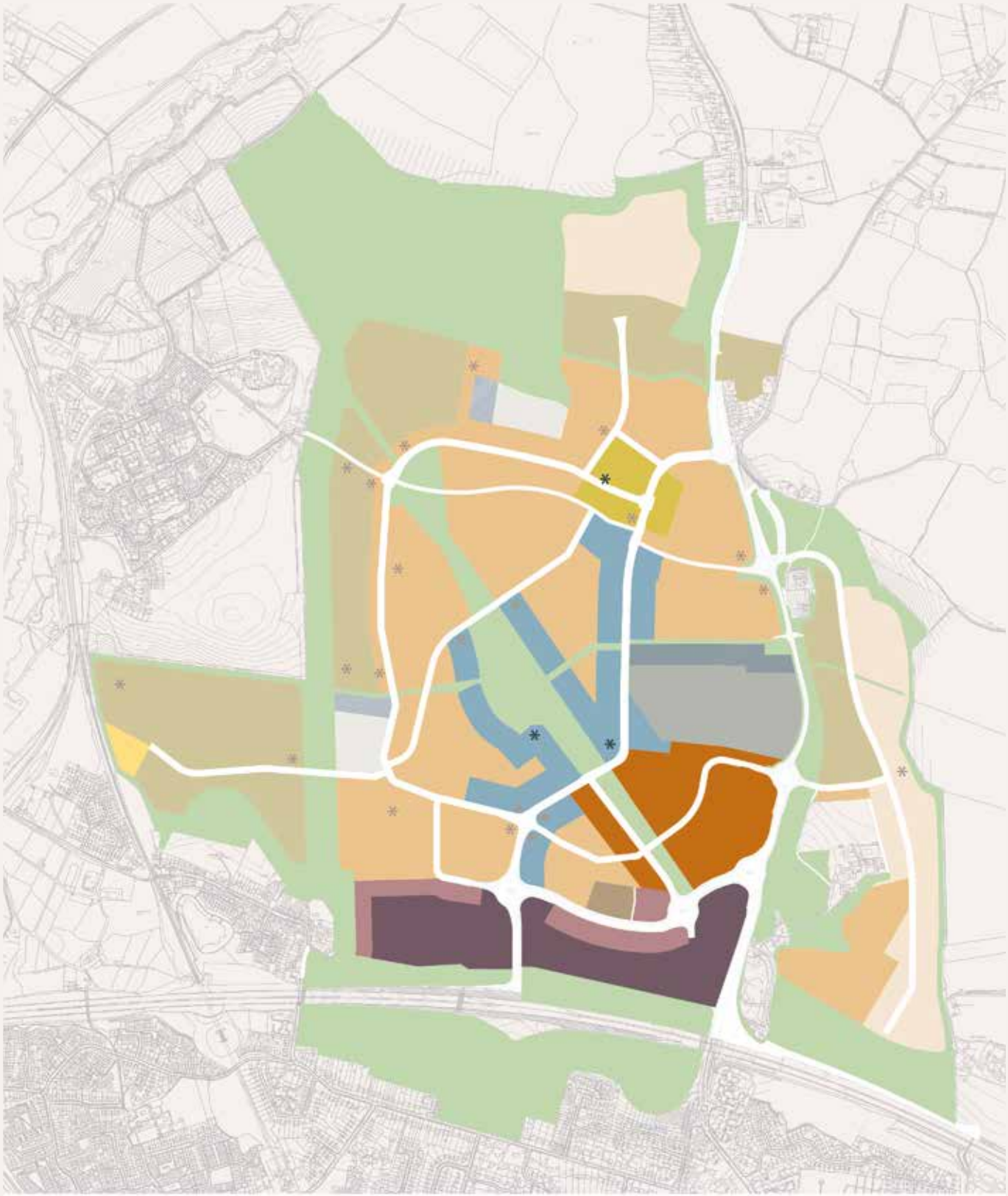
SCHOOLS
Land identified for primary and secondary schools at District Centre. Up to approx. 15m.

RAIL HALT
If required. Up to 3 storeys. 14m maximum building height to ridge line

SCIENCE & TECHNOLOGY PARK
Up to 14m

SCIENCE & TECHNOLOGY PARK
Up to 20m

BUILDING HEIGHTS PLAN



KEY

- 2 to 2.5 storeys
- Predominantly up to 2.5 storeys
- Predominantly up to 3 storeys
- Predominantly up to 4 storeys
- Existing listed building
- Village Centre, up to 4 storeys
- District Centre, up to 5 storeys
- Rail halt, up to 3 storeys (if required)
- Land identified for primary schools (north and west), up to 15m approx.
- Land identified as reserved land for primary schools (north and west) up to 3 storeys, 14m maximum building height to ridge line.
- Land identified for primary and secondary school (District Centre)
- Land identified as reserved land for primary school and secondary school at District Centre up to 3 storeys, 14m maximum building height to ridge line.
- Science & Technology Park, up to 14m
- Science & Technology Park, up to 20m
- Principal landmark building
- Landmark building

4. LANDSCAPE

The Garden Village identity of Welborne is reflected in the extensive network of green infrastructure that is distributed across the settlement, and the close integration of new development with open space and nature.

Each of the landscape spaces will have their own character and offerings to support the creation of Welborne as a distinctive place. They will deliver a coherent, connected network of green spaces, community parks and urban squares, bringing a variety of formal and informal recreational opportunities. Collectively, they will provide numerous opportunities for wildlife protection and biodiversity enhancement.

The landscape strategy identifies strategic landscape spaces and illustrative landscape spaces. Strategic landscape spaces are those that are identified as critical constituents of the public leisure, play and sport offering in Welborne. They sit at the top of Welborne's hierarchy of public landscape spaces and are strategic elements within the masterplan. They will be delivered by the Master Developer as part of the site-wide landscape infrastructure. They encompass:

- Welborne Park
- 10k Park
- SANGs
- Other formal landscape spaces eg. Welborne Sports Hub

Illustrative landscape spaces refer to the areas of the interconnected open space network, to which an individualised design approach will be applied to bring character and variety. These are not strategic landscape elements within the masterplan and will be brought forward at the detailed design stage and be subject to neighbourhood design codes.

Active travel

The provision of green infrastructure is closely linked to the aspirations for sustainable travel. The layout of the network of green spaces is focused upon maximising pedestrian and cycle connectivity across Welborne and beyond to nearby settlements.

Settlement boundary

The landscape will incorporate structural planting to break up views of Welborne from its surroundings through landscape buffer planting between the adjacent settlements of Fareham, Funtley, Knowle and Wickham, and act as habitat buffer planting to Dashwood woodland and Blakes Copse.

For information relating to landscape principles for streets, refer to the Welborne Streets Manual.

The design of open spaces will be informed by the following design principles:

- To retain and protect existing landscape features, such as hedgerow, ditches, trees and woodland, where possible.
- To provide connectivity with adjacent open space or landscape features within development areas, acting as doorstep greens.
- To ensure planting responds to the relevant Landscape Character Areas guidance and site-wide Planting Strategy (see Appendix 1).
- To provide access for all, ensuring that spaces and paths comply with the Equality Act 2010 and relevant standards for the design of accessible and inclusive environments.
- To provide seating opportunities at appropriate locations to enable resting areas for those less able to access and enjoy open space.
- To generally avoid boundary treatments to public open spaces to allow free, unconstrained access to green space (except for allotments, SANGs, play areas where deemed appropriate and sports fields).
- To ensure that boundary treatments where public and private land uses meet are aesthetically designed to maintain a coherent and attractive edge or street scene, as well as being secure as necessary.

LANDSCAPE STRATEGY PLAN

KEY

- 1 Welborne Park
- 2 Illustrative 10k Park route
- 3 Suitable Alternative Green Space (SANG)
- Potential SANG
- 3a Dashwood SANG
- 3b Welborne Mile SANG
- 3c Fareham Common SANG

4. Strategic formal landscape spaces

- 4a Dashwood Park
- 4b Cricket Pitch
- 4c Welborne Sports Hub
- 4d Allotments
- 4e School pitches

5. Illustrative semi-natural landscape spaces

- 5a Woodland meadows
- 5b Community orchard
- 5c Wetland woods
- 5d Parkland edge
- 5e Water meadows
- 5f Blakes Copse woodland link

6. Illustrative community green spaces, pocket parks and urban squares

- Illustrative community green space
- Illustrative pocket park
- Illustrative urban square

7. Greenways and strategic green links

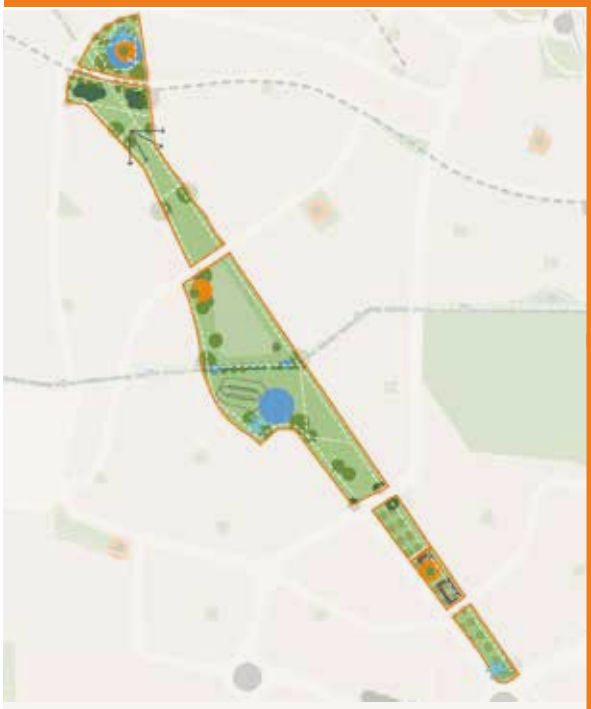
- 7a Greenways
- 7b Strategic green links

Other

- Retained woodland/open land
- Highways planting

4a. LANDSCAPE AREAS

1. WELBORNE PARK



Indicative plan, all areas subject to detailed design

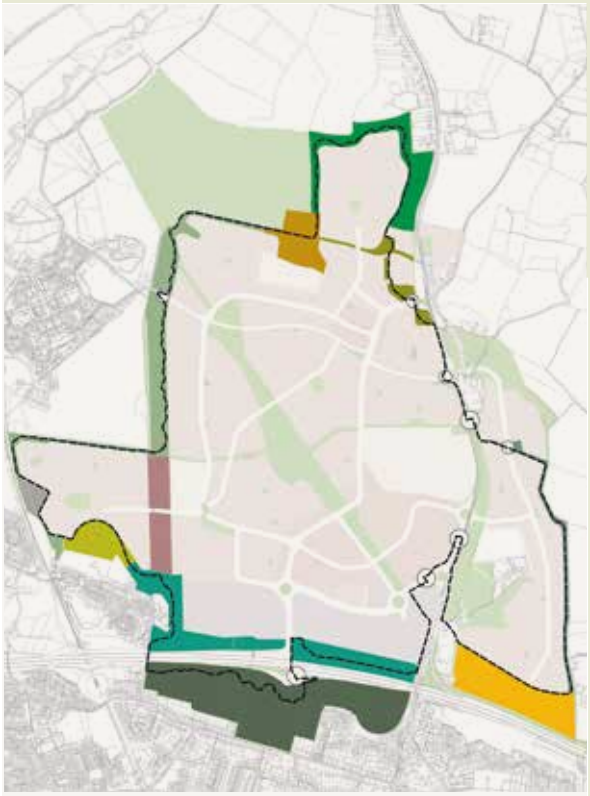
Welborne Park is the central park for the settlement and, as a strategic element of the masterplan, is core to delivering the Welborne vision and placemaking aspirations. As a destination for local residents and visitors alike, it will contribute to Welborne's identity. It will be designed for wellbeing to promote healthy lifestyles, with access and connection to nature, active travel opportunities and places for play and leisure. As such, it will have spaces and interventions that provide opportunities to foster social connections.

- Welborne Park will be delivered by Buckland; this will ensure that a Park-wide coordinated vision will be achieved.
- The Park may be delivered in phases corresponding to the phasing of adjacent neighbourhoods.
- Its design will be influenced by surrounding land use, allowing for its more intensely used areas to be proximate with the District Centre.
- The layout and planting of the Park will change in parallel with the changing Landscape Character Areas along its length.
- Further detailed design of the whole Park will be required to ensure it delivers the vision and works seamlessly with the interface of the surrounding neighbourhoods.

KEY COMPONENTS *(Must be adhered to)*

1. The design will consider the site's existing features and topography, including the neolithic long barrow and gas main. Planting in proximity to the gas main easement will be carefully selected in consultation with Southern Gas Networks
2. The design will incorporate several play spaces, circular walking and running loops, informal full size kickabout pitch area and a fitness trail (as part of the central east–west greenway)
3. Several roads cross the Park; their design will prioritise Park users and provide safe crossing points and a clear connection between areas of the Park
4. The design will provide an accessible and inclusive environment with a hierarchy of routes and resting places that encourage all ages and abilities to use the Park
5. The drainage will respond to the existing geology and infiltration and be designed to harmonise with the Park's overarching landscape vision

2. 10K PARK



Illustrative 10k Park route

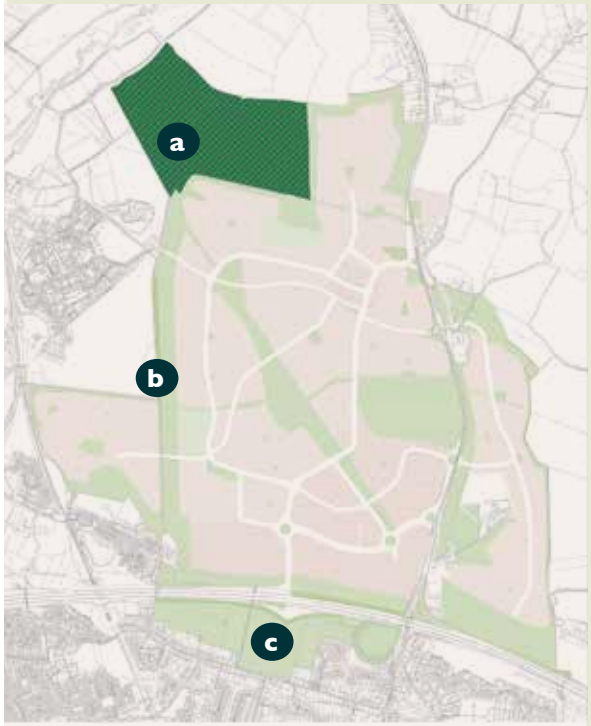
The 10k Park is a combination of landscape spaces connected by a continuous unadopted shared route path around the perimeter of Welborne, suitable for walking and cycling. The landscape spaces it passes through are made up of neighbourhood landscape spaces, strategic landscape spaces and SANGs.

- The areas of the 10k Park that are also SANG will be delivered outside of the Neighbourhood Design Codes but will be developed at the same time to ensure a consistent and joined-up approach.
- Some strategic landscape spaces such as the Cricket Pitch, Dashwood Park and Sports Hub will be designed to incorporate the 10k Park route at their periphery.
- The 10k Park route will be approximately three metres wide.
- Neighbourhood Design Codes will provide further design detail.

KEY COMPONENTS *(Must be adhered to)*

1. The design will provide a continuous, safe circuit for walking and cycling around the perimeter of Welborne
2. The design will provide a variety of linked landscape spaces and recreational amenities, including neighbourhood play and points of delight (see Section 5d)
3. The landscape structure will provide biodiversity enhancements

3. SUITABLE ALTERNATIVE NATURAL GREEN SPACES (SANGs)



a Dashwood SANG
b Welborne Mile SANG
c Fareham Common SANG

There are three areas of proposed SANG:

- Dashwood SANG
- Welborne Mile
- Fareham Common

They are semi-natural in character and respond to the series of illustrative semi-natural landscape spaces, as set out below, to provide a variation of user experience in relation to their context.

KEY COMPONENTS *(Must be adhered to)*

1. The design will comply with the approach, vision and management set out in the information and SANG criteria provided as part of the Outline Planning Application and Appropriate Assessment for Habitats Regulations Assessment
2. The design will be coordinated with the Public Rights of Way (PRoW) Strategy, including signage
3. The design will be coordinated with the 10k Park route, including signage and provision of a continuous coherent path network, access and crossings
4. Drainage will include sensitively incorporated SuDS
5. SANGs are indicated as a Biodiversity Priority Area within the Biodiversity Enhancement Strategy. The design approach will enhance and connect existing habitats
6. A coordinated design approach to materials, surfacing, boundary treatments and furniture will ensure that the SANGs harmonise with the wider landscape and Garden Village context
7. Review opportunities for provision of facilities, such as play areas, cafe or food/drink, which attract people away from the SPA as set out in Appendix 3 of Natural England's Guidelines for Creation of Suitable Alternative Natural Greenspace (SANG) - August 2021.

a. Dashwood SANG

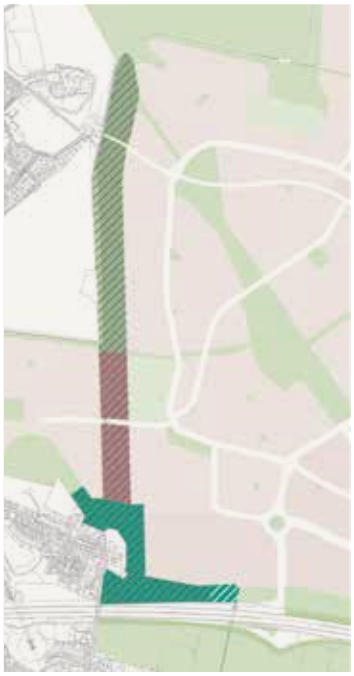
- Dashwood is an existing woodland with areas of ancient woodland and an area of grassland in the southeastern corner.
- It will be managed and promoted as a nature reserve to ensure informal recreation.
- Southern boundary edge will be designed to consider the interface with adjacent Dashwood Park and Dashwood neighbourhood.

DASHWOOD SANG KEY COMPONENTS *(Must be adhered to)*

1. Dashwood will be connected to Blakes Copse woodland through additional planting along the northern boundary of the site. This will provide connectivity between the existing woodlands and extend habitats

2. A 2.8km circular walk will be provided, alongside existing paths
3. Existing PRoW (no. 23) will be upgraded to a bridleway
4. Existing PRoW (no. 23b north–south) to be diverted
5. A car park will be provided just north of Knowle Road to access Dashwood SANG

b. Welborne Mile



- Welborne Mile is a linear north–south area that connects Dashwood SANG and Fareham Common SANG.
- It will be designed and phased with adjacent Highstead, The Ride and Norton neighbourhoods.

WELBORNE MILE KEY COMPONENTS *(Must be adhered to)*

1. Welborne Mile will be a 2km green corridor, 45-90m wide
2. The design will incorporate a 3.5km walking loop. It will include a safe place to walk dogs, pedestrian access points, a car park, two vehicular east–west connections with crossing points (Knowle Road and proposed secondary road to Highstead) and semi-natural planting
3. The design will incorporate neighbourhood play
4. Existing PRoW (no. 86) will be diverted and a new north–south link created that traverses the full length of Welborne Mile and connects into Dashwood SANG and Funtley
5. Existing PRoW (no. 89) will be stopped up as part of M27 J10 works
6. Two car parks for Welborne Mile will be provided: one just north of Knowle Road and another at the southern end of Welborne Mile, with access from Funtley Hill

c. Fareham Common

- Fareham Common is located south of the M27, north of Fareham.
- It is currently pasture and arable land divided into a series of small sections by linear mature hedgerows. Existing hedgerows, trees and scrub mean the area is well vegetated.
- It will be linked to Welborne Mile under Funtley Bridge, with other access points from across the new M27 J10 and Kiln Road.

FAREHAM COMMON KEY COMPONENTS *(Must be adhered to)*

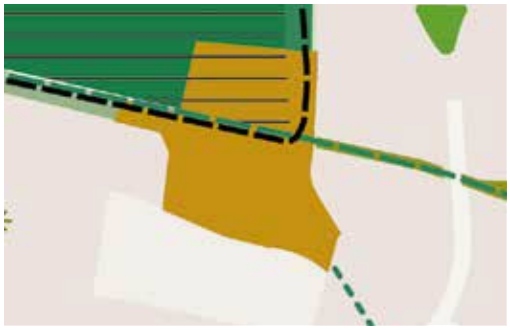
1. The design will incorporate a circular 2.3km walk
2. The design will incorporate woodland buffer planting to reduce the impact of the M27
3. Planting will be used to add structure and provide areas managed as reptile receptor sites for receipt of translocated animals
4. Part of existing PRoW (no. 90) will be stopped up as part of M27 J10 works. A new multi-user link from the M27 J10 works to Kiln Road and a new Fareham Common bridleway (with bridleway rights over a section of the multi-user link) will be created
5. A car park will be provided at the southern end of Welborne Mile, with access from Funtley Hill
6. Part of Fareham Common is a Site of Importance for Nature Conservation (SINC). This will be kept as hay meadow

4. STRATEGIC FORMAL LANDSCAPE SPACES

These landscape spaces provide formal provision for sports and allotments, some of which form part of, or are linked to, the 10k Park.

4a. DASHWOOD PARK

Dashwood Park is a community woodland park adjacent to Dashwood SANG and Dashwood Neighbourhood.



- Dashwood Park is designed in context with the adjacent neighbourhoods, 10k Park and open area of Dashwood SANG, as well as a greenway and a strategic green link.
- It offers potential for community growing opportunities, for example community growing spaces, foraging trails and fruit or nut trees, that will be considered at detailed design stage.
- Drainage will include sensitively incorporated SuDS.

KEY COMPONENTS *(Must be adhered to)*

1. The design will incorporate a hierarchy of accessible paths, including appropriate wayfinding, signage, lighting, and rest points and access for maintenance and emergency access
2. The design will incorporate a strategic green link connecting the Village Centre to Dashwood SANG and the 10k Park route
3. The Park is indicated as an Amenity Priority Area within the Biodiversity Enhancement Strategy. It will seek to enhance and connect existing habitats
4. Play and sport facilities, lawn space for informal play and destination play space for all ages (youth, local and neighbourhood play), will be considered at detailed design stage

4b. CRICKET PITCH

The Cricket Pitch is a formal village green space located to the south of Highstead Neighbourhood. The space will include a central cricket pitch and facilities, which may include a pavilion building. Any facilities will be sympathetically integrated within the landscape.

- The Cricket Pitch will be designed in context with the adjacent Highstead neighbourhood.
- The planting design will incorporate structural planting as landscape buffer planting between Welborne and the adjacent settlement of Funtley.
- Drainage will include sensitively incorporated SuDS.
- Neighbourhood play, points of delight and resting points can be provided to the periphery of the Cricket Pitch area.
- The 10k Park route runs along the periphery of the area.

KEY COMPONENTS *(Must be adhered to)*

1. The area willl be sized in accordance with England and Wales Cricket Board (ECB) guidance based on a senior size pitch for recreational and club use and to include a 20m buffer zone between the boundary and adjacent housing
2. Provision will be made for tree planting within a landscape buffer, between the area boundary and residential properties.
3. The area is indicated as an Amenity Priority Area within the Biodiversity Enhancement Strategy. The periphery of the pitch will seek to enhance and connect existing habitats where possible

4c. WELBORNE SPORTS HUB

The Welborne Sports Hub will provide a consolidated facility, which will serve as a key health and fitness resource. It will include sports pitches and facilities set within a landscape framework of hedges and large tree planting. It may include a day care/pre-school facility.

- The Sports Hub will be designed in context with the adjacent Albany neighbourhood.
- A bridleway (no. 100) to the eastern edge of the Hub will provide access over the M27 from Fareham.
- The 10k Park route runs along the periphery of the Hub.
- The Hub will incorporate bicycle parking spaces as part of the active travel strategy.
- Drainage will include sensitively incorporated SuDS.
- Provision of facilities will be reviewed in context of what is delivered across Welborne including the school sites.

KEY COMPONENTS *(Must be adhered to)*

1. A landscape buffer will be planted to the southern edge to mitigate noise from the M27
2. The Hub will provide sports provision for Welborne in accordance with Sport England outdoor sports pitch guidance. Exact specification to be confirmed at detailed design stage, but opportunity exists for 1x full-sized all-weather artificial sports pitch, 2x tennis courts, suitable changing facilities and grass pitches for junior and senior sports
3. A Youth Play Multi-Use Games Area (MUGA) will be provided.
4. The Sports Hub is indicated as an Amenity Priority Area within the Biodiversity Enhancement Strategy. It should seek to enhance and connect existing habitats, where possible

4d. ALLOTMENTS

The allotments are located in the northeast of Welborne. They will provide formal plots that can be privately rented and managed by residents.

- Some plots will be designed with raised beds to allow access and easy usage of garden plots for all ages.
- The design approach will include hedgerows and planting along the perimeter to enclose the space without overshadowing plots.

KEY COMPONENTS *(Must be adhered to)*

1. The design will include pedestrian, cycle and vehicular access
2. Allotments will include suitable soil for growing areas
3. Allotments will include a communal water supply and composting facility

5. ILLUSTRATIVE SEMI-NATURAL LANDSCAPE SPACES

These landscape spaces provide green spaces and connections for people and wildlife. They will have a semi-natural character. With the exception of where they overlap with areas of SANG, they are not strategic spaces. They are largely located along the Garden Village edges and highways boundaries; some form part of the 10k Park. They will help break up the visual mass of the development. Settlement edges will maintain buffers to ensure separation from the adjacent settlements of Fareham, Funtley, Knowle and Wickham.

A vision for how these spaces could be approached is outlined below as supporting design guidance. Design will be taken forward as part of the detailed design process and as part of the neighbourhood codes.

5a. WOODLAND MEADOWS

Woodland Meadows is a natural meadow located within the central part of Welborne Mile SANG.

- The design will retain and protect the existing boundary vegetation, where possible.
- The approach will improve biodiversity and wildlife and the existing woodland edge.
- The design will provide neighbourhood play and resting points.
- The Woodland Meadlows incorporates the 10k Park route.

5b. COMMUNITY ORCHARD

The Community Orchard will comprise of informally planted fruit trees that connects habitats and provides educational opportunities.

- Planting will comprise informal groups of fruit trees.
- The Community Orchard provides connection to the adjacent proposed school.
- The design will provide neighbourhood play, points of delight and resting points.
- The design will enhance biodiversity through wildlife foraging and pollinator opportunities.

5c. WETLAND WOODS

An ecological area located at the southern edge of Welborne to the north of the M27, the Wetland Woods form the southern part of Welborne Mile SANG.

- The Wetland Woods will be an area for bird watching and wildlife discovery tracks. There will be opportunity for pedestrian access to wetland areas.
- The design will enhance biodiversity and wildlife. Planting will include key Biodiversity Action Plan (BAP) species. Planting and provision for local fauna will be reviewed and agreed with qualified ecologists.
- The Wetland Woods incorporates the 10k Park route.

5d. PARKLAND EDGE

Parkland Edge is a linear green corridor defining the eastern edge of Welborne, including parkland trees.

- The design will provide resting places, neighbourhood play and points of delight.
- Planting along the boundary will be sensitively designed to buffer views of the development.

5e. WATER MEADOWS

Water Meadows is a naturalistic wetland meadow habitat providing an arrival/exit to Welborne from the A32.

- The design will provide neighbourhood play and resting points.
- Planting will retain existing mature trees.
- Drainage will include SuDS features.
- The Water Meadows incorporates the 10k Park route.

5f. BLAKES COPSE WOODLAND LINK

Blakes Copse Woodland Link is iocated to the northern edge of Welborne, connecting the existing woodlands of Blakes Copse and Dashwood.

- Planting will retain existing mature trees.
- Planting may incorporate native woodland species and areas of orchard fruit trees.
- The area has the potential for social pockets (eg. picnic tables).
- The design will provide woodland walks and play space.
- The Blakes Copse Woodland Link incorporates the 10k Park route.

6. ILLUSTRATIVE COMMUNITY GREEN SPACES, POCKET PARKS AND URBAN SQUARES

Community green spaces, pocket parks and urban squares are spaces to meet, rest, socialise and play, distributed throughout the Garden Village. With the exception of the urban square at the potential halt rail, they are not strategic spaces and will be coded as part of the Neighbourhood Design Codes.

6a. COMMUNITY GREEN SPACES

Located within Welborne's residential neighbourhoods, community green spaces will typically be the central green focus of the neighbourhood.

- Community green spaces may include neighbourhood play, resting points, community growing spaces and other incidental opportunity spaces.

6b. POCKET PARKS

Sited throughout Welborne's neighbourhoods, pocket parks are small-scale social and ecological resources for residents of the neighbourhood.

- Pocket parks may include resting points and other incidental opportunity spaces.

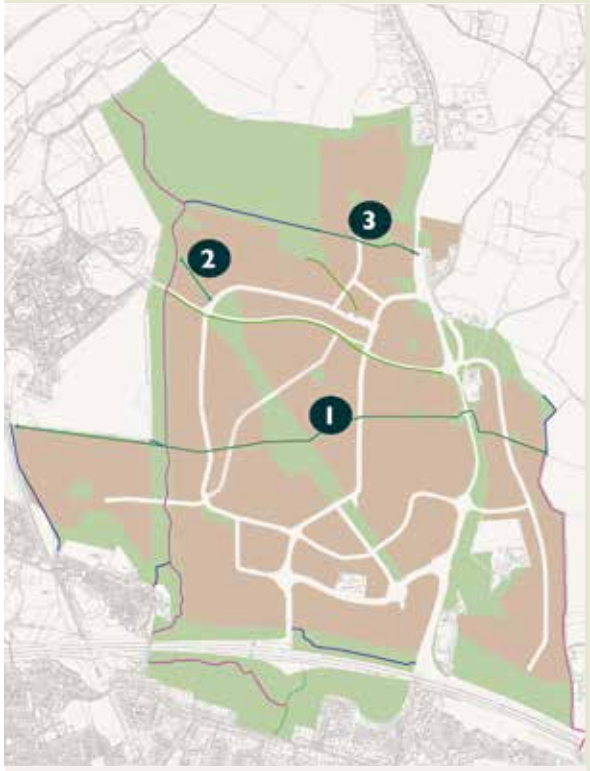
6c. URBAN SQUARES

Urban squares denote more formal, civic spaces with high-quality public realm. They provide a flexible public square for sitting, socialising and community activities, with planting, seating and meeting spaces.

The principal urban squares are located at the District Centre and Village Centre, and at the potential rail halt.

- Urban squares have potential for active ground floors, al fresco dining and other complementary commercial activities to spill out onto their edges. A flexible design will ensure space for small community events, markets and other uses.
- The design approach will generally be that of hard landscape with pockets of planting.
- An urban square will be located at the rail halt subject to the requirement for a rail halt. This space will be delivered alongside the rail halt and will be designed in the context of the Highstead neighbourhood. This is a strategic element subject to requirement for a rail halt.

7. GREENWAYS, STRATEGIC GREEN LINKS AND OPEN SPACE ROUTES



PRoW Bridleways (3m wide where new)
PRoW Footpaths (1.5m wide where new)
Greenways incorporating PRoW Bridleways and Footpaths as indicated
Strategic Green Link
Strategic Open Space Route

Welborne will have a hierarchy of 'green' connector routes:

- Greenways
- Green links
- Open space routes

Layered upon the existing PRoWs, these provide inclusive and accessible active travel connections across the Garden Village. They form part of the strategic landscape structure of Welborne; greenways, strategic green links and strategic open space routes are key components that will be delivered as part of the detailed design.

The network will contribute to recreational opportunities as part of the leisure loops (see Section 4b), act as wildlife corridors to bring habitat connectivity and biodiversity enhancements and add richness to Welborne's identity.

Refer to the Welborne Streets Manual for further guidance on greenways, green links and open space routes and the PRoW Strategy.

7a. Greenways

Greenways are strategically important, continuous multifunctional natural green corridors with shared-use paths for pedestrians and/or cyclists and horse riders that connect to adjacent settlements and the countryside beyond. They are wider than green links.

1. East–west central greenway
2. Welborne Park to Dashwood greenway
3. Dashwood to Blakes Copse greenway

- There will be three greenways, the locations of which are fixed.
- The greenways form part of several neighbourhoods. They will be designed and delivered to ensure a continuous and coherent approach where they pass through multiple neighbourhoods.
- The design will provide resting points, wayfinding and SuDS as appropriate.

GREENWAYS KEY COMPONENTS *(Must be adhered to)*

1. Greenways will provide safe off-road routes to school, and connections between neighbourhoods and local leisure loops
2. As part of the PRoW Strategy, they will provide wider connections to the surrounding settlements and countryside, incorporating existing, diverted or upgraded PRoWs
3. The approach will seek to enhance biodiversity and provide a range of natural habitats and continuous corridors for wildlife
4. Greenways will contain tree planting to break up the visual mass of the site when viewed from the south
5. Greenways will incorporate neighbourhood play and fitness trails, as per the Play Strategy

7b. Green links

Green links are pedestrian and/or cycle movement routes and green corridors connecting through neighbourhoods to open green spaces. The width will vary but they are generally narrower than greenways and will provide shared-use paths with development on either side.

- Green links will provide opportunities for tree planting, a range of natural habitats to increase biodiversity, places to meet and rest and, in some instances, larger areas that could accommodate local food growing or neighbourhood play spaces.
- Green links provide safe spaces, with lighting where appropriate and natural surveillance from neighbouring uses.
- There are two strategic green links where the locations are fixed: one along Knowle Road and one connecting the Village Centre to Dashwood Park.

7c. Open space routes

Open space routes are a hierarchy of pedestrian and/or cycle and horse rider routes that run through the green spaces either within neighbourhood development parcels or through the green spaces surrounding them. The 10k Park route forms part of the open space routes network.

- Open space routes will provide semi-natural and safe movement routes.
- The hierarchy of open space routes will include multi-user paths, shared footways and cycleways, footways and tertiary footpaths.
- Open space routes will provide desire lines through the development linking residential areas with the wider footpath network, open spaces and facilities as well as more informal scenic routes through open spaces.
- There is one strategic open space route where the location is fixed: a multi-user link from the M27 J10 to Kiln Road.
- Other illustrative open space routes are illustrative. They will connect to PRoW bridleways/footpaths to create the looped 10k Park Route, the exact locations of which will be decided at detail design stage.

8. GARDENS

Private gardens will be integral to Welborne's identity. Gardens will bring a sense of local distinctiveness to its streetscapes, and are an opportunity to support biodiversity and wildlife habitats. Details on boundary treatments for gardens is provided in Appendix 3.

Front gardens

- Front gardens will be clearly defined as private spaces belonging to a particular dwelling, or a communal entrance to flats.
- Front gardens will help to create a streetscape that feels safe and provides residents with a sense of enclosure and improve the character of the streets.
- Front gardens and defensible planting are encouraged to create a well-defined and connected streetscape. Planting will respond to the Landscape Character Areas and the Planting Strategy (Appendix 1).

KEY COMPONENTS *(Must be adhered to)*

1. Front gardens will mostly have a hedge boundary and be a typical minimum depth of 2m to allow for hedge planting (0.5m) with access space behind (min. 1.5m).
2. Planting strips will have a minimum depth of 0.8m and will be used on side elevations and for selected front elevations where a different character is proposed (for example courtyard lanes). Locations for this will be determined by the Town Architect.
3. Hedging will be the most prevalent front boundary treatment, but fencing, railings or low walls may also be used. Where walls are used, front boundaries will be 300-1200mm high. For further guidance on hedge species and boundary treatments see Appendices 1 and 3 respectively
4. Lawn areas are suitable in locations where a generous width is available (4m)

Communal garden

Front garden and hedge

Planting strip

- Front garden planting associated with private dwellings may be maintained as part of residents' stewardship agreement.
- Defensible planting may be introduced adjacent to public building facades, to create green and vibrant street scenes.

5. Refuse and recycling storage will be located where it is not visible from the public realm or in purpose-designed enclosures of materials and workmanship appropriate for the public realm
6. Utility service boxes will be located to ensure they are not visible from the public realm
7. Car parking within front gardens will not dominate gardens and will be enclosed by hedging or other boundary treatments.

Rear gardens

- Rear garden layouts will consider orientation and aspect.
- Air source heat pumps in gardens will be located discreetly.
- Changes of level within rear gardens will avoid retaining walls; if required, terracing will be used to maintain useable garden area.
- When used, gravel boards on fencing will include mammal holes.
- Sheds or structures in gardens will not dominate the garden. They will encourage active travel through easy access for bike use.
- Smaller courtyard gardens maybe appropriate where communal gardens are provided in addition or where the dwellings are in close proximity to a park or community green space.

KEY COMPONENTS *(Must be adhered to)*

1. Private external space will incorporate provision for planting, storage, a clothes line and an outdoor entertaining area
2. For back to back garden perimeter blocks gardens will typically be 11m in depth in order to provide 22m separation distance between facing first floor windows. The 11m garden depth may be reduced if ground floor extensions are proposed. On corner plots and houses in courtyard blocks, garden depths may be reduced providing the minimum 22m first floor window separation distance is achieved.
3. Boundaries will be defined by hedging (may require a post and wire fence to initially define the boundary), fencing and walls. Where used, walls should be 1200-1800mm high. Hedgerows will ideally be planted with native species, a proportion of wildlife friendly and/or non-native species
4. It will not be permitted to have timber fencing on prominent side and rear street elevations, the locations of which will be determined by the Town Architect.
5. Small- or medium-sized trees will be planted in a minimum of two thirds of rear gardens to provide shading, screening and additional privacy

Communal gardens

- Opportunities may be considered to enhance biodiversity and wildlife habitats through, for example, the inclusion of native species and/ or wildlife-friendly trees and wildlife ponds.

KEY COMPONENTS *(Must be adhered to)*

1. Communal gardens will be designed as attractive spaces, be well overlooked with planting and informal seating areas.
2. Communal gardens will provide a range of uses for residents, for example areas for social interaction, play, quiet spaces and space for wildlife
3. In areas of higher density development where apartment buildings are located close to public open space consideration maybe given to permitting flats not served by their own dedicated amenity space .

4b. PLAY & LEISURE

PLAY

The detail of play spaces will be developed with each phase that comes forward. The quantum and indicative location of play spaces will be identified in the corresponding Neighbourhood Design Code. The approach to play ensures that the opportunities to take advantage of innovation in play design will continue to be possible with each phase of the development. Play space typologies are outlined overleaf.

DESIGN PRINCIPLES

Play spaces will be designed to be bespoke to their location and to respond to the appropriate Landscape Character Area (see Section 5a).

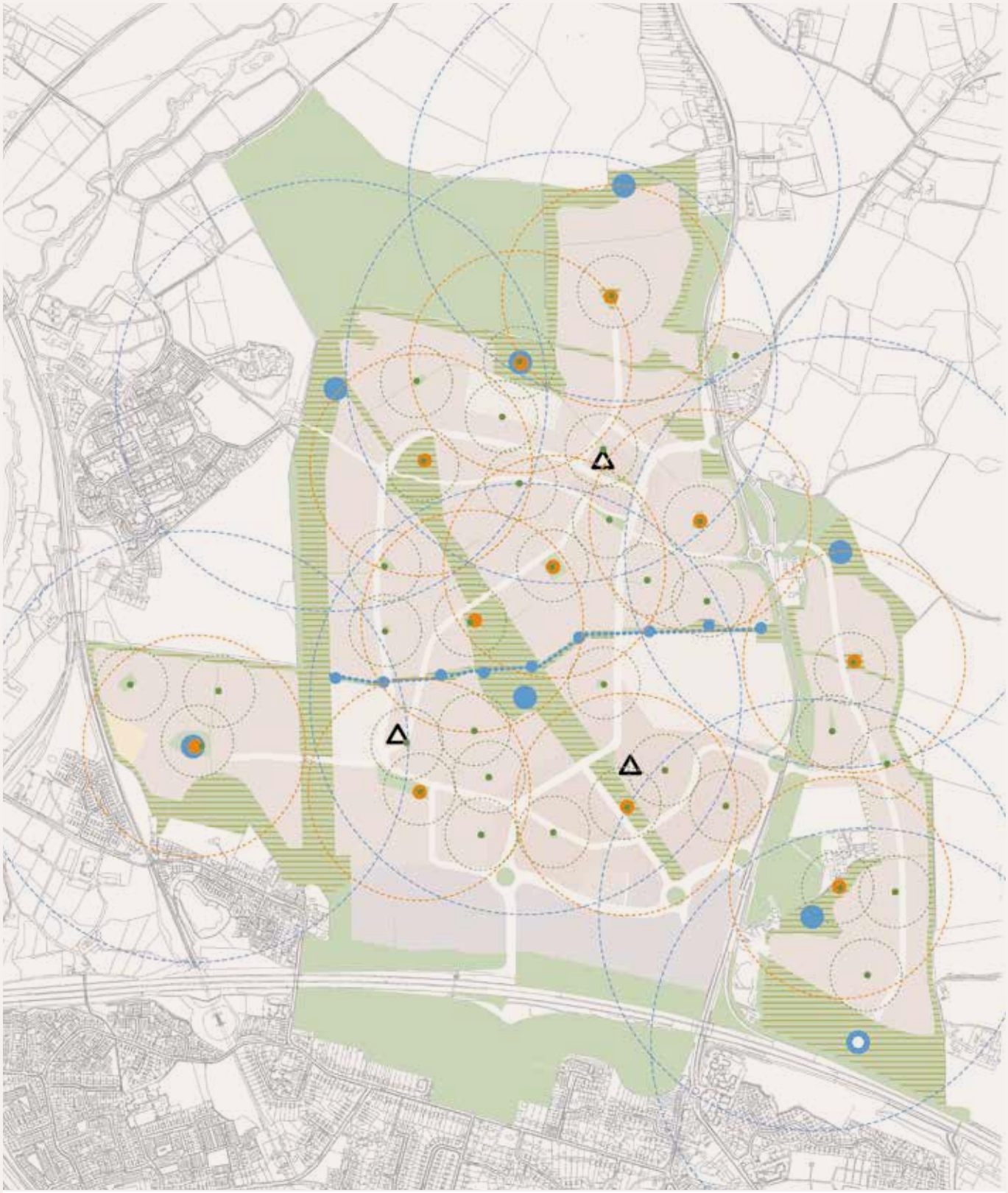
Play spaces will be welcoming and engaging. All ages will be provided for, including facilities that allow children and adults of different ages to play together. Where possible, play spaces will be combined to provide larger play areas that cater for a wider range of ages; this will reduce maintenance costs and ensure spaces are sustainable and appropriately maintained. Collectively, they will offer a wide range of play experiences that are accessible and inclusive for both disabled and non-disabled children, that cater for quiet play, active play with opportunities to experience risk and challenge and creative play that engages all the senses.

Their design will be an opportunity to create 'points of delight' and community involvement, for example horticultural elements that allow for change or evolution.

KEY COMPONENTS *(Must be adhered to)*

1. A total of 0.4 ha of equipped 'neighbourhood' play areas for young children and all ages will be delivered across the site
2. A total of 0.4 ha of equipped 'local' play areas for children of 0-11 years will be delivered across the site
3. A total of 1.25 ha of youth facilities for 12+ years will be delivered across the site including a fitness trail and multi-use games area (MUGA)
4. Play will be located for easy and safe accessibility from pedestrian and cycle routes to ensure good connections to all neighbourhoods and adjacent to other forms of activity to provide passive surveillance and discourage antisocial behaviour
5. Design will make use of predominantly natural elements, such as timber and rope, particularly within neighbourhood play
6. Play provision will be distributed evenly across the residential development so that the majority of all new dwellings are within 100 metres of play provision
7. Play provision will be included within the open space network and within community streets and green corridors, creating playable routes to schools and other destinations
8. Play areas which are made from sustainable natural sources can be located in the SANG's
9. As part of youth play provision, a fitness trail will be incorporated within the east–west central greenway, with fitness stations dispersed along the route to provide exercise and play opportunities. A continuous design approach will be taken through all the neighbourhoods that the trail traverses
10. As part of youth play provision, a multi-use games area (MUGA) will be incorporated within the Welborne Sports Hub

PLAY STRATEGY



KEY

Neighbourhood play

- Neighbourhood play area
- 100m walking distance
- Neighbourhood play located within open space

Local play

- Local play area
- 300m walking distance

Youth play

- Youth play area
- 600m walking distance
- Fitness trail
- Multi-use games area (MUGA)

Combined play

- Local play, providing neighbourhood play and co-located with youth play
- Local play, providing neighbourhood play
- Community facility

NEIGHBOURHOOD PLAY

Small spaces and facilities for play and informal recreation close to home, where children and adults of all ages can play and interact.

Age Range: For young children and all ages
Walking distance: Majority of dwellings within 100m
Size and type of spaces: The size will vary dependant on the location and type of play. Approximately 100m^2 activity zone.

Right: Small neighbourhood play spaces for young children and all ages

LOCAL PLAY

An area of open space that can be reached safely; specifically designated and laid out with features including equipment for children who are beginning to go out and play independently close to where they live, in addition to early years provision for use under adult supervision.

Age range: 0-11 years
Walking distance: Dwellings within 300m
Size and type of spaces: The size will vary dependant on the location and type of play. Approximately 400m^2 activity zone. This may be less when combined with youth play areas.

Right: Local play areas close to home

YOUTH PLAY

Larger areas of open space that are specially designated, laid out and equipped mainly for older children used to travelling longer distances independently. Offering a wider range of play experiences.

Age Range: 12+ years
Walking distance: Dwellings within 600m
Size and type of spaces: The size will vary dependant on the location and type of play. Approximately 1000m^2 activity zone comprising an area for play equipment and structures, and a hard surfaced area. This will vary for fitness trail routes and MUGA.

Right above: Larger youth play areas for older children

Right below: Youth play multi-use games areas and fitness trail for older children and adults

LEISURE

LEISURE LOOPS

A range of leisure loops of varying lengths provide walking, cycling and horse-riding opportunities. These will be continous routes with clear wayfinding.

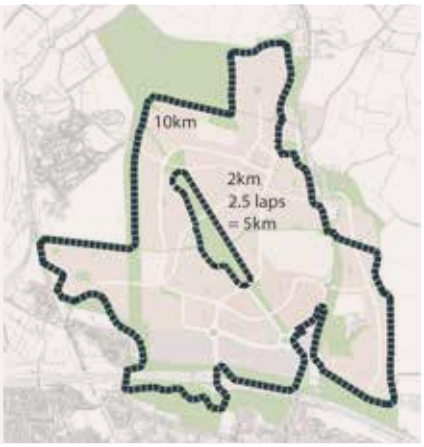
- The 10k Park route provides a loop around the whole Garden Village
- Potential 5km Park Run route within Welborne Park
- Connected SANG loops, providing circular routes within Dashwood SANG, Welborne Mile SANG and Fareham Common SANG
- Different routes around neighbourhoods, providing circular routes from 1.5-6.5km
- Bridleways providing north–south connection to the Meon valley

There will be opportunities for points of delight, play places and resting points along the routes.

COMMUNITY FACILITIES

Indoor sports facilities will be promoted in the District Centre Community Building and Village Centre Community Hub. This will allow for activities such as indoor bowling and badminton.

10K PARK ROUTE / WELBORNE PARK 5K RUN

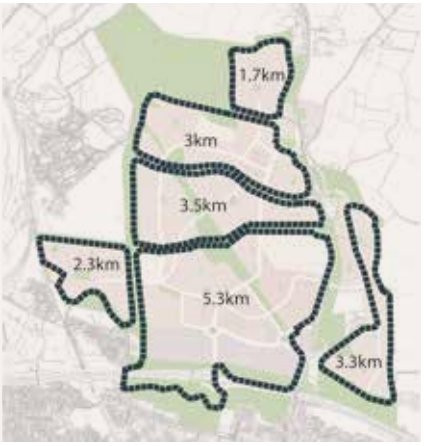


SANG LOOPS

BRIDLEWAYS

LOOPS

SMALLER LOOPS



4c. PLANTING & BIODIVERSITY

PLANTING STRATEGY

The Planting Strategy is based on a cohesive and holistic approach that celebrates the identity of the site, combined with overarching landscape and biodiversity principles to create a new destination for people and wildlife.

Horticulture will be used to create 'points of delight' and provide year-round interest, achieved through specimen flowering trees, edible plants, scented planting, textured foliage and seasonal planting to create moments of pleasure (see Section 5d). This may include wildflower walks, edible foraging trails and unusual species.

The Planting Strategy will be delivered through a combined response and understanding of:

- **Existing planting and context:** Protection and enhancement of the existing vegetation (where retained) and soil condition.
- **Typical planting typologies:** To be found within each Landscape Character Area with limited species variation in each area to reinforce identity. Typologies comprise:
  - Ecological woodland buffer planting
  - Grassland and wildflower meadow
  - Lawn turf
  - Marginal and aquatic planting
- **Planting typologies that vary by Landscape Character Areas:** Proposed planting typologies relate to the four Landscape Character Areas (Woodland, Downland, Meadows and Parkland). Variation between Areas will be introduced in the approach to:
  - Planted verges (see Welborne Streets Manual)
  - Swales
  - Green links
  - Hedgerows
  - Defensible zones/front gardens
  - Tree planting within open space
  - Street tree planting (see Welborne Streets Manual)

  (See Section 5a for Landscape Character Area principles and Appendix 1 for indicative species. Further detail provided within Neighbourhood Design Codes.)
- **Landscape spaces specification and principles:** Each landscape space will include a variety of planting typologies in order to create an interesting place, that changes and evolves over time, but also reflects different functions and characters.

See Appendix 1 for detailed information on the Planting Strategy.

PLANTING KEY COMPONENTS *(Must be adhered to)*

1. Planting to be delivered in accordance with to the Planting Strategy (Appendix 1)
2. Repetition in species for each planting typology within Landscape Character Areas
3. Consider SuDS and drought-tolerant function
4. Low maintenance planting to ensure management over the long term

BIODIVERSIY

The land on which Welborne is proposed is currently largely agricultural, with little associated biodiversity value. Welborne will create a matrix of connected woodland, ponds, SuDS, parkland, SANGs and more, and will increase diversity of habitat for both flora and fauna.

The Biodiversity Enhancement Strategy, which sits alongside this Strategic Design Code, explains the approach to enhancing biodiversity at Welborne. It uses a whole-site perspective to ensure a coherent and legible strategy that maximises opportunities across the site and links to the wider landscape.

4d. BLUE INFRASTRUCTURE

SUSTAINABLE URBAN DRAINAGE AND OPEN WATER

The Blue Infrastructure Framework plan shows the spatial strategy for drainage and water resource management across the site. It considers how drainage may be attenuated and conveyed by applying Sustainable Urban Drainage System (SuDS) principles. The attenuation areas shown are to be designed as integral and multi-functional components of the new neighbourhoods and open space network. The physical constraints and technical drainage requirements will place emphasis on the edge design of SuDS features to balance the functional and aesthetic requirements.

DESIGN PRINCIPLES

The design of SuDS will be informed by the following principles:

- To provide containment to attenuated surface water as required to meet the technical drainage requirements of the area in which the SuDS feature is located.
- To provide water quality treatment of surface water prior to discharge.
- To support the creation of a cohesive landscape setting for the new neighbourhoods.
- To support the creation of the ecological connectivity, habitat and biodiversity through the planting and management of the SuDS feature.
- To support a strong visual and physical relationship between the landscape setting and the proposed development.
- To maximise the flexibility and safe use of landscape as an informal recreation amenity.
- To ensure that provision is easy and cost effective to build and manage.

A hierarchical approach

The design of SuDS will take a hierarchical approach to the disposal of surface water.

1. Infiltration to ground at or close to source
2. Infiltration to ground away from source
3. Attenuation and discharge to watercourse at greenfield rates

This will be informed by infiltration potential to 4m depth and any local restrictions due to geotechnical solution features, seasonal groundwater levels and/or groundwater source protection zones.

A landscape-led approach

SuDS design at Welborne will be landscape led. This will provide good amenity value, which may vary depending on location and setting. This does not exclude the provision of below-ground attenuation tanks, but these will be provided as a companion to landscaped features solely provided for additional volume storage. The landscaped elements will be required for water quality treatment.

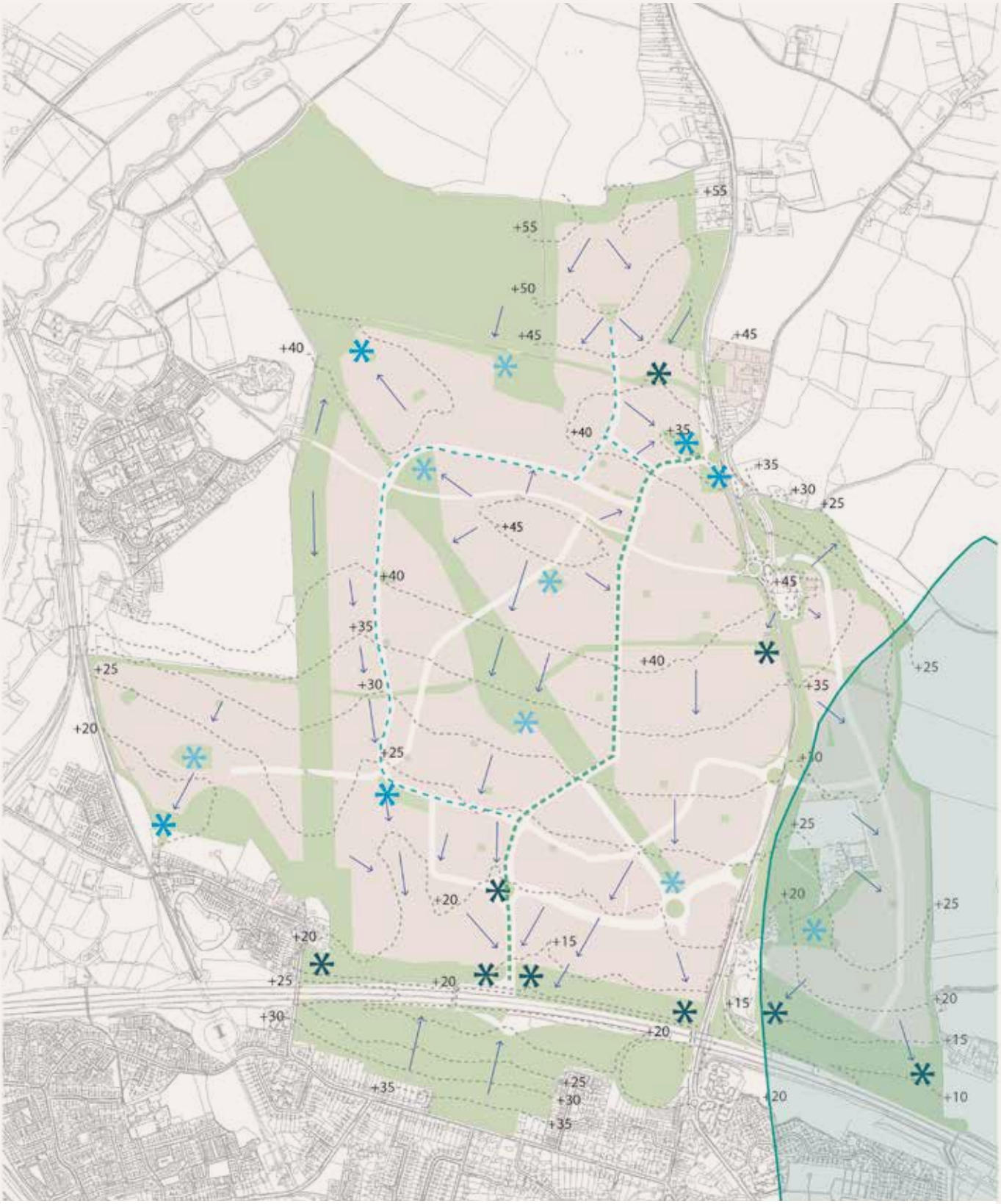
Control of pollution at source

Paved areas will avoid direct discharge to below-ground pipework. This can be achieved by the utilisation of pervious surfacing, run-off to adjacent pervious surfacing, run-off to adjacent landscaped area or swale or run-off to adjacent filter trench. If these are not possible, additional end of pipe water quality treatment may be required.

BLUE INFRASTRUCTURE KEY COMPONENTS *(Must be adhered to)*

1. The design of SuDS will take a hierarchical approach to the disposal of surface water, with priority given to designs which allow infiltration at ground, or close to, source
2. SuDS design will seek to contribute to biodiversity enhancement, built character and opportunities for informal play, either in isolation or in combination
3. Paved areas will avoid direct discharge to below-ground pipework

BLUE INFRASTRUCTURE FRAMEWORK PLAN



KEY

- Indicative SuDS ponds with permanent water
- Indicative SuDS basins designed for ecology
- Indicative SuDS basins designed for play
- Welborne Way swale alongside road
- Primary street potential bioretention alongside road

Opportunity to enhance biodiversity and landscape character

- Overland flow direction
- Drinking water safeguard zone (groundwater)

Plan identifies indicative key strategic SuDS. Additional detail and further SuDS provision will be detailed at the reserved matters stage.

5. CHARACTER ELEMENTS

Welborne will be a place with its own unique identity, one that is underpinned by the Garden City ethos and at the same time carefully drawing from local references within Hampshire.

Welborne's character will be shaped by design elements responding to landscape, layout and built form. These character elements provide a set of building blocks that can be used to introduce variety and distinctiveness to the individual neighbourhoods, whilst maintaining an integrative design approach that unifies the settlement as a whole.

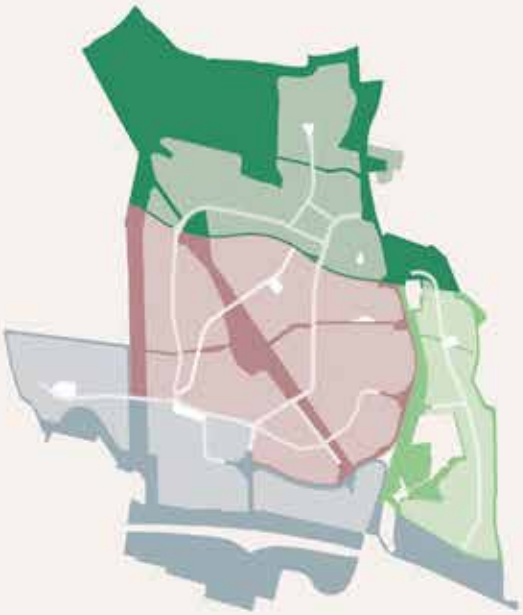
Across Welborne, 'points of delight' will be incorporated into the landscape, built environment and public realm to bring uniqueness and joy. These will be interventions of varying scale and influence, ranging from a landmark building or garden square to a specimen tree, bench or even a brightly painted front door.

LANDSCAPE	LAYOUT	BUILT FORM
Four Landscape Characters Areas: Woodland, Downland, Meadows and Parkland. Based upon the natural features within and adjacent to the site. Articulated through the detailed treatment of streets, spaces and green infrastructure.	A clear hierarchy and structure to the pattern and arrangement of streets, spaces and buildings.	Variation in architectural language, massing and use of materials.

POINTS OF DELIGHT

Distinctive moments brought forward as part of the detailed design approach, and incorporating landscape, layout and built form.

CHARACTER PLAN: **LANDSCAPE**



- Woodland
- Downland
- Meadows
- Parkland

CHARACTER PLAN: **LAYOUT**

CHARACTER PLAN: **BUILT FORM**

- Hampshire Vernacular
- Hampshire Formal
- Garden City Civic
- Garden City Queen Anne
- Garden City Arts & Crafts
- Science & Technology Park
- Rail halt (if required)
- School sites
- Parks and green spaces
- Existing listed building

5a. LANDSCAPE

WOODLAND

The Woodland Character Area will reflect the native structure of the adjacent Dashwood woodland.

PLANTING CHARACTER

- Planting to reflect typical English woodland structure.
- Mixed woodland understory planting will comprise shade tolerant species amongst ferns woodland wildflowers and perennial herbaceous grasses, sedges and mosses and seasonal bulbs.
- Mixed evergreen native hedgerows to boundaries.
- Lush green foliage planting to emphasise glimpsed views.

PLAY CHARACTER

- Play elements to be predominantly natural materials using timber structures and rope.
- Play to be influenced by woodland exploration and nature discovery of bugs, creatures and habitats to encourage creative play.
- Opportunity for productive landscape such as edible play and fruit trees.

DOWNLAND

The Downland Character Area will reflect the existing sense of openness and rural landscape with a more formal, open and urban character. Influences taken from chalk geology, local flint and chalk grassland habitats.

PLANTING CHARACTER

- Plants will be selected to increase habitats and provide an attractive feathered and soft backdrop.
- Mixed grassland understory planting will comprise free draining and species that will thrive in alkaline conditions. Species amongst grasses, sedges and wood-rush, meadow wildflowers and perennial herbaceous, turf and lawn and seasonal bulbs.
- Evergreen hedgerows to boundaries.

PLAY CHARACTER

- Play elements to maintain a degree of openness by using elegant metal structures or play elements within the ground plain such as chalk or hedge mazes, or subtle landforms.
- Sculptural elements should be used to create vibrancy and excitement with the use of bold surface treatments to animate spaces.
- Bold and colourful planting.

MEADOWS

The Meadows Character area will respond to the existing undulating topography as the site slopes towards its lowest point. It will have an informal and open character with influences from the wider connections to the River Meon and Wallington.

PLANTING CHARACTER

- Planting to reflect the typical wetland structure and low-lying topography.
- Species rich grassland and wildflower meadow.
- Planting highlight areas will comprise wildflowers and perennial herbaceous, aquatic grasses and marginal rushes, grasses and ferns.
- Mixed native hedgerows to boundaries.
- Provides an array of vibrant flowers and attract wildlife.

PLAY CHARACTER

- Play elements to be predominantly natural materials using timber stone and rope.
- Inspired by the qualities of water, aquatic animals, planting and landform. Using steppingstones with playful grasses, wetland nature discovery and walks and trails.

PARKLAND

The Parkland Character Area will respond to the proposal of creating a new neighbourhood developed around well-connected green spaces. It will have a formal and natural character with influences from the historic parkland.

PLANTING CHARACTER

- Planting highlights will comprise grassland species, wildflowers and perennial shrubs and herbaceous, turf and lawn and seasonal bulbs.
- Mixed native hedgerows to boundaries.
- Emphasis on ornamental and sensory planting.
- Palette includes suitable mix of species that provides aesthetic qualities to street and contribute to biodiversity.

PLAY CHARACTER

- Play elements to be predominantly natural materials using timber structures.
- Use of plants chosen for their colourful foliage and flowers and strong scent.
- Opportunity for productive landscape such as edible play and fruit trees.

5b. LAYOUT

Welborne will have a clear and easily understood urban framework with a very strong landscape structure. This framework will comprise:

- Recognisable routes, key spaces and landmarks
- A clear street hierarchy and block structure
- Excellent visual and physical connectivity
- Distinct and individual neighbourhoods

STREETS

A legible street network will be integral to the layout, with a clear hierarchy based on connectivity and importance of route. The network will be characterised by a green public realm of streets, achieved through a mixture of front gardens, hedges, street trees and/or grass verges. Streets will be well enclosed with a strong frontage, and terminated by buildings or landscape to frame vistas. For detailed information on the design of the individual street types, please refer to the Welborne Streets Manual.

COMMUNITY GREEN SPACES & URBAN SQUARES

In addition to the parks and other strategic landscapes provided across Welborne, it will have a series of community green spaces and urban squares throughout the neighbourhoods. Ranging from large to small and formal to informal in their design approach, these spaces will be distinct and memorable, with the design informed by the Landscape Character Area and built form characteristics of the neighbourhood.

BLOCK TYPES

There will be two main block types utilised across Welborne: back-to-back garden perimeter blocks and courtyard blocks. Both types allow for a strong frontage to the street scene, enabling the creation of streets of differing character.

Back-to-back garden perimeter blocks

A common characteristic of the Garden Cities is that they are formed of comparatively large and very green development blocks. This block structure presents houses fronting onto streets primarily as detached and semi-detached dwellings, with rear garden areas running end-to-end to provide large natural areas in the middle of the blocks. Parking is typically on plot, accessed directly from the main street. A larger variation of this block can include a close or cul-de-sac arrangement.

KEY COMPONENTS *(Must be adhered to)*

1. For back to back garden perimeter blocks there will be 22m separation distance between facing first floor windows on rear elevations. Ground floor extensions are permitted within the 22m separation distance.
2. Front gardens for back-to-back garden perimeter blocks will have a minimum depth of 2m typically with hedge front boundary treatment

Above: Plan showing a typical back-to-back garden perimeter block; Below: Section through a typical back-to-back garden perimeter block

Courtyard rear-parking block

A block type with an internal courtyard lane providing parking, that allows for a predominantly terraced perimeter. This block type allows for streets with a more urban character whilst meeting the required parking standards. This block type will be important in the District Centre and Village Centre in particular.

KEY COMPONENTS *(Must be adhered to)*

1. For courtyard blocks there will be 22m separation distance between facing first floor windows on rear elevations. Gardens do not need to be 11m in length.
2. Courtyard lanes will be populated with coach houses, garages and home offices to provide activity and natural surveillance
3. Courtyards will be designed to include tree planting as focal features and in between parking spaces
4. Courtyards will include planting strips against coach houses, garages and boundary walls/fences
5. Courtyard rear-parking blocks will be designed to allow for refuse vehicle access and have a clear strategy for refuse collection, including refuse collection points

Right: Plan showing a typical courtyard rear-parking perimeter block; Below: Section through a typical courtyard rear-parking block. Opposite above: Illustrative view of a typical back-to-back garden perimeter block street scene, showing parking directly accessed from the street; Opposite below: Illustrative view of a typical courtyard block street scene, showing terraced frontage to the main street with residential parking contained in the rear courtyard.

5c. BUILT FORM

The architecture is designed to respond closely to local Hampshire precedents in terms of design and materials, and more broadly draws inspiration from the Garden City movement.

Five different architectural character languages are proposed for Welborne. Each of the five architectural languages will be combined with a carefully selected palette of materials to create a distinct overall character and appearance for each neighbourhood. The materials are drawn from the vernacular built form of Hampshire: flint, render, gault brick, grey brick, red brick, clay tile and slate. For further information, refer to Appendix 2.

Neighbourhoods will predominately use a single architectural character however it may be appropriate to use a combination of architectural characters in selected neighbourhoods.

HAMPSHIRE VERNACULAR

This draws particular inspiration from traditional, organically developed local settlements such as Wickham and Fareham. This language is characterised by a rich street scene and material approach, suggestive of streets that have developed over a long period of time with a significant variety in architectural detailing and design.

HAMPSHIRE FORMAL

This is inspired by the planned early nineteenth-century developments in local towns and cities, in particular the extensive, well-designed and popular suburbs of Winchester. The language of Hampshire Formal is characterised by repetitive cottage and house elevations, using double-hung sash windows, Georgian/classical proportions, fanlights over formal panelled doors, architectural details such as classical window frames and string courses and symmetrical arrangement of openings within the façade.

GARDEN CITY: CIVIC

Garden City: Civic takes its cues from the most formal urban centres of the Garden Cities. These drew inspiration from the Edwardian classical architectural language of Sir Edwin Lutyens and Sir Herbert Baker and their contemporaries. It is distinguished by taller ceiling heights, tall double-hung sash windows, formal elevations, classical detail and cupolas.

GARDEN CITY: ARTS & CRAFTS

Garden City: Arts and Crafts takes particular inspiration from Hampstead Garden Suburb, Brentham Garden Suburb and more locally from the Southampton garden villages designed by Herbert Collins. The Arts and Crafts language is characterised by asymmetrical elevations, casement windows, lower ceiling heights, tall roofs with deep eaves projections, gables and chimneys and bay windows.

GARDEN CITY: QUEEN ANNE

Alongside the Arts and Crafts, the Garden City movement also incorporated a more formal architectural language that drew inspiration from Queen Anne architecture. This idiom is informed by double-hung sash windows, classical door surrounds, classical eaves and chimney details and symmetrical façade designs.

5d. POINTS OF DELIGHT

Welborne will be a place that is beautifully detailed to stimulate and delight residents and visitors alike as they move through the Garden Village, achieved through the harmonised synchronisation of landscape, layout and built form. Points of delight will be interspersed throughout the site to create moments of visual interest and joy. They will be important elements of the neighbourhoods and proposals will be detailed in Neighbourhood Design Codes.

These points of delight will aid legibility and understanding of place. By acting as natural meeting and talking points, they will foster community spirit. These elements will also contribute to the formation of a distinct Welborne identity, heightening an individual sense of place by creating place markers across the Garden Village.

The interventions will be of varying scale and influence, ranging from parks and buildings at one end of the scale to planting and architectural details at the other. They may include:

LANDSCAPE

- Landscape spaces with points of interest such as woodland glades, wild areas or water features
- Incidental landscape spaces utilising small pockets and corners to bring interest to the street scene
- Bespoke shelters, providing places of rest and refuge
- Resting points with a view, such as a bench, log or seating perch allowing people to stop and take in their surroundings
- Local materials used in a way that exhibits fine detailing, such as flint work, carved timber or stone
- Signage uniquely designed for Welborne, facilitating understanding of place and legibility
- Play spaces that engage all senses and are integrated into the landscape
- Wildlife habitats and interaction opportunities
- Planting that uses specimen trees, flowering trees, edible plants and scented planting to stimulate delight

LAYOUT

- Formal civic spaces, providing places to gather, hold events and meet, such as Welborne Park and the urban squares in the District Centre and Village Centre
- A series of community green spaces that are designed to be locationally and symbolically central to each neighbourhood, providing a focus for local life
- Moments of interest created at street junctions, where non-typical blocks or arrangements are employed
- A permeable network of greenways, green links and open space routes, establishing pedestrian and cycle movement routes across Welborne

BUILT FORM

- Principal landmark features to include focal buildings of significant scale and height that will be visible on the skyline
- Secondary landmark features, lower in height than the principal landmark features, but designed in a way that reflects their status as important buildings within Welborne
- Street frontages predominately composed of repeated house types to create a strong and legible overall composition, contrasted by some smaller-scale buildings that break the mould and therein create a point of difference
- Buildings designed to include materials and detailing that exhibit craftsmanship, such as classical detailing, mouldings and door surrounds
- Use of a distinctive palette of colours, hardware and house signage

KEY COMPONENT *(Must be adhered to)*

1. Each Reserved Matters Application will demonstrate how points of delight have been incorporated. This will be presented to and approved by the Master Developer and Town Architect prior to submission of each Reserved Matters Application

6. NEIGHBOURHOODS

Welborne will be composed of a series of distinct neighbourhoods, each with its own identity. They comprise dwellings, landscape spaces and ancillary uses appropriate to the neighbourhood, such as pre-school, day care and small-scale retail.

The neighbourhood boundaries are flexible and will include adjacent perimeter roads as required. Neighbourhoods may be split into a number of parcels that will be identified as part of a Neighbourhood Design Code.

This section describes the defining characteristics of each neighbourhood, including the strategic design components. Further information on planting strategy, architectural style and materials and details can be found in Appendices 1-3.

ALBANY
Albany is a large neighbourhood located to the east of the A32. It is surrounded by landscape to the north and east and is adjacent to the Welborne Sports Hub.

BLAKES COPSE
Blakes Copse takes its name from the adjacent woodland. It is the northern-most neighbourhood in Welborne and is a low-density area surrounded by open space and woodland.

CHESTERFIELD
Partly including the Village Centre, Chesterfield takes inspiration from local Hampshire towns and villages.

DASHWOOD
Dashwood neighbourhood is at the north-western corner of Welborne on the rural fringe, taking its name and character influences from the existing woodland of Dashwood.

HEYTESBURY
Heytesbury includes part of the Village Centre. It is the arrival point into Welborne from the north and is a medium-density, more urban neighbourhood.

HIGHSTEAD
Highstead is the western most neighbourhood in Wellborne and is a lower-density residential neighbourhood surrounded by landscape.

NORTON
Norton is a small, medium density neighbourhood adjacent to the District Centre. Its character is similar and complementary to Park Village West and The Ride.

PARK VILLAGE EAST
A higher density, more formal neighbourhood with terraced housing and tighter streets. It lies to the east of Welborne Park.

PARK VILLAGE WEST
Lies to the west of Welborne Park and, like Park Village East it is a higher density, more formal area. It shall have a character complementary to Norton and The Ride.

THE RIDE
Located at the west of Welborne, The Ride is a linear neighbourhood sitting alongside Welborne Mile SANG. Its character is complementary to Park Village West and Norton.

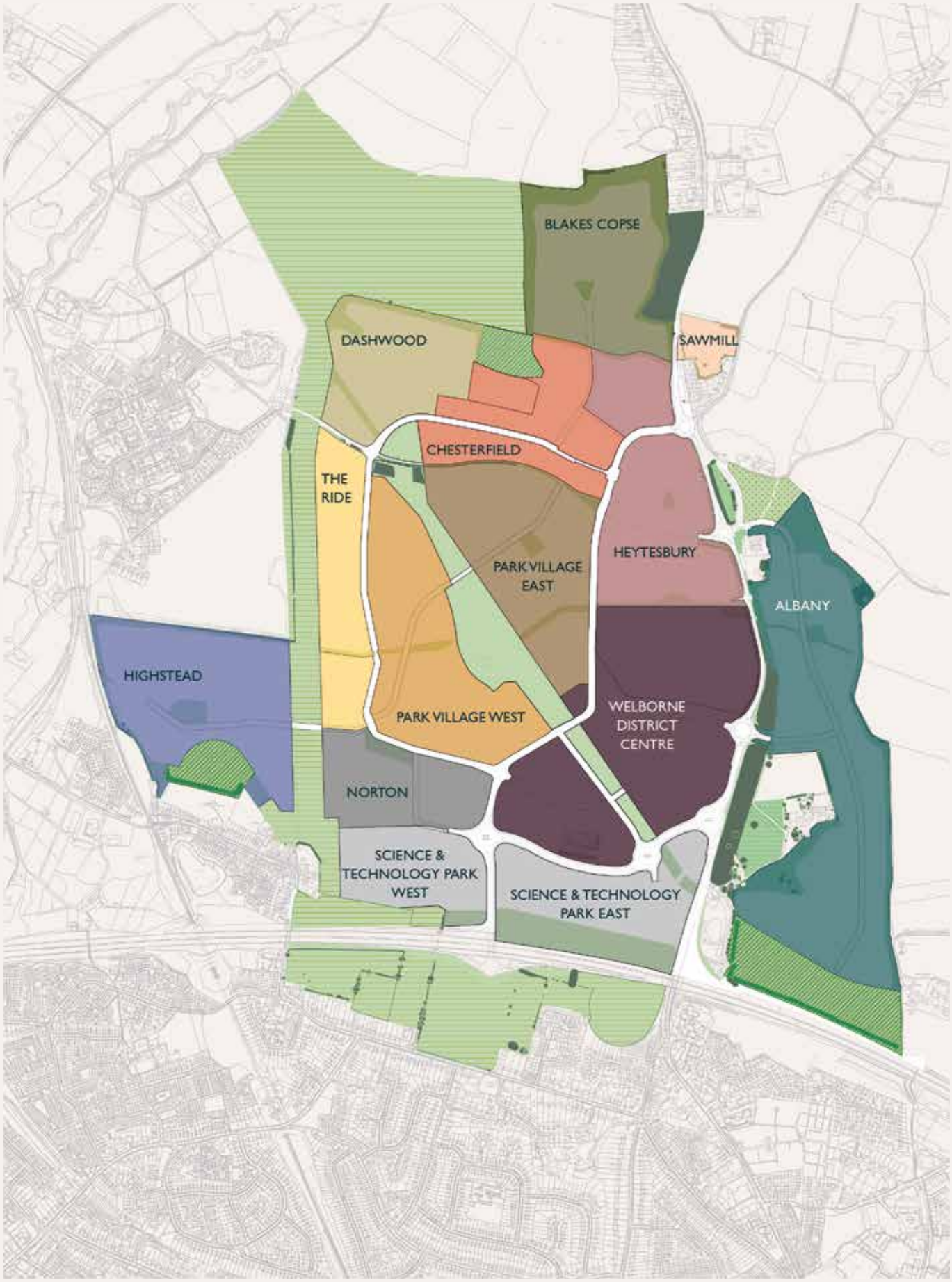
SAWMILL
Located at the north east of the settlement, to the east of the A32.

WELBORNE DISTRICT CENTRE
The civic and commercial centre of Welborne. High density with buildings up 5 storeys tall.

WELBORNE SCIENCE & TECHNOLOGY PARK EAST
With buildings up to 20m tall, a key employment precinct potentially including offices, R&D, industrial and warehouses.

WELBORNE SCIENCE & TECHNOLOGY PARK WEST
With buildings up to 20m tall, a key employment precinct potentially including offices, R&D, industrial and warehouses.

NEIGHBOURHOOD PLAN



6a. NEIGHBOURHOOD TRANSITION EDGES

The transitions between adjoining neighbourhoods will be carefully considered to achieve coherent street scenes. The built form character will principally be complementary between adjacent neighbourhood transition edges. The simple materials and planting palettes proposed will enable neighbourhoods to sit easily alongside one another; an exception may be in locations where it is appropriate to have a distinct and definitive edge to a neighbourhood. If this is required, it will be defined in the relevant Neighbourhood Design Code.

Key transitions will be those where the primary street network divides different neighbourhoods, such as Park Village East and Heytesbury located either side of Welborne Way.

Neighbourhoods will predominately use a single architectural character however it may be appropriate to use a combination of architectural characters in selected neighbourhoods and transition edges.

Below: Illustrative image showing the interface between Chesterfield and Dashwood at the northern end of Welborne Park, demonstrating a complementary architectural and material treatment approach.

NEIGHBOURHOOD TRANSITION EDGES PLAN

KEY

Village Centre

Welborne District Centre

Transition edge
Built-form character to be complementary to adjacent neighbourhood transition edge

ALBANY

KEY COMPONENTS *(Must be adhered to)*

LAND USE: Residential and ancillary uses

DENSITY: Up to 30dph / selected up to 35dph location defined on Density Plan (Section 3d)

STOREY HEIGHTS: Up to 2.5 storeys (11m max.) / selected up to 3 storeys (14m max.) location defined on Building Heights Plan (Section 3e)

LANDSCAPE CHARACTER: Parkland

BUILT FORM CHARACTER: Garden City: Arts and Crafts

CONTEXT

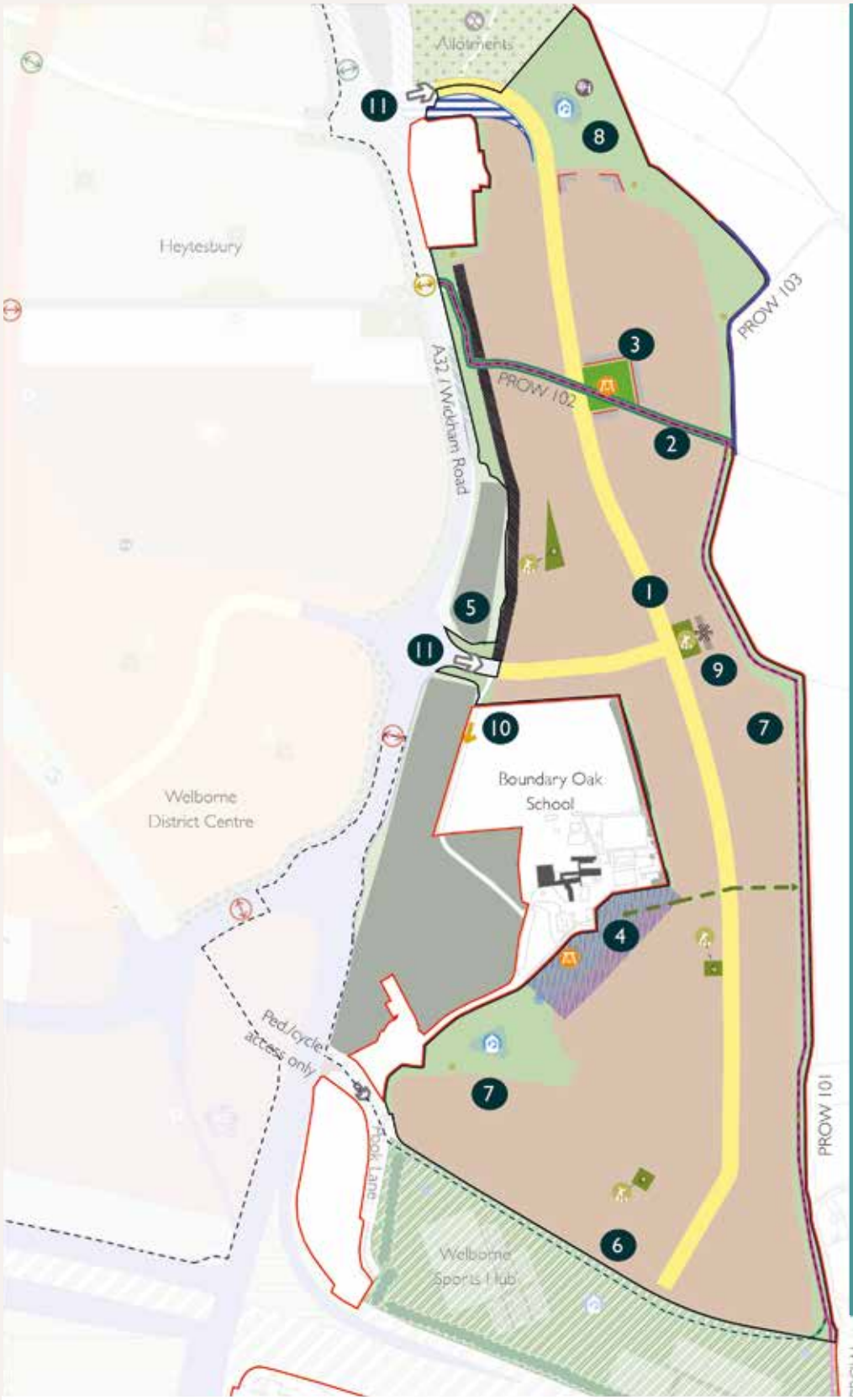
Albany is located to the east of the village and is a large self-contained neighbourhood. It is surrounded by landscape to the north and east; to the west is the A32 and to the south the M27. The proposed neighbourhood wraps around the existing Boundary Oak School, which includes a Grade II-listed building. Beyond the southern extent of the neighbourhood is the proposed Welborne Sports Hub that will be an important facility for the whole of Welborne. It is a lower density neighbourhood that will comprise of predominantly detached and semi-detached housing.

LAYOUT

Albany will be laid out in a simple grid with regular landscaped streets to include front gardens. A secondary street will run north to south through the neighbourhood with two connections onto the A32. The layout will provide east–west permeability with greenways and green links. The 10k Park will extend along the entire eastern edge connecting to the allotments to the north and Welborne Sports Hub to the south. The layout will sensitively respond to the setting of the listed building (Boundary Oak School); the western edge will include a park adjacent to the Boundary Oak School to provide an appropriate setting.

The block structure is intended to predominantly consist of back-to-back garden perimeter blocks. A series of community green spaces and pocket parks will be provided, creating locations for play across the neighbourhood.

Left: Illustrative view of a typical Albany residential street



KEY COMPONENTS

(Must be adhered to)

1. A secondary street will run north to south through the neighbourhood with two links to the A32
2. An east–west greenway will provide a strategic connection through the neighbourhood
3. A community green space and pocket parks will be provided across the neighbourhood (locations to be confirmed)
4. The relationship of new buildings to the existing Boundary Oak school (Grade II listed) will enhance and support the existing setting and tree planting
5. A32 existing planting will be retained, managed and enhanced with additional woodland tree planting
6. Proposed housing will front the Welborne Sports Hub to the south
7. The perimeter edges and their interface with the surrounding landscape will be predominantly designed using edge lanes with planting to the boundary
8. The park to the north of Albany is part of the 10k Park: Growing Zone; it will provide youth play and links to the allotments
9. A landmark building will be positioned in the neighbourhood (location to be confirmed)
10. Vehicular access to Boundary Oak School
11. Two access points will be provided from the A32 as indicated

ILLUSTRATIVE PLAN KEY

- Welborne site boundary
- Albany neighbourhood boundary
- Area for housing
- Secondary street
- Access point
- Vehicular access to Boundary Oak School
- Greenway
  incorporating PRoW bridleways and footpaths as indicated
- Illustrative green link
- PRoW bridleway
  3m-wide where new
- PRoW footpath
  1.5m-wide where new
- Open space route
- 10k Park route
  connecting to PRoW bridleways/footpaths as indicated
- Community green space
- Pocket park
- Local play (approx 400m² x2)
- Youth play (approx 1000m² x2)
- Neighbourhood play
  (approx 100m² x4 plus additional provision in 10k Park)
- Community growing space
- SuDS
- Signalised crossing point
- Pegasus crossing point
- Landmark building
- Key frontage
- Listed building
- Boundary Oak School zone
  required to respect setting of Listed Building
- Noise mitigation
  required for residential properties within 60m of the A32
- Land identified for access road

BLAKES COPSE

KEY COMPONENTS *(Must be adhered to)*

LAND USE: Residential and ancillary uses

DENSITY: Up to 30dph / selected up to 35dph location defined on Density Plan (Section 3d)

STOREY HEIGHTS: Up to 2.5 storeys (11m max.) / selected up to 3 storeys (14m max.) location defined on Building Heights Plan (Section 3e)

LANDSCAPE CHARACTER: Woodland

BUILT FORM CHARACTER: Garden City: Arts and Crafts

CONTEXT

Blakes Copse neighbourhood is surrounded by open space and contained by existing mature landscape features. It is located at the most northern and highest part of the site between two important woodlands, Blakes Copse Woodland to the east and Dashwood SANG to the west. To the south (outside of the neighbourhood boundary) is a greenway that incorporates PRoW 87 and defines the boundary between neighbouring Chesterfield and Heytesbury.

LAYOUT

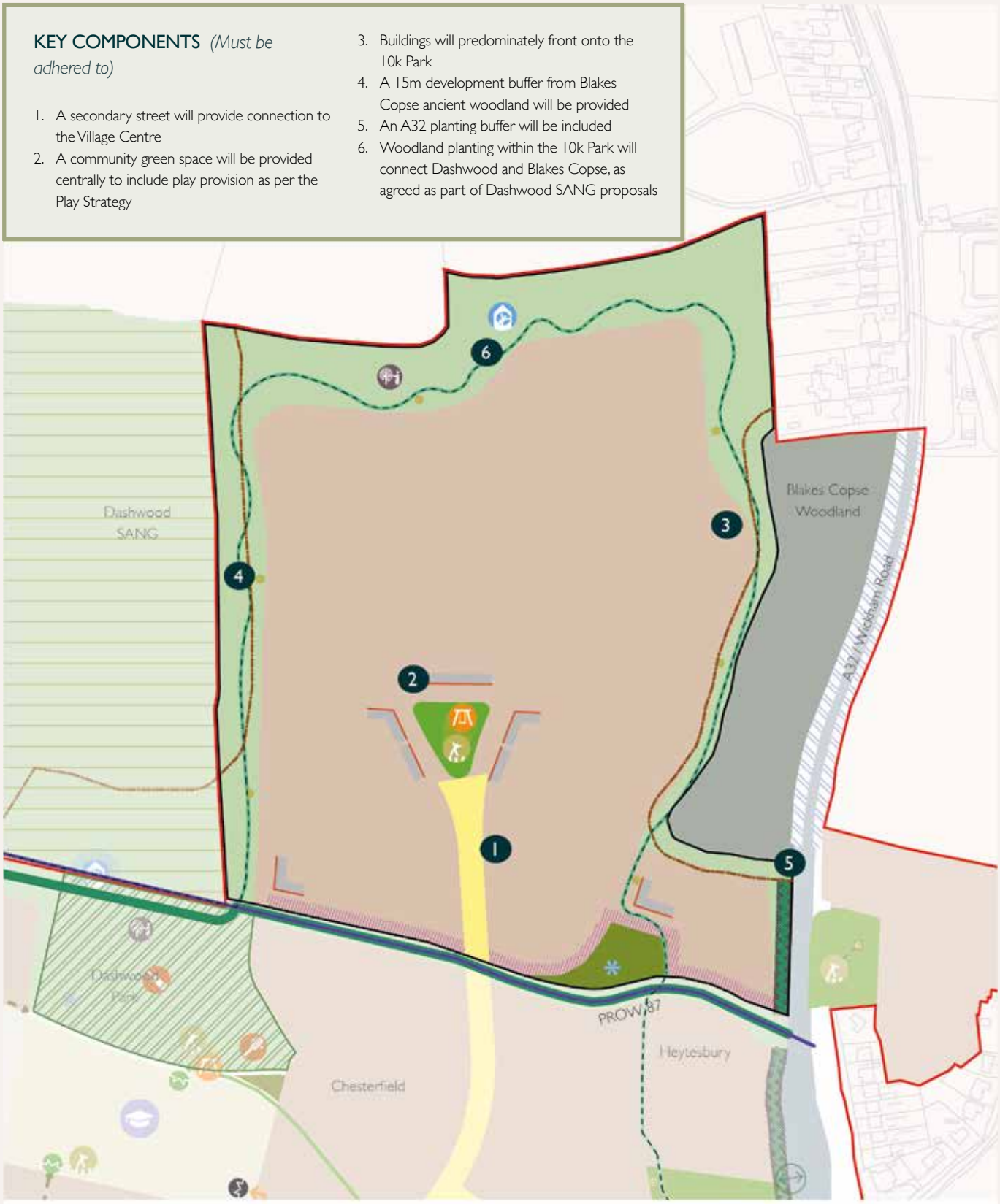
A secondary street will provide a direct connection from the centre of Blakes Copse to the Village Centre. The street network will comprise of tertiary streets and edge lanes on the perimeter, providing active frontage to the landscape edge. The streets will be laid out to adopt sinuous curves reflecting the intended informal, less regular character. Back-to-back garden perimeter blocks will predominantly be used and there will be opportunity for some plots to be larger with generous front gardens.

At the centre of the layout will be a community green space. Pedestrian and cycle east–west permeability, providing access between the surrounding 10k Park, will be promoted by the greenway at the southern boundary of the neighbourhood. The surrounding open space of 10k Park will provide circular walks, connection to nature and a woodland connection between Blakes Copse and Dashwood.

Left: Illustrative view of houses fronting onto a Blakes Copse community green space

KEY COMPONENTS *(Must be adhered to)*

1. A secondary street will provide connection to the Village Centre
2. A community green space will be provided centrally to include play provision as per the Play Strategy
3. Buildings will predominately front onto the 10k Park
4. A 15m development buffer from Blakes Copse ancient woodland will be provided
5. An A32 planting buffer will be included
6. Woodland planting within the 10k Park will connect Dashwood and Blakes Copse, as agreed as part of Dashwood SANG proposals



ILLUSTRATIVE PLAN KEY

- Welborne site boundary
- Blakes Copse neighbourhood boundary
- Area for housing
- Secondary street
- Community green space
- Pocket park
- Greenway incorporating PRoW bridleways and footpaths as indicated
- PRoW footpath 1.5m-wide where new
- Open space route
- 10k Park route
- Youth play (approx 1000m² x1)
- Local play (approx 400m² x1)
- Neighbourhood play (approx 100m² x1 plus additional provision in 10k Park)
- Community growing space
- Indicative SuDS
- Key frontage
- A32 buffer
- Noise mitigation required for residential properties within 60m of the A32
- 15m existing woodland offset
- Transition edge Built form character to be complementary to adjecent neighbourhood transition edge

CHESTERFIELD
INCLUDING VILLAGE CENTRE

KEY COMPONENTS *(Must be adhered to)*

LAND USE: Residential, retail, community, day care, pre-school, primary school, indoor sports, public realm, care home

DENSITY: Village Centre up to 50dph. Residential up to 35dph / selected up to 45dph location defined on Density Plan (Section 3d)

STOREY HEIGHTS: Up to 2.5 storeys (11m max.) / selected up to 3 storeys (14m max.) / selected up to 4 storeys (17m max.) location defined on Building Heights Plan (Section 3e)

LANDSCAPE CHARACTER: Woodland

BUILT FORM CHARACTER: Hampshire Vernacular and Hampshire Formal

CONTEXT

Chesterfield is a linear neighbourhood in the northern part of Welborne, including the Village Centre. This will be an important destination within Welborne, providing commercial and community uses set around high-quality public realm. The design and character of Chesterfield will draw inspiration from traditional, organically developed local settlements such as Wickham and Fareham. Chesterfield and the Village Centre will be key, identifiable locations within Welborne. Chesterfield includes a two-form primary school.

LAYOUT

The primary street will run through Chesterfield in an east–west alignment connecting to Welborne Way at the eastern end. A secondary street will connect Chesterfield with neighbouring Blakes Copse. Knowle Road marks the southern boundary of the neighbourhood. The Village Centre and associated urban square will be the key space and the streets and block structure will be set out around this space. Courtyard blocks will predominately be employed in order to achieve the terraced frontage that is integral to the intended character.

A strategic green link in a diagonal alignment will connect the Village Centre to the primary school and also Dashwood Park. This link will follow the desire line and cut through the block structure accordingly.

Left: Illustrative view of town hall, the principal landmark building

KEY COMPONENTS *(Must be adhered to)*

1. Primary street accessed from Welborne Way will pass through the neighbourhood; buildings will predominately front onto the street
2. A secondary street will be provided leading to Blakes Copse
3. Buildings will predominately front onto Knowle Road, Welborne Park and Dashwood Park
4. A high-quality public realm will be provided in the Village Centre urban square
5. A strategic green link will be provided connecting the Village Centre to Chesterfield primary school and Dashwood Park
6. A landmark building (that may fulfil the community building requirement) will be located addressing the urban square within the Village Centre
7. A landmark building will also be provided addressing Welborne Way and Knowle Road
8. Vehicular access to school

ILLUSTRATIVE PLAN KEY

- Welborne site boundary
- Chesterfield neighbourhood boundary
- Village Centre
- Area for housing
- Primary street
- Secondary street
- Urban square
- Pocket park
- Greenway
  incorporating PRoW bridleways and footpaths as indicated
- Strategic green link
- Illustrative green link
- PRoW footpath
  1.5m-wide where new
- 10k Park route
- Primary school (2ha)
- Neighbourhood play
  (approx 100m² x3 plus additional provision in Welborne Park and Dashwood Park)
- Unsignalised crossing point
- Bus stop
- School entrance
- School vehicular entrance
- Vehicular access to school
- Community building
- Principal landmark building
- Landmark building
- Key frontage
- Transition edge
  Built-form character to be complementary to adjacent neighbourhood transition edge

DASHWOOD

KEY COMPONENTS *(Must be adhered to)*

LAND USE: Residential and ancillary uses

DENSITY: Up to 30dph / selected up to 35dph location defined on Density Plan (Section 3d)

STOREY HEIGHTS: Up to 3 storeys (14m max.) / selected up to 4 storeys (17m max.) location defined on Building Heights Plan (Section 3e)

LANDSCAPE CHARACTER: Woodland

BUILT FORM CHARACTER: Garden City: Arts and Crafts and Garden City: Queen Anne

CONTEXT

Dashwood neighbourhood is at the north-western corner of Welborne on the rural fringe, taking its name and character influences from the existing mature woodland, Dashwood. Its location north of the Knowle Road ridgeline and the existing topography mean views are focused towards the woodland. Dashwood is a neighbourhood that benefits from views outwards to the backdrop of existing mature woodlands and key landmark trees.

Along with Blakes Copse neighbourhood, it forms a seamless extension to Chesterfield and the Village Centre, especially in the area surrounding the proposed primary school site and Dashwood Park.

LAYOUT

Dashwood is located off the primary road network and adjacent to Dashwood Park, which is a strategic park with community facilities, tennis club and play for all ages.

The street network will respond to the unusual shape of the development parcel, with a series of gently curving streets.

A generous greenway through the neighbourhood connects Welborne Park to Welborne Mile SANG and into Dashwood SANG, whilst a secondary east–west green link provides a direct pedestrian and cycle route through the neighbourhood providing access to the primary school and Village Centre beyond.

Left: Illustrative view of a typical Dashwood house type

KEY COMPONENTS *(Must be adhered to)*

1. Multiple vehicular access points into Dashwood from the adjacent primary road and secondary street will be provided. Buildings to front onto these streets
2. Buildings will predominately front onto Dashwood Park
3. Greenway linking Welborne Park to Welborne Mile SANG will be predominately fronted by buildings
4. A community green space will be provided centrally to include play provision as per the Play Strategy
5. A principal landmark building will be located at the northern end of Welborne Park
6. Reserve land may be used to expand the primary school at a future time. Final location and site boundary to be agreed with HCC. Any interim use of land will be agreed with FBC

ILLUSTRATIVE PLAN KEY

- Welborne site boundary
- Dashwood neighbourhood boundary
- Area for housing
- Primary street
- Community green space
- Pocket park
- Reserved land (0.8ha)
- Greenway — incorporating PRoW bridleways and footpaths as indicated
- Strategic green link
- Illustrative green link
- 10k Park route — connecting to PRoW bridleways/footpaths as indicated
- Youth play (approx 1000m² x2)
- Neighbourhood play (approx 100m² x1 plus additional provision in 10k Park)
- Community growing space
- SuDS
- Unsignalised crossing point
- Principal landmark building
- Key frontage
- 15m existing woodland offset
- Transition edge — Built-form character to be complementary to adjacent neighbourhood transition edge

HEYTESBURY

KEY COMPONENTS *(Must be adhered to)*

LAND USE: Residential and ancillary uses

DENSITY: Up to 25dph / selected up to 35dph / selected up to 45dph / selected up to 50dph location defined on Density Plan (Section 3d)

STOREY HEIGHTS: Up to 4 storeys (17m max.) / selected up to 5 storeys (20m max.) location defined on Building Heights Plan (Section 3e)

LANDSCAPE CHARACTER: Woodland and Downland

BUILT FORM CHARACTER: Garden City: Queen Anne

CONTEXT

Heytesbury is a central neighbourhood on the eastern side of Welborne. It is the arrival point into the Garden Village from the north. It comprises a number of distinct parcels which are defined by several east–west routes including Knowle Road, which bisects the neighbourhood.

It is a higher density neighbourhood with buildings permitted up to four storeys fronting onto Welborne Way. Heytesbury includes a portion of the Village Centre, to the east of Welborne Way.

LAYOUT

Connection and permeability will be provided through the east–west routes. It will be important to provide strong frontage onto the key movement routes (Welborne Way and Knowle Road) that pass through and alongside the neighbourhood.

Courtyard blocks with rear-accessed parking will be utilised within Heytesbury to achieve a more urban terraced frontage to Welborne Way. Knowle Road is the only permitted vehicular junction onto Welborne Way. A landscape buffer is proposed along the A32 and it is intended that development will back onto this edge.

Community green spaces will be provided in the neighbourhood. The 10k Park will provide connectivity along the A32 eastern edge linking to the east–west greenway Pegasus crossing.

Left: Illustrative terraced street frontage to Welborne Way in Heytesbury

KEY COMPONENTS *(Must be adhered to)*

1. Vehicular access points onto Welborne Way will be limited to the Knowle Road junction
2. Buildings will predominately front onto Welborne Way; boundary treatments will be consistent and harmonious with Park Village East frontage on opposing side of the street
3. Buildings will predominately front onto Knowle Road
4. Community green spaces will be provided to include play provision as per the Play Strategy
5. A central east–west greenway will provide strategic connections through the neighbourhood connecting Park Village East to Albany. A Pegasus crossing will be provided across the A32
6. A northern east–west greenway that retains alignment of PRoW 87 will be provided
7. Landmark buildings will be located at the Knowle Road/A32 roundabout junction
8. A landscape buffer will be provided along the length of the A32
9. Heytesbury will include part of the 10k Park

ILLUSTRATIVE PLAN KEY

- Welborne site boundary
- Heytesbury neighbourhood boundary
- Village Centre
- Area for housing
- Primary street
- Secondary street
- Community green space
- Pocket park
- Greenway
- Strategic green link
- PRoW bridleway (3m-wide where new)
- PRoW footpath (1.5m-wide where new)
- Open space route
- 10k Park route
- Fitness trail
- Local play
- Neighbourhood play (approx 100m² x2 plus additional provision in 10k Park)
- SuDS
- Unsignalised crossing point
- Signalised crossing point
- Pegasus crossing point
- Bus stop
- Landmark building
- Key frontage
- A32 buffer
- Noise mitigation (required for residential properties within 60m of the A32)
- Transition edge (Built-form character to be complementary to adjacent neighbourhood transition edge)

HIGHSTEAD

KEY COMPONENTS *(Must be adhered to)*

LAND USE: Residential and ancillary uses (plus potential rail halt)
DENSITY: Up to 30dph / selected up to 35dph location defined on Density Plan (Section 3d)
STOREY HEIGHTS: Up to 3 storeys (14m max.)
LANDSCAPE CHARACTER: Meadows
BUILT FORM CHARACTER: Garden City: Arts & Crafts

CONTEXT

Highstead is the western-most neighbourhood of Welborne. It is surrounded by landscape, with the Welborne Mile SANG to the east, Cricket Pitch to the south and large open fields to the north providing a buffer to Knowle Village.

The potential rail halt is located on the south-western edge of Highstead, which will be a focal destination for the neighbourhood and Garden Village as a whole.

It is a lower-density residential neighbourhood with predominately detached and semi-detached housing.

LAYOUT

Highstead will be laid out in a simple grid with regular landscaped streets to include front gardens. A secondary street will connect Highstead to the primary road network, providing a direct connection between the District Centre and the potential rail halt.

Important components of the layout will include a community green space and high-quality public realm at the entrance of the rail halt (if brought forward).

The block structure is intended to consist predominately of back-to-back garden perimeter blocks, with green links provided to create good pedestrian permeability.

Left: Illustrative view of gabled houses on a Highstead street

KEY COMPONENTS *(Must be adhered to)*

1. A secondary street will provide east–west connection between rail halt reserve to wider Welborne. It will cross Welborne Mile SANG in a single location
2. Rail halt reserved land will match approved Land Use Parameter Plan. Key frontage buildings and a high-quality public space will be provided at the rail halt entrance (if brought forward)
3. Public Rights of Way will be retained; diversion of PRoW 85 may be required to accommodate rail halt in due course
4. Buildings will predominately front onto Welborne Mile SANG
5. A community green space will be provided with play provision for the neighbourhood provided as per the Play Strategy
6. Two landmark building features will be provided as a minimum, one on the eastern boundary addressing the Welborne Mile and one to the west
7. No building within 75m of Funtley will exceed 8.5m in height
8. Highstead will include part of the 10k Park
9. Connections will be provided into Welborne Mile SANG
10. Connections will be provided into the Cricket Pitch area

ILLUSTRATIVE PLAN KEY

- Welborne site boundary
- Highstead neighbourhood boundary
- Area for housing
- Secondary street
- Community green space
- Pocket park
- PRoW bridleway (3m-wide where new)
- PRoW footpath (1.5m-wide where new)
- Open space route
- 10k Park route (connecting to PRoW bridleways/footpaths as indicated)
- Local play (approx 300m² x1)
- Youth play (approx 1000m² x1)
- Neighbourhood play (approx 100m² x3 plus additional provision in 10k Park)
- SuDS
- Unsignalised crossing point
- Landmark building
- Key frontage
- Potential rail halt
- 75m Funtley offset (no building will exceed 8.5m in height)
- Tree planting within landscape buffer

NORTON

KEY COMPONENTS *(Must be adhered to)*

LAND USE: Residential and ancillary uses
DENSITY: up to 35 dph
STOREY HEIGHTS: Up to 4 storeys (17m max.)
LANDSCAPE CHARACTER: Meadows
BUILT FORM CHARACTER: Garden City: Queen Anne

CONTEXT

Norton is located adjacent to several residential neighbourhoods, the District Centre to the east and Welborne Science and Technology Park West to the south. Its eastern edge is important for the entrance into Welborne from the motorway junction providing frontage to Welborne Way. Its western edge fronts onto the 10k Park/Welborne Mile SANG with connections west to Highstead. Norton is a medium density neighbourhood.

LAYOUT

The layout responds to the 10k Park/Welborne Mile SANG to the east, the northern open space providing play and strategic SuDS provision and its relationship the Science and Technology Park to the south.

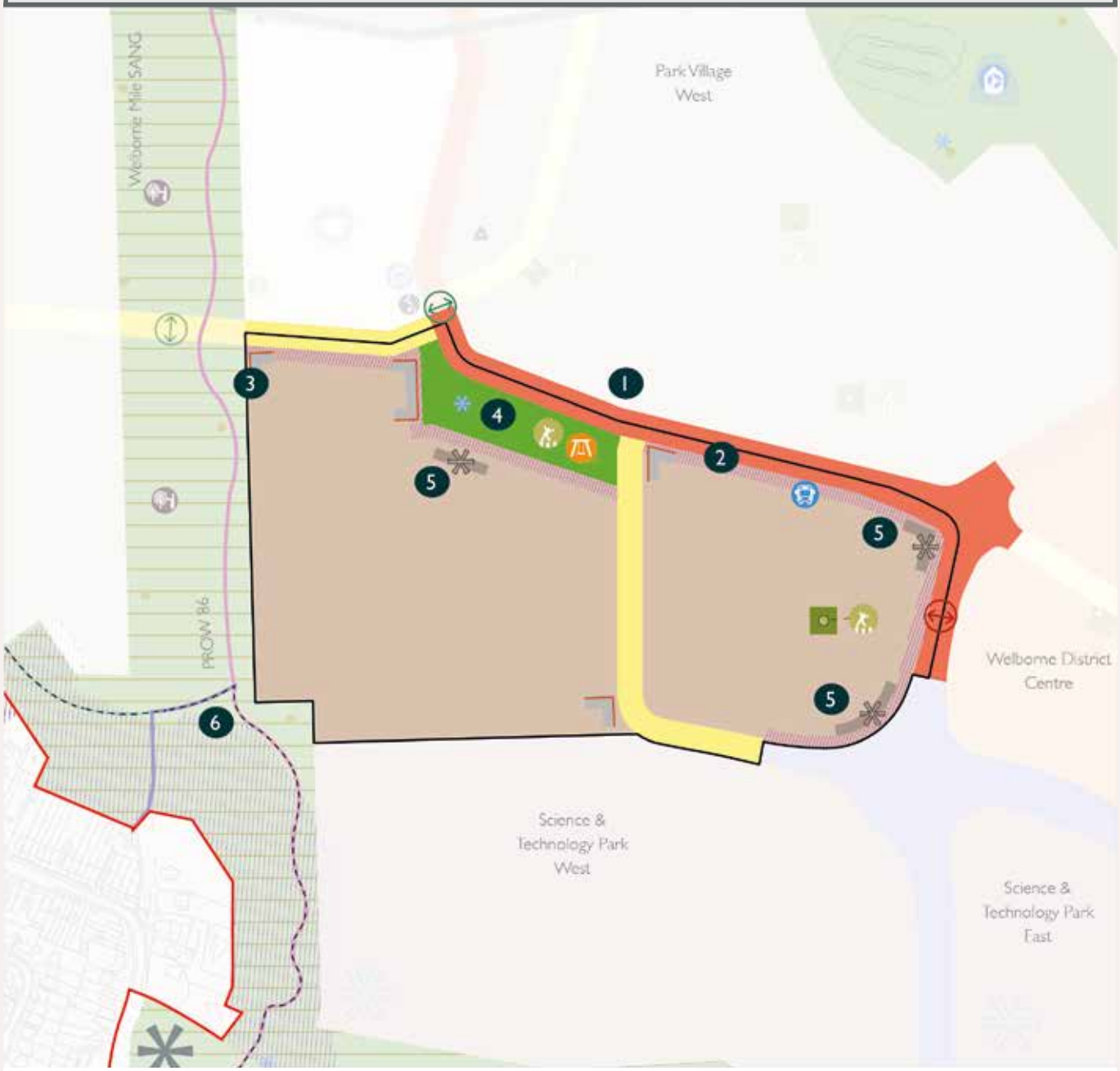
The primary street marks the northern boundary of the neighbourhood with a secondary street dividing it into an eastern and western parcel. The eastern parcel will relate more to the District Centre, being of more urban character and laid out with courtyard blocks. The western parcel will utilise back-to-back-garden perimeter blocks and the layout will respond to the 10k Park/Welborne Mile SANG.

At the northern edge will be a community green space in the form of a formal green. This will be bounded on one side by the primary street and will, therefore, be an important landmark space within Welborne as a whole.

Left: Illustrative view of Norton terraced housing

KEY COMPONENTS *(Must be adhered to)*

1. Vehicular access points into the neighbourhood will be from the primary street and the secondary street that passes through the neighbourhood
2. Buildings will predominately front onto the primary street; boundary treatments to be consistent and harmonious with Park Village West frontage on opposing side of the street
3. The western perimeter interface with the 10k Park/Welborne Mile SANG will be designed using edge lanes with buildings providing active frontage. Connections will be provided into Welborne Mile SANG
4. Community green space will be provided on the northern edge to include play provision as per the Play Strategy
5. Three landmark buildings will be located within the neighbourhood, two on the eastern edge along Welborne Way and a second fronting onto the green space and viewed from the primary street



ILLUSTRATIVE PLAN KEY

- Welborne site boundary
- Norton neighbourhood boundary
- Area for housing
- Primary street
- Secondary street
- Community green space
- Pocket park
- PRoW bridleway — 3m-wide where new
- PRoW footpath — 1.5m-wide where new
- 10k Park route — connecting to PRoW bridleways/footpaths as indicated
- Local play (approx 400m² x1)
- Neighbourhood play (approx 100m² x2)
- Community growing space
- SuDS
- Unsignalised crossing point
- Signalised crossing point
- Bus stop
- Landmark building
- Key frontage
- 75m Funtley offset — (no building will exceed 8.5m in height)
- Transition edge — Built-form character to be complementary to adjacent neighbourhood transition edge

PARK VILLAGE EAST

KEY COMPONENTS *(Must be adhered to)*

LAND USE: Residential and ancillary uses

DENSITY: Up to 35dph / selected up to 45dph location defined on Density Plan (Section 3d)

STOREY HEIGHTS: Up to 4 storeys (17m max.) / selected up to 5 storeys (20m max.) location defined on Building Heights Plan (Section 3e)

LANDSCAPE CHARACTER: Downland

BUILT FORM CHARACTER: Hampshire Formal

CONTEXT

Park Village East is a central neighbourhood that connects Chesterfield and Welborne District Centre. It is a higher-density area, with buildings up to five storeys high and a more formal, urban character. The neighbourhood benefits from its direct relationship with Welborne Park. It is bounded by Knowle Road to the north, Welborne Way to the east and Welborne Park to the west. The topography in this part of the site slopes gently south.

LAYOUT

At the centre of Park Village East will be a community green space in the form of a formal green. All streets and blocks within the neighbourhood will be laid out in regular fashion around this focal point. The layout of the neighbourhood and its western edge will respond to its relationship to Welborne Park; the interface of this edge will be informed by the Welborne Park design.

Courtyard blocks with rear-accessed parking will be utilised within Park Village East to achieve a more formal and urban terraced frontages to streets. There is a requirement for this block type adjacent to Welborne Way due to the limited number of access points permitted off the primary street and a consequential requirement for plots to be serviced from courtyard lanes to the rear.

Two important movement routes cross the neighbourhood in an east–west direction: a secondary street that follows a diagonal alignment from Chesterfield to Highstead and a greenway providing a multi-use path for pedestrians, cyclists and horse riders.

Left: Typical Park Village East house styles, designed in Hampshire Formal

KEY COMPONENTS *(Must be adhered to)*

1. Vehicular access points onto Welborne Way are limited to Knowle Road junction and one further access near the District Centre
2. Buildings will predominately front onto Welborne Way; boundary treatments to be consistent and harmonious with Heytesbury frontage on opposing side of the street
3. Buildings will predominately front onto Knowle Road and Welborne Park
4. Existing pedestrian/cycle link on Knowle Road may be realigned but route will be maintained
5. Community green space will be provided centrally to include play provision as per the Play Strategy
6. Community green space will be provided at Welborne Way–Knowle Road junction, to include neighbourhood play
7. A secondary street will be provided linking Chesterfield to Welborne Park
8. A central east–west greenway will provide strategic connections through the neighbourhood
9. A landmark building will be located where the secondary street crosses Welborne Park

ILLUSTRATIVE PLAN KEY

- Welborne site boundary
- Park Village East neighbourhood boundary
- Area for housing
- Welborne Way
- Secondary street
- Community green space
- Pocket park
- Greenway
  incorporating PRoW bridleways and footpaths as indicated
- Strategic green link
- PRoW bridleway
  3m-wide where new
- Fitness trail
- Local play (approx 300m² x1)
- Neighbourhood play
  (approx 100m² x4 plus additional provision in Welborne Park)
- Community growing space
- SuDS
- Unsignalised crossing point
- Signalised crossing point
- Landmark building
- Key frontage
- Transition edge
  Built-form character to be complementary to adjacent neighbourhood transition edge

PARK VILLAGE WEST

KEY COMPONENTS *(Must be adhered to)*

LAND USE: Residential and ancillary uses

DENSITY: Up to 35dph / selected up to 45dph (location defined on Density Plan (Section 3d)

STOREY HEIGHTS: Up to 4 storeys (17m max.) / selected up to 5 storeys (20m max.) (location defined on Building Heights Plan (Section 3e)

LANDSCAPE CHARACTER: Downland

BUILT FORM CHARACTER: Garden City: Queen Anne

CONTEXT

Park Village West is a central neighbourhood located to the west of Welborne Park. It forms a pair with Park Village East as both front directly onto Welborne Park. It is also closely associated in character with adjacent neighbourhoods, the Ride and Norton.

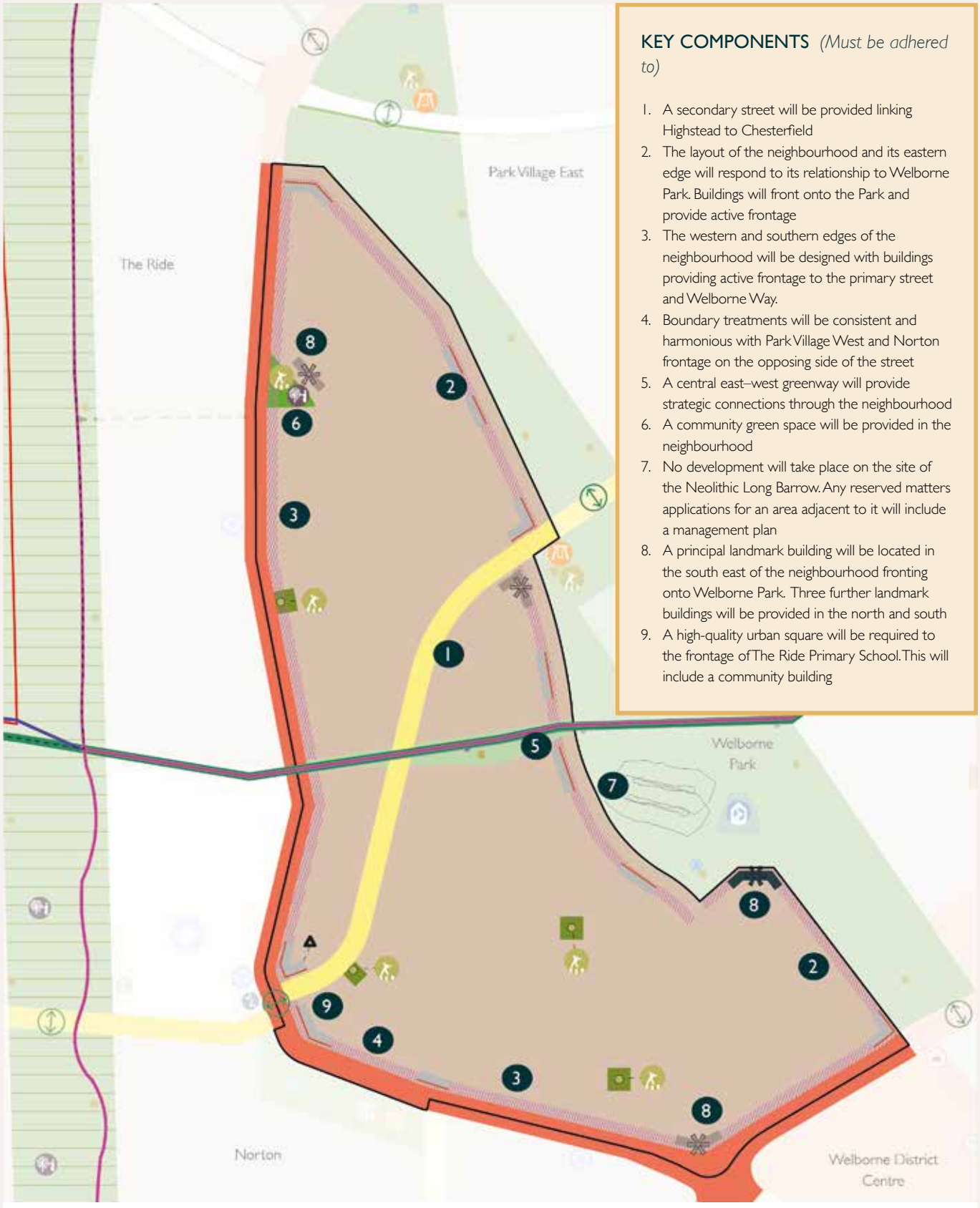
Park Village West is a higher density neighbourhood, with buildings up to five storeys high fronting Welborne Park and on its southern boundary fronting onto Welborne Way. The topography gently falls in a south-west direction.

LAYOUT

Park Village West will be laid out with predominately back-to-back garden perimeter blocks with some higher density courtyard blocks close to the District Centre. The layout of the neighbourhood will respond to its relationship to Welborne Park and the primary street; both of these edges will be fronted by buildings. Community pocket parks will provide informal green spaces across the neighbourhood.

Two important movement routes cross the neighbourhood in an east–west direction: a secondary street that follows a diagonal alignment from Chesterfield to Highstead; and a greenway providing a multi-use path for pedestrians, cyclists and horse riders. On the boundary of the south-west corner of the neighbourhood will be an urban square, adjacent to the primary school and where the secondary street leads to Highstead.

Left: Typical residential street in Park Village West



KEY COMPONENTS *(Must be adhered to)*

1. A secondary street will be provided linking Highstead to Chesterfield
2. The layout of the neighbourhood and its eastern edge will respond to its relationship to Welborne Park. Buildings will front onto the Park and provide active frontage
3. The western and southern edges of the neighbourhood will be designed with buildings providing active frontage to the primary street and Welborne Way.
4. Boundary treatments will be consistent and harmonious with Park Village West and Norton frontage on the opposing side of the street
5. A central east–west greenway will provide strategic connections through the neighbourhood
6. A community green space will be provided in the neighbourhood
7. No development will take place on the site of the Neolithic Long Barrow. Any reserved matters applications for an area adjacent to it will include a management plan
8. A principal landmark building will be located in the south east of the neighbourhood fronting onto Welborne Park. Three further landmark buildings will be provided in the north and south
9. A high-quality urban square will be required to the frontage of The Ride Primary School. This will include a community building

ILLUSTRATIVE PLAN KEY

- Welborne site boundary
- Park Village West neighbourhood boundary
- Area for housing
- Primary street
- Secondary street
- Community green space
- Pocket park
- Greenway
  incorporating PRoW bridleways and footpaths as indicated
- PRoW bridleway
  3m-wide where new
- Fitness trail
- Neighbourhood play
  (approx 100m² x5 plus additional provision in Welborne Park)
- Community growing space
- Unsignalised crossing point
- Community building
- Principal landmark building
- Landmark building
- Key frontage
- Transition edge
  Built-form character to be complementary to adjacent neighbourhood transition edge

THE RIDE

KEY COMPONENTS *(Must be adhered to)*

LAND USE: Residential and ancillary uses

DENSITY: Up to 30dph / selected up to 35dph location defined on Density Plan (Section 3d)

STOREY HEIGHTS: Up to 3 storeys (14m max.) / selected up to 4 storeys (17m max.) location defined on Building Heights Plan (Section 3e)

LANDSCAPE CHARACTER: Downland

BUILT FORM CHARACTER: Garden City: Queen Anne

CONTEXT

Located to the west of Park Village West, The Ride is a linear neighbourhood stretching from Knowle Road in the north to the primary school in the south. It has a strong relationship and backdrop to the existing mature belt of woodland to the west.

The Ride shares similar characteristics in regard to layout and built form with Park Village West and Norton.

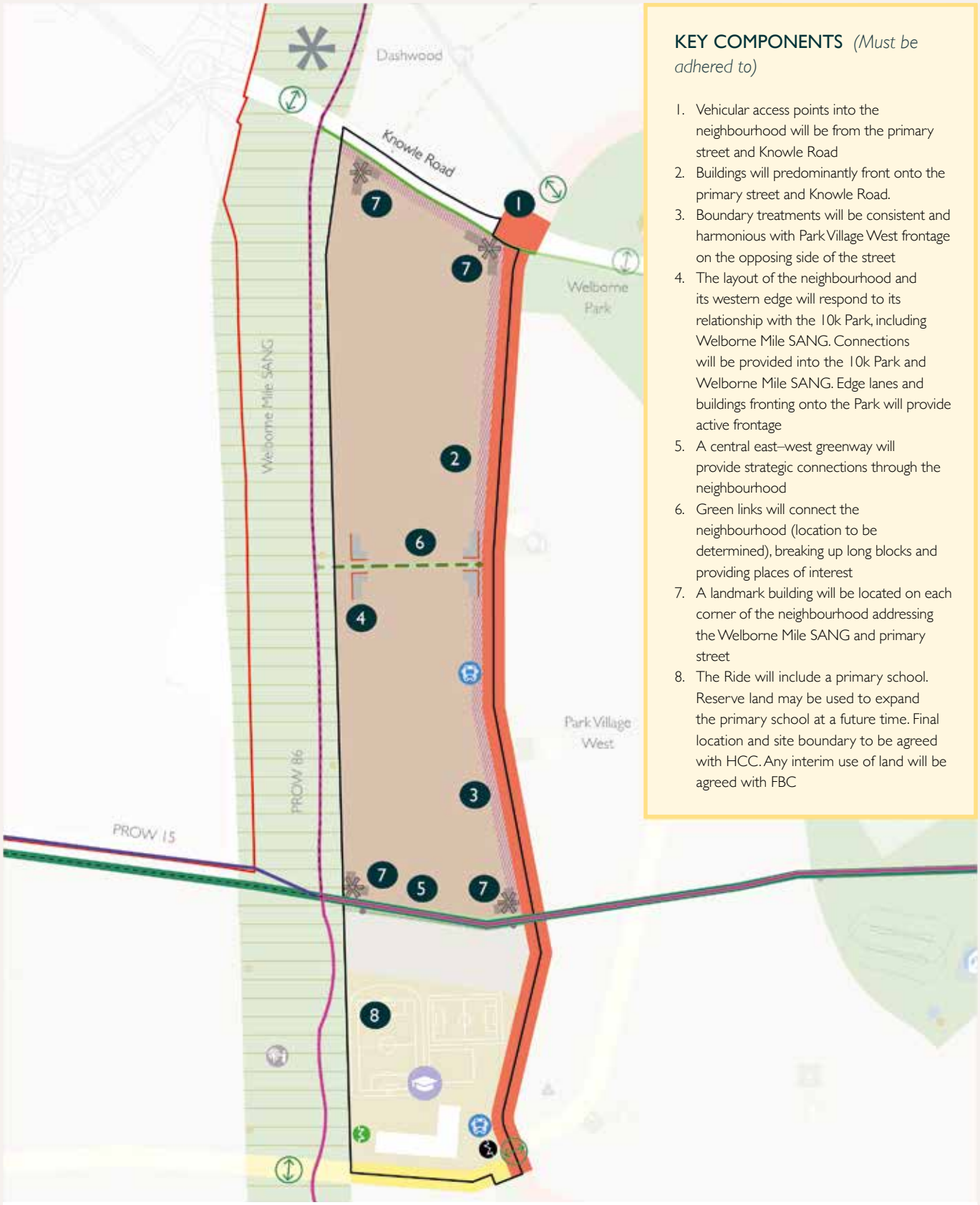
LAYOUT

The Ride will adopt a linear street layout and comprise back-to-back garden perimeter blocks laid out in a regular arrangement.

Several east–west pedestrian, cycle and multi-use routes cross the neighbourhood, including a greenway and green link that will provide breaks within the block structure and allow for permeability between the primary street and Welborne Mile SANG.

The layout of the neighbourhood and its western edge will respond to its relationship with the 10k Park, including Welborne Mile SANG. Edge lanes and buildings fronting the Park will provide active frontage.

Left: Detached housing overlooking a community green space in The Ride



KEY COMPONENTS *(Must be adhered to)*

1. Vehicular access points into the neighbourhood will be from the primary street and Knowle Road
2. Buildings will predominantly front onto the primary street and Knowle Road.
3. Boundary treatments will be consistent and harmonious with Park Village West frontage on the opposing side of the street
4. The layout of the neighbourhood and its western edge will respond to its relationship with the 10k Park, including Welborne Mile SANG. Connections will be provided into the 10k Park and Welborne Mile SANG. Edge lanes and buildings fronting onto the Park will provide active frontage
5. A central east–west greenway will provide strategic connections through the neighbourhood
6. Green links will connect the neighbourhood (location to be determined), breaking up long blocks and providing places of interest
7. A landmark building will be located on each corner of the neighbourhood addressing the Welborne Mile SANG and primary street
8. The Ride will include a primary school. Reserve land may be used to expand the primary school at a future time. Final location and site boundary to be agreed with HCC. Any interim use of land will be agreed with FBC

ILLUSTRATIVE PLAN KEY

- Welborne site boundary
- The Ride neighbourhood boundary
- Area for housing
- Primary street
- Secondary street
- Reserved land (0.8ha)
- Greenway — incorporating PRoW bridleways and footpaths as indicated
- Strategic green link
- Illustrative green link
- PRoW bridleway — 3m-wide where new
- PRoW footpath — 1.5m-wide where new
- 10k Park route — connecting to PRoW bridleways/footpaths as indicated
- Fitness trail
- Community growing space
- Unsignalised crossing point
- Primary school (2ha)
- Bus stop
- School entrance
- Vehicular school entrance
- Landmark building
- Key frontage
- Transition edge — Built-form character to be complementary to adjacent neighbourhood transition edge

SAWMILL

KEY COMPONENTS *(Must be adhered to)*

LAND USE: Residential and ancillary uses

DENSITY: Up to 35dph

STOREY HEIGHTS: Up to 2.5 storeys (11m max.) / selected up to 3 storeys (14m max.) location defined on Building Heights Plan (Section 3e)

LANDSCAPE CHARACTER: Woodland

BUILT FORM CHARACTER: Bespoke to Sawmill

CONTEXT

Sawmill is a northeastern neighbourhood in Welborne, located to the west of the A32. It is currently a site occupied by light industrial buildings. To the south are a row of existing residential buildings; to the east of the site the topography slopes away.

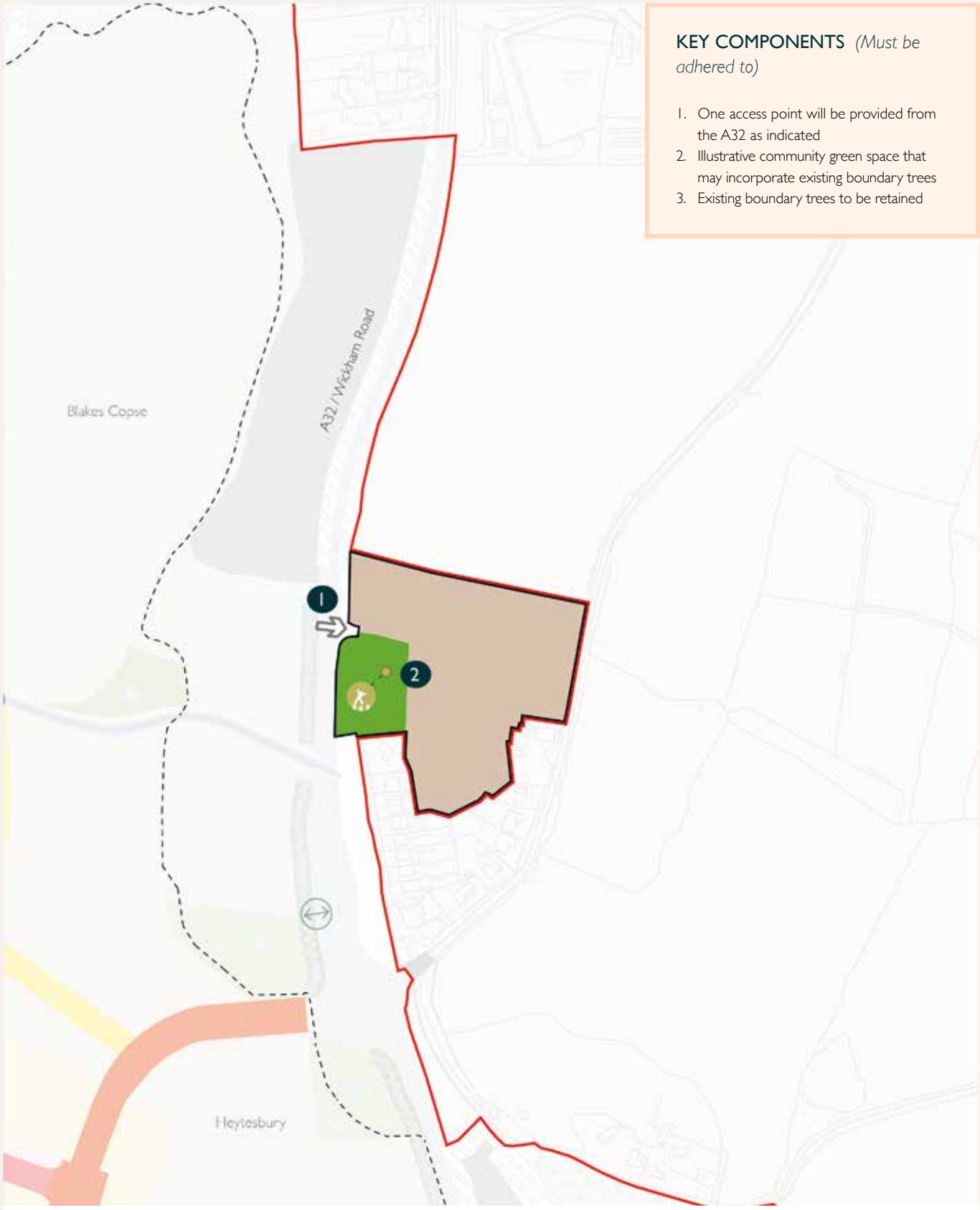
There are a number of existing trees on the neighbourhood boundary.

Sawmill is proposed to be a small self-contained neighbourhood.

LAYOUT

Sawmill will be accessed via a single junction off the A32. The layout will be set out around a community green space, which will provide neighbourhood play.

The layout, landscape and architecture approach for Sawmill may adopt a bespoke solution.



KEY COMPONENTS *(Must be adhered to)*

1. One access point will be provided from the A32 as indicated
2. Illustrative community green space that may incorporate existing boundary trees
3. Existing boundary trees to be retained

ILLUSTRATIVE PLAN KEY

- Welborne site boundary
- Sawmill neighbourhood boundary
- Area for housing
- Community green space
- Access point
- Neighbourhood play (approx 100m² x1)

WELBORNE DISTRICT CENTRE

KEY COMPONENTS *(Must be adhered to)*

LAND USE: Residential, Retail, Community, Day care, Secondary School, Primary School, Pre-school, Indoor sports, Public realm

DENSITY: Up to 35dph / selected up to 45dph / selected up to 70dph location defined on Density Plan (Section 3d)

STOREY HEIGHTS: Up to 3 storeys (14m max.) / selected to 4 storeys (17m max.) / selected up to 5 storeys (20m max.) location defined on Building Heights Plan (Section 3e)

LANDSCAPE CHARACTER: Downland

BUILT FORM CHARACTER: Garden City: Civic

CONTEXT

Welborne District Centre is the civic and commercial centre of Welborne. It is located on the most accessible part of the site, between the A32 and Welborne Park, and at the southern end of Welborne Way. It will offer a wide range of services and facilities, drawing in residents from a wider area but not intended to compete with Fareham Town Centre. The scale and massing of the District Centre will be more civic and urban in scale than surrounding residential neighbourhoods to reflect its status. It will be the highest-density neighbourhood accommodating residential and other mixed uses.

LAYOUT

The layout of the District Centre will be determined by the key strategic components that pass through the neighbourhood and are adjacent to it. These include Welborne Way, Welborne Park, primary and secondary streets that cross the neighbourhood and the interface with the A32. These elements provide a framework to which the proposed street and block structure will relate. The neighbourhood will also include an urban square and commercial centre. Connections between the commercial centre and the adjacent Welborne Science and Technology Park will be important and designed to facilitate ease of movement. The block structure will primarily consist of courtyard blocks to enable terraced street frontages and achieve the required densities. On the southern edge of the neighbourhood sits the listed building, Dean Farm House. The layout proximate to the listed building will be required to respond sensitively to this context.

Left: A civic space within the District Centre

KEY COMPONENTS *(Must be adhered to)*

1. Welborne Way will pass through the neighbourhood; buildings will predominantly front onto the street
2. A north–south primary street adjacent to Welborne Park will pass through the neighbourhood; buildings will predominantly front onto the street. This will be a no through route for cars; it will be a through route only for buses
3. A secondary street will cross through the neighbourhood linking to the A32 to the east and Welborne Way to the west
4. Buildings will predominantly front onto Welborne Park
5. A high-quality public realm space in the form of an urban square will be provided in the centre of the neighbourhood, fronting onto Welborne Park
6. A principal landmark building (that may be a community building) will be located addressing the urban square
7. Two landmark buildings will be provided addressing the Welborne Way junction
8. Welborne District Centre will include a primary and secondary school, and an all weather pitch. Reserve land may be used to expand the schools at a future time. Final location and site boundary to be agreed with HCC
9. Pedestrian and cycle connections will be provided to Welborne Park
10. Connections will be provided to Welborne Science and Technology Park
11. No building within 40m of the east, north or west elevations of Dean Farm House will exceed 8.5m in height
12. The setting of Dean Farm House will be respected by the proposals

ILLUSTRATIVE PLAN KEY

- Welborne site boundary
- Welborne District Centre neighbourhood boundary
- District Centre
- Primary street
- Secondary street
- Urban square
- Pocket park
- School reserved land (2.69ha)
- Primary and secondary school (9.72ha)
- Local play
- Neighbourhood play (approx 100m² x3 plus additional provision in Welborne Park)
- Community growing space
- SuDS
- Unsignalised crossing point
- Signalised crossing point
- No through route for cars
- Bus stop
- School entrance
- School vehicular entrance
- Community building
- Principal landmark building
- Landmark building
- Key frontage
- Dean Farm House listed building
- A32 Buffer
- 40m Dean Farm House offset
- Noise mitigation required for residential properties within 60m of the A32
- Transition edge Built-form character to be complementary to adjacent neighbourhood transition edge

WELBORNE SCIENCE & TECHNOLOGY PARK EAST

KEY COMPONENTS *(Must be adhered to)*

LAND USE: Employment
DENSITY: N/A
BUILDING HEIGHTS: 20m and 14m height of structure, locations as defined on the adjacent plan
LANDSCAPE CHARACTER: Meadows
BUILT FORM CHARACTER: Employment

CONTEXT

Located immediately to the north of the M27 and to the south of Welborne District Centre, the Science and Technology Park East will provide retail and business floor space for Welborne. The Science and Technology Park will be lined with well-designed urban-scaled buildings, workshops and offices for a variety of employment uses, including research and development, light industrial uses and retail.

A potential site for a household waste has been identified within the Science and Technology Park, subject to agreement with HCC if required.

LAYOUT

The primary vehicular access into the Science and Technology Park will be from the A32 link road. There will be good pedestrian and cycle access provided through the park to Welborne District Centre via two proposed signalised crossing points over the A32 link road. A dedicated bus lane will be provided through the Science and Technology Park connecting the A32 through to Welborne Way. The 10km Park route will pass through the eastern edge of the Science and Technology Park.

The internal layout and block structure will be informed by the proposed end uses and will likely include larger scaled buildings.

Along the southern boundary there will be an area of semi-natural greenspace, providing a buffer to the M27.

Left: Example of potential scale of employment buildings proposed for the Science and Technology Park East

KEY COMPONENTS *(Must be adhered to)*

1. One access point will be provided from the A32 link road as indicated
2. Buildings along the northern central edge of the A32 link road will be a maximum of 14m high
3. Pedestrian and cycle connectivity to Welborne District Centre beyond will be promoted through direct links via the proposed signalised crossings over the A32 link road
4. A dedicated bus lane will be provided through the Science and Technology Park connecting the A32 through to Welborne Way
5. The area will include part of the 10k Park, providing a buffer to the M27. Connections will be provided into the 10k Park and Fareham Common SANG

ILLUSTRATIVE PLAN KEY

- Welborne site boundary
- Science and Technology Park East neighbourhood boundary
- Access point
- PRoW bridleway (3m-wide where new)
- PRoW footpath (1.5m-wide where new)
- Strategic open space route
- 10k Park route (connecting to PRoW bridleways/footpaths as indicated)
- SuDS
- Signalised crossing point
- Bus stop
- A32 bus access
- Household waste site (located within Science and Technology Park East or West subject to agreement if required, final location to be agreed with Hampshire County Council)
- M27
- J10 and A32 link proposed layout
- Up to 20m high structure
- Up to 14m high structure

WELBORNE SCIENCE & TECHNOLOGY PARK WEST

Left: Example of employment buildings that incorporate public realm space

KEY COMPONENTS *(Must be adhered to)*

LAND USE: Employment
DENSITY: N/A
BUILDING HEIGHTS: 20m and 14m height of structure, locations as defined on the adjacent plan
LANDSCAPE CHARACTER: Meadows
BUILT FORM CHARACTER: Employment

CONTEXT

Located immediately to the north of the M27 and to the south of Norton, the Science and Technology Park West will provide retail and business floor space.

The Science and Technology Park will be lined with well-designed, urban-scaled buildings, workshops and offices for a variety of employment uses, including research and development and light industrial uses.

LAYOUT

The primary vehicular access into the Science and Technology Park West will be from the secondary street that passes between the neighbourhood and Norton. Pedestrian and cycle connectivity to the Science and Technology Park East and Welborne District Centre beyond will be promoted through direct links and crossing points over the A32 link road.

The internal layout and block structure will be informed by the proposed end uses and will likely include larger scaled buildings.

KEY COMPONENTS *(Must be adhered to)*

1. Vehicular access will be from the secondary street
2. Employment buildings will be a maximum of 14m high against the Norton and Welborne Mile SANG boundaries
3. Pedestrian and cycle connectivity to the Science and Technology Park East and Welborne District Centre beyond will be promoted through direct links
4. The area will include part of the 10k Park. Connections will be provided into the 10k Park

ILLUSTRATIVE PLAN KEY

- Welborne site boundary
- Science and Technology Park West neighbourhood boundary
- Secondary street
- Access point
- PRoW bridleway
  3m-wide where new
- PRoW footpath
  1.5m-wide where new
- Open space route
- 10k Park route
  connecting to PRoW bridleways/footpaths as indicated
- SuDS
- 75m Funtley offset
  (no building will exceed 8.5m in height)
- Household waste site
  located within Science and Technology Park East or West subject to agreement if required, final location to be agreed with Hampshire County Council
- Car park for SANGs
- M27
- J10 and A32 link proposed layout
- Up to 20m high structure
- Up to 14m high structure

7. TECHNICAL PRINCIPLES

This section sets out technical principles for Welborne Garden Village. As a general overview, meeting technical requirements will be considered at both an individual-dwelling scale and also at a settlement-wide scale. Strategies that can be put in place to provide wider solutions and benefits will be explored throughout the lifetime of the development.

Key components that must be adhered to are distinguished by highlighted boxes; other principles herein are considered supporting design guidance.

STREET LIGHTING

Details of street lighting on streets that will be adopted by HCC are provided in the Welborne Streets Manual. All other areas of Welborne are to be designed and maintained by WGVT.

Lighting columns are to be 6m high on primary streets and 5m high on secondary, tertiary and edge lanes. For greenways, green links and open space routes 4m columns or bollard lighting will be used where required.

The detailed specification of fittings and columns that are not to be adopted by HCC will be provided in the corresponding Neighbourhood Design Codes.

Lighting of semi-natural and retained habitats will be avoided where possible and where it is necessary low-level lighting will be used with light-spill minimising accessories.

For green links and shared routes, 4m columns or bollard lighting will be proposed. The exception of this is any feature lighting which may occur in open green or key public spaces.

UTILITIES & SERVICING

Utilities and service runs will be coordinated with the design of buildings, trees and street furniture to achieve well-composed street scenes.

Service routes will be taken into consideration from the outset to avoid compromising the tree planting strategy where possible. A coordinated services corridor will be used wherever possible to minimise the area taken in providing services and to limit their impact on the public realm. Consideration will be given to coordinate the service routes and the position of access covers and feeder pillars with the hard landscape design.

Utility boxes will be concealed from public street elevations as far as possible. Chamber covers will be considered as part of the detailed design approach and will be accurately indicated on technical drawings.

Electricity substations will be designed to be complementary to the built form.

ELECTRICITY

Electrical cables will be ducted under building slabs and will rise internally in a concealed location to terminate at an internal smart meter. Standard house types will be revised where necessary to achieve this. In rare occasions where not technically possible to comply, external meter wall boxes will be recessed, hidden from direct view from the street and their colour matched to brickwork/ wall colour.

WATER

Water smart meters shall be positioned in underground chambers in public areas adjacent to the property boundary. Service pipes shall rise internally.

GAS

If provided, gas meters will be provided wherever possible on flank walls, taking account of technical requirements to protect from vehicle impact. Where positioning to a street-facing elevation is necessary, it will be disguised from direct view by boundary features or landscaping.

TELECOMMUNICATIONS

The developer's Architect will work with the Telecommunications network provider nominated by the master developer to deliver best practice design and where necessary modify standard house types.

The ducting will be laid under the building slab and designed to rise internally to a hidden location where the comms equipment can be positioned with access to power and any internal networking that the developer wishes to provide to their customers.

The internal design of each house type will be modelled to determine whether additional WiFi access points will be necessary to provide full coverage internally.

SATELLITE DISHES AND TELEVISION AERIALS

External satellite dishes, television aerials or external antennae of any kind are not permitted in Welborne.

All properties will be connected to a site-wide gigabit-capable telecommunications network, which will include FIRS (Fibre Integrated Reception System) to distribute television and satellite services throughout the development.

HEAT NETWORK

Welborne, or areas of Welborne will be served by a heat network. All buildings will be connected to the heat network where they are in a served area.

The plot developer's Architect will work with the heat network provider nominated by the master developer to deliver best-practice design and, where necessary, modify standard house types. The heat connection pipes will be laid under the building slab and designed to rise internally to a hidden location where the appropriate plumbing can be positioned.

The house builder will need to consider the best internal position for their water storage tank or heat battery, which may require modifications to standard house types.

REFUSE STORAGE & COLLECTION

All dwellings will be provided with appropriately sized bin storage areas to meet FBC's waste standards.

Consideration will be given to the location of on-plot refuse storage areas to ensure they are concealed from public street elevations.

Apartment buildings will have designated communal bins and storage areas to meet Fareham Borough Council's current waste standards. Similarly, commercial buildings will also have designated bins and storage areas to meet Fareham Borough Council's current waste standards.

Bin storage areas will be concealed from public street elevations or contained within purpose-designed enclosures or internal stores that are designed to be complementary to the building façade.

Consideration will be required to be given to refuse collection points to ensure they are concealed from public street elevations as far as possible.

SUSTAINABLE BUILDING PERFORMANCE

The design of buildings will adhere to the Welborne vision for creating a sustainable new community. This strategy will consider all aspects of the design, and the environmental performance of buildings will be a vital element of this approach.

Welborne can reduce emissions by promoting sustainable energy sources and usage patterns alongside modern construction and sustainable design. For example, buildings will be designed and built to last with solid construction and consideration given for future adaption so as to increase the durability and lifespan of the buildings. The design of buildings will be informed by reducing the carbon footprint through the considered selection of construction materials and utilising an energy efficient fabric. Welborne will adopt an adaptable strategy to sustainable design to incorporate the latest technologies and ensure buildings are designed to the most current performance standards. This can be controlled by Neighbourhood Design Codes.

Water consumption will be minimised to meet the 105 litres per day requirement of the Welborne Plan.

ROOF-MOUNTED SOLAR PV PANELS & SOLAR SLATES

Solar PV panels will not be permitted, except on rear elevations of slate roofs which are not highly visible from the public realm. All locations to be agreed with Master Developer and Town Architect before planning application (if at time of construction), or by WGVT before installation (if retrofitted).

Solar slates will be permitted on front or rear elevations of slate roofs that are not highly visible from the public realm. All locations to be agreed with Master Developer and Town Architect before planning application (if at time of construction), or before installation (if retrofitted).

In rare cases, Solar PV panels may approved on the rear elevations of clay tile roofs, but only where they are not visible from the public realm. All locations to be agreed with Master Developer and Town Architect before planning application (if at time of construction) or before installation (if retrofitted).

Retrofitted solar PV panels by homeowners must be of a flush design that does not project from the natural slope of the roof pitch, and will be subject to prior approval of WGVT before installation.

These policies will be reviewed at each Strategic Code Review to respect potential development in material technology or changes in national legislation.

Roof-mounted solar panels will be acceptable on non-residential properties where it would not impact on the Garden Village aesthetic; for example, in the commercial areas to the south of Welborne.

A 48MW solar farm was constructed in 2015 on the Southwick Estate with the stated intention of supporting the Welborne development and further centralised sustainable energy projects are being considered. Centralised large-scale well-maintained projects will provide efficiencies of scale and long-term benefits better than ad-hoc roof-top solar PV. Further detail on the energy strategy will be proposed with each reserved matters application.

TOWN SIGNAGE

A full and comprehensive strategy for town signage and wayfinding will be developed that will include street signs, entrance signs (Welcome to Welborne), village map of Welborne, wayfinding finger posts/ totems (directions to parks/PRoW, Fareham etc), wayfinding for 10k Park walking and cycling loops (small timber posts), Welborne Park signage, information signs such as play area signs and car park signage.

The signage and wayfinding strategy will set the design requirements to include colours, fonts and arrows style, symbols, construction materials and logos.

Proposals will be detailed in Neighbourhood Design Codes and brought forward as part of the first reserved matters application.

ELECTRIC VEHICLE (EV) CHARGING

EV charging will be a requirement for all development at Welborne. The minimum rating for domestic EV chargers will be 32A.

The positioning of vehicle charge points on dwellings will be both convenient and discrete when viewed from the street. No tethered charger shall be positioned on walls facing the street. Where allocated parking is in bays or driveways in front of the house or in shared parking areas, careful consideration will be given to the aesthetic impact of chargers. Such units will not be tethered, unless the tethered cable can be hidden. Measures such as well-designed bollards or concealed enclosures may be considered.

Apartments will be provided with EV chargers that will be wall mounted or on a well-designed bollard. EV charging spaces will be located in parking courtyards where possible.

Charge points for the Village Centre, District Centre and other commercial and public parking areas will be located in grouped spaces with a charging hub. The design of the charging hub will be complementary to the buildings and landscape setting.

It is noted that although HM Government propose to ban the sale of all petrol and diesel cars (including hybrids) from 2035 (the first half of the Welborne delivery period), it is not yet clear whether the adoption of electric vehicles will continue to outpace other technologies such as hydrogen fuel cells. It is, though, likely that mass adoption of electric vehicles will continue for a number of years to come and the Master Developer is planning for a high electric vehicle adoption rate by designing the infrastructure to cope with 32A single phase domestic chargers throughout the development. In order to manage peak times of electricity demand, it is proposed that developers will use a charger product designated by the Master Developer

RESIDENTIAL PARKING AND CYCLE STANDARDS

The parking and cycle parking strategy will conform with FBC Parking Standards and key requirements as set out in Welborne Design Guidance by FBC. As a guiding principle for Welborne, there should be adequate parking allocated to avoid anti-social parking. Visitor parking will be provided within verges on all street types. Residential parking will be provided in on plot and in parking courts.

	CAR PARKING SPACES PROVIDED PER DWELLING		CYCLE PARKING SPACES PROVIDED PER DWELLING	
	On-plot / allocated parking spaces	Shared / unallocated parking spaces	Individual storage	Communal storage
1 Bed	1	0.75	1	1
2 Beds	2	1.25	2	1
3 Beds	2	1.75	2	1
4 Beds or more	3	2.25	2	1

Fareham Borough Council combined parking and cycle standards

If a combination of allocated (eg. on plot) and unallocated spaces (eg. space in a verge) are planned for an individual dwelling, parking provision required will achieve the allocated parking spaces requirement.

KEY COMPONENTS *(Must be adhered to)*

- Standard parking spaces will be 5m x 2.5m (4.8m x 2.4m is considered unacceptable at Welborne).
- Perpendicular parking spaces will be 2.5m x 6m, where provided in a verge the spaces on the ends of runs will be 2.5m x 7m to enable a 90-degree kerb return.
- For residential areas where over 50% of the spaces are allocated an extra 0.2 spaces per dwelling will be provided as visitor parking.
- 10% of all parking spaces in residential developments must be suitable for disabled users. Disabled spaces must be 3.6m wide in unallocated and communal parking areas. In the case of private driveways, if a width of 3.3m is not provided from the outset, provision should bemade so spaces can be enlarged at a later date.
- Garages will not normally count towards overall parking provision, however in limited instances a garage may count as one space providing the garage is 6m x 3m in size with an additional 1.5m depth for designated storage.
- Car barns and car ports count as a parking space.
- Good quality cycle storage will be provided for all residential dwellings to meet the FBC standards in garages, garden sheds or designated cycle stores. Design solutions will ensure that storage is secure, sheltered, adequately lit where necessary and accessible.

Mews court, on plot (rear access) and on plot (front access) parking

Front parking court

On-plot front parking drive

Typical courtyard block with rear-access parking

KEY

- On plot (front access) parking
- Mews court parking
- On plot (rear access) parking
- Visitor

Typical back-to-back block with front-access parking

BIRD AND BAT BOXES & HEDGEHOGS

Throughout Welborne, positive contributions will be made to biodiversity enhancement to include the provision of bat boxes/tiles, bird boxes, swift bricks and bee bricks. All buildings will be assessed for the suitability for the incorporation of these features. Fences should include holes for hedgehogs.

NOISE

Residential properties will be set back from busy roads and car parks, where possible. Residential properties or other sensitive buildings will also be set back from commercial activities or land uses that will generate noise, wherever possible.

Consideration will be given to designing the internal layout and orientation of residential buildings to locate the most sensitive rooms (i.e. habitable rooms, bedrooms) away from nearby noise sources (such as busy roads, car parks, commercial activities etc).

DRAINAGE

Typical 'Edge Types'

Typical 'Edge Types' will be developed and applied to the detailed design of the SuDS features in response to the specific site constraints and proposed development extents across the site at the next stage. For example:

- Shallow sloped edge: Gradient typically between 1 in 4 to 1 in 15.
- Sloped edge: Gradient typically no greater than 1 in 3.
- Retained edges: Subject to safety considerations.

Inlets and outlet points

Inlets and outlets points will be developed at the detailed design stage. Their function is to perform as an integral feature in the management and conveyance of surface water between attenuation features and discharge to local water courses or infiltration to ground.

Objectives

- To perform the drainage function as efficiently as possible to meet the technical requirements.
- To be integrated as a physical feature into the local landscape in keeping with the proposed Landscape Character Area objectives.
- To be designed to have the least visual and environmental impact as possible, whilst meeting the key drainage function and objectives.

Infiltration disposal will be considered before discharge in all cases, subject to geotechnical and source protection constraints. Infiltration will include necessary water quality treatment.

SOFT LANDSCAPE PLANTING: SHRUBS, HERBACEOUS AND BULBS

All planting will be informed by a combination of the climate and soil type to ensure that planting will establish successfully.

Planting will address climate adaption, utilising plants that reduce requirements for management and irrigation, unless regular maintenance and irrigation is agreed. The location and depth of soil volume will be considered; raised beds or planters may be suitable in urban areas.

Planting will be used to reinforce local identity, be designed for biodiversity and be informed by seasonality. Biosecurity of plants will be considered.

The location of planting will be coordinated with the overarching public realm design and will be informed by site requirements.

Planting stock should confirm to *BS 3936 Nursery stock* specifications.

Further information is set out in Appendix I Planting Strategy

TREE PLANTING

Tree species

Tree selection will be based on species that are compatible with existing soil conditions, well established in the UK environment and suitable for proposed landscape systems i.e. SuDS.

Tree species should be chosen to relate to the guidance for the Landscape Character Area and street type in which the planting is to take place.

The planting of larger and long-lived native and ornamental tree species that can provide seasonal interest and biodiversity value is encouraged. However, trees will be of an appropriate scale to the context of the development.

There is scope for mixing species or to plant single species as a group if planting in informal groups.

Further information is set out in Appendix I Planting Strategy and the Welborne Streets Manual.

Blakes Copse residential street

Soil volume

The volume of soil for a new tree at planting depends on the size and species of the tree specified.

A reduction of soil volume of 20 per cent per tree is required when two or more trees share a pit or are planted in trenches.

Tree sizes at planting

Semi-mature trees with a minimum girth of 35-45cm will be used on Welborne Way and primary streets. Trees with a minimum girth of 30-40cm will be used on secondary streets. Tertiary streets will be planted at a girth of no less than 20-25cm and with a minimum clear stem height of 2m. The clear stem height of street trees on cycle routes will be between 2.2m and 2.4m.

The size of all street trees at planting will be robust to withstand their position in publicly accessible space. Specimen signature trees in streets and spaces adjacent and within development plots will be planted at a size that is large enough to be robust, with strong trunks and lower branches that are difficult to break.

Where trees are planted in the soft landscape or in groups, specification of smaller-sized trees may be permitted.

Street trees will be planted in the appropriate season following practical completion of the adjacent build plot. This will prevent their being damaged and obviate the need for protection measures during construction. Trees that are damaged or die as a result of construction-related activity will be replaced by the plot developer.

Tree positioning

The layout and spacing of tree planting will respond to the guidance for the Landscape Character Area and street type in which the planting is to take place. Signature specimens may be used to provide visual connection points, frame views and highlight variation in street type or character.

Tree planting will be in accordance with *BS8545:2014*, or any subsequent updates.

Tree positioning will not obstruct sight lines, views, signage or building entrance ways. Street trees will be located to offer part shade over seating areas.

Trees trunks will be located at a minimum of 5m from lighting columns.

The proposed layout of tree planting will be coordinated with the services and utilities layout of development plots at the earliest stages to avoid conflicts later.

Tree support

The size of tree planting will be sufficient to avoid the need for added protection, such as tree guards, which add clutter and maintenance. If tree staking is required, it will be used as an opportunity to express the character of the street.

All trees planted within clusters will be supported with an underground guying system and fitted with an irrigation system as necessary.

Tree pit details

Tree pits will be of a suitable size to ensure future healthy growth. This may be specific to tree species. All tree pit dimensions will be confirmed during detail stages in coordination with tree pit specialists and with the nursery supplying the tree.

Tree pits will be excavated either in trench or square form and provide a sufficient growing medium for the species of tree. Tree pits for street trees will be constructed as combined trenches where possible. Tree pits will extend below footways and cycleways where possible.

Future root growth will be accounted for by identifying suitable locations for planting. Where there is potential for conflict between roots and underground services or potential for root damage to paving areas, suitable preventative methods such as root barriers and root deflectors will be used.

As-saved topsoil shall be improved and handled for the optimal establishment of healthy trees.

Tree pits with any rooting volume beneath hard landscape will be constructed with proprietary cell or load-bearing systems, which are sufficient to comply with Highways requirements for vehicular loading or over-run.

Tree drainage, irrigation and SuDS

Adequate and natural irrigation and drainage will be incorporated within the design of tree pits.

Tree pits and root zones may be used as part of SuDS with the appropriate tree pit details.

Retaining existing trees

Where existing trees and vegetation are present, a tree survey and habitat survey will be undertaken to understand existing biodiversity value and spatial constraints to inform proposals. The tree survey will be considered in accordance with *BS 5837:2012 Trees in relation to design, demolition and construction*.

Every effort will be made to ensure that roots of retained trees are not damaged during the construction process. A tree protection plan will be required showing how retained trees are protected. An arboricultural method statement will be required if any construction or hard surfaces are within the root protection area of a retained tree or if the development is likely to detrimentally affect any retained trees, in order to explain how damage will be avoided.

Establishment and maintenance

Landscape Management Plans (LMP) will be produced for all landscape proposals, setting out the long-term objectives for all areas of the public realm including planting. This enables the management principles to be agreed and made available to those undertaking their long-term management. The establishment period of planting will be defined in the contractor's contract.

APPENDICES

A1. PLANTING STRATEGY

This sections details the planting strategy for Welborne and is intended to be used to inform the planting within the strategic landscape areas and individual neighbourhoods. The planting approach and suggested species set out herein can be taken forward to inform the Neighbourhood Design Codes.

KEY COMPONENTS *(Must be adhered to)*

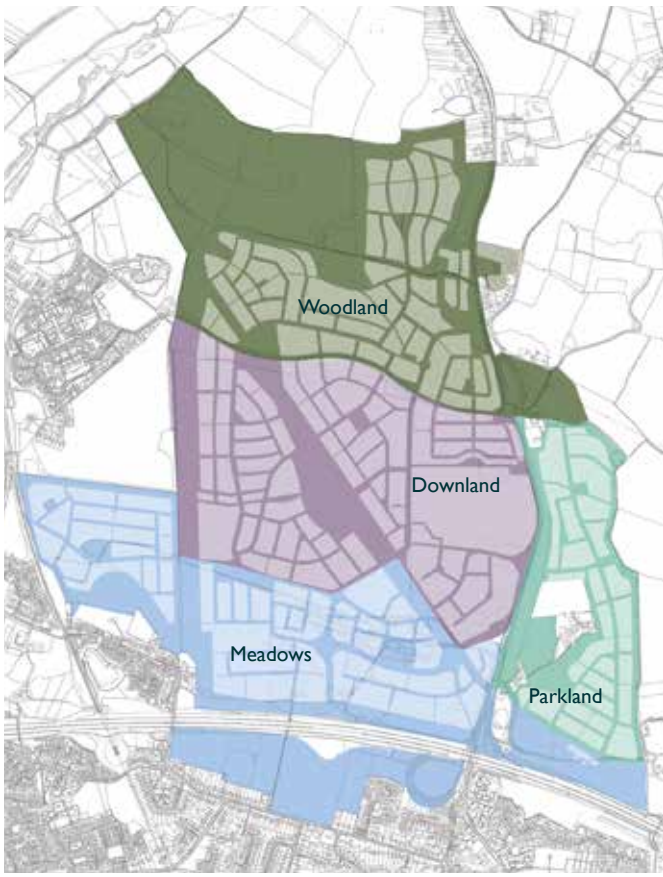
Detailed planting proposals for strategic landscape spaces, neighbourhoods and streets will be reviewed by the Master Developer and/or Town Architect as they are brought forward to ensure the intended design objectives are met.

Welborne will have four Landscape Character Areas: Woodland, Downland, Meadows and Parkland (see Section 5a for Landscape Character Area descriptions), each with their own distinctive character that responds to variations in landscape and topography across the site. Variety in planting species will be one way in which the different Landscape Character Areas are articulated. This will be combined with a coherent approach to verge, street tree and hedge planting, to ensure that the streetscapes contribute to a unified Garden Village vision.

The planting strategy comprises two strands:

1. Typical planting typologies, found within all Landscape Character Areas with limited variation in each
2. Landscape Character Area-specific planting variations, in which planting selection and design is used to convey character and uniqueness

Refer to the Welborne Streets Manual for further guidance on planting to street types.



Landscape Character Areas map

1. TYPICAL PLANTING TYPOLOGIES

1. Native woodland buffer and hedgerow

- Clearly defines the naturalistic setting at the site edge and acts as buffer to adjacent development/existing buildings/infrastructure
- Enhances ecological value
- Protects existing species and introduce complementary species to create a typical native English woodland type of vegetation

2. Grassland and wildflower meadow

- Provides rich and attractive soft landscape
- Enhances ecological value
- Medium/high maintenance regimes
- Promotes playfulness
- Seeds to include varied wildflower mixes
- Colour variety of wildflower meadow areas may be associated with large swathes of tall grasses to create dynamic and dramatic features

3. Lawn turf

- Provides soft landscape for main recreational open spaces for flexible activities
- Medium maintenance regimes
- Heavy-duty turf to withstand high pedestrian traffic

4. Marginal and aquatic planting

- Contributes to site-wide SuDS strategy
- Enhances ecological value
- Provides attractive amenity adjacent to water
- Promotes human connection to water
- Naturalistic character
- All species to be water-tolerant and planted in well-drained soil
- Species to include native and non-invasive plants

2. PLANTING VARIATION BY LANDSCAPE CHARACTER AREAS

Planting typologies that may be used to provide variation within each Landscape Character Area include:

1. Verges

- Provide green buffers between carriageways and pedestrian and cycle routes, protecting pedestrian and cyclists from the road and making their journey safer and more comfortable
- Accomodate both functional and aesthetic aspects, from potentially accommodating SuDS to providing amenity features and green corridors for wildlife
- Contribute towards creating a sense of place
- Encourage contact with nature for health & wellbeing benefit.
- The planting mix for verges will respond to the Landscape Character Area where possible to provide a planting scheme that is legible and distinctive for each respective Area
- Use of lawn, wild-flower and grass mixtures to create an interesting habitat community balance depending on the existing soil conditions. Assessing existing species on site will assist in understanding potential species that can be introduced and percentage of mixtures that are naturally suitable
- Grass mixtures to provide varieties to withstand drought and allow for low maintenance requirements

Left to right: Wild flower meadow mix for chalk soils; wet meadow seed mix; pollen and nectar wild flower seed mix

Left to right: Downland, Meadows and Parkland highlight planting mix

2. Swales

- Contribute to site-wide SuDS strategy
- All species to be water-tolerant
- Average height <1m
- Species to include ornamental and habitat planting
- Planting mix that varies in heights and provide colourful amenity to roadsides
- Enhance biodiversity
- Management company to take responsibility for maintenance

3. Green links

- Enhance domestic feeling and sense of belonging
- Promote community engagement
- Promote residents' ownership of street
- Management company to take responsibility for maintenance
- Formal planting beds
- Species to comprise edible and ornamental planting
- Species to encourage pollinators
- Flexible in character; may be associated with low-speed roads or pedestrian-only routes

4. Hedge planting

- Define boundaries of dwellings and provide planting structure to create a distinctive sense of place and will respond to each Landscape Character Area where possible
- Hedge species will contribute towards habitat connectivity and improve biodiversity with the creation of green corridors where possible
- Species to be hardy, suitable for site specific application, and may include both evergreen and deciduous plants to deliver a consistent buffer and prevent overlooking
- A refined palette of hedging species will be planted at a range of sizes to emphasise key vistas and features from the outset
- Larger supply size 'instant' hedging shall be established as single rows of planting with a typical spacing of 3 plants per metre. Location of use to be determined by the Town Architect
- Smaller supply size and slower growing hedging shall be established as double staggered rows of planting with a typical spacing of 5-7 plants per metre. Will be planted between November to early March

5. Front garden planting

- Front gardens and amenity planting is encouraged as part of the streetscape design to improve the character of the streets
- Front garden planting associated with private dwellings may be maintained as part of the residents' stewardship agreement
- Lawn areas are suitable in locations where a generous width is available
- Architecture may be enhanced by introducing defensible planting adjacent to public building facades, which creates attractive views from inside looking out and provides a green and vibrant backdrop to building elevations
- Width of defensible zones may vary depending on locations and types of buildings; however, the recommended minimum width is a 1m consistent buffer that prevents overlooking

HEDGE PLANTING

WOODLAND DESCRIPTION

Native mixed woodland species to create a variety of texture and colours in autumn and to reflect a more naturalistic and informal character. Single or mixed species throughout.

SPECIES MAY INCLUDE:

- Crataegus monogyna (Hawthorn)
- Rosa canina (Dog Rose)
- Acer campestre (Field Maple)
- Viburnum opulus (Guelder Rose)
- Carpinus betulus (Hornbeam)
- Ligustrum vulgare (Wild Privet)

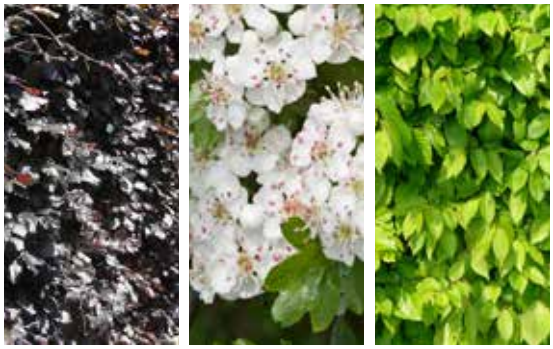
Left to right: Hawthorn; dog rose; wild privet

DOWNLAND DESCRIPTION

Evergreen hedgerows dense in coverage that allow for formal shapes. Single species throughout.

SPECIES MAY INCLUDE:

- Fagus sylvatica (Common beech)
- Crataegus monogyna (Hawthorn)
- Carpinus betulus (Hornbeam)



Left to right: Common beech; hawthorn; hornbeam

MEADOWS DESCRIPTION

Native shrubs are proposed to provide structure to planting beds and chosen for their suitability and high wildlife value. Single or mixed species throughout.

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SPECIES MAY INCLUDE:

- Prunus spinosa (Blackthorn)
- Fagus sylvatica (Beech)
- Fagus sylvatica (Beech)
- Acer campestre (Field maple)
- Rosa canina (Dog rose)
- Corylus avellana (Hazel)
- Crataegus monogyna (Hawthorn)

Left to right: Blackthorn; hazel; wild field maple

PARKLAND DESCRIPTION

Hedgerows dense in coverage that allow for uniform coverage and incorporate ornamental and sensory characters providing edible properties. Single species throughout.

SPECIES MAY INCLUDE:

- Malus sylvestris (Crab apple)
- Fagus sylvatica (Beech)
- Ilex crenata (Holly)
- Taxus baccata (Yew)

Left to right: Rosemary; crab apple; hornbeam

FRONT GARDEN PLANTING

WOODLAND DESCRIPTION

Evergreen bushy shrubs, ferns and lush green foliage planting may be selected to enhance building elevations within this character area.

SPECIES MAY INCLUDE:

- Sarcococca confusa (Sweet box)
- Dryopteris erythrosora (Autumn fern)
- Polystichum setiferum (Shield fern)
- Anemone hybrida 'Honorine Jobert' (Anemone)
- Luzula nivea (Snowy wood-rush)
- Vinca minor f. alba; (Small white periwinkle)
- Helleborus niger (Black hellebore)

BULBS:

- Galanthus nivalis (Common Snowdrop)
- Narcissus minnow (Dwarf daffodil)
- Crocus tommasinianus (Woodland crocus)
- Hyacinthoides non-scripta (Common Bluebell)
- Liriope muscari (Big blue lilyturf)

CLIMBERS:

- Hydrangea petiolaris (Climbing hydrangea)
- Trachelospermum jasminoides (Star jasmine)
- Clematis Armandii (Fragrant clematis)
- Rosa 'Climbing Iceberg'

DOWNLAND DESCRIPTION

Planting to create an attractive backdrop from inside looking out and provide a consistent and vibrant green buffer from public footways.

SPECIES MAY INCLUDE:

- Euphorbia characias (Spurge)
- Persicaria bistorta 'Superba' (Common bistort)
- Sarcocca confusa (Sweet box)
- Salvia nemorosa (Sage)
- Stipa tenuissima (Mexican feathergrass)
- Selseria autumnalis (Autumn moor grass)
- Stipa arundinacea (Pheasant's tail grass)
- Pennisetum orientale (Oriental fountain grass)
- Sanguisorba officinalis (Great burnet)

BULBS:

- Narcissus poeticus var. recurvus (Pheasant's eye, late-flowering daffodil)
- Tulipa biflora (Two-flowered tulip)

CLIMBERS:

- Wisteria frutescens
- Wisteria sinensis Alba (White wisteria)
- Wisteria sinensis (Blue wisteria)
- Actinidia kolomikta (Variegated kiwi vine)

MEADOWS DESCRIPTION

An extension of the wet meadow and swale planting typology to maintain a consistent character, as well as providing an evergreen shrub background.

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SPECIES MAY INCLUDE:

- Phillyrea angustifolia (Jasmine Box)
- Persicaria bistorta 'Superba' (Common bistort)
- Polystichum munitum (Sword fern)
- Gaura lindheimeri (Lindheimer's beeblossom)
- Echinops bannaticus (Blue globe-thistle)
- Eupatorium cannabirium (Hemp-agrimony)
- Iris pseudacorus (Yellow iris)
- Iris 'Perry's Blue' (Siberian iris 'Perry's Blue')
- Alcea rosea (Hollyhock)

BULBS:

- Hyacinthoides non-scripta (Common bluebell)
- Allium giganteum (Giant allium)

CLIMBERS:

- Lonicera Henryi (Honeysuckle)
- Clematis montana rubens (Pink anemone clematis)
- Clematis alpina Tage Lundell (Spring-flowering clematis)

PARKLAND DESCRIPTION

Planting to respect the ornamental and sensory character, providing fragrant essences and edible properties.

SPECIES MAY INCLUDE:

Herbs and edible flowers:

- Rosmarinus officinalis (Rosemary)
- Lavandula angustifolia (Lavender)
- Salvia officinalis (Sage)
- Artemisia stelleriana 'Boughton Silver' (Mugwort)

BULBS:

- Allium sphaerocephalon (Round-headed garlic)
- Allium hollandicum 'Purple Sensation' (Dutch garlic 'Purple Sensation')
- Agapanthus africanus (African lily)

CLIMBERS:

- Passiflora caerulea (Passion flower)
- Jasminum Beesianum (Red jasmine)
- Campsis radicans Flamenco (Trumpet vine)
- Vitis Vroege Van Der Laan (White grape)
- Climbing Rose Golden Age

TREE PLANTING

The approach to tree planting sets out appropriate tree planting characters and species to aid selection within various situations, including streets, public realm, civic squares, gardens and SuDS.

The approach to tree species selection and planting will be informed by the following principles:

- Tree planting species will reflect the Landscape Character Area (see species suggestions for each Landscape Character Area on the following pages).
- Tree planting to open spaces, parks and neighbourhood parks will be informed, unstructured groups and clumps; it will be designed to create enclosures and openings.
- Signature trees with autumnal colours and of large size may be used to break the regular rhythm in proposed parks, gateways, junctions; they may highlight the variation in character and typology of the streets as visual connection points, improving and framing views.

For further guidance on street tree planting, refer to the Welborne Streets Manual. (Welborne Way and primary streets are excluded from Landscape Character Areas guidance)

TREE TYPOLOGY

Existing trees
Retained existing trees and hedgerows

Type A: Structure trees
Green Buffer
Ecological asset
Reinforce existing broadleaves woodland and adding complementary species

Type B: Street trees
See Welborne Streets Manual

Type C: Signature trees
Single trees to frame views located in strategic points
Seasonal interest

Type D: Ornamental trees
Feature groups of flower trees
Seasonal interest
Highlight feature elements such as neighbourhood parks

Type E: Character Area-specific trees
Outstanding specimen trees selected for research, education and ornamental purposes

Top to bottom: Hazel; Cornelian cherry; English oak

TREE PLANTING

WOODLAND

Woodland Character Area is identified by chalk and clay existing soil areas. Tree species within this Character Area will be selected based on their reccommended soil type.

The table below lists indicative tree planting within the Woodland Character Area.

TREE TYPOLOGY	TREE TYPOLOGY CONCEPT	TYPICAL CHARACTER	INDICATIVE SPECIES
Existing trees	Retained existing trees and hedgerows Refer to arboriculturalist recommendations	Dashwood and Blakes Copse; both qualify as Sites of Importance for Nature Conservation (SINC)	Dashwood includes areas of ancient semi-natural woodland. Within the broadleaved woodland are areas of plantation woodland, one area containing silver birch and Scots pine and the other beech and Scots pine. Blakes Copse has mature, well-structured woodland with an oak canopy and hazel plus diverse ground flora, including common Solomon's seal, wood anemone, common bluebell, enchanter's nightshade and yellow archangel. A mix of species-rich and species-poor hedgerows containing native species: blackthorn, hawthorn, ash, field maple, elder, sometimes hazel and wild privet.
Type A: Woodland structure	Green buffer Reinforce existing broadleaves woodland and adding complementary species Improve the green infrastructure and boost habitat creation within the site and along the 10K Park	Mixture of large, medium and small trees to reflect the existing character of Dashwood SANGS Preferred native species	Cornus sanguinea (Dogwood) Corylus avellana (Hazel) Crataegus monogyna (Hawthorn) Prunus spinosa (Blackthorn) Viburnum opulus (Redcurrant) Alnus glutinosa (Alder) Fagus sylvatica (Beech) Betula nigra (River birch) Malus sylvestris (Common crab apple) Prunus avium (Wild cherry) Prunus padus (Bird cherry) Acer campestre (Field maple) Quercus robur (English oak)
Type B: Street trees	Refer to Welborne Streets Manual		
Type C: Signature trees	Single trees to frame views located in strategic points Seasonal interest	Large specimen	Castanea sativa (Sweet Chestnut) Juglans regia (Walnut) Liriodendron tulipfera (Tulip Tree) Pinus sylvestris (Scots Pine)
Type D: Ornamental trees	Feature groups of flower trees Seasonal interest Highlight feature elements such as neighbourhood parks	Clear stem Multistem	Amelanchier lamarckii (Snowy mespilus) Arbutus unedo (Strawberry Tree) Maytenus boaria (Mayten) Robinia pseudoacacia (False acacia) Sorbus torminalis (Wild Service Tree) Crataegus persimilis 'Prunifolia'

DOWNLAND

Tree species within this Landscape Character Area must tolerate chalk or alkaline soils and thrive in exposed locations.

The table below lists indicative tree planting within the Downland Character Area.

TREE TYPOLOGY	TREE TYPOLOGY CONCEPT	TYPICAL CHARACTER	INDICATIVE SPECIES
Existing trees	Retained existing trees Refer to arboriculturalist recommendations	North–south band of semi-natural broadleaved woodland	Dominated by mature oaks with ground flora including locally dominant bracken and frequent traveller's-joy and wood avens
		South of Knowle Road	Mixed woodland plantation comprising ash, field maple and pine trees. Grey and goat willow are also frequently found. Along with broadleaved woodland, planting dominated by oak, abundant beech and occasional ash and field maple
		Hedgerows	Other hedgerows are generally species poor containing almost entirely hawthorn
Type A: Structure	Refer to Woodland structure tree planting to reinforce site buffer edge		
Type B: Street trees	Refer to Welborne Streets Manual		
Type C: Signature trees	Statement shape and seasonal interest to highlight civic spaces and points of delight	Planted in isolation or in small groups	Pinus sylvestris (Scots pine) Robinia pseudoacacia 'Frisia' (false acacia 'Frisia') *sheltered locations Liriodendron tulipfera (Tulip Tree)
Type D: Ornamental and fruit trees	Reference to urban–rural planting character	Seasonal interest Opportunity for espalier-training tree arrangements	Malus domestica (Traditional, local varieties) Mespilus germanica Pyrus communis
Type E: Park trees	Statement trees, marking key entrances and key spaces within Welborne Park Open canopies and providing textural contrast Maintain extensive views Planted in groups to maintain sense of openness	Large trees, bold shape, wind resistant, parkland species Trees to be suitable for low-nutrient soils Chalk grassland understorey	Sorbus torminalis (Wild service tree) Quercus robur (English oak) Tilia cordata (Small-leaved lime) Crataegus monogyna (Hawthorn) Acer campestre (Field Maple Acer pseudoplatanus (Sycamore) Carpinus betulus (Hornbeam) Quercus robur (Pedunculate oak)

MEADOWS

Meadows Character Area is identified by chalk and clay existing soil areas. Tree species within this Character Area must be selected based on their reccommended soil type.

The table below lists indicative tree planting within the Meadows Character Area.

TREE TYPOLOGY	TREE TYPOLOGY CONCEPT	TYPICAL CHARACTER	INDICATIVE SPECIES
Existing trees	Retained existing trees	Fareham Common	Comprising mature hedgerows with large hedgerow trees, oak, field maple and willow. Hedge species include hawthorn and blackthorn, sweet-briar rose and elm Honeysuckle and butcher's broom are also present
		M27 slip road J10	Area of broadleaved woodland dominated by ash, English elm, common lime and sweet chestnut with some field maple and goat willow
		Northern east–west band of trees	Semi-natural broadleaved woodland dominated by mature oaks
		Hedgerows	Western edge hedgerow with trees
Type A: Structure	Informal urban-rural planting Biodiversity boost	Mixture of large, medium and small trees to reflect the existing character of Fareham Common SANGS Mostly clay soil	Alnus glutinosa (Alder) Salix Alba (White willow) Betula pendula (Silver Birch) Tilia cordata (Small Leaf Lime)
Type B: Street trees	Refer to Welborne Streets Manual		
Type C: Signature trees	Single trees to frame views located in strategic points Seasonal interest	Large specimen	Quercus palustris (Pin oak) Castanea sativa (Sweet Chestnut) Liquidambar styraciflua (Sweetgum)
Type D: Ornamental trees	Reference to urban–rural planting character		Amelanchier lamarckii (Service berry) Malus domestica (Traditional local varieties) Phillyrea latifolia (Mock Privet) Pyrus communis (Common Pear) Salix viminalis (Osier)
Type E: Park trees	Smaller clear-stem and multi-stem species planted in groups to contrast with the formal, linearity of the street	Water tolerant, interesting forms, often multi-stem species	Alnus glutinosa (Alder) Quercus robur (Oak) Betula pubescens (Downy Birch) Ulmus 'New Horizon' (Resistant Elm)

PARKLAND

Parkland Character Area is identified by chalk existing soil areas. Tree species within this Character Area must tolerate chalk or alkaline soils.

The table below lists indicative tree planting within the Parkland Character Area.

TREE TYPOLOGY	TREE TYPOLOGY CONCEPT	TYPICAL CHARACTER	INDICATIVE SPECIES
Existing trees	Existing trees along A32, Boundary Oak School boundary and blocks along eastern boundary	East of the A32	A very mixed broadleaf canopy including sycamore, ash and oak. Yew and Douglas fir are also found in the south of the woodland.
		North-east corner	Small broadleaved woodland
		Hedgerows	Species poor hedgerows to the eastern edge of the site
Type A: Structure	Buffering of views along eastern edge Defining boundary to existing Boundary Oak School (listed building) Buffer to A32	Structure planting to reflect existing tree planting and vegetation along the eastern site boundary	Eastern tree lines Oak, Lime, Beech/C.Beech Eastern woodland blocks 80% - Oak, Beech, Lime, Cherry 20% - Birch, Rowan, Hazel, Field Maple
Type B: Street trees	Refer to Welborne Streets Manual		
Type C: Signature trees	Statement shape and seasonal interest	Pockets of playful, vibrant species displaying seasonal variation	Platanus orientalis (Oriental Plane) Quercus ilex (Holm Oak) Tilia cordata (Small Leaf Lime)
Type D: Ornamental trees	Pockets of playful, vibrant species displaying seasonal variation	Flowering or fruiting with seasonal interest and a variety of interesting forms	Pyrus communis (Common pear) Cornus mas (Cornelian cherry) Castanea sativa (Sweet Chestnut) Juglans nigra (Black Walnut)
Type E: Park trees	Parkland tree species with flowering cherries Colourful, seasonal flowering understory encouraging pollinators Edible small trees and hedgerows	Large trees, wind resistant, parkland species Tree planting to provide shaded areas to balance informal and formal play/sport games open area	Acer campestre (Field Maple) Acer pseudoplatanus (Sycamore) Quercus robur (Pedunculate Oak) Ulmus 'New Horizon' (Resistant Elm) Ulmus 'Rebona' (Resistant Elm) Fagus sylvatica (Common beech) Quercus robur (Common oak)

A2. BUILT FORM: ARCHITECTURAL STYLES

This section describes the key design principles of each of the five architectural character languages that are proposed for Welborne and that will contribute to shaping its built form character. Principles set out herein are intended to be used to inform and support the Neighbourhood Design Codes. Each Neighbourhood Design Code will specify the built form character of the respective neighbourhood; this may be one or a combination of the architectural character languages.

HAMPSHIRE FORMAL

The language of Hampshire Formal is characterised by repetitive cottage and house elevations, using double-hung sash windows, Georgian/classical proportions, fanlights over formal panelled doors, architectural details such as classical window frames and string courses and symmetrical arrangement of openings within the façade.

KEY COMPONENTS *(Must be adhered to)*

- Formal buildings will be designed to a system of geometric proportion (squares and rectangles that directly relate to one another in a geometric series such as the golden section rectangle). This will apply to both plan and elevation
- The use of repeated house types, materials and details will give the streets a calm and unified feel
- Set-piece elevations, including individual buildings or groupings, will be proposed fronting onto key spaces

Massing

- Buildings and streets designed with consistent massing, moments of height to occur in key locations fronting onto public spaces or at key road junctions
- Roof forms will be considered as part of the overall street composition to achieve a unified and coherent roofscape
- Typically, shallower roof pitches using hips
- Elevational design of the houses will achieve subtle hierarchies by introducing variation in floor-to-floor heights between larger and smaller houses
- Taller ceiling heights (typical min. 2.6m ground floor, 2.4m first floor)

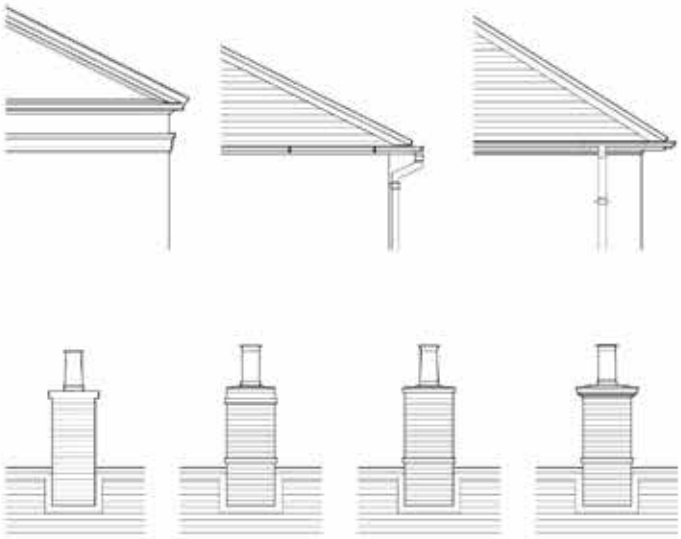
Materials

- Walls constructed in gault or red brick and/or render
- White rendered/painted moulded door and window surrounds
- Slate used as the predominate roofing material
- Joinery predominantly painted white/off-white combined with a carefully selected palette of approved colours for front doors

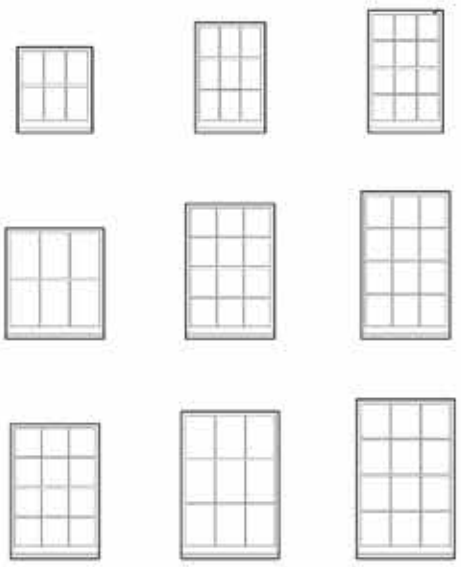
Key details

- Classical door surrounds and mouldings to feature on the majority of buildings
- The most formal houses to have painted railings for front boundary treatments
- Decorative metal work in the form of porches, balconies and verandas will be used in selected locations

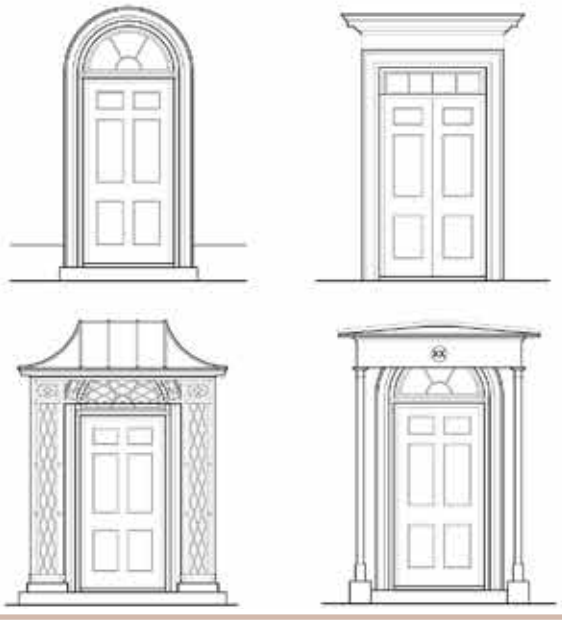
ROOFS



WINDOWS



DOORS



KEY COMPONENTS *(Must be adhered to)*

Roofs

- Shallower roof pitches between 22.5 and 38 degrees. Hipped roofs will be predominately used, with tall gables typically avoided
- All detached, paired and terraced housing to include chimneys

Windows

- Windows in formal buildings will have a vertical 'portrait' emphasis with lower storeys typically having larger windows than upper storeys
- Formal buildings will have uniformly aligned and spaced openings
- Larger double-hung sash windows with bigger pane proportions on all principal facades
- Casement windows can be used on less visible facades such as rear elevations which can not be seen from the street. This will be agreed with the Town Architect
- Windows will be set with a minimum of 75mm reveal

Doors

- All classical door surrounds will be correctly proportioned and based on traditional precedent
- Doors will be 4- or 6-panelled doors, panelling must be to a proportional grid
- Fanlights will be used on the majority of buildings, with the exception of the smallest houses
- Door hardware, house numbering and lighting to be chosen to be complementary to the architectural language. Simple black painted or architectural brass are appropriate finishes.
- Cast-iron and formal timber porches will be used on larger houses

HAMPSHIRE VERNACULAR

Hampshire Vernacular draws particular inspiration from traditional, organically developed local settlements, such as Wickham and Fareham. This language is characterised by a varied street scene and material approach, suggestive of streets that have developed over a long period of time with a significant variety in architectural detailing and design. Streets and spaces will be traditional and compact, laid out with gentle curves, deflections and a varied building line.

KEY COMPONENTS *(Must be adhered to)*

- Buildings designed in a formal and less formal way will sit side by side to achieve the required variety to the street scene
- Formal buildings will be designed to a system of geometric proportion; this will apply to both plan and elevation
- Informal buildings will be simpler with more irregularity permitted
- The design of buildings will be directly influenced by local precedent with a varied use materials and details, but used in a way that feels coherent and consistent as a whole

Massing

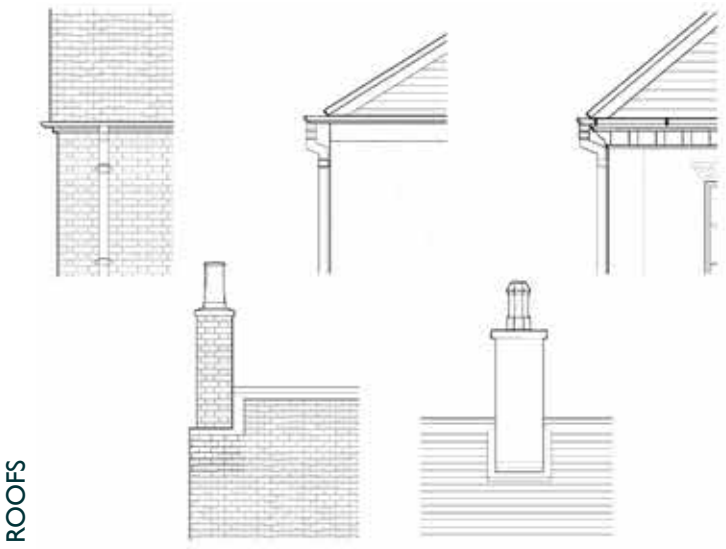
- Buildings and streets will be designed with varied massing to include a range of roof styles and pitches
- The elevational design will achieve subtle hierarchies by introducing meaningful variation in floor-to-floor heights between larger and smaller buildings. The highest status buildings will have the largest floor-to-ceiling heights, including public buildings
- To achieve the intended character, street scenes will be designed with varied eaves and ridge lines from plot to plot. Uniform floor-to-ceiling heights will not be permitted

Materials

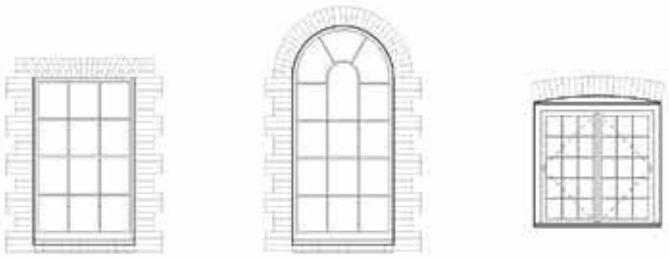
- Red, gault, grey and painted brick, rough- and smooth-cast render will be approved wall materials
- There will be selected use of brick and flint
- Use of colour for painted brick and rendered walls will be prevalent. Colours will be selected from approved colour palette
- Clay tile and slate roofs will be used
- Joinery and painted front doors will be in a variety of colours selected from a palette of approved colours

Key details

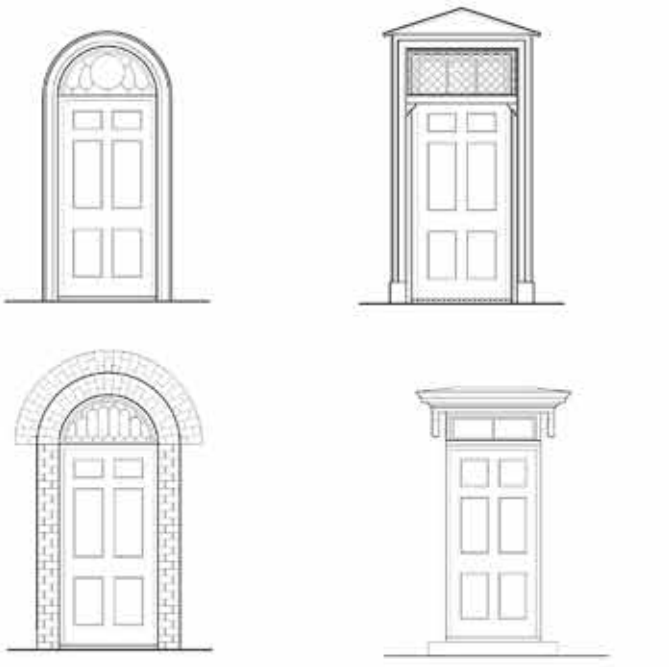
- Buildings will be designed to utilise architectural detailing to achieve street scenes with gentle and meaningful variation
- Designs will demonstrate they embrace the local vernacular in their use of detailing
- Architectural enrichment will be used on the most formal buildings with relatively little used on informal buildings



ROOFS



WINDOWS



DOORS

KEY COMPONENTS *(Must be adhered to)*

Roofs

- Varied use of hipped and gabled roofs alongside variation in eaves and chimney detailing will be demonstrated to achieve a diverse massing to the roofscape. A uniform approach will not be permitted
- To recognise the pattern of traditional building, roof pitches will be varied but 45 degree roof pitches will be avoided
- Clay tile, slate and lead will be used for roof coverings
- The treatment of ridges and valleys will relate to the roof material and local precedent
- All detached, paired and terraced housing will include chimneys

Windows

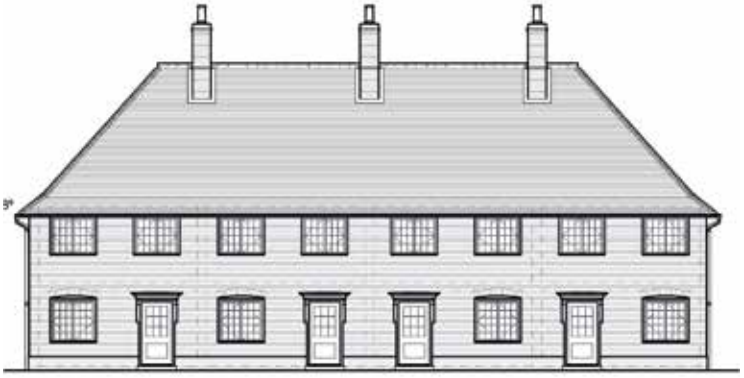
- Sash and casement windows, in varied sizing depending on the status and formality of the building design, will be used
- Formal houses will have uniformly aligned and spaced openings; for informal buildings, openings may be misaligned
- Windows in formal buildings will typically have a vertical 'portrait' emphasis, with lower storeys typically having larger windows than upper storeys. In informal buildings windows may be less regular
- Windows will be set with a minimum of 75mm reveal for formal buildings
- Single-storey or double-height bay windows will be a feature on key facades

Doors

- A variety of door surrounds and porches will be used, from formal classical examples to informal timber porches and canopies with simple brackets
- All classical door surrounds will be correctly proportioned, based on traditional precedents
- Doors will be 4- or 6-panelled doors (panelling will be to a proportional grid) on formal buildings and boarded or half-glazed on less formal buildings
- Fanlights will be used on the majority of formal buildings; fanlight design will vary between buildings and not be uniform
- Door hardware, house numbering and lighting will vary and be chosen to be complementary to the architectural language of the individual buildings. Simple black painted or architectural brass are appropriate finishes

GARDEN CITY: ARTS & CRAFTS

The Arts and Crafts language is characterised by asymmetrical elevations, casement windows, lower ceiling heights, tall roofs with deep eaves projections, gables, chimneys and bay windows.



KEY COMPONENTS *(Must be adhered to)*

- Buildings will be designed to use repeated architectural motifs and details handled in a richly varied way. Street scenes will have a clarity of form and structure with carefully composed roofs, gables and chimneys
- Soft landscaping, hedge and tree planting are integral to the street scene, to which the buildings will be designed to respond directly to
- Materials will be traditional and utilised in a way that demonstrates craftsmanship. The chosen palette of materials will sit comfortably within an Arts and Crafts architectural language and be consistent with, and complementary to, the Hampshire Vernacular

Massing

- Characterised by asymmetrical facades with front facing gables
- Varied massing with the use of some three-storey gables, dormer windows in roofs and single storey porches and rear/side extensions
- Lower ceiling heights but still within accordance with modern living expectations (typical min 2.4m ground floor, 2.4m first floor)

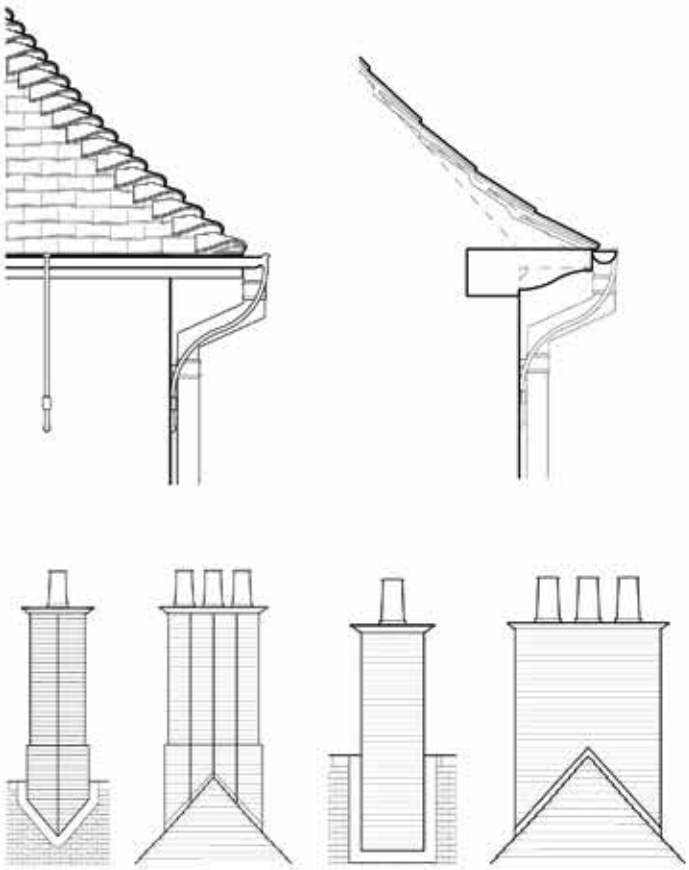
Materials

- Walls will be constructed in brick or rough-cast render
- There will be selected use of brick and flint
- Clay-tile and slate roofs will be used
- Joinery will be painted in complementary colours to the wall materials with a combination of off-white alongside a carefully selected palette of approved colours

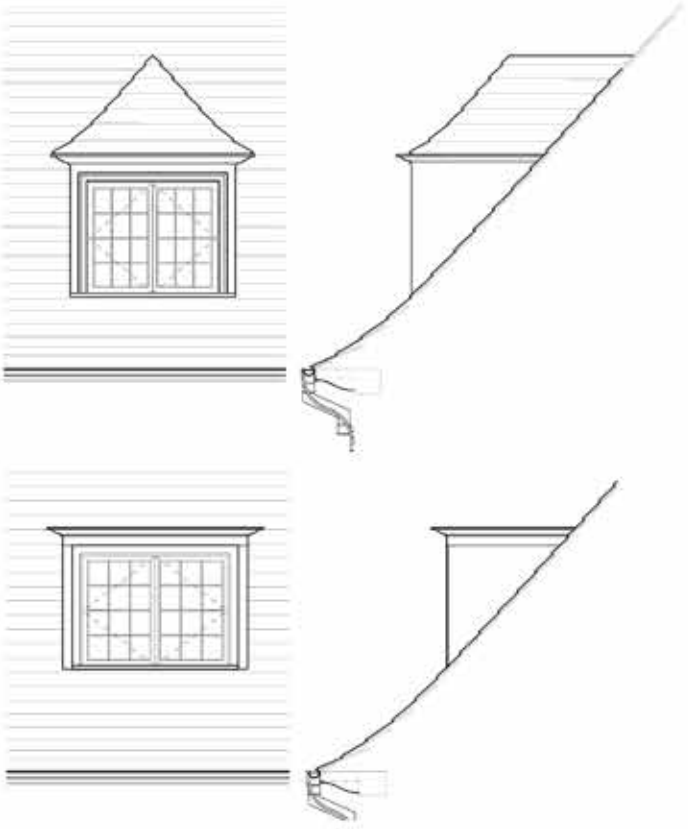
Key details

- The use of carefully hand-crafted details, including carved stone panels in the gable walls of buildings and wrought iron or timber garden gates, will be prevalent

ROOFS



DORMER WINDOWS



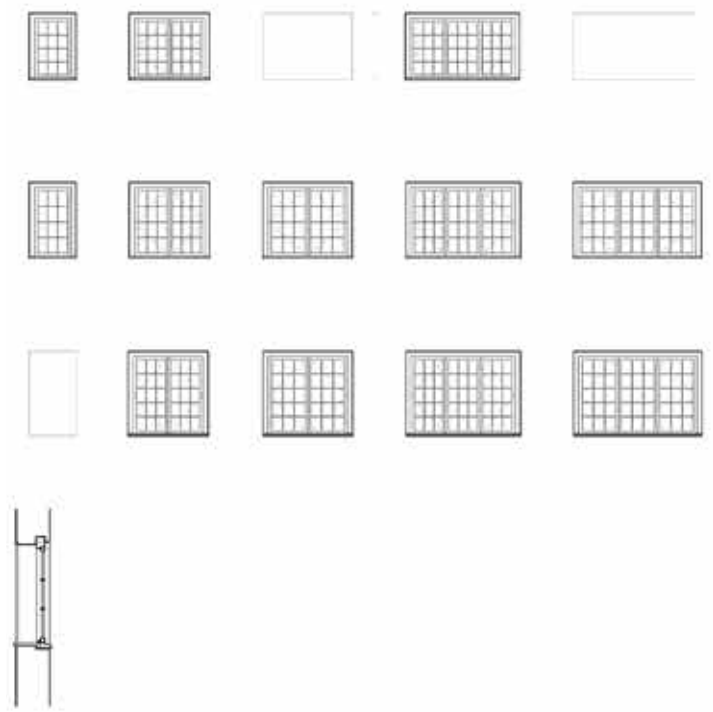
KEY COMPONENTS *(Must be adhered to)*

Roofs

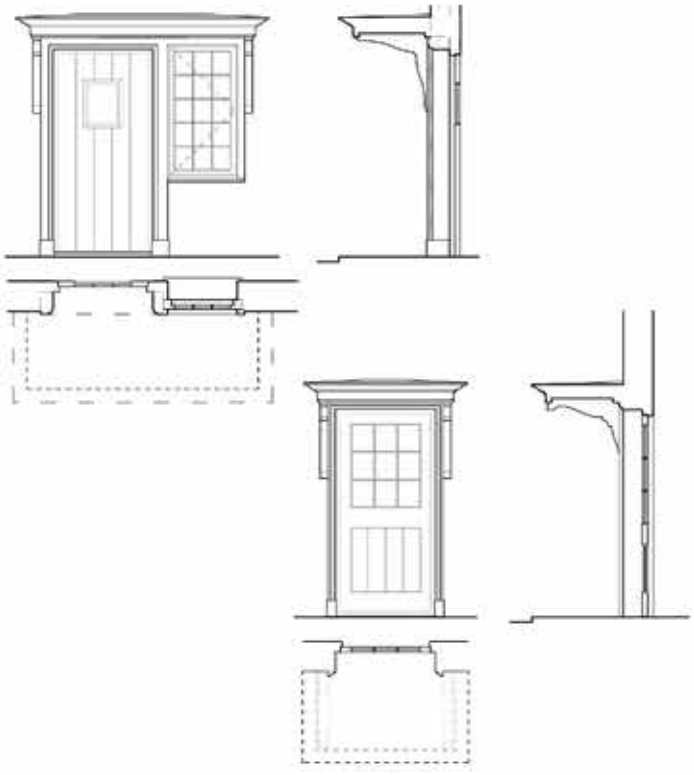
- Steeply pitched roofs of between 38 to 48 degrees. 45 degree pitch roofs to be avoided.
- Overhanging rafters creating projecting eaves details, use of sprocket eaves detailing
- Tall chimneys sitting generously above the ridge line, typically not square in plan

Dormer windows

- Dormers using casement windows designed to be well proportioned with the roof



WINDOWS



DOORS

KEY COMPONENTS *(Must be adhered to)*

Windows

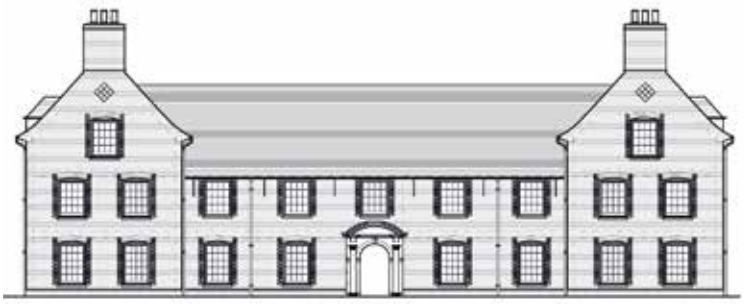
- Casement windows with small panes will predominantly be used, but will be sized to allow significant natural daylighting
- Windows will typically have a horizontal emphasis and may be misaligned and irregular
- Windows will be positioned with minimal reveals (max. 50mm)
- Rough brick arches will be used to window heads in brick buildings
- Single-storey or double-height bay windows will be a feature on key facades, using casement windows

Doors

- Boarded or half-glazed painted timber front doors with timber or lead canopies will be used
- Door surrounds will be based on traditional Arts and Crafts precedents
- There will be prevalent use of painted timber and lead canopies and porches
- Door hardware, house numbering and lighting will be chosen to be complementary to the Arts and Crafts design language. Simple black painted or architectural brass are appropriate finishes

GARDEN CITY: QUEEN ANNE

This is a more formal architectural language of the Garden City movement that drew inspiration from Queen Anne architecture. It is characterised by double-hung sash windows, classical door surrounds, classical eaves and chimney details and symmetrical façade designs.



KEY COMPONENTS *(Must be adhered to)*

- Street scenes will have a clarity of form and structure with carefully composed roofs, gables and chimneys. Generous front gardens set behind hedging is of particular importance to the street scene
- Fine brickwork in a red, browns and greys will be the predominant material, complemented by crisply painted white joinery

Massing

- Characterised by asymmetrical forms, steeply pitched roofs and tall chimneys
- Gables, some pediments and symmetrical facades will be prevalently used
- Typically, Queen Anne is characterised by larger, more formal buildings and groupings of buildings
- More generous ceiling heights will be used (typically min 2.6m ground floor and min. 2.4m first floor)

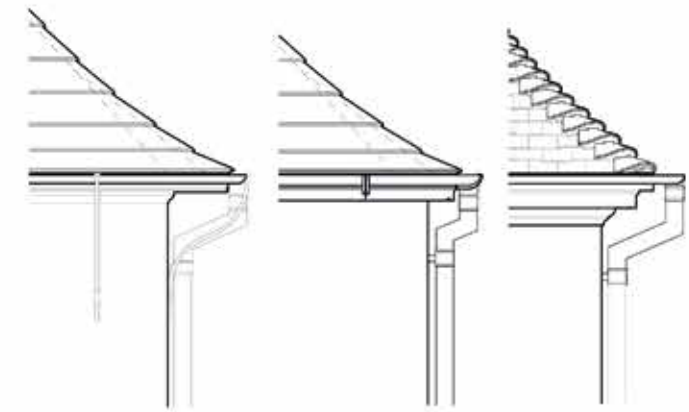
Materials

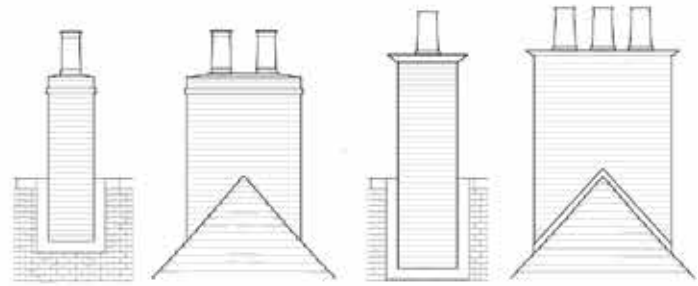
- Walls constructed will be brick with the use of both rubbed and gauged brick arches and rough brick arches to window and door openings, depending on the formality of the elevation
- Contrasting brick will be used to pick out detail around windows
- There will be some use of rough-cast render with complementary joinery colours
- There will be selected use of brick and flint
- Clay tile and slate roofs will be used
- Joinery will be predominantly painted white, combined with a carefully selected palette of approved colours for front doors

Key details

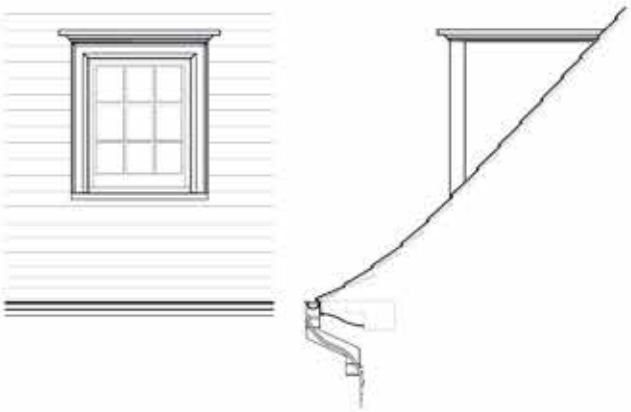
- Classical detailing and mouldings will be used
- Broad porches and entrances will be used as a feature to the façades
- Architectural enrichment will be principally used on the most formal buildings

ROOFS





DORMER WINDOWS



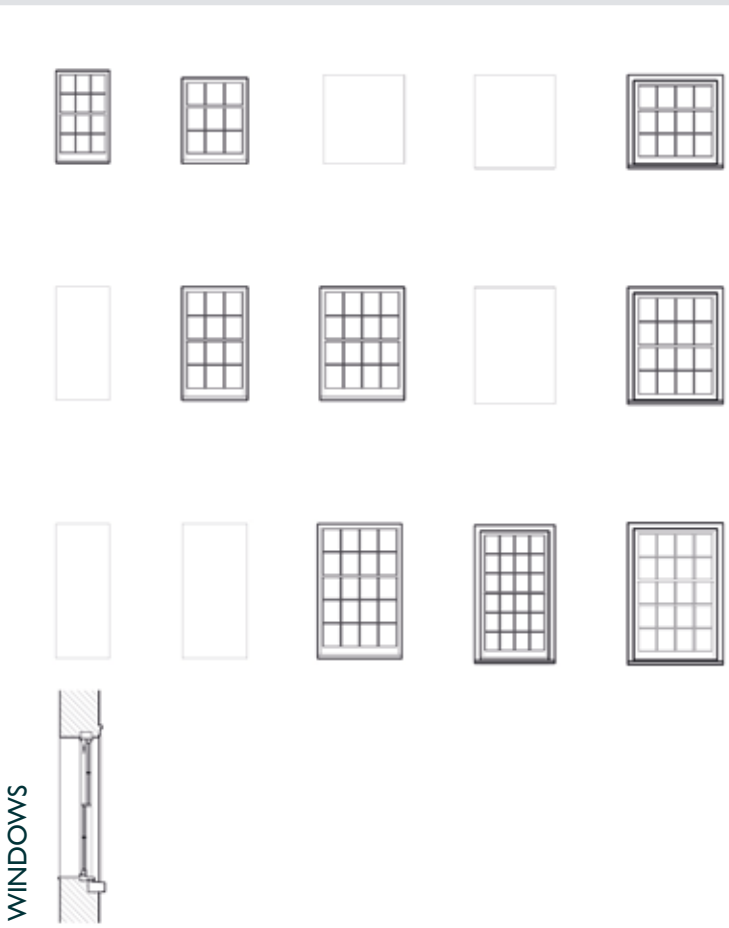
KEY COMPONENTS *(Must be adhered to)*

Roofs

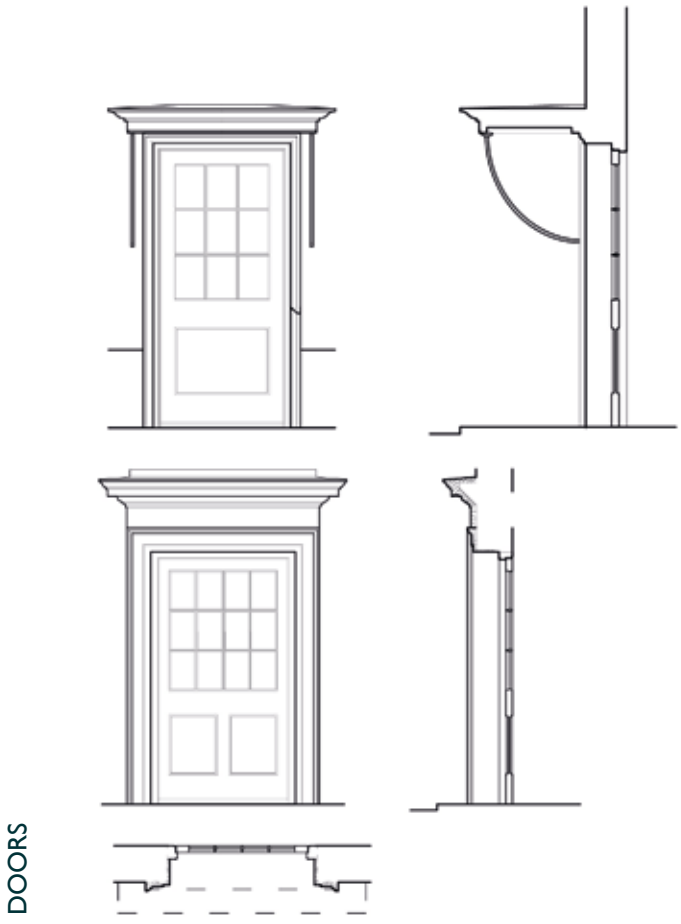
- Steeply pitched roofs will be used, between 38 to 48 degrees. 45 degree pitch roofs will be avoided.
- A mixture of overhanging rafters creating eaves will be combined with classical eaves details
- Sprocket eaves detailing will be used
- Tall chimneys will sit generously above the ridge line, typically not square in plan

Dormer windows

- Dormers using sash windows will be designed to be well proportioned with the roof
- Casement windows may be used on less formal buildings



WINDOWS



DOORS

KEY COMPONENTS *(Must be adhered to)*

Windows

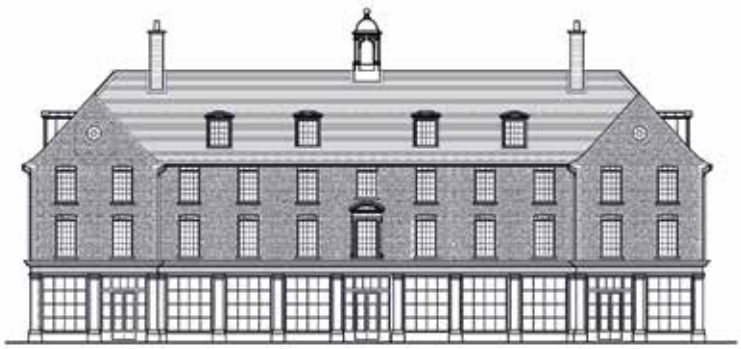
- Windows will be uniformly and regularly aligned across the principal facades
- Larger double-hung sash windows with exposed sash boxes will be used, proportioned with a vertical emphasis
- Thicker glazing bars and meeting rails will be used
- Typically, windows will have smaller panes, using 3- and 4-pane-wide sash windows
- Windows will be positioned with minimal reveals (max. 50mm)
- Single-storey or double-height bay windows will be a feature on key facades, using casement or sash windows

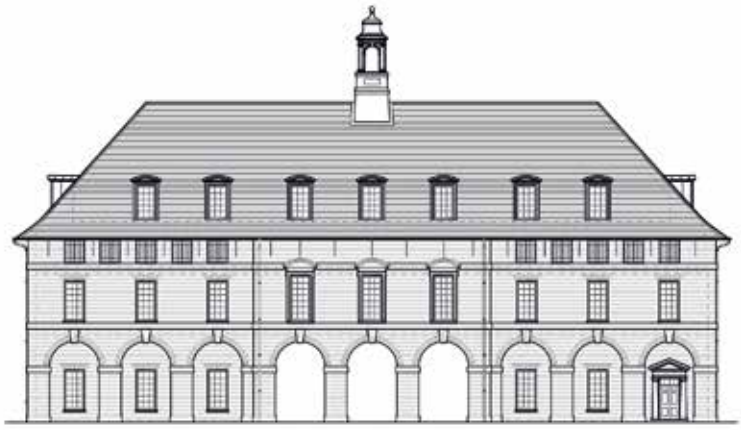
Doors / Door surrounds and fanlights

- Stone and timber door surrounds using classical detailing based on traditional precedent will be used
- Doors will be painted timber and will be 4- or 6-panelled doors
- Fanlights located above the door head will be included on formal houses
- Door hardware, house numbering and lighting will be chosen to be complementary to the Queen Anne language. Simple black painted or architectural brass are appropriate finishes

GARDEN CITY: CIVIC

Garden City: Civic takes its references from the most formal urban centres of the Garden Cities and Suburbs. These drew inspiration from the formal Edwardian classical architectural language of Sir Edwin Lutyens, Sir Herbert Baker and their contemporaries – taller ceiling heights, tall double-hung sash windows, formal elevations, classical detail and cupolas.





KEY COMPONENTS *(Must be adhered to)*

- Buildings and streets will be designed to have a civic presence set around formal public spaces and streets
- Individual set-piece buildings or terraces of houses designed as a single composition will be utilised
- There will be increased repetition of houses to achieve more uniformly designed streets
- More urban landscaping treatments will be used for front boundaries to include railings, low walls with and without railings
- Fine brickwork in red, browns and greys will be the predominant material complemented by crisply painted white joinery

Massing

- Characterised by individual buildings of a larger scale with an increased number of storeys, including some landmark buildings identified by architectural elements such as cupolas and towers. Set-piece terrace and individual buildings with steeply pitched roofs and tall chimneys will also be used
- Gables, some pediments and symmetrical facades will be used, although asymmetry may also be used in selected locations
- More generous ceiling heights will be used (typical min. 2.6m ground floor and min. 2.4m first floor); civic buildings will have even larger floor to ceiling heights

Materials

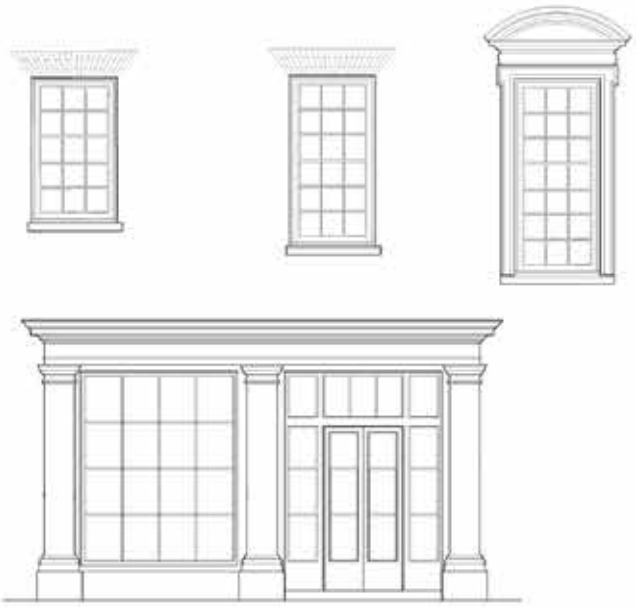
- Walls will be constructed in brick with the use of rubbed and gauged brick arches
- Stone detailing will be used on selected buildings for door surrounds, string courses and other elements of classical detail
- Contrasting brick will be used to pick out detail around windows
- There will be selected use of brick and flint
- Clay tile and slate roofs will be used
- Joinery will be predominantly painted white, combined with a carefully selected palette of approved colours for front doors

Key details

- Architectural enrichment wil be principally used on the most formal buildings, through the use of classical detailing and mouldings
- Classical door surrounds and entrances will be used as a feature to façades
- The most formal houses will have painted railings for front boundary treatments

ROOFS

WINDOWS



DOORS

KEY COMPONENTS *(Must be adhered to)*

Roofs

- Steeply pitched roofs of between 38 to 48 degrees will be used; 45 degree pitch roofs to be avoided
- Classical eaves details will be combined with the use of sprocket eaves detailing
- Tall chimneys with caps will include classical mouldings sitting generously above the ridge line, typically not square in plan

Windows

- Windows will be uniformly and regularly aligned across the principal facades
- Larger double-hung timber sash windows with exposed sash boxes will be used, proportioned with a vertical emphasis
- Thicker glazing bars and meeting rails will be used
- Typically, windows will have smaller panes, using 3- and 4-pane-wide sash windows
- Windows will be positioned with minimal reveals (max. 50mm)
- Single-storey or double-height bay windows will be a feature on key facades, using casement or sash windows

Doors

- Stone and timber door surrounds using classical detailing based on traditional precedent will be used
- Doors will be painted timber and be 4- or 6-panelled doors
- Fanlights located above the door head will be included on formal houses including arched fanlights
- Door hardware, house numbering and lighting will be chosen to be complementary to the architectural language. Simple black painted or architectural brass are appropriate finishes

A3. MATERIALS & DETAILS

This section describes the coding principles for materials and details proposed for Welborne. Principles set out herein are intended to be used to inform and support the Neighbourhood Design Codes. Each Neighbourhood Design Code will selectively apply the principles in response to the built form character of the respective neighbourhood.

All principles set out in this appendix are key components that must be adhered to.

The proposed materials and details principles will ensure that Welborne has an identity that draws inspiration from the vernacular architecture, urbanism and landscape setting of the surrounding region. Materials will be drawn from the Hampshire vernacular: red brick, grey brick, gault brick, flint, render, clay tile and slate.

The palette prescribes for sufficient variety to enable unity without uniformity, allowing each neighbourhood to develop its own identity whilst belonging to a recognisable 'Welborne' whole. Each neighbourhood has a materials palette that will be applied consistently across street scenes.

Value is placed upon quality materials to ensure that Welborne is a place that will age gracefully. With this in mind, materials will be hard-wearing, long-lasting and place as little stress on long-term maintenance as possible. In line with Welborne's sustainability objectives, preference is given to locally sourced materials.

Various materials and details will be subject to Town Architect approval as noted. FBC may also request to see samples and details as part of reserved matters approval process.

WALLS

Grey and red brick

Brown and red brick

Red brick and hanging tile

Walls

Wall finishes will be chosen from the approved palette proposed for each neighbourhood.

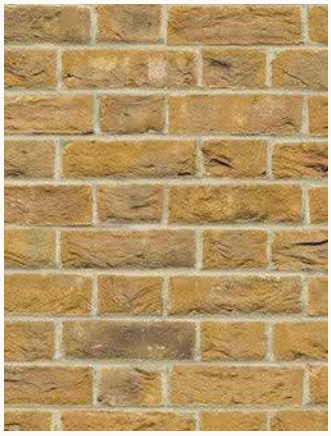
Expansion joints will be located to allow them to be concealed by rainwater downpipes or on side elevations.

Consideration will be given to how a building will weather as part of the design proposals, avoiding detailing that might result in excessive staining.

Brickwork

Bricks will be of a colour as specified in the Neighbourhood Design Code. Sample panels of the proposed bricks and mortar will be constructed for approval by the Town Architect.

Brickwork in external walls will be no less than 100 mm thick.



Flemish bond brickwork

English bond brickwork

Front and prominent side elevations will utilise English or Flemish bond brickwork. Variants such as Garden Wall bonds will be considered where appropriate. Where a half-brick facing is used in cavity construction, purpose-made snapped headers or mechanically cut bricks will be used. Special bricks will be required for odd-angled corners.

Stretcher bond brickwork is only permitted on rear elevations, non- prominent side elevations and for base courses for rendered buildings.

The imaginative use of headers coloured differently from stretchers in brickwork or chequer work with stone and brick or flint will be considered where suitable.

Joints will be flushpointed as work proceeds. Mortar joints will not be weather struck, raked, concave or ribbon. Penny-struck joints may be used on more important buildings.

Where airbricks are essential to satisfy Building Regulations, these will be of terracotta, built tile, painted cast iron or unpainted drilled stone.

Smooth render

Natural render

Rough-cast render

Render

Rendered may be either roughcast or smooth, depending on the architectural style. External corners will be formed in render by hand, not using stop beads.

Render will generally be hydraulic lime/well-graded sharp-washed sand. Self-coloured renders and paints for rendered walls will be acceptable, the types and colours of which will be agreed with the Town Architect.

Door and window reveals in brick walls may be rendered in a smooth finish and painted white in more important buildings.

Flint and gault brick

Flint

Stone and Flint

Walls may be built using appropriate combinations of banded stone and brickwork, stone and flint or brick and flint.

Where stone or flint is to be used, sample panels of the proposed mortar and jointing will be constructed for stone/ flint, approval by the Town Architect.

ROOFS

Brown clay tile

Slate

Red clay tile

Roofs

To recognise the pattern of traditional building, roof pitches will be carefully controlled and follow guidance with regard to the appropriate pitches for the architectural character languages proposed. 45-degree pitch roofs will be avoided. Roof coverings will be slate, plain clay tiles, pantiles or Roman tiles. Samples to be approved by the Town Architect.

Concrete tiles may be acceptable in certain situations subject to approval by the Town Architect.

The treatment of ridges, valleys and eaves will relate to the roof material, local precedent and architectural character language. Half-round ridge tiles, bonnet tiles or lead roll hips will be acceptable.

CHIMNEYS

Arts and Crafts chimney

Formal chimney

Queen Anne chimney

Chimneys

Chimneys are an important feature of the roofscape. All detached, paired and terraced housing will include chimneys.

Apartment buildings will typically also require chimneys. Coach houses will only require chimneys in selected locations to be determined by the Town Architect.

Proportionally chimneys will be taller than their width or depth. Chimneys will not be square in plan. All chimneys will be capped with an overhanging stone/ cast stone/brick capping and a clay pot.

Chimneys will either be located on a gable wall or centrally on a ridge. It will not be acceptable to marginally offset a chimney of a gable wall.

Chimney pots come in a variety of sizes and forms (eg. honey pot, roll top, plain tapered, octagonal, cannon heads) and will be selected in response to the architectural style.

ROOFLIGHTS

Conservation rooflight

Conservation rooflight

Rooflights

Rooflights will be of the 'conservation' type and flush with the line of the roof. They will have a vertical proportion and emphasis overall.

Rooflights will be a painted metal either black or dark grey and no wider than any window in the walls below.

Rooflights will be located in the same horizontal line.

SOLAR PV

Flush Solar PV panel

PV tile

Solar PV & Solar Slates

Solar PV panels will not be permitted, except on rear elevations of slate roofs which are not highly visible from the public realm. All locations to be agreed with Master Developer and Town Architect before planning application (if at time of construction), or by WGVT before installation (if retrofitted).

Solar slates will be permitted on front or rear elevations of slate roofs that are not highly visible from the public realm. All locations to be agreed with Master Developer and Town Architect before planning application (if at time of construction), or before installation (if retrofitted).

In rare cases, Solar PV panels may approved on the rear elevations of clay tile roofs, but only where they are not visible from the public realm. All locations to be agreed with Master Developer and Town Architect before planning application (if at time of construction) or before installation (if retrofitted).

Retrofitted solar PV panels by homeowners must be of a flush design that does not project from the natural slope of the roof pitch, and will be subject to prior approval of WGVT before installation.

These policies will be reviewed at each Strategic Code Review to respect potential development in material technology or changes in national legislation.

DORMER WINDOWS

Arts and Crafts dormers

Queen Anne pitched dormers

Garden City: Civic dormers

Hampshire Vernacular dormers

Dormer windows

Roof design will avoid excessive glazing, oversized dormers or dormers located too close to the roof edge.

Dormer windows will be well proportioned, with the roof, window and side cheeks carefully designed to achieve a coherent whole.

The width of the dormer cheek viewed from the front will not exceed 175mm.

Proportionally the dormer window glazed areas will have a vertical emphasis at least as evidenced as the windows on the floors below, and be in scale with the roof as a whole.

Dormer windows will be permitted within a pitched roof with either a gable or hip, a catslide roof or a flat lead roof.

Lift on dormer windows are not permitted unless approved by the Town Architect.

BARGEBOARDS, VERGES & EAVES


Sprocketted eaves detail


Projecting eaves


Clipped eaves


Projecting eaves with brackets


Classical eaves

Bargeboards, verges and eaves

The treatment of bargeboards, verges and eaves will relate to the roof material and architectural character language of the building and will be based on precedent. Oversized or bulky bargeboards, verges and eaves details will be avoided.

Verge detailing to gables will typically be clipped with a mortar-bedded verge and no verge board.

Eaves ventilation will be designed to be hidden.

RAINWATER GOODS


Arts and Crafts gutter bracket


High-quality uPVC rainwater goods


Painted metal rainwater goods


Vernacular hopper

Rainwater goods

Rainwater goods including hoppers will be of an appearance and specification appropriate for the architectural character language of the building. They will be in metal or high-quality uPVC, to be approved by the Town Architect.

Downpipes will be located as part of the elevational composition, regularly spaced with awkward junctions and angles avoided.

Downpipes will be included on all elevational drawings.

Gutters will generally be half-round or ogee profile.

VENTILATION


Air-brick vents

Ventilation

Vents in roof elevations will be of the same colour/ appearance as the roof surface and be of a discreet design.

Vents in walls will be predominantly located on side and rear elevations. Where required on front elevations, it will be an air brick or metal grille, of discrete design and with the size and projection minimised and the vent colour to match the wall finish. Plastic vents will not be permitted.

Vent pipes will either be clad in lead where they emerge above roof slopes, or will be terminated within the roof space by an air admittance valve.

No waste or soil pipes will be fitted to front elevations.

WINDOWS

Queen Anne sash window

Queen Anne bay window

Arts and Crafts casement window

Hampshire Formal sash window

Hampshire Vernacular flush casement arrangement

Windows, cills and lintels

The arrangement of proportion for windows and their articulation within elevations will follow traditional models and be appropriate for the architectural character language proposed. For all windows, detailed drawings showing moulding profiles will be submitted to the Town Architect for approval prior to construction.

Windows will be proportioned to form a square or double square; panes will be proportioned so that they are taller than they are wide. Casement windows, where used, will be of a flush casement design. Minimum and maximum window reveal depth will relate to the architectural character language.

False glazing bars are acceptable if used inside and out with spacers between the glass. Where bays or large window assemblies are used, mullions and transoms will create a hierarchy of structure and articulation.

Secondary window cills, where used, will be stone or painted cast stone.

In brick walls, lintels should be expressed as follows: In Hampshire Formal elevations, lintels should be in rubbed brick. In Hampshire Vernacular, lintels should be in rubbed brick on more formal elevations (typically over sash windows), and gauged brick arches for less formal houses (typically over casement windows). In Arts & Crafts brick elevations, a variety of brick details including tile creased may be deployed. In rendered houses, lintels need not be expressed.

For prominent side and rear elevations, the same window specifications will be used as for the front elevation.

DOORS

Arts and Crafts half-glazed door

Queen Anne half-glazed door

Formal six-panel door

Formal glazed door

Doors

Doors will be 4- or 6-panelled, half glazed or boarded, depending on the architectural character language. All front doors will be painted timber. Panelling will be to a proportional grid, with any glazed elements having a vertical emphasis or use vertical boarding.

The width of door will be appropriate to the building design, with wider doors (1050-1200mm) used on larger buildings and houses. No front door will be less than 900mm wide except on the smallest cottages.

Front doors will be recessed a minimum of 100mm.

Glazed, timber and metal doors will be used on rear elevations. French doors will be used for double-leaf doors.

Composite or uPVC front doors will not be permitted. Metal doors will be permitted on commercial buildings.

FANLIGHTS

Formal half-round fanlight

Formal fanlight

Arts and Crafts fanlight

Formal fanlight with decorative glazing

Fanlights

Fanlights will be a common feature and will be included on larger house types and apartment buildings.

All fanlights will be in proportion to the door they belong to.

No fanlights within doors will be permitted.

CANOPIES, PORCHES & DOOR SURROUNDS

Vernacular door case

Arts and Crafts bay and porch

Classical door case

Arts and Crafts canopy

Formal enclosed porch

Arts and Crafts projecting porch

Canopies, porches and door surrounds

Canopies will be simple in expression. Timber, stone and metal are approved materials with sheet metal roofs.

The design of porches and canopies will be in accordance with the architectural character language of the building and local precedents.

Detail drawings will be submitted to the Town Architect for approval.

Proprietary or standard design 'bolt-on' canopies and porches will not be permitted.

Door surrounds will be stone, cast stone or painted timber. All classical door surrounds will be correctly proportioned and based on traditional precedent. Detail drawings will be submitted to the Town Architect for approval.

GRP porches will not be permitted.

BALCONIES & VERANDAS

Formal balcony

Arts and Crafts balcony

Balconies and verandas

Balconies and verandas will be beautifully designed and detailed, formed using worked metal with metal or wooden handrails.

Balustrades designed to 1100mm Building Regulation required height will require careful design to ensure acceptable proportions. Detail drawings will be submitted to the Town Architect for approval.

Supporting colonettes to be slender and in proportion with the floor/roof structure they support. Decorative metalwork to be used to bring variety and interest.

STEPS & RAMPS

Public realm steps

Ramp to dwelling

Steps to dwelling

Public realm steps and ramp

Steps and ramps

The design of raised entrances will ensure compliance with the Equalities Act (2010) and Approved Document M regulations.

Ramps and steps will be an important part of the public realm and detailed to a high specification to match the proposed hard landscaping materials.

Ramps and steps will be designed in a simple and robust manner that is complementary in appearance to the associated building.

CONSERVATORIES & GARDEN ROOMS

Conservatory

Conservatories and garden rooms

Conservatories will be lightly detailed in metal or joinery.

They will be of simple design, with windows and other elements of good proportion, to complement the house.

Conservatories may be visible from the public realm but should not be mounted on elements that front the public realm.

Detail drawings will be submitted to the Town Architect for approval.

GARAGES, SHEDS & OUTBUILDINGS

Arts and Crafts garages

Timber car barn

Formal garages

Garage with studio above

Garages, sheds and outbuildings

Ancillary buildings such as garages or sheds will be recognised to have a lower hierarchy to the main dwelling.

They will complement the main dwelling design, using materials that match or harmonise.

Design principles relating to house detailing also apply to garages and outbuildings.

Garage doors will be metal or timber; the design of the doors will be submitted to the Town Architect for approval.

Proprietary garden sheds are acceptable and may be used for cycle storage but the design will require approval by the Town Architect.

METER HOUSING

Meter housing and mechanical equipment

All meter housings will be considered and included in the design composition of elevations and plans.

Plastic meter housings will not be located on front elevations or where they can be clearly seen from the public realm. If, on certain plots, meters are required to front elevations they will be concealed in a porch or within a housing that is discreet.

If required, heat pumps will be located in rear gardens. If located on visible rear elevations, they will be concealed with a timber or metal enclosure.

REFUSE & RECYCLING STORAGE

Storage

Timber-clad bin store

Refuse and recycling storage

Refuse and recycling storage will be located where it is not visible from the public realm or in purpose designed enclosures of materials and workmanship appropriate for the public realm. See Section 7 for further details on services and refuse.

HARDWARE & SIGNAGE

Arts and Crafts light fitting

Arts and Crafts front door hardware

Vernacular front door hardware

Formal front door hardware

Hardware and signage

Private lighting and signage on private dwellings will be integral to the overall design of the building and reflect the individuality and tradition of the architectural character language of the building.

For hardware, designs in simple black painted, architectural brass or stainless steel will be employed.

Lighting, hardware and signage details will be submitted to the Town Architect for approval.

SHOP FRONTS

Formal shop front

Shop front using varied colour palette

Vernacular shop fronts

Shop fronts

Shop fronts will be designed along with the upper floors to be compatible with the overall façade.

Shop fronts will be built of wood or custom metal work. Shops will have a large pane display window, stall risers and fascia.

Metal roller shutters are to be discouraged and, if required, the design will be subject to Master Developer approval.

All shop front designs will be submitted to the Town Architect for approval.

SHOP SIGNAGE

'Band' signage

Painted signage

'Blade' sign

Shop signage

Signs will be constructed of either wood, metal or may be painted on the building wall.

The principal 'Band' sign will be installed across the full width of the shop front, above the shop glazing.

Illuminated box fascias will not be used.

Projecting 'Blade' signs may either project from the wall or hang from an architectural element.

All signage will be subject to Master Developer approval.

BOUNDARIES & ENCLOSURES

The boundary treatments in conjunction with the front gardens will be an important feature and an integral component of the overarching Garden City character that will help to bring richness and depth to the street scene.

Welborne will adopt a consistent approach to the design of boundaries, enabling them to be a unifying feature across the settlement. Changes in boundary treatment should be coordinated. This includes ensuring that opposite sides of the same streets do not intermix boundary types.

Key principles

- Boundaries should provide a complementary relationship between building and boundary materials
- The boundary treatment of the highest order road should wrap around the corner plot
- For parking court boundaries, a robust material will be used, preferably the primary or accent building material. Timber fencing is only suitable as a secondary boundary material in courtyards and should not be used in prominent locations

Transition edges between neighbourhoods

Where neighbourhoods are divided by a road, such as the separation of Heytesbury and Park Village East by Welborne Way, the selection of boundary treatments on either side of the street will be harmonious and consistent, taking into consideration the landscape and built form character elements of each neighbourhood.

Coherent and unified boundary treatments required between neighbourhood interfaces

KEY

- Welborne Way
- Primary street, secondary street, Knowle Road

HEDGING

Formal hedging

Informal hedging

Side and rear boundaries

Hedging

Hedging will be the most prevalent front boundary treatment, utilised throughout Welborne for front, side and rear boundaries that face onto the public realm.

Suggested species are detailed in Appendix I. Hedging can be formal (single species) and maintained at a consisted height or informal (mixed species), where variation in height is permitted.

Hedging to front boundaries may be used in combination with walls and fencing.

Where hedging is used for rear and side boundaries fronting onto public realm, it will be used in conjunction with hit and miss fencing, post and wire fencing or willow/hazel fencing to provide enclosure before the hedge is mature.

WALLS

Brick wall

Low brick wall with planting

Roughcast render

Flint wall

Walls

Where used, front boundaries will be 300-1200mm high; rear and side boundaries will be 1200-1800mm high.

Materials will be red brick, grey brick, gault brick with header detailing; rough-cast render with brick/stone/precast stone capping; flint and brick: local knapped flint.

Expansion joints will be considered at an early stage and, if required, will be concealed with brick piers, buttresses, or a step in the wall plane.

The coding requirements for walls of buildings also applies to boundary walls.

FENCING

Cleft chestnut fencing

Picket fencing

Woven timber fencing

Estate railings

Fencing

Front boundaries will be 1000mm to 1200mm; all with or without hedging, depending on landscape and built form characters. Fencing will include: estate fencing, picket fencing and timber cleft chestnut post and rail.

Rear boundaries will be 1200-1800mm; with or without hedging (refer to Appendix 1 Planting Strategy). It will not be permitted to have timber fencing on prominent side and rear street elevations, this will be determined by the Town Architect.

All garden fencing will be of a woven panel design.

RAILINGS

Timber railings

Cast-iron railings

Cast-iron railings with low wall

Railings

Railings will be used for front boundaries only.

Railings will be metal painted railings, which can be combined with a low wall or kerb, or timber with a low wall.

FRONT GARDENS & PLANTED STRIPS

Front garden

Planted strip

Front gardens and planted strips

Front gardens will typically have hedging, formally or informally planted. Front gardens will have a minimum depth of 2m to allow for hedge planting (0.5m) with access space behind (min. 1.5m).

Planting strips will have a minumim depth of 0.8m and will be used on side elevations and for selected front elevations where a different character to front boundary hedging is proposed. Locations for this will be determined by the Town Architect.

PAVED STRIPS

Flint block

Gravel

Paving slabs

Paved strips

Paved strips will use granite setts/flint block, paving slabs or gravel.

To be used in selected locations such as the District Centre and Village Centre where a more urban character might be appropriate. Locations for this will be determined by the Town Architect.

SCHOOL & BUSINESS EDGES

Railings/hedging

Railings

School and business edges

Long lengths of boundary treatment (in excess of 20m) will be broken by elements of detail such as brick piers, detailing and gateways or screened by hedging.

Railings and high-quality metal fencing will be used in combination with hedging.

Close-boarded timber fencing will not be an appropriate boundary treatment.

GATES

Open-top gate (L); Railings (R)

Arts and Crafts metal (L); Picket (R)

Open-top driveway gate

Boarded driveway (L); Five-bar driveway (R)

Gates

Gates selected will be complementary to the architectural language and corresponding boundary treatments.

Front garden gates in walls will be painted boarded timber.

MATERIALS & STREET FURNITURE

The Material and Street Furniture strategy is divided into three main approaches:

- **Typical treatment** (typical primary, secondary and tertiary streets designed to Hampshire adoptable standards)
- **Informal treatment** (Edge lanes, greenways and green links)
- **Special places** (civic squares and spaces)

For special public realm and hard open spaces, an enhanced higher specification or non-standard palette will be used. For example, in the public spaces in the Village Centre or District Centre.

See Welborne Streets Manual for full details and further materials.

SEATING

Typical treatment seating

Informal treatment seating

Special places seating

Seating

The design of seating will be complementary to the character of the neighbourhood and can be metal or timber. Any timber elements will use FSC approved hardwood.

Seating will be robust and require minimal maintenance.

Seating will be located to offer attractive views and be at meeting points or bus stops.

CYCLE PROVISION

Typical and informal treatment

Special places

Cycle provision

Cycle stands will be of a simple and practical design.

Stands will be located close to key destinations and at places with natural surveillance.

Cycle stands will be grouped to ensure that clutter is minimised and pedestrian desire lines are not impeded.

Cycle provision will meet Fareham Borough Council requirements.

LITTER & RECYCLING BINS

Typical treatment bin

Informal treatment bin

Special places bin

Litter and recycling bins

Litter bins will be designed and specified to be complementary to the character of the neighbourhood and may be metal or timber.

They will be grouped and aligned with other external furniture.

Litter bins will be robust, easy to clean and be covered to prevent raiding by birds or litter being blown out.

Specific dog waste bins will be provided.

BOLLARDS & KNEE RAILS

Typical treatment

Informal treatment

Special places

Bollards and knee rails

Bollards and knee rails will only be used where necessary to contain/restrict vehicular movements but will not impede pedestrian and cyclist permeability.

Bollards and knee rails will be designed and specified to be complementary to the character of the neighbourhood and may be metal or timber.

TREE SURROUNDS

Typical and informal treatment

Special places

Tree surrounds (grille system and support)

Tree surrounds will generally have a soft treatment, planted with turf, herbaceous or evergreen ground cover.

Where tree grilles are used in hard surfaced areas, they will be coordinated with the below-ground pit and allow for future growth of the tree. The design will prevent large amounts of litter to accumulate beneath the grille.

Tree grilles will be of high-quality, simple and robust design that complement surrounding materials and street furniture. The colour, material and finish should be in accordance with the Landscape Character Area principles. Cast iron, cast aluminium or galvanised steel as well as tree surrounds that allow for paviour or resin bonded will be suitable.

The design of tree pits, surround and pit covers will be appropriate to the traffic loading anticipated.

BUS STOP SHELTERS

Example of a bespoke bus shelter

Bus stop shelters

The design and specification of bus shelters across Welborne will be reflect the neighbourhood built form character and may include bespoke designs. All designs to be approved by the Town Architect.

Shelters will not be positioned in front of building entrances and be situated in a way that does not impede the free flow of pedestrians and cyclists.

The use of advertising panels will be avoided.