

Delivering Welborne Garden Village

**Planning and Development Policy Development
and Review Panel**

04 September 2018

Welborne Timeline

- Welborne Plan adopted June 2015
- Welborne Delivery Strategy approved February 2016
- Garden Village status granted January 2017
- Planning application submitted March 2017
- Land assembly achieved September 2017
- Welborne Delivery Strategy ceased October 2017
- Welborne Place Delivery Group in place May 2018



Planning Application



- Place Delivery approach in place with Buckland Development Ltd -Welborne Place Delivery Group from May 2018
- Collaborative, problem-solving, building trust
- Place Delivery Working Group for key issues
- Welborne Delivery Strategy in draft



Key Issues for Planning Application

- Phasing of housing and infrastructure
- Viability?
- Design Codes
- Proposals for Estate Management and Stewardship
- Junction10 M27 Design



Land Assembly



- 90+% owned by Welborne Land Ltd
- Minority owned land not critical to comprehensive development but beneficial to Welborne
- Buckland Development Ltd Negotiations continue
- Compulsory Purchase Order may be required
- Knowle Water Meadows (Ravenswood) Planning Application
- 200 homes, 60 housing association community land
- Adjacent to Welborne



Housing

- Phasing
- Housing Mix?
- Affordable Housing – intermediate products and mix?
- Diverse markets – PRS? Older peoples? Self build?



Infrastructure

M27 Junction 10

- Slow progress on Junction design
- Issues with co-ordination with Smart Motorways
- Pressure on grant funding

Bus and Rail

- Portsmouth City Region bid to Transforming Cities Fund
- Rail halt technically feasible – land reserved

Schools

- Costs at/above higher end of typical ranges
- Good joint working with Hampshire County Council

Health

- Reaching agreement about provision



Member Engagement

- Site Visits
- Informal Planning Committee briefings
- Executive Briefings:
 - Housing Need and Affordable Housing
 - Estate Management and Stewardship
 - Infrastructure and Viability
 - Place Delivery
 - Community Development Strategy



Summary

- Good progress being made on Planning Application
- Some significant issues still to resolve