

WELBORNE

COMMUNITY FORUM

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Managing Director
Buckland Development Ltd

12th October 2022

The Vision for Welborne

- Develop a community that is attractive and well planned
- Design a place that is distinct and characterful
- Create a vibrant community for all
- Support the health and well-being of residents
- Build in resilience and sustainability
- Adopt a long-term stewardship approach



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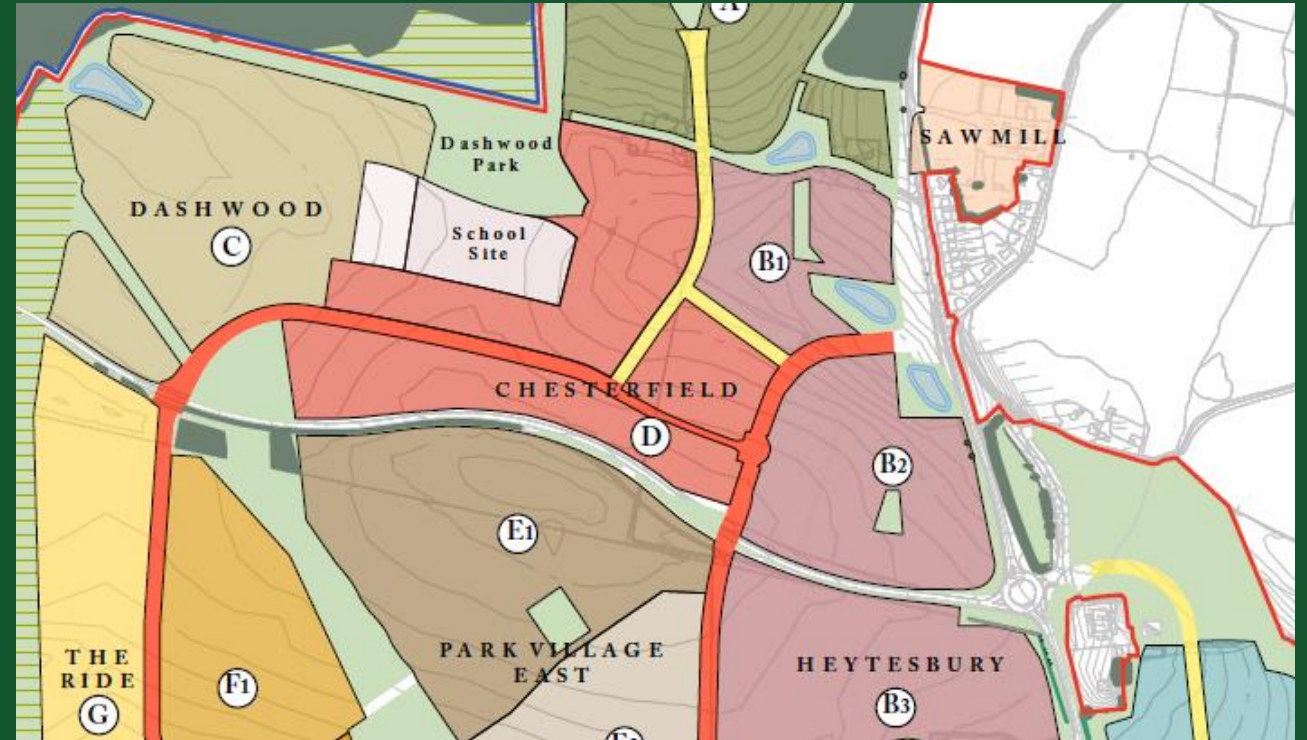
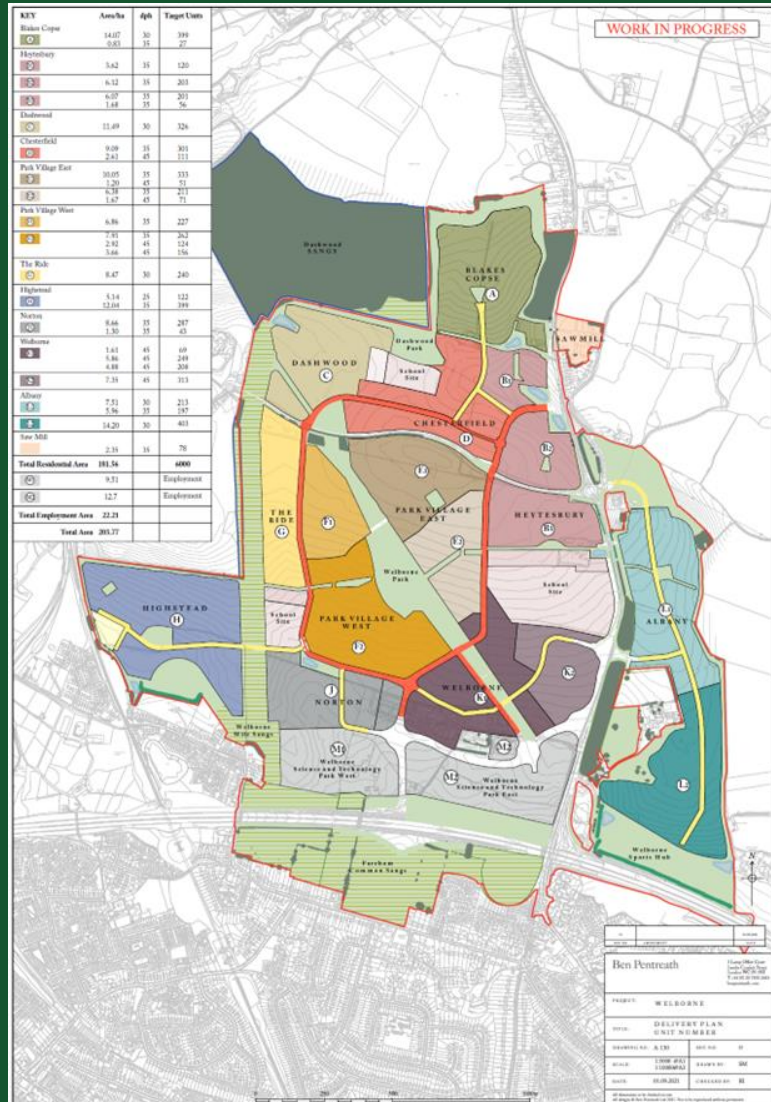
Progress Update

- Outline Planning Permission Granted September 2021
- Planning condition discharged related to motorway funding in November 2021
- Site investigations begun Spring 2022



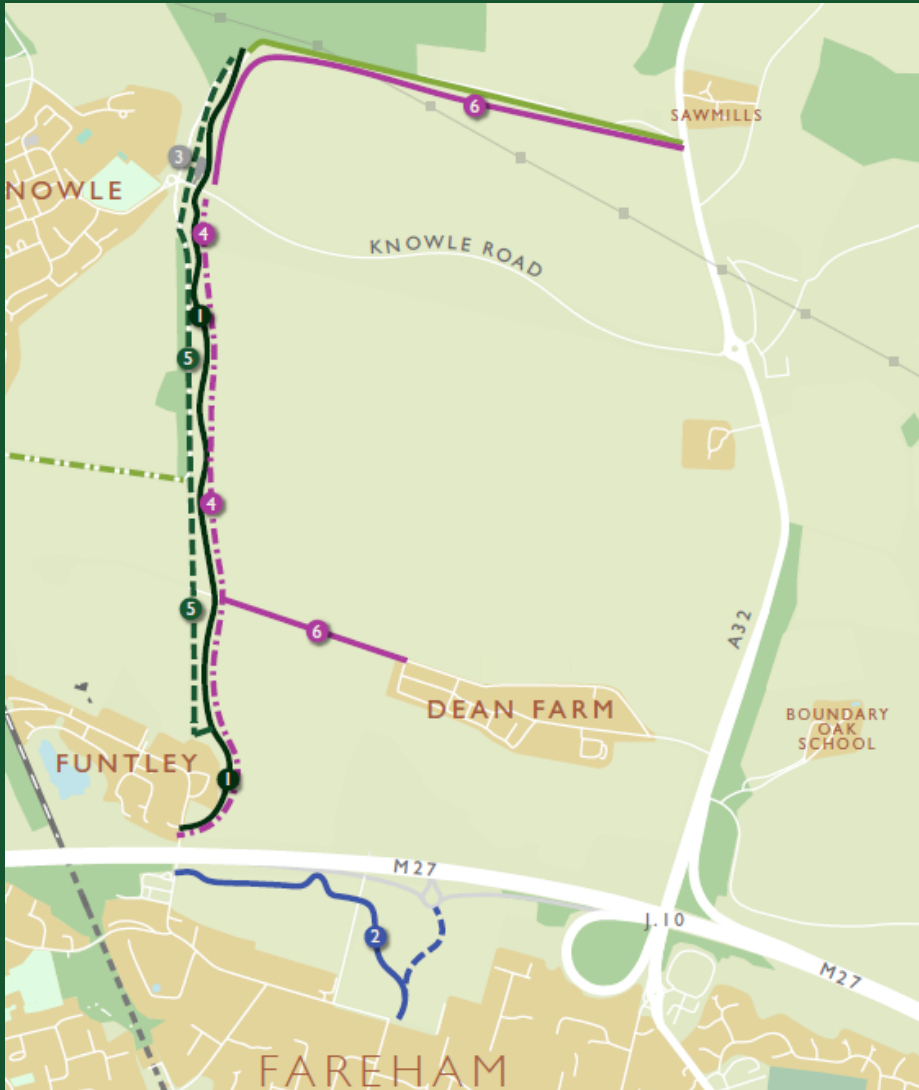
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A focus on delivery.



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Initial Infrastructure Applications



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Design - What will Welborne look like??

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The case for doing something different



Housing Delivery Issues in the UK

- The UK is dominated by the volume house builders with a financial model that is focussed upon ROCE.
- These fixed models of delivery are at odds with long term placemaking.
- Do we accept the consequence of following the standard model for delivering homes, or do we hold our ambition and invent a new model?



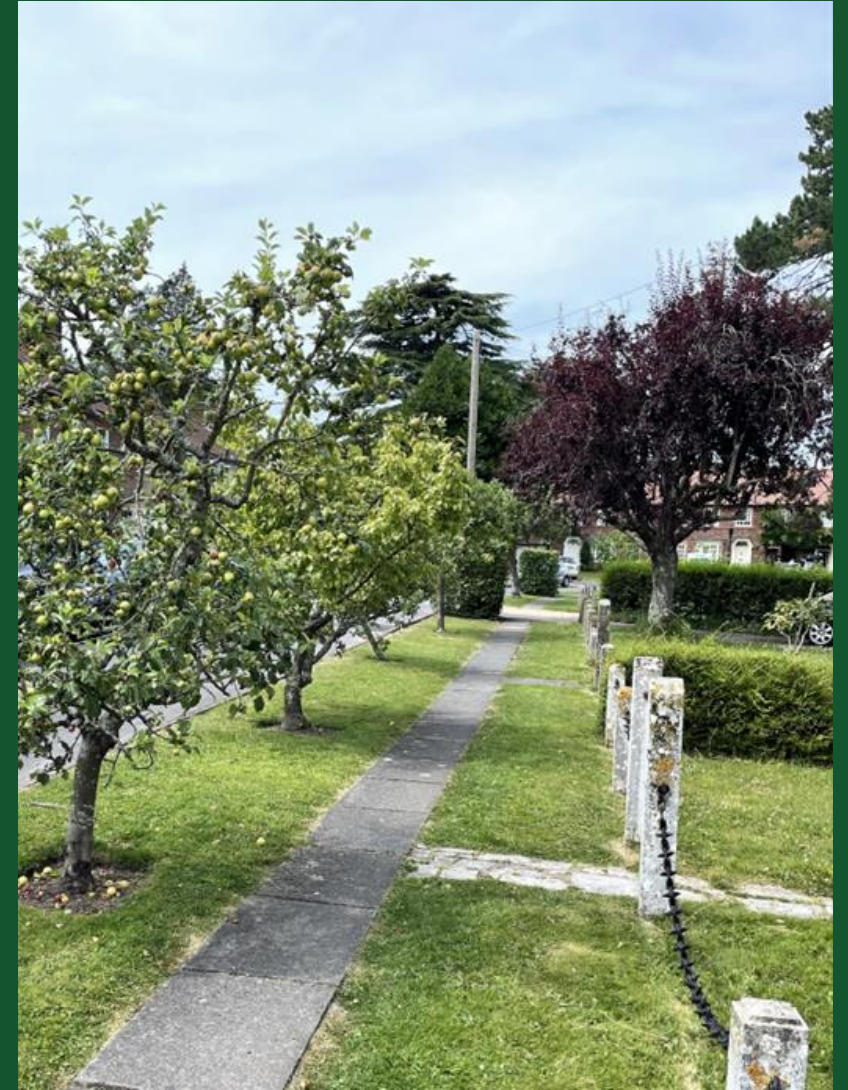
Places we like

Built form and buildings



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Places we like



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The key principles of our approach

**Architecture
&
Building**

Landscaping

Placemaking

Stewardship

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How we set the benchmark for everlasting quality?

Town Architect - Ben Pentreath



Landscape Architect – Kim Wilkie



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Controlling Quality of Design at Welborne

Design Codes – a tiered approach

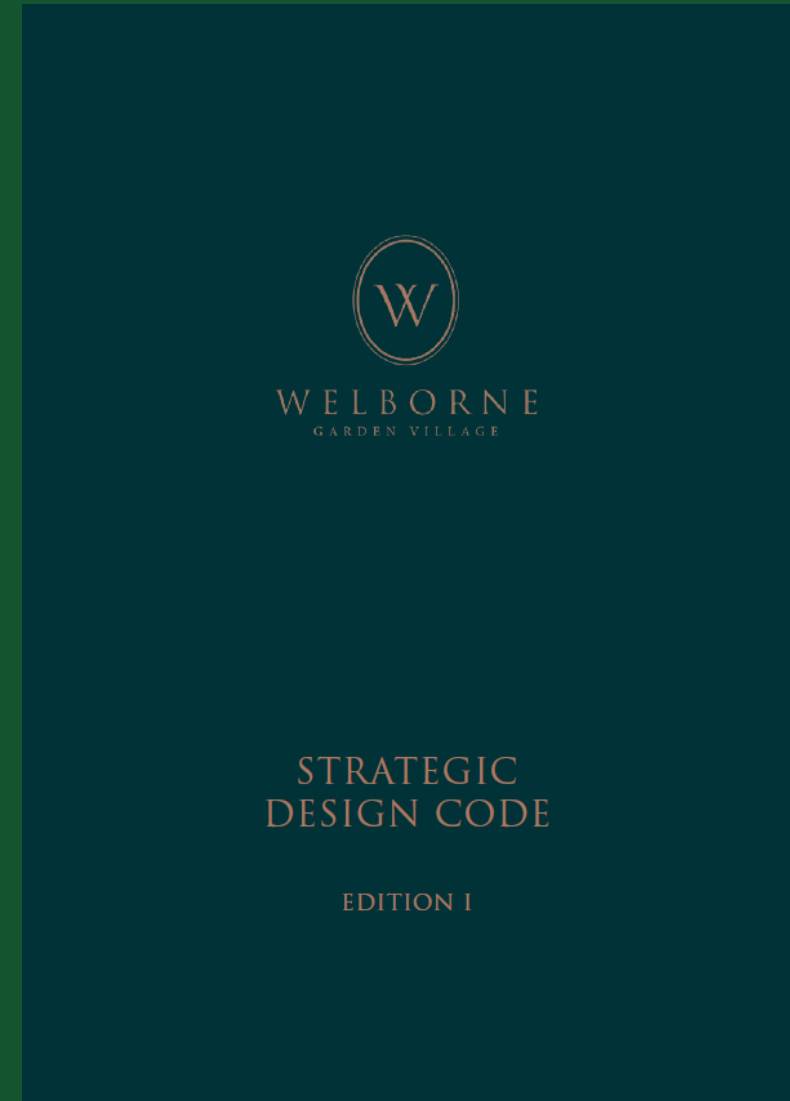
- Strategic Design Code
- The Street Manual
- Neighbourhood Code

STRATEGIC DESIGN CODE	WELBORNE STREETS MANUAL	NEIGHBOURHOOD DESIGN CODES
<ol style="list-style-type: none">1. An introduction to Welborne<ul style="list-style-type: none">• Vision• Illustrative masterplan• Neighbourhood structure2. Explaining the Strategic Design Code<ul style="list-style-type: none">• Its objectives and how to use the Code3. Strategic masterplans and town-wide regulations4. Landscape5. Character elements<ul style="list-style-type: none">• The design elements that will shape Welborne's character6. Neighbourhoods<ul style="list-style-type: none">• Characteristics and key components of each neighbourhood7. Technical principles<ul style="list-style-type: none">• Site-wide principles that apply to all neighbourhoods	<ol style="list-style-type: none">1. Purpose of Welborne Streets Manual2. Street design principles3. Adoption, management and maintenance<ul style="list-style-type: none">• Role of Welborne Garden Village Trust4. Street strategies<ul style="list-style-type: none">• How streets will look, feel and function5. Street layout<ul style="list-style-type: none">• Typical street, junction and driveway types• Special places6. Technical principles for streets	<ol style="list-style-type: none">1. Explaining the Neighbourhood Design Code<ul style="list-style-type: none">• Its objectives and how to use the Code2. Neighbourhood context3. Illustrative plan<ul style="list-style-type: none">• How the neighbourhood will be brought forward4. Neighbourhood layout5. Landscape strategy6. Built form<ul style="list-style-type: none">• Design requirements relating to appearance, scale, materials and details of buildings7. Points of delight8. Key infrastructure requirements<ul style="list-style-type: none">• Schools etc9. Applying the design principles<ul style="list-style-type: none">• Guidance for code-compliant design10. Property owners guidance<ul style="list-style-type: none">• For owners wishing to carry out development or alterations11. Compliance checklist

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Strategic Design Code

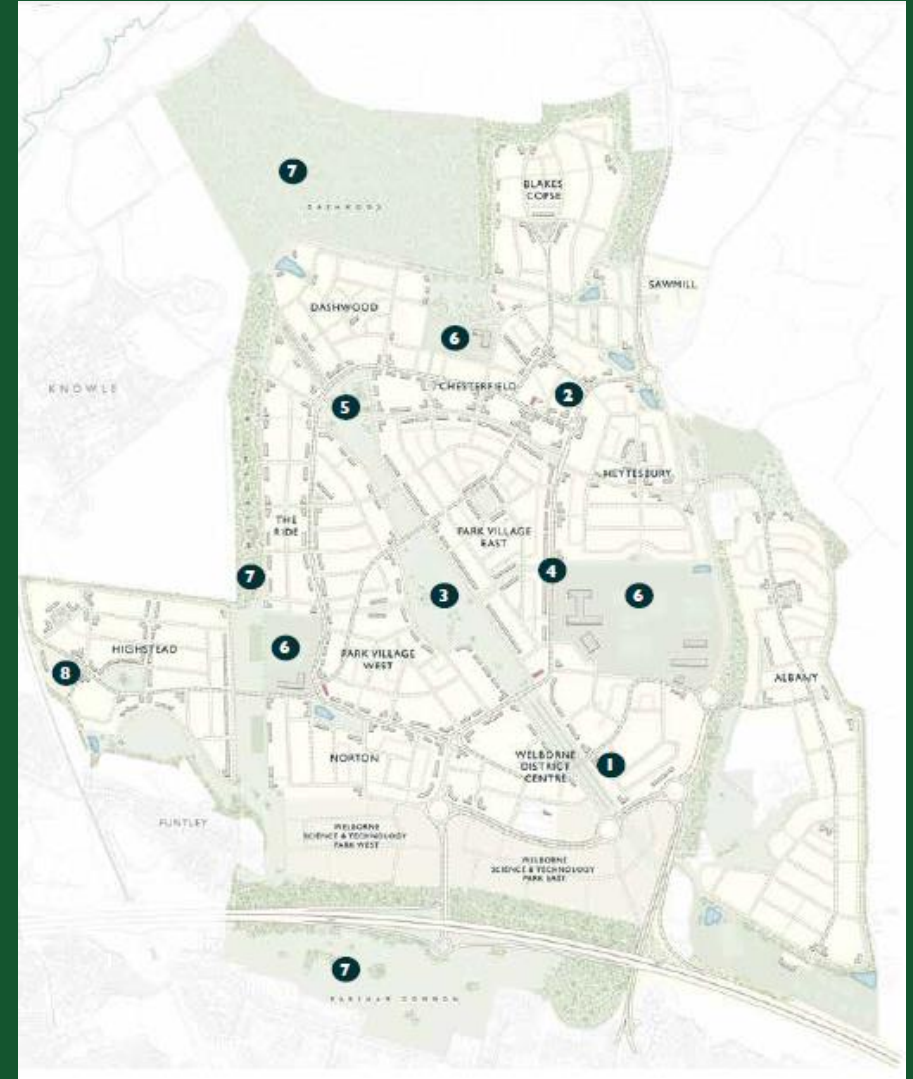
- In preparation – expected submission before end of October
- Covers entirety of Welborne
- Requirement of Outline Planning Permission
- Significant Pre-application Discussions with FBC over last year



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Strategic Design Code

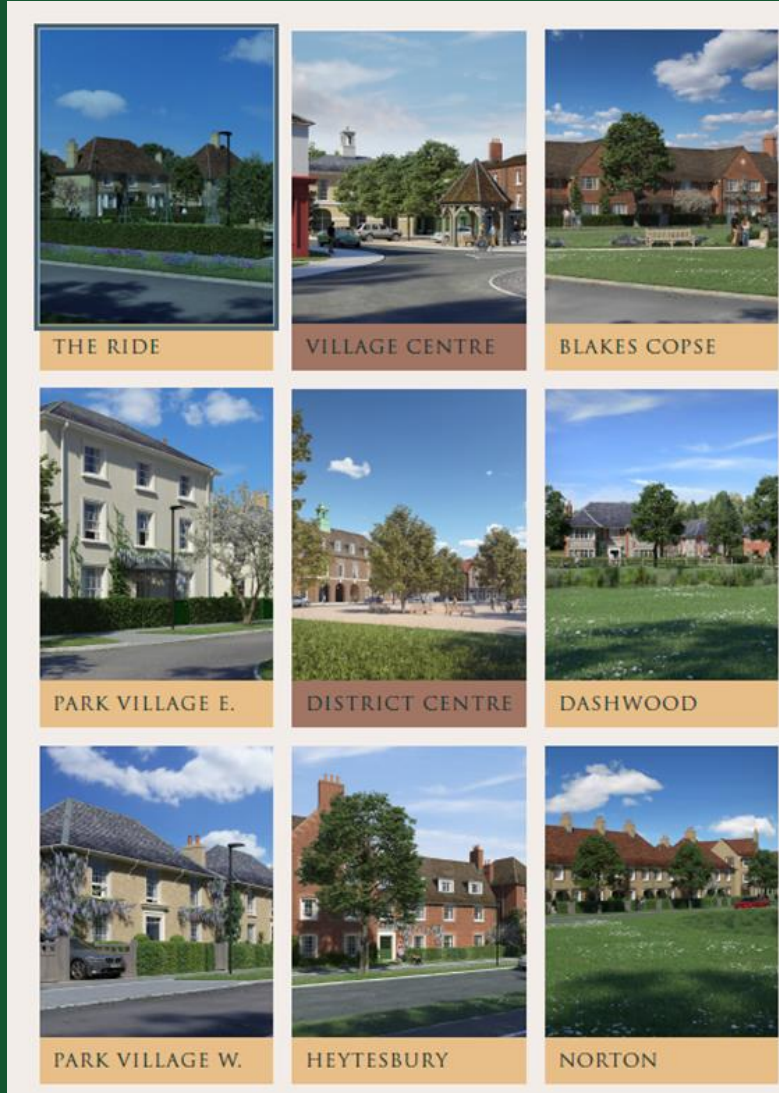
- Controls how Welborne will be delivered
- Provides additional design detail to support parameter plans
- Ensures the Masterplan, design quality and vision for Welborne are delivered



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Strategic Design Code

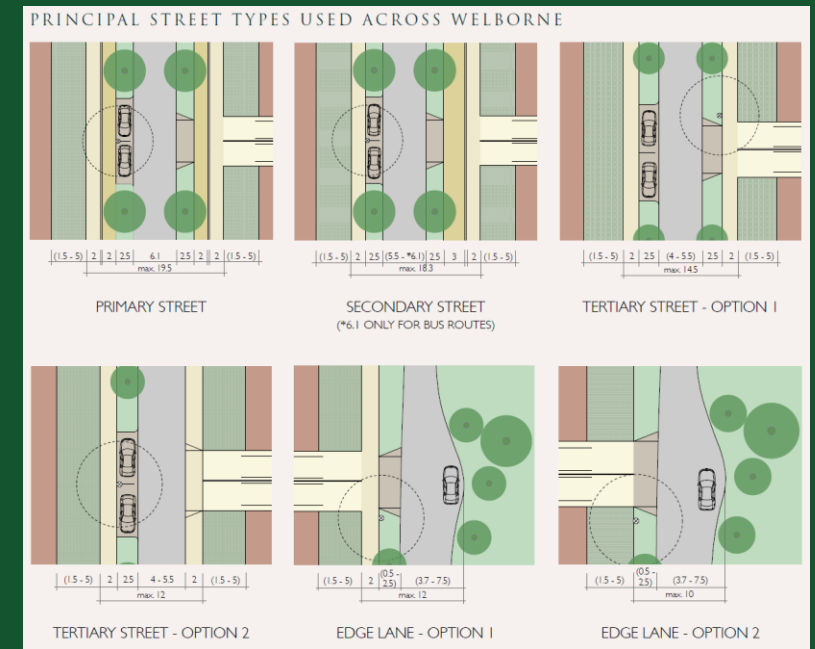
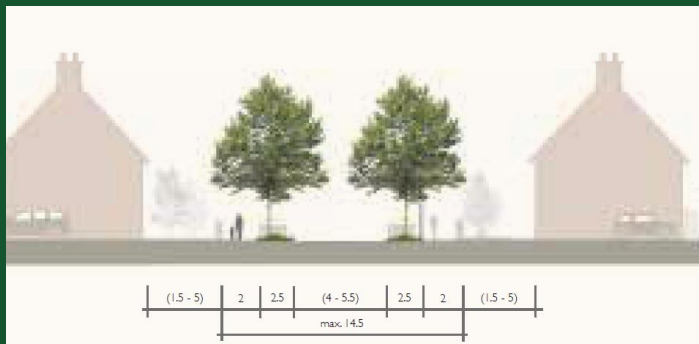
- 14 Neighbourhoods, each with their own character and identity
- Architectural, landscape and technical requirements
- Sets framework to enable further Neighbourhood Design Coding



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Street Design Manual

- Sets technical principles for street design
- Agreed with Hampshire County Council Highways Team
- Allows for streets which reflect the design aspirations of Welborne



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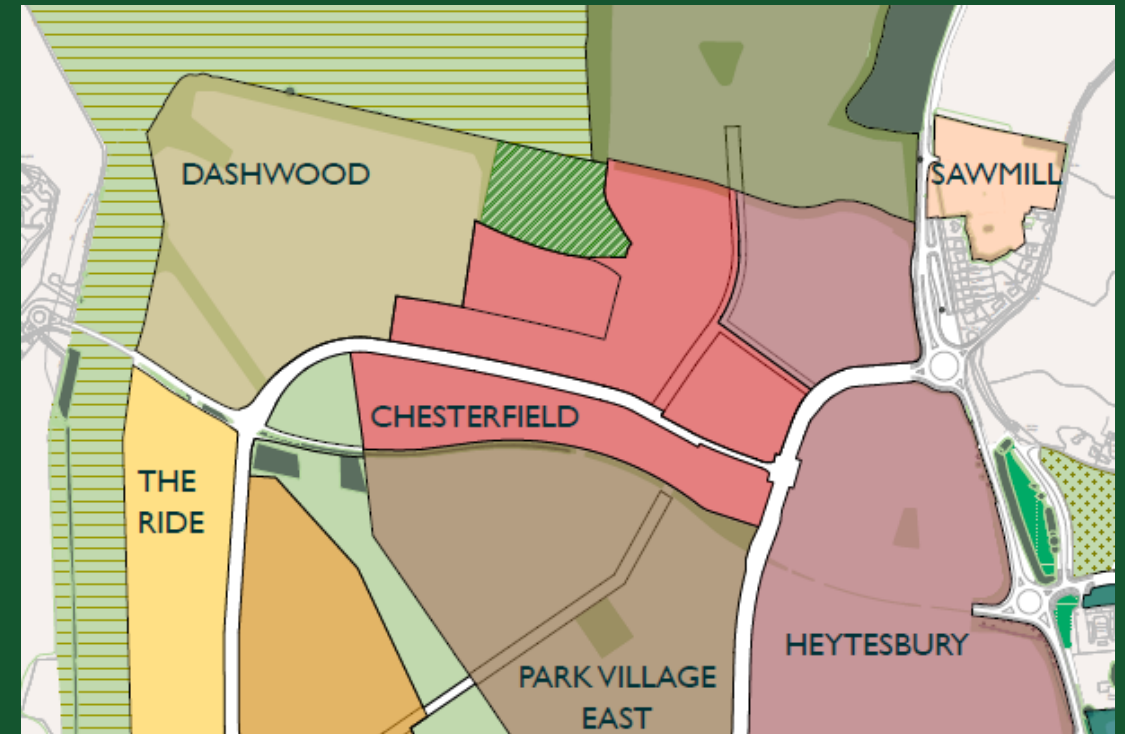
Neighbourhood Codes



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First Residential Development

- North of Knowle Road
- Housebuilder Partners Selected
- Neighbourhood Code being prepared
- Reserved Matters Applications expected early 2023



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Placemaking

Upfront investment :

- The village centre
- The first primary school
- Dashwood
- Onsite public open space
- Trees



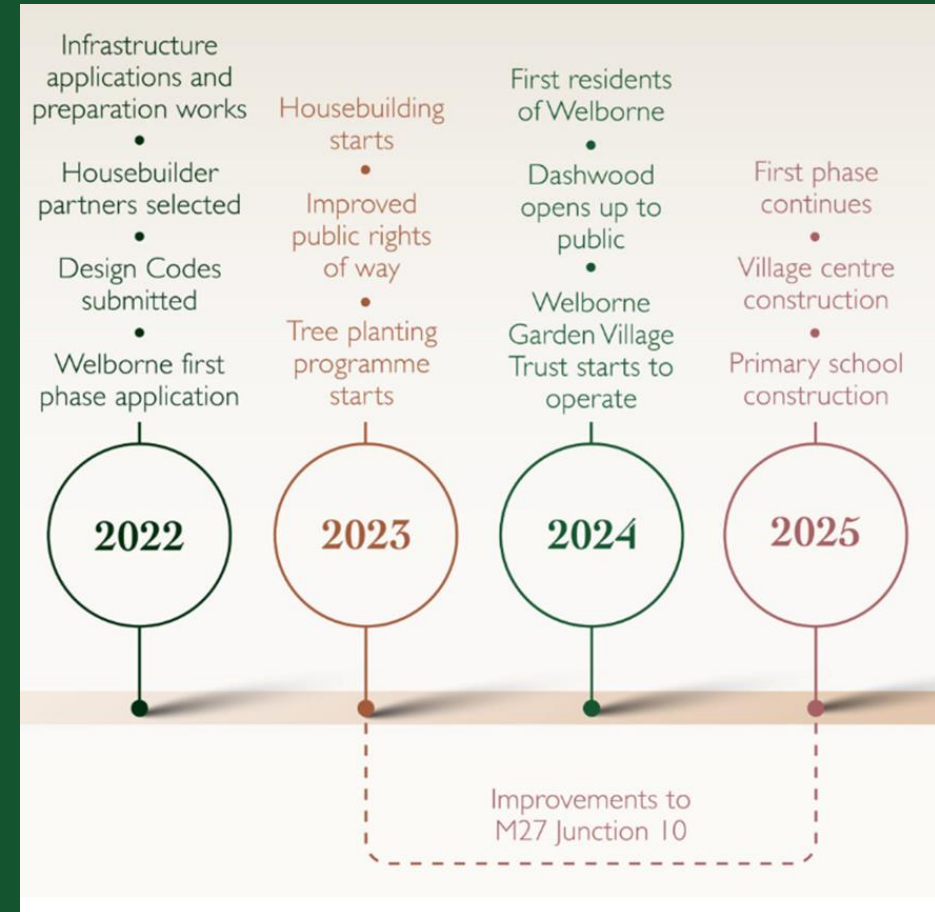
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Next Steps

- Submission of Strategic Design Code and Street Design Manual
- Further infrastructure planning applications
- First Neighbourhood Design Code and Residential
- planning applications

Future Forum Mtgs – Suggested Topics:

The Welborne Build Partnerships
Employment Space at Welborne
‘Local First’ approach to opportunities
Stewardship - The Welborne Garden Village Trust
Local Archaeology



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Thank You

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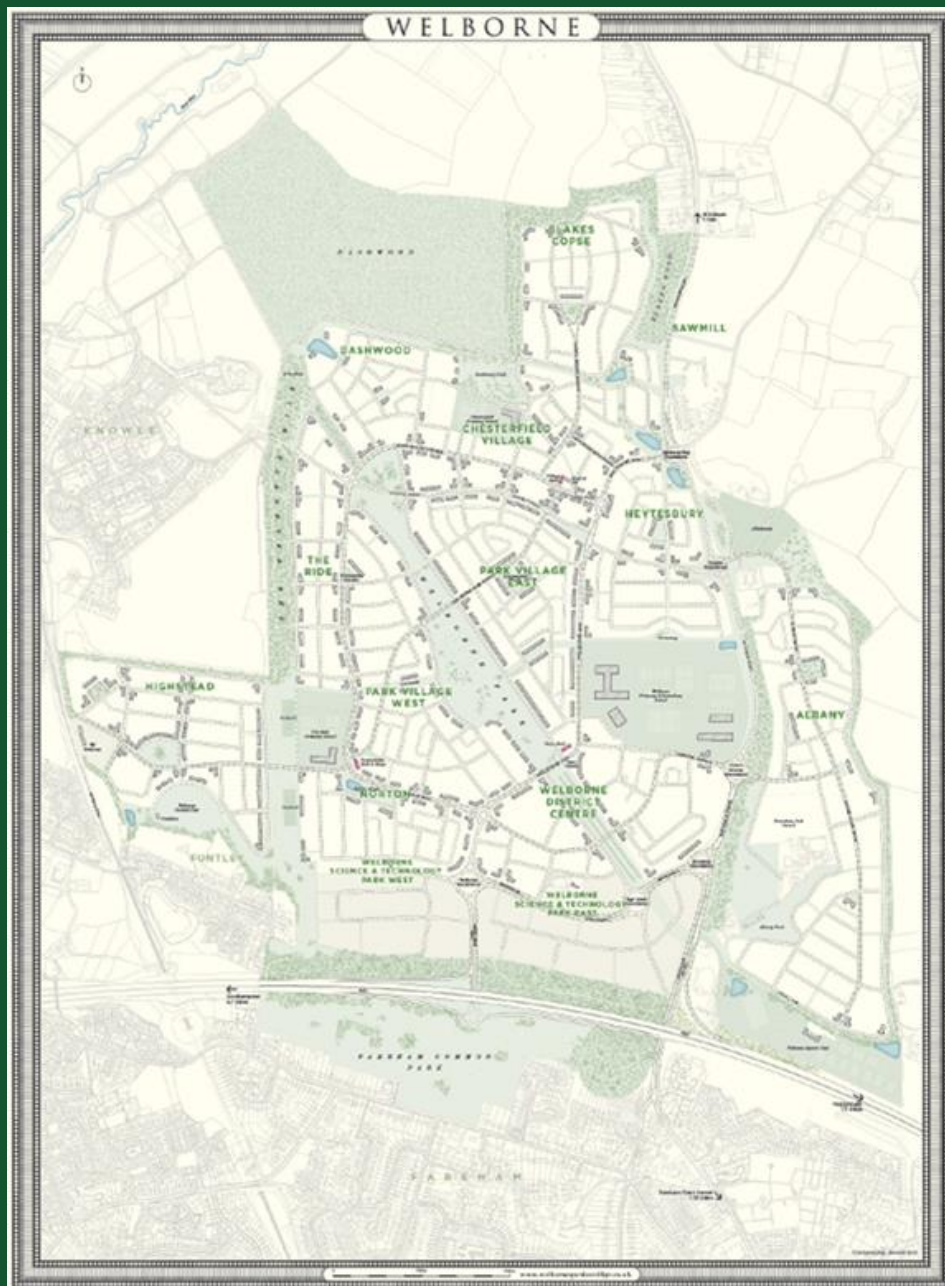
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For more information and any enquiries please contact us via:

welborne.co.uk

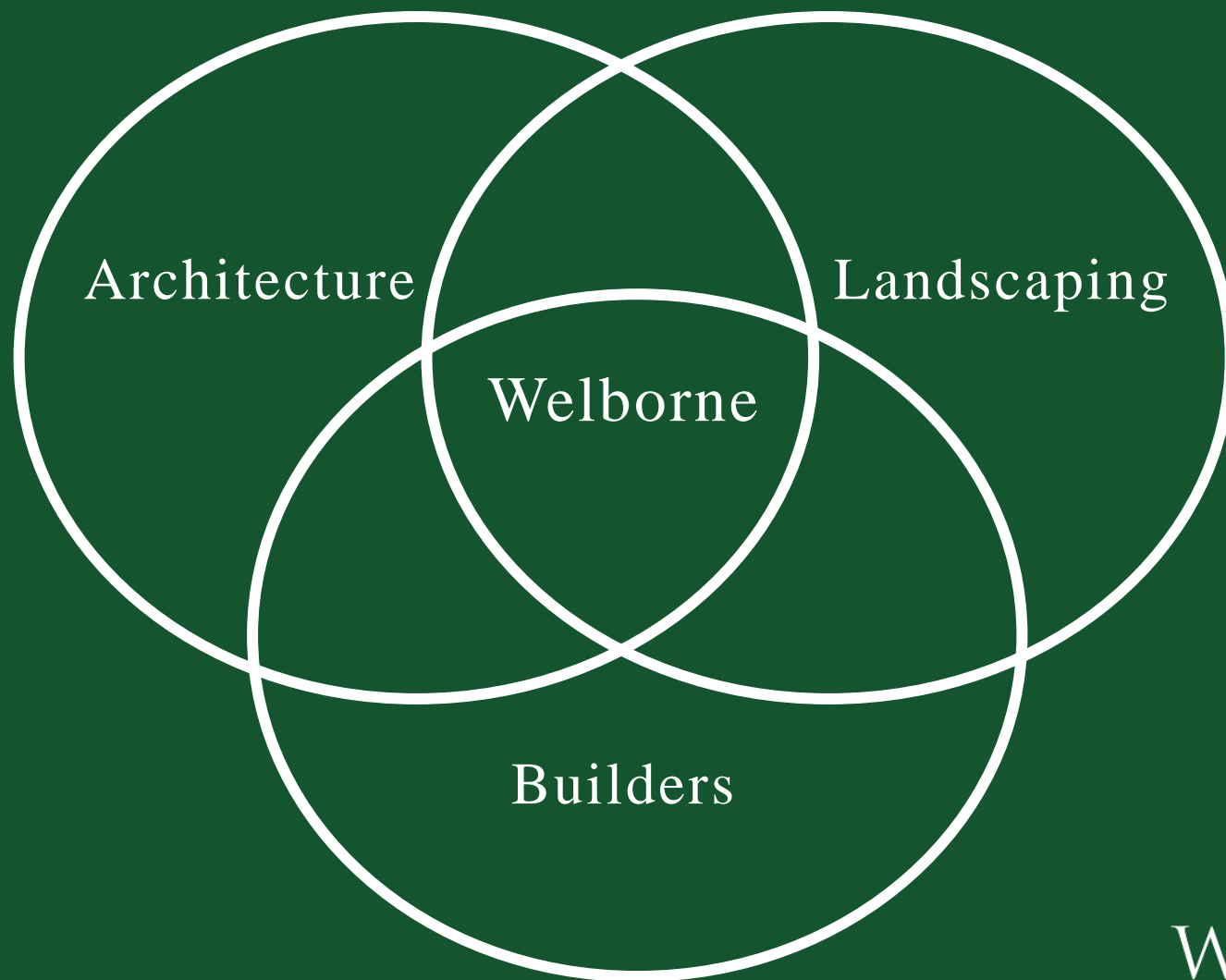
welborne@bucklanddevelopment.com

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Key ingredients for quality



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