

BUILDING WELBORNNE BEAUTIFUL

2024 UPDATE

FAREHAM
BOROUGH COUNCIL



- 
- 4 BUILDING WELBORNE BEAUTIFUL
6 MANAGING THE PROCESS
7 MEET THE HOUSEBUILDERS
8 FIRST STEPS
10 ENGAGING WITH THE COMMUNITY
12 INFRASTRUCTURE
14 WELBORNE RAIL HALT
15 WELBORNE'S FIRST SCHOOL
16 UTILITIES
18 NEXT STEPS



A WARM WELCOME FROM EXECUTIVE MEMBER FOR PLANNING AND DEVELOPMENT, COUNCILLOR SIMON MARTIN

The proposal that was to become Welborne Garden Village emerged over 20 years ago when Councillor Seán Woodward was in his early years as leader of the Council. Councillor Woodward wished to ensure that the majority of Fareham's new homes would be provided at scale in a single location, guaranteeing that all required community facilities such as schools, primary healthcare, playing fields and open spaces, employment, village centres and transport infrastructure would be fully funded and delivered alongside new homes of the highest quality.

Since then there has been an incredible amount of hard work and perseverance from various Executive Members and Council officers, working alongside many like-minded individuals and organisations, to make this vision a reality. I am therefore extremely pleased that we are progressing with this exciting development at pace, and I would like to thank the many individuals and organisations that have had a part in moving things forward.



2024 will be a momentous year for Welborne with the first new homes being built. In fact within the next year, we expect the first residents to have moved in!

New homes in Fareham are sorely needed, but Welborne will offer so much more than houses. This distinct community will provide around 6,000 additional employment opportunities for the Borough through its employment spaces, shops, schools, and other amenities. It will also be a place of beauty, like so much of Fareham, with an abundance of green spaces, gardens, parks and woodland incorporated into its design.

This publication demonstrates just how much work it has taken to get us this far, what's in store for the delivery of the first phase of the development and what to expect for the long-term future as these works progress.

It is an extremely long and complex process to build a whole garden village, and this is as it should be to ensure we get it right. After all, we are seeking to create a place that people will be happy to call home today, and in one hundred years' time. I have every faith in our Master Developer, Buckland Development Ltd, and am looking forward to seeing Welborne Garden Village take shape, both in the near future and in the years to come.

Cllr Simon Martin

WELBORNE GARDEN VILLAGE IS THE MOST AMBITIOUS DEVELOPMENT THAT FAREHAM BOROUGH COUNCIL HAS EVER PLANNED.

BUILDING WELBORNE BEAUTIFUL



THE COUNCIL BEGAN TO PROMOTE THE IDEA OF A DISTINCT NEW COMMUNITY NORTH OF FAREHAM TWO DECADES AGO, TO MEET THE INCREASING DEMAND FOR ESSENTIAL HOUSING AND EMPLOYMENT GROWTH. AS A RESULT, A STRATEGIC DEVELOPMENT AREA FOR A MAJOR MIXED-USE DEVELOPMENT SCHEME OF 10,000 HOMES WAS INCLUDED IN THE SOUTH EAST PLAN IN MAY 2009.

The allocation of land for this new community finally came together in the Welborne Plan in 2015. The Council's vision was for a new community set apart from, but connected to Fareham, with up to 6,000 dwellings, rather than the 10,000 originally proposed. This would be supported by a host of amenities (all of this to be developed over a period of 20 years) such as:

- DISTRICT AND VILLAGE CENTRES
- RETAIL AND COMMUNITY FACILITIES
- A PUBLIC HOUSE
- A HOTEL
- OVER 100,000M2 OF EMPLOYMENT SPACE
- HEALTH AND VETERINARY FACILITIES
- PRE-SCHOOLS, A SECONDARY SCHOOL AND THREE PRIMARY SCHOOLS
- FORMAL AND INFORMAL OPEN AND AMENITY SPACES
- WOODLAND AREAS
- ALLOTMENTS
- WILDLIFE CORRIDORS
- A HOUSEHOLD WASTE RECYCLING CENTRE
- A REMODELLED M27 J10, WORKS TO THE A32, CYCLEWAYS AND PEDESTRIAN NETWORKS AND ALL SUPPORTING INFRASTRUCTURE



Following the acquisition of over 90% of the site by one of the existing landowners in September 2017, the Council has supported and worked alongside them, and the company that they appointed as Master Developer, the family-backed local company Buckland Development Ltd.

In 2017, the Government launched the Garden Communities Programme to champion and support ambitious councils who placed garden communities at the centre of their plans for housing and growth. Welborne was one of 14 new developments initially granted Garden Village status by the Government and has since become known as Welborne Garden Village. The programme has since expanded to 43 garden villages with the collective potential for the provision of hundreds of thousands of carefully planned new homes across the country with an emphasis on good design and sustainable living.

Buckland has significantly extended their professional team in order to move the development forward at pace and drive the high quality placemaking required to make Welborne an exemplar amongst the many new communities being developed nationally.

The Council's vision for Welborne Garden Village is now becoming a reality, with the outline planning application being approved in July 2021 and infrastructure works now underway on site in preparation for the first homes to be built.





THE COUNCIL'S PLANNING SERVICE HAS BEEN ACTIVELY ENGAGED WITH THE DEVELOPMENT OF WELBORNE SINCE THE WELBORNE PLAN WAS ADOPTED IN 2015. OVER THE LAST YEAR OR SO, AROUND 30 PLANNING APPLICATIONS HAVE BEEN RECEIVED ASSOCIATED WITH THE DEVELOPMENT OF WELBORNE. IT IS A COMPLICATED AND METICULOUSLY DETAILED PROCESS.

PLANNING THE DEVELOPMENT OF A NEW GARDEN VILLAGE DOES NOT HAPPEN OVERNIGHT

Some of these applications are more visible than others, and significant applications that have been determined in the last year or so include the Knowle Road roundabout and a foul pumping station, a heat exchange energy centre, an electricity substation, and moving the existing pylons underground for the first phases of the Welborne development.

The Strategic Design Code for Welborne, which sets out the design principles that will shape the development of the entire Garden Village, together with the Welborne Streets Manual, which sets out the regulations that will govern the development of Welborne's street network were approved in January 2024.

These two documents will underpin the whole character and layout for Welborne, determining the design, look and feel of the development from the first house to the last. They help underpin the quality of the spaces that are to be created and give certainty to developers and the Council that these elements can be delivered.

Planning applications for a total of 474 homes at the Chesterfield and Dashwood neighbourhoods were submitted to the Council in August 2023 by regional Housebuilders and you can find out more about this in the following pages. These applications are currently under consideration and, if they are found to be aligned with the exacting design standards set out in the design codes, the building of the first homes should start in Spring 2024.

You can find details of all planning applications relating to Welborne at www.fareham.gov.uk/welborne

CREATING BEAUTIFUL HOMES TO LIVE IN

WORK TO PREPARE THE AREA FOR THE FIRST HOMES AT WELBORNE STARTED IN 2023 AND THE GREEN INFRASTRUCTURE AND ENGINEERING WORKS ARE WELL UNDERWAY.

Buckland Development Ltd has appointed three regional housebuilders: CG Fry & Son; Thakeham and Pye Homes; to build Welborne's first homes. Buckland then set up Joint Ventures with each of the housebuilders to be their 'build partners'.

Each of the three housebuilders has submitted planning applications for a total of 474 homes, which are now under consideration against policies in The Welborne Plan and set out in the outline planning application.

The homes are in the Dashwood and Chesterfield areas of Welborne and you can learn more about this first phase in the following pages.

A fourth application for the Village Centre, complete with a community hall, cafes, shops, pub and 71 homes is expected imminently, with a view to start construction in 2024, if approved.

All planning applications can be viewed at: www.fareham.gov.uk/welborne, as they are received.



THE FIRST TWO NEIGHBOURHOODS TO BE DEVELOPED AT WELBORNE ARE CHESTERFIELD AND DASHWOOD.



CHESTERFIELD AND DASHWOOD

INCLUDED IN THIS FIRST PHASE

- UP TO 600 HOMES
- THE FIRST HALF OF THE VILLAGE CENTRE WITH LOCAL FACILITIES SUCH AS A COMMUNITY HALL, NURSERY, HEALTHCARE SERVICE, CAFÉ, SHOPS AND PUB
- NEW PARKS: WELBORNE PARK AND DASHWOOD PARK WITH OUTDOOR SPORT FACILITIES
- WIDER ACCESS TO DASHWOOD WITH A NEW 2.8KM CIRCULAR WOODLAND PATHS
- THE FIRST PRIMARY SCHOOL
- UPGRADE TO JUNCTION 10 OF THE M27
- BUS SERVICE BETWEEN WELBORNE AND FAREHAM

Chesterfield and the Village Centre will be an important destination within Welborne. Designed to draw direct inspiration from traditional Hampshire towns that have grown organically over time, the layout, landscape and built form will closely reflect local precedents such as Wickham and the historic parts of Fareham.

The Village Centre is a commercial centre set around a public square that will provide a place to shop, work and meet. Dashwood Avenue passes through the neighbourhood with residential streets leading off it. Chesterfield Primary School is also located within the neighbourhood.



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'. Dashwood is a neighbourhood that is surrounded by woodland and parks, and benefits from views outwards to the backdrop of existing mature trees.

Welborne homes will all be sensitive to the surrounding area and villages and unashamedly traditional in their architecture. Homes will be beautiful, regardless of size, type or tenure and streets will be diverse, lively and pedestrian friendly.

The inclusion of ample, well-designed green spaces and trees to create a sense of place, increased bio-diversity and well-being is vitally important. That's why around 50% of Welborne will incorporate green space – from gardens and allotments to community orchards, woodland, formal parks and natural open space.

The design features also include an interconnected network of public footpaths, cycle routes, bridleways, green ways and 5km and 10km walking/running loops.

Buckland Development Ltd has been working with Hillier Garden specialists to select specific trees to be planted as part of this phase of the development. Wickham based Strategic Landscape Architect, Kim Wilkie, and Landscape Designer, Deacon Design, have guided the planting preparation and species selection towards native parkland trees. These will mature into legacy specimens for future generations to enjoy.

THE PLANNING LEGAL AGREEMENT FOR WELBORNE GARDEN VILLAGE REQUIRES SEVERAL STEERING GROUPS TO CONSIDER AND OVERSEE KEY ASPECTS OF THE DEVELOPMENT AND ENSURE THAT ALL INTERESTED PARTIES HAVE A REGULAR COLLABORATIVE DIALOGUE TO INFORM SOLUTIONS.

KEEPING WELBORNE PART OF THE FAREHAM COMMUNITY

The Council's Welborne Community Forum, established in 2022, provides the opportunity for local authorities, the master developer, residents, neighbouring communities and other interested parties to engage regularly on the delivery of Welborne Garden Village. The Welborne Community Forum helps to raise awareness of the progress of the development within the wider community, build understanding and maintain trust. It also provides an opportunity for key interested parties to have a regular collaborative dialogue, tapping into local knowledge with a focus on generating solutions. The forum has been well supported and warmly welcomed and presentations and notes from the meetings are available on the Council's website.

Buckland will establish a Welborne Garden Village Trust (WGVT), a not for profit limited company, to ensure the long term stewardship of Welborne for the benefit of its residents. The Trust will coordinate the management and maintenance of Welborne's communal areas. The WGVT will be overseen by a board comprising representatives from Buckland, the Borough Council and County Council. The Trust is required to employ a Community Development Worker before any homes are occupied.

The Council's senior officers continue to meet the senior team at Buckland Development Ltd regularly to provide a strategic overview and address any problems that may arise.

Buckland hosted a successful public engagement event at their Dean Farm offices in February 2023 to showcase their approach to the design of the new development and their plans for the delivery of the first phase of homes, green space and the Village Centre. The information boards on display at the event can be viewed at www.welborne.co.uk/information

They also hosted a visit from Secretary of State for Levelling UP, Housing and Communities, the Rt Hon Michael Gove in June 2023, accompanied by the Rt Hon Suella Braverman, MP and the Leaders of both Fareham Borough and Hampshire County Councils.





INFRA

INTEGRAL TO THE SUPPORTING INFRASTRUCTURE FOR WELBORNE GARDEN VILLAGE ARE THE IMPROVEMENTS WHICH ARE BEING PLANNED FOR JUNCTION 10 OF THE M27.

Hampshire County Council agreed to become the delivery body for the M27 Junction 10 Improvement Scheme in July 2021, subject to all funding being in place and appointed Volker Fitzpatrick as their design and build contractor to deliver the scheme. Volker Fitzpatrick and their lead designer, Ramboll, have worked closely with the County Council and National Highways to finalise the design for the scheme.

Significant funding has already been secured from the Master Developer for Welborne and the Government, for the construction of the Junction 10 improvements. The cost is expected to be known shortly and will be subject to formal acceptance by both the County Council and Volker Fitzpatrick. Once the costs have been agreed and it is confirmed that all the required funding is in place, construction will commence.

The M27 Junction 10 currently has restricted access, only allowing partial movements for traffic westbound off and eastbound on. The proposed improvements involve the provision of a new motorway underpass to the west of the existing M27 Junction 10, three new slip roads and the construction of a new dual carriageway to link the new slip roads to the A32.

To help integrate the development to the wider area a dedicated Bus Rapid Transport (BRT) link and facilities for walking, cycling or using a mobility aid will be provided alongside the new link roads. This includes crossing points and a link through the underpass under the M27 to connect Welborne to the rest of Fareham, including key facilities such as the rail halt, schools, and the town centre.

It is essential that Junction 10 is upgraded to cater for the predicted new traffic movements which will be generated by Welborne. The upgraded Junction will help to ensure that the site will be well connected to the wider south coast strategic transport network to help attract business and investment into the area. Local residents will also benefit from the Junction 10 upgrade which aims to alleviate the congestion on local roads.

Infrastructure works to support the first phase of development are now underway with overnight road closures recently put in place to facilitate advanced clearance works. You can find more details at: www.hants.gov.uk/transport/transportchemes/m27junction10

STRUCTURE



RAILWAY PLANS FOR WELBORNE STILL ON TRACK

THE COUNCIL HAS ALWAYS RECOGNISED THE POTENTIAL AND SUSTAINABILITY BENEFITS THAT A RAIL HALT COULD BRING TO WELBORNE GARDEN VILLAGE AS WELL AS THE WIDER LOCAL AREA. HOWEVER, THE FINAL DECISION DOES NOT SIT WITH THE COUNCIL.

In 2017, a feasibility study was undertaken by Network Rail to identify the best location for a future rail halt. The objective is to provide Welborne residents with access to train services between Portsmouth and London Waterloo by developing a rail halt on the Fareham to Eastleigh line, also known as the Botley line.

An area at Welborne has been safeguarded for a potential rail halt and Network Rail were consulted on the outline planning application. They raised no objection and have pledged to continue to work with the Council to consider the possibility of a new rail halt at Welborne.

Following the feasibility study in 2017, Fareham Borough Council appointed SLC Rail in 2022 to deliver a Strategic Outline Business Case (SOBC) for the proposed rail halt. The work was funded by the Government's Garden Communities Fund, and £65,000 was awarded to help progress plans.

SLC Rail has a solid track-record of delivering new railway infrastructure and the SOBC reviewed items such as potential costs, passenger demand, and the practicalities of introducing new services, as well as examining the wider social, economic and environmental benefits of the proposed scheme.

SLC Rail's findings were presented to stakeholders in 2023 and suggested that any rail halt built should initially use a single-track solution, with a platform constructed in such a way as to be easily moved out should a second track be required at a later date.

It was notable that their assessment of the cost of such a project was significantly lower than the estimated costs reported by the previous feasibility study. Best value for money would also be achieved if a rail halt was opened once all the homes at Welborne are built, given that the land safeguarded for the potential development will be among the final areas to have homes completed.

This SOBC will now be used as a first step towards engaging potential investment partners in the proposal.

PROVIDING EDUCATION AND DEVELOPING A COMMUNITY

We know that schools accelerate a community like nothing else. New friendships are forged at the school gate as well as in class or on the sports field and local outreach programmes by schools into the community do wonders for both young and old.

That's why the schools at Welborne Garden Village are going to be built alongside the houses, rather than waiting until they are complete.

Welborne will have four new schools in total: three primary and one secondary, all of which will have abundant access to green spaces and playing fields.

Chesterfield Primary School will be the first of the three primary schools to be built and will cater for two forms of entry, providing 420 places. We are working with Hampshire County Council to deliver the school, which is currently expected to open for September 2027. This, however, does depend on the predicted pupil demand and remains subject to change.

By developing schools along with homes in this way, new communities will emerge, and new lifelong friendships will be born as more people move into their homes.





WELBORNE'S LOW CARBON CREDENTIALS

WELBORNE IS BEING BUILT
SUSTAINABLY AND TO LAST.

The delivery of a large-scale new community presents a unique opportunity to factor in key aspirations right from the outset. For example, Welborne is taking a nature-led design approach, with a focus on biodiversity and the creation or restoration of natural habitats from previously intensively farmed agricultural land.

Another such aspiration at Welborne, is to deliver low and zero carbon energy to both residents and businesses. In May 2021, Fareham Borough Council was awarded £36,850 funding from the Government's Heat Networks Delivery Unit towards producing a detailed study of low carbon heat network options at Welborne, in partnership with the Master Developer, Buckland Development Ltd.

The study compared the feasibility of two heat network options: a sitewide thermal network, and a cluster-based closed loop ambient network.

The study, which was completed in April 2022, concluded that a cluster-based ambient network would be the best solution as this technology emits 90% less CO₂ emissions than a gas boiler and 50% less than air source heat pumps. It is also cheaper for residents and businesses, saving an average three-bedroom house around £160 per year compared with an air source heat pump.



This type of heat network not only offers the lowest carbon emissions, but can be built at the same rate as the housing development, and will not need to be future proofed for the entire development. At first it will provide heating and cooling to the first 700 of Welborne's new homes, commercial premises, and community buildings in the first phase of the development. As Welborne expands, it will be able to supply all 15,000 residents in 6,000 new homes with heat, hot water and cooling.

Buckland's energy strategy for each of Welborne's neighbourhoods, will be submitted to the Local Planning Authority for approval before the relevant neighbourhood can be developed. This will include details such as energy efficiency through design and layout, the use of low or zero carbon technologies and innovative building methods for a specific proposed neighbourhood.

WELBORNE GARDEN VILLAGE HAS PASSED THROUGH MANY LAYERS OF CONSULTATION AND CONSIDERATION TO REACH THE POSITION WE ARE IN TODAY. REGULAR MEETINGS ARE IN PLACE TO ENSURE CLEAR ONGOING DIALOGUE WITH ALL PARTIES THROUGHOUT THE DELIVERY OF THE GARDEN VILLAGE.

NEXT STEPS

The journey towards creating the Garden Village has been long and has required a great deal of focus and work from all involved. All of this hard work means that the point has been reached at which the first homes will shortly be under construction.

The focus at all times has been on creating a desirable place for people of all ages to live, work, study and raise their families and to be truly proud of. Around 50% of the Welborne Garden Village will be green, whether through parkland and communal green space, woodland and ponds, or the circuit of broad pathways for walking and cycling.

The key design approaches to the Welborne Garden Village are set out in the Strategic Design Code and Welborne Streets Manual, approved in January 2024. Each house builder will develop their proposals following the agreed design approaches, to ensure that high quality design and a cohesive design approach are achieved throughout the Garden Village.

The infrastructure to support the first phase of house building is well under construction. The first three planning applications for housing, showing the design, location and finish of the proposed houses have been submitted to the Council. It is anticipated that these applications will be decided shortly, and construction of the houses will be underway through 2024.

Proposals for a new Village Centre, immediately adjacent to the first phase of house building, will be submitted to the Council shortly. This will ensure that facilities are provided to meet the needs of the first residents and that from the outset new residents will have a clear focal point for their new community.





