

WELBORNE

Press Release

Monday 11th March 2024

Plans for Welborne's Village Centre revealed as first images are released

- A detailed planning application for Welborne's Village Centre has been submitted to Fareham Borough Council
- Buckland Development (part of the locally based Buckland Group) has designed the Centre as part of its bespoke, quality-driven approach blending community amenities with sustainability
- The £50 million Village Centre investment combined with favourable business lease terms will boost the local economy, with construction expected to be started later in 2024 and completion targeted for the spring of 2027

Welborne, a new generation sustainable garden village, has submitted plans for its Village Centre. This marks a pivotal step in the establishment of a thriving new community for 15,000 people to live, work and play, while creating "economic, environmental and social value which will last for generations".

The Welborne Village Centre, crafted by the Buckland Development team, is set to redefine community infrastructure by providing early essential facilities and amenities – including provision for a primary school, nursery, GP surgery and pharmacy – within a sustainable and energy-efficient design. The £50 million Village Centre will serve as a cornerstone for the Welborne community, supporting local businesses and fostering a vibrant social hub, with commercial and community buildings mixed with residential homes to ensure a vibrant high street throughout the week, and a Welborne Garden Village Trust information hub for both residents and visitors.

Inspired by picturesque Hampshire market towns such as Alresford, Wickham and Stockbridge, the Welborne Village Centre will include new residential homes – 1 and 2-bedroom apartments up to 3 and 4-bedroom houses – emphasising both affordable housing and inclusive living. Complementing these are commercial spaces including a traditional pub/hotel, diverse retail space (including space for a butcher, bakery, café, restaurant, and other retail), and a community hall crowned with a bell tower, echoing the local historic spirit. The entire Village Centre uses a bespoke design code which will ensure it fits within the Chesterfield neighbourhood where it will be built and integrates with the rest of Welborne.

Key to Welborne's ethos is sustainability, which is evident in the Centre's design that incorporates green spaces, connectivity to local woodlands, cycling paths, and provisions for public transport and the latest electric vehicle charging facilities. With a £50 million investment into the Village Centre, it is poised to be an economic catalyst, championing the simultaneous development of facilities and housing. Local businesses contributed to the design and planning phase, and favourable lease terms are to be offered to enable local companies to establish themselves in the Village.

Over a 30-month construction period, with anticipated completion in the spring of 2027, this project is a testament to working closely with Fareham Borough Council, ensuring the integration of essential infrastructure and community services. The significant investment and delivery of facilities alongside the residential housing is in contrast to typical developments, and demonstrates the long-term view of the Welborne project team.

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John Beresford, Managing Director of Buckland Development, said:

"In the design of the Village Centre, we've thoughtfully merged Hampshire's heritage with the principles of sustainability. Our goal is to create a Village Centre that becomes the perfect image of what we'd all like to call home. A place that is warm, functional, friendly, and full of shops and places to socialise. This place is about more than just homes – it's a foundation for local business and a welcoming space for all, starting with our very first residents at Welborne. We're creating economic, environmental and social value which will last for generations."

Councillor Seán Woodward, Fareham Borough Council Executive Leader, said:

"The development of Welborne Village Centre – the first new village centre in Fareham for 40 years – is a landmark moment for the Borough. It will bring a wave of benefits, not only for the future residents of Welborne but also for our wider community. Our close working with Buckland Group Ltd is a clear commitment to enhancing the fabric of our Borough, creating opportunities, fostering community ties, and setting new standards for living spaces to which others will aspire."

The Village Centre is a critical element of the Welborne masterplan, which includes a future "District Centre" to cater to the growing community. This development reflects the essence of Welborne's message: a commitment to early service provision, local commerce support, and a model for sustainable, community-focused growth.

Initial preparatory work is already underway on the site, with the first homes expected to be delivered in late 2024.

