



WELCOME

Welcome to our first newsletter following the registration of our Outline Planning Application (OPA) for Welborne. This newsletter is intended to provide an overview of our involvement in the project, key aspects of our planning application and next steps in the process.

All our application documents are now available to view and comment on via the Council's website (www.fareham.gov.uk/planning), using the reference: P/17/0266/OA.

WHAT IS A GARDEN VILLAGE?

For some years, we have used 'Garden City Principles' in our approach to planning and design - long before the recent Government allocation of Welborne as a 'Garden Village'.

These principles include:

- Mixed tenure homes and housing types that are affordable and well-designed
- Generous green spaces – well-connected, high-quality, tree lined streets, gardens and a variety of open spaces
- Strong local recreational and shopping facilities within walking distance
- An integrated and accessible transport system
- Long-term stewardship
- Community involvement
- A good range of local jobs



BACKGROUND

Buckland Development Ltd (BDL) is a Hampshire-based company established in 2006 to represent the vision and aspiration of the Thistlethwayte Family of Southwick Estate, who are the majority landowner of the Welborne area.

We are different from other landowners and developers. Southwick Estate actively lobbied to reduce the land area and the 10,000 houses first suggested to them by Fareham Borough Council (FBC). To us, the vision has always been about creating an exemplar new community for the future and not about maximising housing numbers or short-term financial returns. Our approach is based on long-term investment and ongoing involvement in the project and new community.

The same team of individuals has been working on proposals for Welborne for over nine years, seeking to influence and shape the Council's plans and engaging with the local communities and other key stakeholders leading up to the adoption of the Council's Welborne Plan. The BDL team comprises experienced property-related professionals with expertise in property finance, development and project management within the public and private sector. It is supported by a wider team of consultants who are specialists in their fields, with experience on other large mixed-use development projects.

Once the Welborne Plan became 'live' and adopted by FBC in 2015, we focused efforts on the OPA with a planned submission date of March 2016. Work was halted when FBC announced its compulsory purchase plans in Autumn 2015, causing significant delay to our progress and additional costs. Despite this, we re-commenced work in April 2016 and, less than 12 months later, we submitted our OPA in March 2017, demonstrating our commitment to delivering an attractive and sustainable new community at Welborne.

ABOUT OUR OUTLINE PLANNING APPLICATION

Our OPA establishes the overall principle of the development and provides the framework for future more detailed planning applications for each phase of development. The application follows the Welborne Plan and includes:

- The location and distribution of main land uses
- Transport strategy, means of access and proposed key access points
- Green infrastructure, public open spaces and community provision
- Infrastructure Delivery Plan

OVERVIEW OF WELBORNE

Our proposals aim to deliver the following:



HOMES

- 6,000 new homes, with a range of types and sizes within a landscape setting
- A mix of tenures (including up to 30% affordable housing)
- A varied density of housing across the site
- Provision of homes for a variety of needs, from first-time buyers to the elderly



EMPLOYMENT

- Retail – a range of shops and leisure in the Village Centre and District Centre
- Business – up to 105,000m² of business floor space for office, manufacturing and warehousing



COMMUNITY FACILITIES

- A health centre
- A market hall and community centres
- A nursery and schools – 3 primary schools and 1 secondary school



OPEN SPACES AND RECREATION

- Extensive areas of public open space - including parkland, woodland, play grounds and a variety of sports facilities and pitches
- Houses with gardens
- Provision of allotments



TRANSPORT

- Remodelling M27 J10, works to A32 and creation of roads within Welborne to accommodate extension of a Bus Rapid Transit
- A network of pedestrian and cycle routes, creating connectivity with the surrounding local villages and Fareham



WILDLIFE AND ECOLOGY

- Keeping important hedgerows, wildlife corridors and areas of ecological significance
- Substantial new planting, creating new habitats and bio-diversity



OPEN SPACES AND RECREATION

Our plans allow for a substantial amount of green open spaces in and around Welborne.

- There will be a large formal central park, as well as natural woodland and common land connected by a 90m wide, mile-long natural green space
- We have introduced wider settlement buffers in response to our public engagement - in places these are up to 120m wide
- Playgrounds, parks, sports pitches and recreation are integral parts of our plans
- Residential areas will be in a landscape setting, with garden space, integral parks and neighbourhood green spaces – every house would be within 300m of open space, the majority within 200m

HOMES AND DESIGN

Our OPA shows the areas for housing and gives an indication of densities and building heights set within Character Areas across Welborne. Information on house design will be part of future detailed planning applications. Our aim is to design the homes so that they are sympathetic to surrounding villages and the Hampshire style, setting the design principles into a Design Code.



KEY INFRASTRUCTURE

Our OPA includes a comprehensive 'Infrastructure Delivery Plan', which outlines the key infrastructure to be delivered within Welborne and, importantly, the timings of and triggers for these items to come forward. Welborne will provide a range of supporting infrastructure, including:

- Schools
- Healthcare facilities
- Retail
- Employment floor space
- Recreational facilities

Our OPA demonstrates the delivery of key highway upgrades, including:

- A new motorway junction (M27 J10), including noise barrier(s)
- Improvements to the A32, including new access points

While these improvements are vital to ensure the new homes and facilities at Welborne can be accommodated, they will also make an essential contribution to the wider area.

GETTING AROUND

We understand from our community engagement that the impact of Welborne on the highway network is a key concern for local residents.

We have liaised closely with Hampshire County Council and Highways England over several years during the preparation of our OPA and have 'modelled' the existing wider road network for the next 20 years. The modelling considers development at Welborne and across the area, and also factors in the impact of new Welborne roads and M27 Junction 10 improvements. The detailed work we have carried out not only assesses traffic movements, but also noise and air pollution.

The impact of Welborne on local highways is a very complex issue. We are working hard to ensure that our highways and transport strategy is as sustainable as possible and to identify how the development and associated infrastructure upgrades can minimise the potential impact.

More information about highways and transport can be found within the Transport Assessment and Public Transport Strategy Plan of our application.

DID YOU KNOW?

- The Southwick Estate has been in the Thistlethwayte family since 1539. The Estate includes some 17 farms, 164 dwellings and numerous commercial premises.
- Mark Thistlethwayte has been closely involved in the mixed use 2,500 home development at Berewood, working with Grainger PLC.
- BDL contributed to a recent Prince's Foundation publication, "A Landowner's Guide to Popular Development". This aims to encourage a long-term vision and approach to development, focussing on creating sustainable communities and enduringly popular places, rather than just housing estate developments.

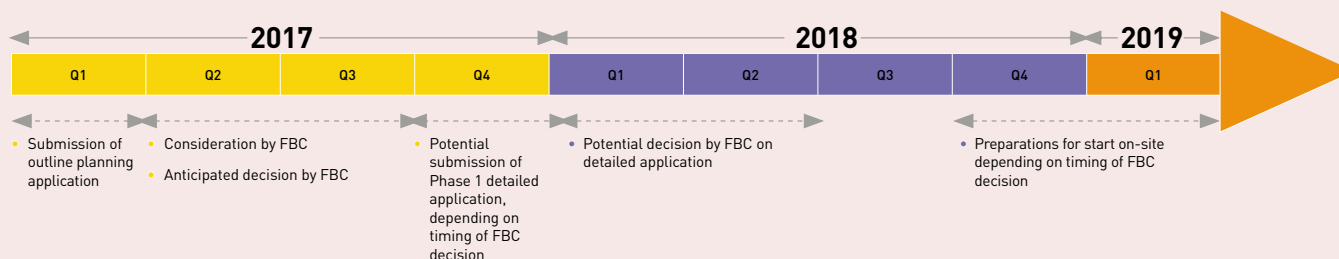


NEXT STEPS

FBC has registered our application and is seeking comments, via its planning portal, from many Statutory Consultees (such as Hampshire County Council, Highways England, Natural England), as well as other relevant stakeholders and the general public. FBC has also organised a series of Community Action Team (CAT) meetings from 26th April. Our team is ready to move forward and respond to any questions that may arise as a result of FBC's consultation process.

We are working to secure the land at Dean Farm as part of the current open market sale process and every effort is being made to resolve the land issue without the need for recourse to a CPO.

We will continue to engage with FBC and anticipate that a decision on the OPA could be reached this summer. Should the application be approved, BDL will then start work on the detailed application for Phase 1, with a view to potentially start on-site towards the end of 2018 / start of 2019. This programme allows delivery sooner than the Council's own CPO programme.



HAVING YOUR SAY

We held two Information Events in 2016 at Ferneham Hall in Fareham, where key members of our team were available to answer questions and share details on our planned OPA. We invited over 20,000 local people to these events and were delighted to see over 650 visitors across both days. We will continue to hold regular dialogue with local residents' associations, societies and Parish Councils as our plans for Welborne progress.

As we move forward with the project, we will provide further opportunities for you to have your say and stay involved in our plans for future detailed applications.

FURTHER INFORMATION

If you would like further information about the proposals, please visit our website (www.bucklanddevelopment.com) or call our freephone information line on **0800 298 7040**.

Our website includes a 'Simple Guide to the Planning Application', which is available to view and download. This document outlines the various plans and technical reports submitted as part of the OPA, and is a good place to start if you would like to review the application in more detail.

We also have established dedicated Twitter and Facebook accounts to keep you updated on information about BDL and the progress of our application. Twitter: [@Welborne_BDL](https://twitter.com/Welborne_BDL) Facebook: www.facebook.com/WelborneBDL