

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Leader and Executive Member for Hampshire 2050 and Corporate Services
Date:	9 March 2023
Title:	Welborne Street Manual
Report From:	Assistant Chief Executive and Director of Hampshire 2050

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Purpose of this Report

1. The purpose of this report is to summarise what the Welborne Street Design Manual is, its purpose, how it has been drafted and reviewed and to seek approval and adoption of the Welborne Street Design Manual once approved via discharge of Condition 10 of the Welborne planning permission P/17/0266/OA.

Recommendations

2. That the Leader and Executive Member for Hampshire 2050 and Corporate Services approve the Welborne Street Manual following discharge of Condition 10 of the Welborne planning permission P/17/0266/OA; and
3. That the Leader and Executive Member for Hampshire 2050 and Corporate Services adopt the Welborne Street Manual following discharge of Condition 10 of the Welborne planning permission P/17/0266/OA.

Executive Summary

4. Welborne is a large development north of Fareham. Planning permission has been granted under reference P/17/0266/OA and the developer is currently discharging pre-commencement planning conditions to allow construction to start.
5. The development consists of a new community of up to 6,000 dwellings (including a care home) together with a district centre and a village centre, up to 30,000sqm of commercial and employment space, up to 35,000sqm of general industrial use, up to 40,000sqm of warehousing space, a hotel, community uses, a nursery, a health centre and veterinary services, a secondary school, three primary schools, pre-schools, green infrastructure, a household waste recycling centre, remodelled of the M27 J10 junction, works to the A32 including the creation of three highway junctions and new crossings, distributor roads (accommodating a Bus Transit network) and connections to the surrounding cycleway and pedestrian network.

6. Condition 10 of the Welborne planning permission states the following:

Prior to the approval of the First Reserved Matters Application, a Street Design Manual shall be submitted to and approved in writing by the Local Planning Authority. This Street Design Manual shall include:

- *Street Design Principles for the street network*
- *General Street Design Principles for the other internal road network*
- *Timescales for the delivery of the primary street network*
- *Adoption Strategy*
- *Parameters and details of the main north to south route through the site, including link capacity, frontage activity, on-street parking provision / restriction, adoption strategy, timescale for delivery, number of junctions, minimum centreline radii, footway details, cycleway details, public transport / BRT details, typical plans, typical sections and typical junction arrangements*

This Street Design Manual will be substantially in conformance with the approved Structuring Plan. Any variations to this Design Manual must first be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out substantially in accordance with the approved details.

REASON: In the interest of a suitable carrying capacity being provided on the internal road network and to ensure a comprehensive and appropriate form of development

7. The Welborne Street Manual sits alongside the Design Guide which together will be key guides and design frameworks for housebuilders and infrastructure providers to follow, ensuring the vision for Welborne remains cohesive and undiluted through the lifetime of the build. The Welborne Street Manual will include well-thought through street cross sections that give clarity to the role and function of all areas of the public domain. It will illustrate how the design of streets and spaces can fulfil their potential to add value to the various character areas and are driven by the requirements of the plots they serve.

8. Officers have been working with the Welborne development team since 2018 to draft and agree the principles of the Welborne Street Design Manual as set out above. This has involved working collaboratively across directorates, with input provided by the following teams:

- Highway Development Planning;
- Spatial Planning;
- Hampshire Engineering Services;
- Asset Management;
- ITS and Street Lighting;
- Flood Water Management;
- Highway Development Client;
- Hampshire Legal Service;

- Implementation; and
 - Arboriculture.
9. Following this work, the principles of the Welborne Street Design Manual are agreed and the Welborne developer will shortly submit the completed Welborne Street Design Manual to Fareham Borough Council with the aim of discharging Condition 10 of the Welborne Planning Permission. Hampshire County Council will be consulted on this submission and the teams above will have a further opportunity to comment on Welborne Street Design Manual. Following any final amendments (if required), Condition 10 will be discharged, and the Welborne Street Design Manual will be set as the highway design guidance, informing the design principles for the internal road network of the Welborne development. The Welborne Street Design Manual (appended to this report) includes periodic review, with the opportunity for amendments to ensure highway design standards and principles remain current during the forecast c.20-year construction period of the development.
 10. Working in partnership, Fareham Borough Council, the Welborne developer and Hampshire County Council are keen that the Welborne Street Design Manual has sufficient status to enable it to influence the way Welborne as a place is shaped for the longevity of the development construction. As such it was considered appropriate to seek approval from the Leader and Executive Member for Hampshire 2050 and Corporate Services, signalling the importance that the document has to place shaping in the largest new community to be planned in Hampshire for many years. Approval at this level will ensure that teams involved in the detailed review of the internal road design through future Reserved Matters and section 38 (Road Adoption) submissions are in accordance with the Welborne Street Design Manual and achieve the vision that it sets out.

Finance

11. Review of the Welborne Street Manual to date has been funded by the developer through the Highways Development Planning Pre-Application Service. Going forward, adoption of the Welborne Street Design Manual has no financial implications for Hampshire County Council over and above the Authority's statutory duty to respond to consultations from Fareham Borough Council as Local Planning Authority. Review of future section 38 submissions and legal agreements will be funded by the developer through existing processes and procedures.

Consultation and Equalities

12. Due to the nature of the approval for this report, limited consultation has been undertaken. However, the public has been engaged in the development of proposals at Welborne through the local plan and planning application processes. The Street Manual, when submitted to the Local Planning Authority to discharge Condition 10, will be subject to public consultation.
13. The decision sought in this report will not reduce the scope of the service provided or have any impact on service users or the individuals working on the service, so has been assessed as having a neutral impact on groups with

protected characteristics. In the development of the Street Manual, and subsequently the detailed design proposals of the development as it comes forward, the Local Planning Authority and Local Highway Authority consider accessibility, safety and useability of the public realm in order to ensure it will have a positive impact on all users.

Climate Change Impact Assessments

14. Hampshire County Council utilises two decision-making tools to assess the carbon emissions and resilience of its projects and decisions. These tools provide a clear, robust, and transparent way of assessing how projects, policies and initiatives contribute towards the County Council's climate change targets of being carbon neutral and resilient to the impacts of a 2°C temperature rise by 2050. This process ensures that climate change considerations are built into everything the Authority does.
15. Approval of the Welborne Street Design Manual will have a no impact on climate change itself, however climate change adaptation and mitigation is a key consideration for the Local Planning Authority and Local Highway Authority in assessing the development proposals. The inclusion of sustainable drainage, trees to provide shading, and priority for walking and cycling within the development design are examples of this.

Climate Change Adaptation

16. Approval of the Welborne Street Design Manual will have a no impact on climate change itself, however climate change adaptation and mitigation is a key consideration for the Local Planning Authority and Local Highway Authority in assessing the development proposals. The inclusion of sustainable drainage, trees to provide shading, and priority for walking and cycling within the development design are examples of this.

Carbon Mitigation

17. Approval of the Welborne Street Design Manual will have a no impact on carbon mitigation, which will be considered in any event through future Reserved Matters and S38 (Road Adoption) submissions.

Conclusions

18. Approval of the Welborne Street Design Manual is considered beneficial to ensure there is a consistent approach over the construction life of the Welborne development, across Directorates and by all teams within Hampshire County Council involved in detailed review of the internal road design through future Reserved Matters and S38 (Road Adoption) submissions, and to ensure that these future reviews and approvals are in accordance with the Welborne Street Design Manual.

REQUIRED CORPORATE AND LEGAL INFORMATION:

Links to the Strategic Plan

Hampshire maintains strong and sustainable economic growth and prosperity:	yes
People in Hampshire live safe, healthy and independent lives:	yes
People in Hampshire enjoy a rich and diverse environment:	yes
People in Hampshire enjoy being part of strong, inclusive communities:	yes

Section 100 D - Local Government Act 1972 - background documents

The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)

Document

Location

None

EQUALITIES IMPACT ASSESSMENT:

1. Equality Duty

The County Council has a duty under Section 149 of the Equality Act 2010 ('the Act') to have due regard in the exercise of its functions to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited by or under the Act with regard to the protected characteristics as set out in section 4 of the Act (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation);
- Advance equality of opportunity between persons who share a relevant protected characteristic within section 149(7) of the Act (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation) and those who do not share it;
- Foster good relations between persons who share a relevant protected characteristic within section 149(7) of the Act (see above) and persons who do not share it.

Due regard in this context involves having due regard in particular to:

- The need to remove or minimise disadvantages suffered by persons sharing a relevant characteristic connected to that characteristic;
- Take steps to meet the needs of persons sharing a relevant protected characteristic different from the needs of persons who do not share it;
- Encourage persons sharing a relevant protected characteristic to participate in public life or in any other activity which participation by such persons is disproportionately low.

2. Equalities Impact Assessment:

The decision sought in this report will not reduce the scope of the service provided or have any impact on service users or the individuals working on the service, so has been assessed as having a neutral impact on groups with protected characteristics. In the development of the Street Manual, and subsequently the detailed design proposals of the development as it comes forward, the Local Planning Authority and Local Highway Authority consider accessibility, safety and useability of the public realm in order to ensure it will have a positive impact on all users.