

Introduction to Welborne Garden Village

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Head of Strategic Sites

Welborne Plan 2015

The 1000 acre, 405 hectare site will serve around 15,000 residents:

- 6,000 homes: up to 30% affordable housing; 15% Lifetime, 10% Passivhaus plus PRS and specialist provision
- 97,250 sq m in 20 ha of employment space
- New “all-moves” M27 Junction 10
- One new secondary school and three new primary schools
- 30% Green Infrastructure including parks, SANGs, trails, sports facilities, play areas, allotments
- New community space and health facilities
- Bus Rapid Transit, Railway Station and Active Travel routes
- New District and Local centres containing a range of shops and services



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From Plan to Present

- **January 2017** - Garden Village Status
- **March 2017** - Outline Planning Application in
- **September 2017** - Land Assembly achieved
- **December 2018/March 2019** - Outline Planning Application refresh
- **October 2019, January 2021, July 2021** - Resolution to Grant
- **September 2021** - s106 Development Agreement
- **March 2022** - £42M grant/loan for M27 Jn10

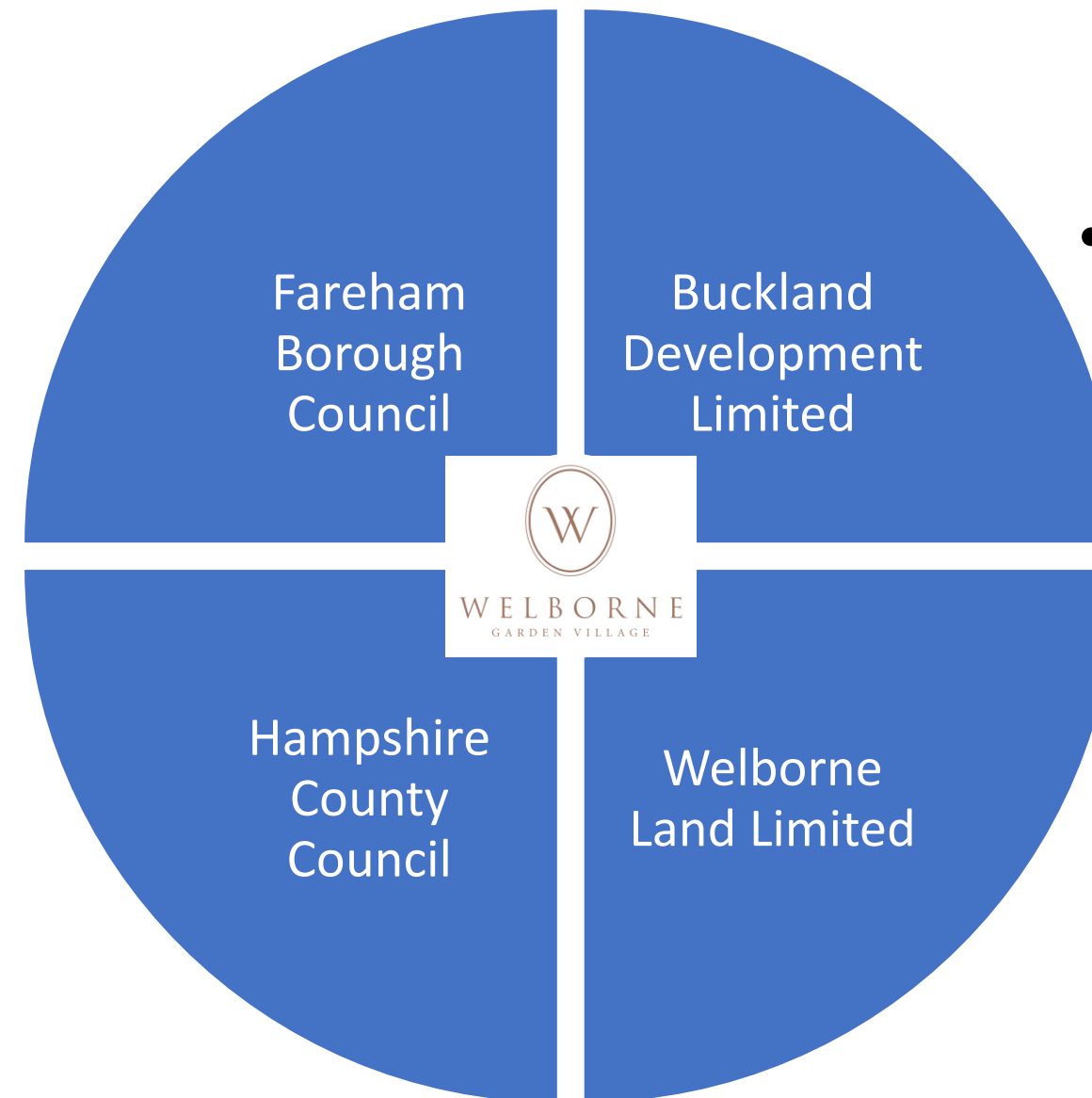


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GARDEN VILLAGE

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Roles and Responsibilities

- Strategic and Community Leadership
- Placemaking
- Local Planning Authority
- Affordable Housing strategy



- Master Developer
- Vision, design and delivery
- Serviced Land for Housing
- Estate Management
- Community assets and facilities
- Community Development

- Highways
- Public Transport
- Schools and pre-schools
- Waste and recycling
- Rights of way

- Land Ownership
- Finance

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Building blocks for our new community

- Reserved Matters applications
- Discharge of pre-conditions
- Design Code(s) development
- Jn 10 progress
- HIG agreement(s)
- Governance
- LIF bid and Railway Station Business Case
- BEIS bid and Low Carbon Heat Network feasibility study

