

# WELBORNE

*My ambition is to build a place in  
which people will still want to live,  
one hundred years from now.*

MARK THISTLETHWAYTE



WE ARE BUILDING A PLACE IN WHICH  
PEOPLE WILL STILL WANT TO LIVE, ONE  
HUNDRED YEARS FROM NOW.

THEN, NOW AND EVERY YEAR IN BETWEEN.

Too few modern developers think in these terms.

The golden age of housebuilding, which ran from the late nineteenth century to the early twentieth century, produced millions of homes in which people still want to live today. We want to take the best of that period: the variation in design given order by simple repetition, the ubiquitous front and back gardens, the use of hedges, trees and lawns and the grouping of homes with other local amenities.

To this we want to add the demands of the modern age; smart and connected living, green open spaces and local shopping and employment.

At Welborne we are creating a blueprint with which we hope to inspire a new generation of enlightened developers. If we are successful, we will have created a traditional English garden village at Welborne, fit for the modern age, and for the next 100 years.

WELBORNE





## WORK WITH US

### WELBORNE HAS BEEN OVER FIFTEEN YEARS IN THE MAKING.

Over the years we have hand-picked a diverse and talented group of individuals, all of whom bring different skills to bear.

As we move towards the next stage of the Welborne Garden Village project, we're looking for a broader range of partners to help us deliver our vision and make it a reality.

### REGIONAL HOUSEBUILDERS

Partnerships with regional housebuilders will realise the first phase of our construction. Housebuilders that understand the principles of delivering a high quality product, using the best of both traditional and modern techniques, and with a skilled workforce that believes in our long-term vision, will be the perfect partners at Welborne. We want to be building houses in which people will still want to be living one hundred years from now.

### REGISTERED PROVIDERS (RP) OF AFFORDABLE HOUSING

We take the provision of our Affordable Housing very seriously and want a committed partner who shares our approach to sustainable long-term development. We want to work with a provider who has a professional and friendly approach to property management and will be committed to working alongside the Garden Village Trust – these values will help to create the Welborne community spirit.

### EMPLOYMENT & SKILLS

The heart of the Welborne development requires business occupants who share our ethos; a commitment to quality and a desire to complement the community as a whole for the years to come. Apart from education, healthcare and retail, we are looking for commercial business partners who want to be part of Welborne – as we build a community fit for the modern world.



## DELIVERY

A project of this size takes significant amounts of investment, resources and know-how. We have a fantastic array of advocates who have driven Welborne forward since the beginning.

More detail can be found in our Delivery Strategy for the Welborne Garden Village development.

### BUCKLAND: THE MASTER DEVELOPER

Buckland Development Ltd was originally established in 2006 to represent Southwick Estate – the local custodian of land allocated by the Local Council for Welborne. With a deep Hampshire heritage and close connection with the area, Buckland is the Master Developer responsible for the delivery of Welborne Garden Village near Fareham, Hampshire.

### BUCKLAND HAS BEEN WORKING WITH FAREHAM BOROUGH COUNCIL, HAMPSHIRE COUNTY COUNCIL AND OTHER PUBLIC SECTOR AND COMMUNITY GROUP STAKEHOLDERS TO DELIVER THE WELBORNE VISION

Masterplanning and designing an entirely new community within a 1,000-acre area has taken careful consideration and years to create. This has been the case for both the Council, in developing its Welborne Plan and policy framework, and for Buckland in its response and vision for delivering Welborne as both landowner and Master Developer.

The outline planning application for Welborne Garden Village was submitted by Buckland to Fareham Borough Council in March 2017 – the largest application ever received by the Council. It



was approved by the Council's Planning Committee on October 16th 2019.

Buckland has been working with Fareham Borough Council and Hampshire County Council ever since to shape and deliver the Welborne vision, and it is this collaborative partnership which will allow us to develop a community that will stand the test of time.

Together with Buckland Capital Partners Ltd and Portchester Equity Ltd, we have the ability and resources to understand and deal with the technical, commercial and financial challenges associated with such a regionally significant project.









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