

## Welborne New Community, Fareham, Hampshire, PO17 5BN

**Type:** New mixed use development scheme to provide environmental, social and physical infrastructure, as well as retail, residential and employment floor space.

**Description:** Welborne is the largest mixed use development scheme in Hampshire and will provide up to 6,000 homes and 97,250 sq. m of new employment floor space. It will be an exemplary, mixed use development for the UK. Welborne will also act as a draw to the wider community, providing quality homes & an attractive public realm with parks, woodland, open spaces and high quality recreational routes. Three new primary schools and a secondary school are also proposed, whilst major highway improvements are planned for junction 10 of the M27 to improve access to the site.

**Location:** Welborne is located in the South East of Hampshire to the north of Fareham and benefits from being positioned in-between the two core cities of Portsmouth and Southampton. It is accessible from junction 10 of the M27.

**Size:** Approximately 370 ha (914 acres).

**Planning Status:** The principle for the development of Welborne was set by the [Fareham Borough Council Core Strategy \(Adopted in August 2011\)](#). The detail for the development is however provided in the Welborne Plan (Adopted June 2015), which is a site specific document that sets out how the new community of Welborne should take shape up until 2041. The whole of the developable area of Welborne is located within Fareham Borough.

### Vision Statement – Welborne Plan (adopted, June 2015)

“A distinct new community set apart but connected to Fareham, whose spirit, character and form are inspired by its landscape setting. Welborne will create a diverse and well integrated new community. It will encourage self-containment with a significant proportion of its inhabitants' life needs being accessible within a main centre and smaller neighbourhood centres. It will contain a mix of dwelling types which meet the needs of the increasing numbers of single person households, families, and the needs of an ageing population. There will be a range of accessible new jobs created which contribute towards meeting the employment needs of this diverse new community. It will have an integrated movement system connecting it with its surrounding settlements and destinations. It will incorporate footpaths, cycle ways, and vehicular traffic in a way that encourages walking and cycling, provides excellent public transport, and feels comfortable and safe to use.

The development will have a distinctive character. Its layout and design will complement local topography, landscape features and historic structures to produce a place that is distinctive whilst responding to its wider context. It will encourage contemporary design in a manner that is flexible and is capable of accommodating change.

It will have an integrated and linked green network of multi-functional open spaces, civic spaces, public open spaces, private outside space and green routes. The green network will incorporate the site's natural features, hedgerows, tree lines, and woodlands to provide habitat and recreational facilities to frame new development and to link to the wider countryside.

It will take advantage of natural features, such as hedges/green corridors/woods; it will maximise orientation; incorporate Sustainable Drainage (SuDS) and provide opportunities for local food production. It will aim to meet its own renewable energy needs in a viable fashion, and deal effectively and sustainably with waste. Buildings will be thermally and water efficient. Access to services and a high quality public transport system all within easy walking distance of homes will reduce the need to travel by car.

Socially and economically Welborne will complement rather than compete with the surrounding settlements and it will allow existing residents to benefit from the new facilities.”

**Travel Times:**

Major Strategic Connection	Travel Time
M27	3 minutes
Portsmouth	10 minutes
Southampton	25 minutes
Basingstoke	48 minutes

Airport	Drive Time
Southampton Airport	18 minutes
London Heathrow	1 hour 9 minutes
London Gatwick	1 hour 21 minutes

Rail Station	Travel Time
Fareham Rail Station	8 minutes
Fareham - Portsmouth	26 minutes
Fareham – Southampton	21 minutes
Fareham – London Waterloo	1 hour 40 minutes

**Estimated Job Growth:**

Use Class/ employment type	Estimated job numbers
Office (B1a)	2000
Light industrial, general industrial (B1c, B2)	801
Warehousing (B8)	533
Retail (A1)	500
Residential care (C2)	150
Civic, inc. health & education facilities (D1)	600
Working at/from home	1150
<b>Total</b>	<b>5,735</b>

**Development Considerations:**

- Allocated Government funding through the Solent Local Growth Deal to support the delivery of an 'all moves' M27 junction 10.
- Up to 20 ha of land for employment uses available to accommodate a range of B class employment uses, with a minimum of 3 ha safeguarded for office development.
- A Business Incubation Centre containing flexible serviced office space and support for start-up and small businesses will be developed alongside the main employment areas.
- Availability of superfast broadband.
- Encouragement for specialist employment such as R&D, innovation, consultancy and prototyping which support the growth of priority sectors for the region in advanced manufacturing, marine, aerospace and environmental technologies.
- Support for financial and business services such as real estate, IT, legal services accounting, consultancy, architectural and engineering services, which could complement existing larger scale provision in Southampton, Portsmouth and the wider Solent region.
- High quality public transport (Bus Rapid Transit) will serve the employment areas and connect it to central Fareham and the rail station and in the longer term, to Portsmouth.
- Attractive pedestrian cycle 'greenways' will connect workers with the new shops and amenities available at Welborne.
- Long-term potential for the development of a rail halt at Welborne, providing direct rail connections to Portsmouth, Winchester, Basingstoke and London.



- Dean Farm alongside the other smaller existing employment areas within the site will be redeveloped over the longer term, as part of the comprehensive redevelopment of Welborne.

**Key Contacts:**Landowners:

BST Group and Buckland Development

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Figure 29: Red line plan of the Welborne New Community.

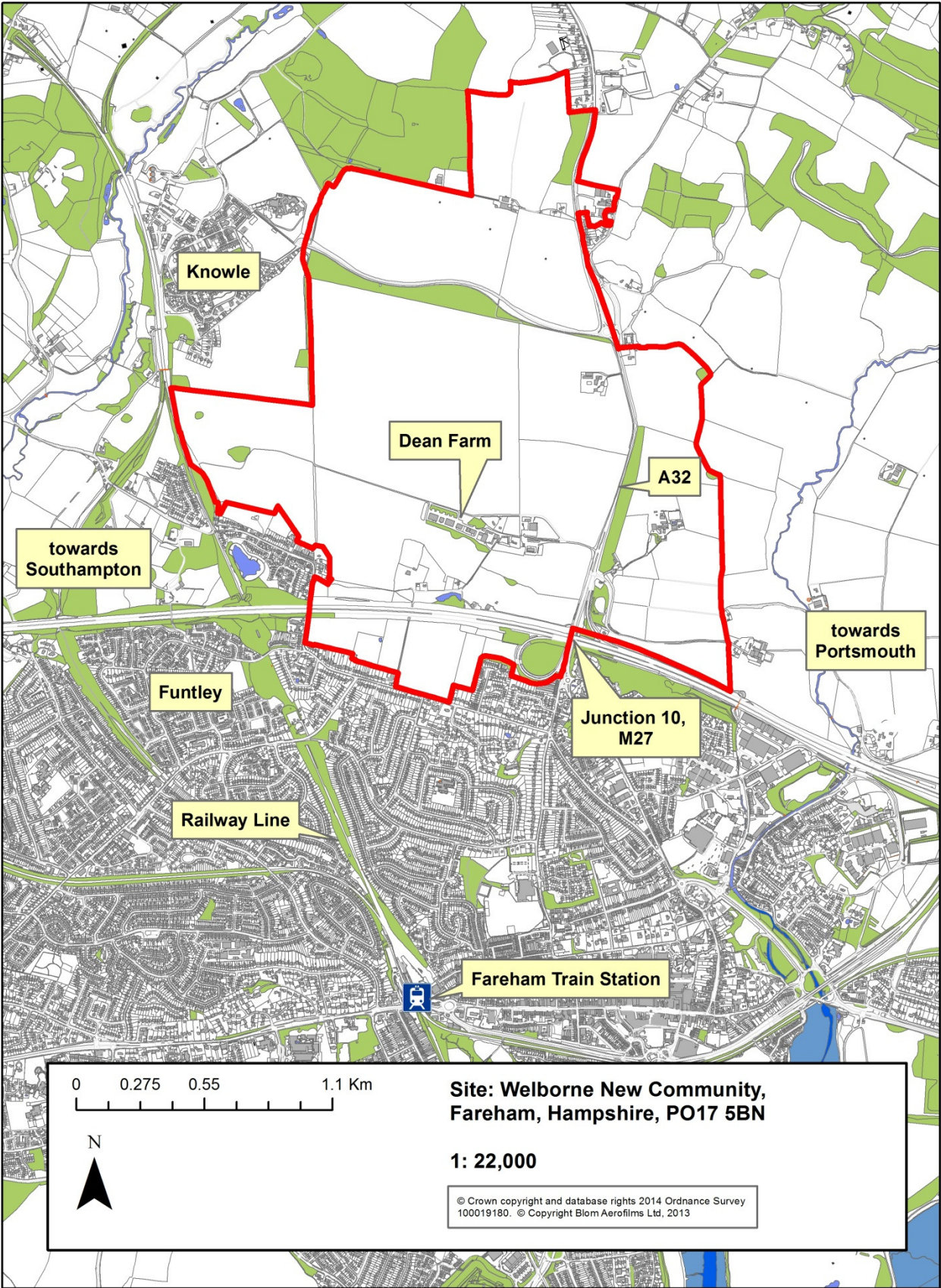


Figure 30: Aerial photograph the Welborne New Community.

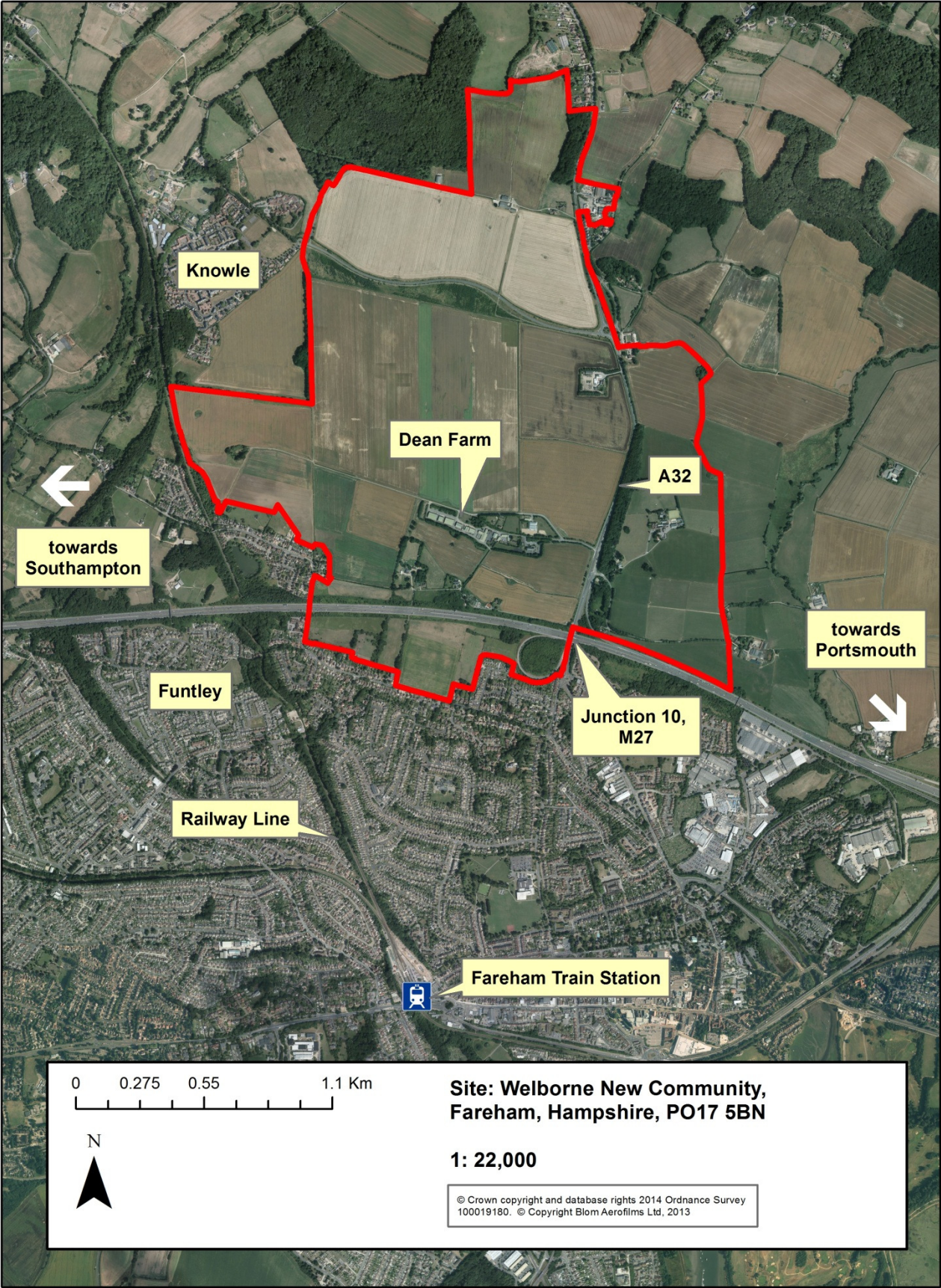
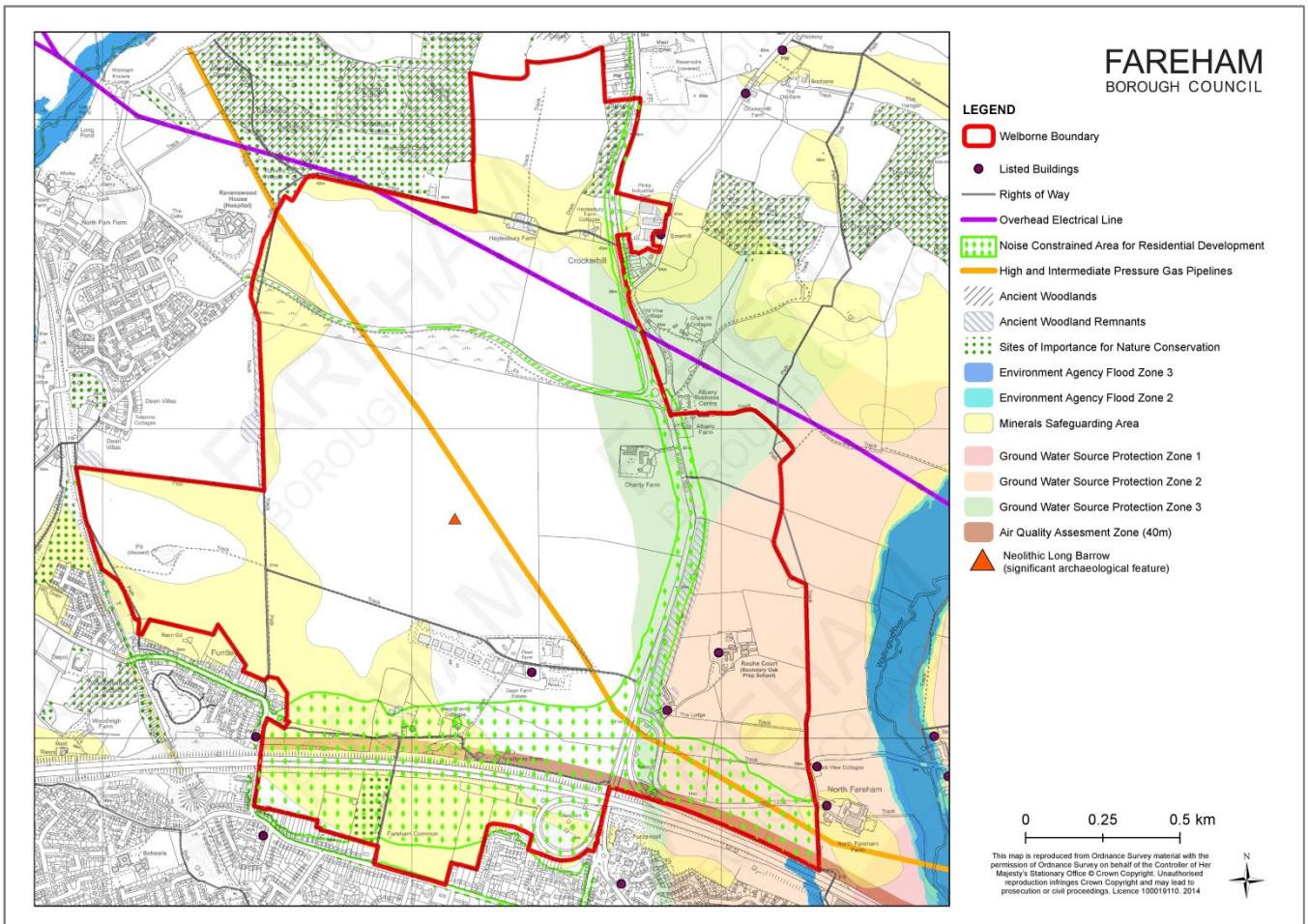


Figure 31: Strategic Framework Diagram for the Welborne New Community.



Source: Fareham Borough Council

Figure 32: Development considerations map for the Welborne New Community.

