

PLANNING APPLICATION GUIDE

Infrastructure Package 4

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Initial infrastructure works are needed as we prepare for housebuilding to start in 2023. Outline Planning Permission has been granted for Welborne (P17/0266) and we are now beginning the detailed elements of delivery. The works have been divided into technical “packages” each of which requires submission of a planning application to Fareham Borough Council. This fact sheet provides a summary and guide to the application for [Infrastructure Package 4](#).

What is the application for?

The initial phases of residential development and Village Centre amenities will be delivered in the areas north of Knowle Road. The development plots will need to be accessed and serviced with necessary utility connections.

This application covers

- the route of a proposed haul road and initial street provision
- Services and utility connections.
- Related engineering and construction operations

See plan overleaf for an indication of the proposed works. Fact sheet no.8 also provides a useful reference of associated work packages.

Haul Road and Initial Street Provision

The proposed haul road network will be located towards the north of Welborne, to ensure Knowle Road is not used for construction traffic. Access is proposed from the A32 via Heytesbury Farm. Vehicle speed surveys and a visibility safety audit are being carried out for the entry points and the results will be submitted to the Council. The haul road via Heytesbury Farm will connect through to the haul road alignment indicated in application P22/0867 (Infrastructure Package 2 – see Facts Sheet no.6), following the northern and western edge of the field.

Following comments received from Hampshire County Council and the public, we are now proposing to alter the haul road alignment and divert footpath 87 to ensure that no conflicts are present between users right of way and construction vehicles.

The haul road network has been designed to correspond with the anticipated alignment of the street network for initial phases of development.

Services and Utilities

A number of service and utility connections are proposed alongside the haul road network. These services include foul water connections beneath parts of the haul road network connecting to the foul sewer proposed in application P22/0867(see Fact Sheet 8). An electricity substation and communication exchange is proposed for both electricity and broadband cables. A surface water drainage system has been designed to retain water on site via swales and infiltration basins.

All these services will be required for initial residential development at Welborne. Early installation of these services, co-ordinated with initial street provision, will be more efficient than installing them at a later date.

Temporary Landscaping

The proposals are accompanied by plans for temporary landscape mitigation. They are simple and temporary by design because the planting will be added to and/or adjusted as the development phases come forward. The proposals have been designed to ensure there will be no conflict with any future permanent landscaping or ecological habitat creation.

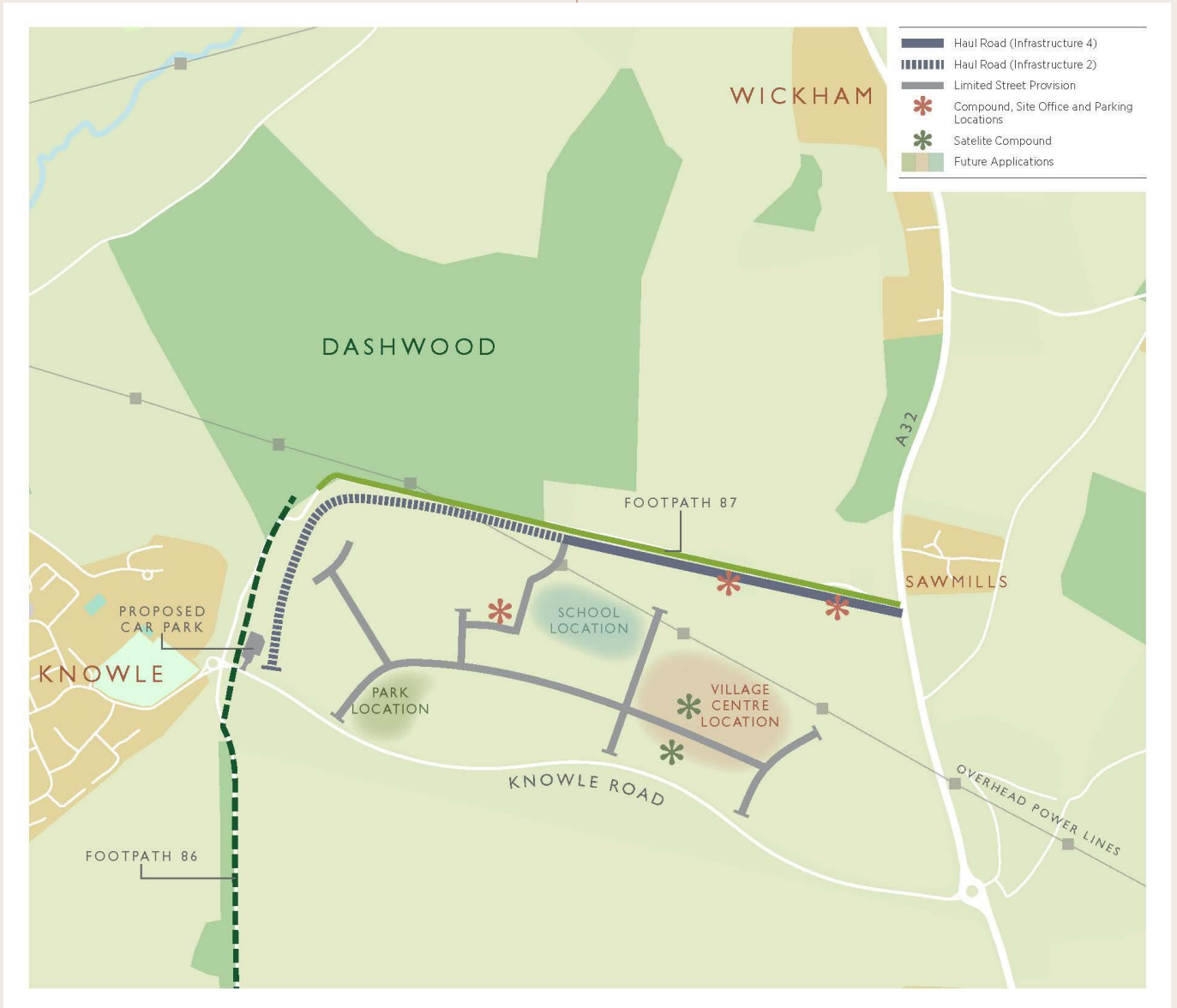
Related Works

Three primary construction compounds are proposed with two ‘satellite’ compounds. Soil arising from the works will be kept on site to minimise the need to import materials and reduce traffic movements.

WELBORNE

FACT SHEET NO. 7

SEPTEMBER 2022



If you would like to contact us regarding Welborne visit us at:

WELBORNE.CO.UK