

What is it all about?

Grainger plc has employed consultants to carry forward the master planning process of the west of Waterlooville major development area (MDA). Over the years, local residents, councillors and stakeholders have been invited to a series of events to help shape the masterplan. This public exhibition is part of that ongoing process and we welcome your comments. Since we last consulted on 13th and 14th November 2009, we have listened to your comments, reviewed the proposals, carried out further testing and revised the design of the masterplan.

New Phase 1 detail

Grainger plc has recently commissioned Robert Adam Architects to design the first phase. It has always been our intention to deliver benefits to new and existing residents of the area and to create an exemplar development from which others can learn for the future. This aspiration is detailed in the original 'vision' for Newlands and is one we have remained faithful to throughout the masterplanning process.

What can you do?

Today is an important stage of the process and we are here to listen. You can help us by doing one or more of the following:

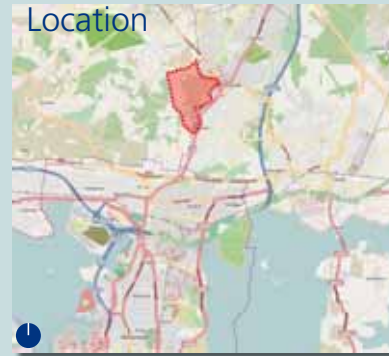
- Look at the display boards and give us your views on the latest masterplan and phase 1 ideas.
- Visit each of the tables and discuss your ideas with members of the team
- Fill out a questionnaire, giving us any additional comments and ideas.
- Place your questionnaire in the comments box or return it to us via the Freepost address provided.
- Register your comments on the new website www.newlandshampshire.co.uk
- Talk to us. Members of the project team are on hand to answer your questions

The story so far

Newlands Major Development Area (MDA), located to the west of Waterlooville, is approximately 211 hectares (521 acres) in size. Grainger has already obtained planning permission for 1,550 new homes, employment, open space and local facilities within the Plant Farm Zone of Newlands.

Winchester City Council and Havant Borough Council have since identified the need for additional new homes within the local area in their draft core strategies (the emerging planning policy). This provides the opportunity to masterplan the whole MDA comprehensively and not in a piecemeal manner. Havant BC has recently submitted its Core Strategy to the Secretary of State.

The masterplan is now being updated to help deliver the homes, schools and local facilities and ensure that the important features of the site can be retained and enhanced. The team has been working closely with local councillors, local communities, planning officers and other local and national organisations, including Natural England, Environment Agency and CABI.

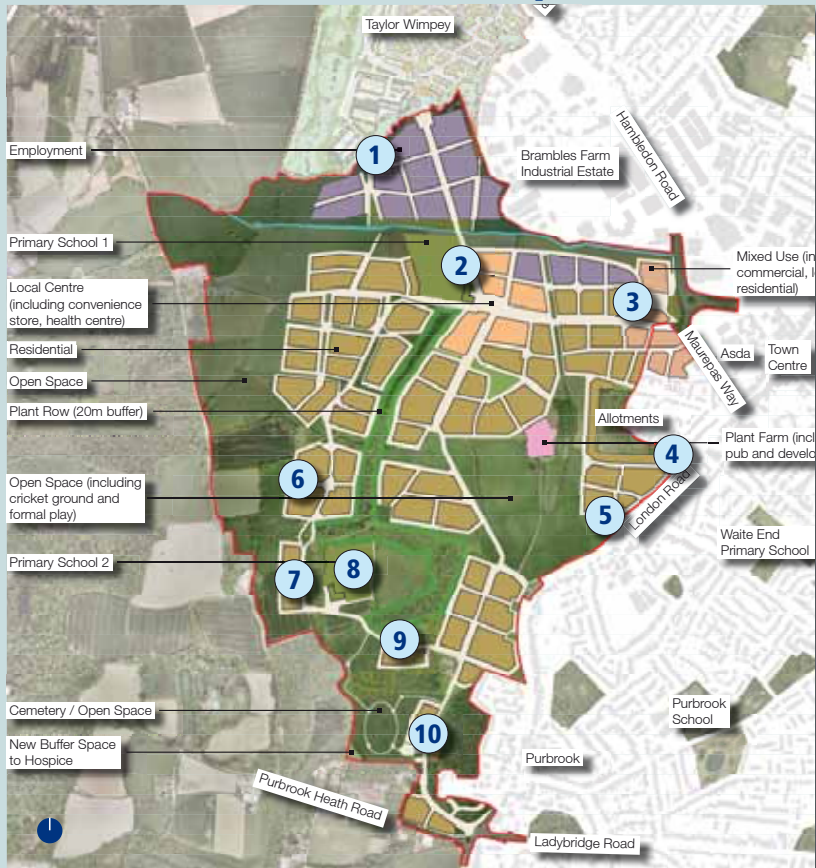


What has changed since we last consulted?

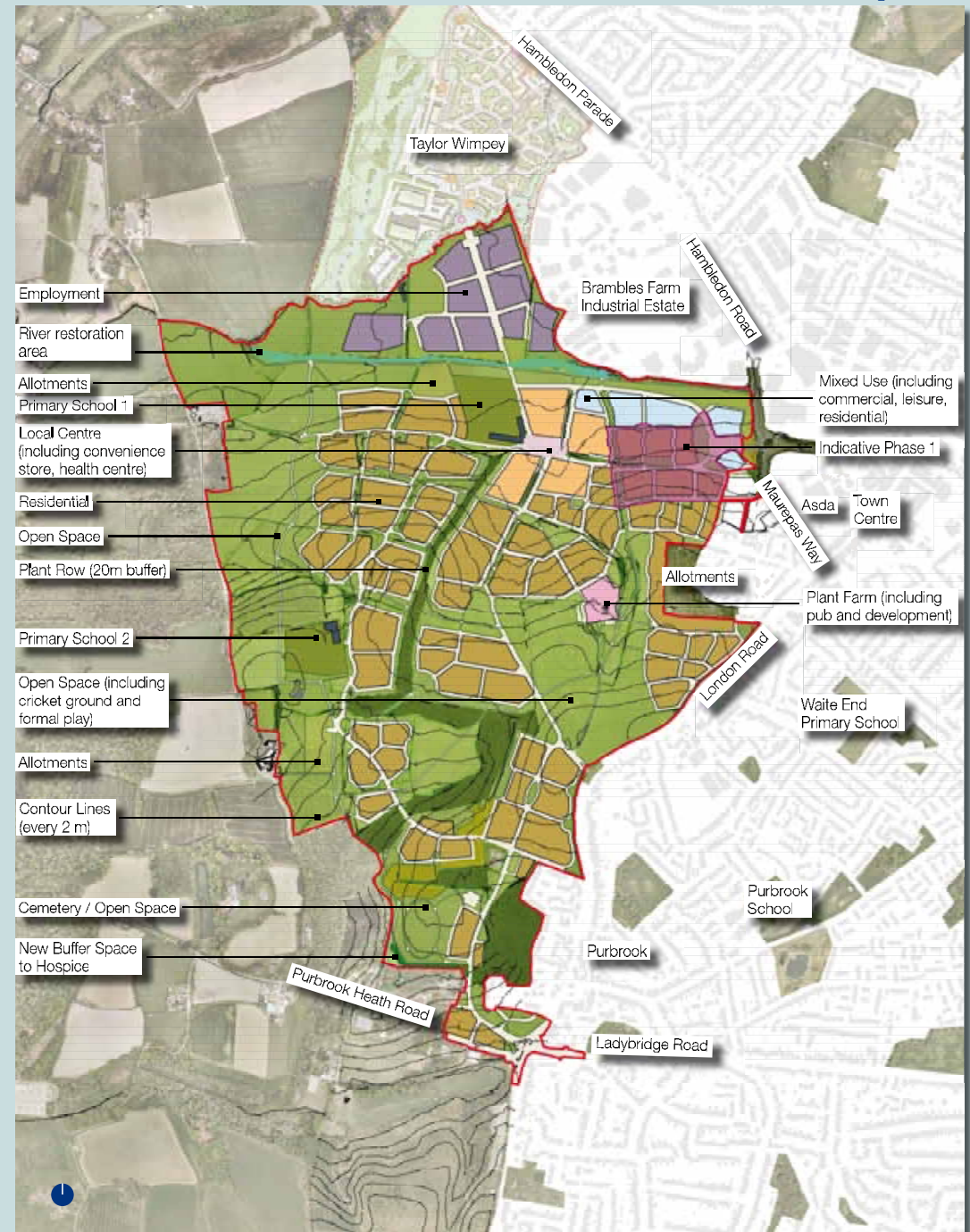
Since we consulted in November last year we have reviewed and adjusted the masterplan, incorporating your comments and those of other consultees. Key changes are highlighted below:

1. Increased open space adjoining stream.
2. Removal of housing adjoining school and new details to local centre.
3. Changes to junction to single carriageway as part of Phase 1.
4. New green space to south of existing homes.
5. Adjustment of building line and additional housing.
6. Removal of housing and addition of school 2.
7. Removal of housing and addition of allotments.
8. Relocation of school and addition of housing.
9. Additional housing.
10. Adjustments to housing block.

Masterplan (Nov 2009)



Lastest Masterplan



A sustainable community

Grainger is now working on a new planning application for a development of around 2,550 homes as part of a mixed-use community. The team is committed to achieving the highest quality of urban design in order to create a sustainable community. The development will aim to achieve best practice in all aspects of design and sustainability.

Working with the environment

The key principles include the creation of a welcoming and long-lasting place that responds to the natural qualities of the site, including the topography, trees, woodland, hedges, river and wildlife.

A Welcoming place

The development will be designed to be as 'pedestrian friendly' as possible, with good access to local facilities, jobs plus Waterlooville and Purbrook town centres to help bring more custom to these important areas.

Access to recreation

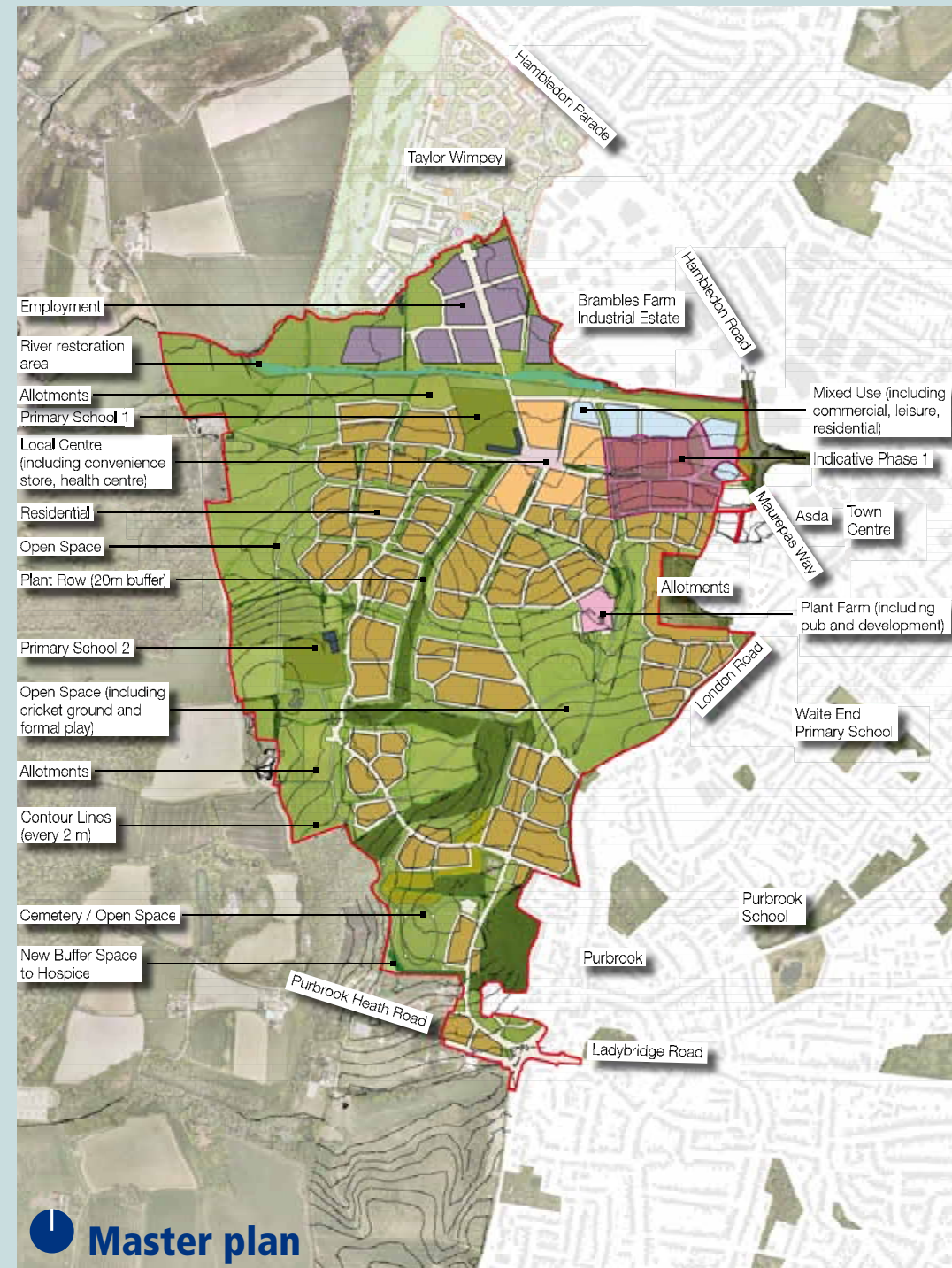
We will provide good access to new play spaces, community gardens and parkland as well as the countryside beyond. New and existing homes will have access to new facilities, bus services, and open space, including a new town park located west of London Road. Above all, Newlands will contribute to the local community and economy of Waterlooville.

What are we delivering?

The team is seeking your comments on the emerging Newlands masterplan and what you feel should be included.

Key features identified by the community and the organisations we have consulted with include:

- Up to 40% affordable housing
- 2 primary schools
- Health centre
- Community centre
- Leisure facilities
- Employment hub
- Allotments and community gardens
- Cemetery/ Woodland Park
- Children's play areas
- Town park
- Public open space
- Bus service
- Woodland walks
- Access to the countryside



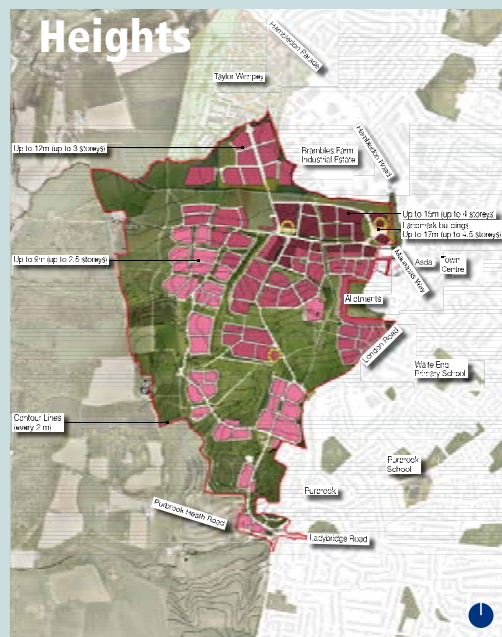
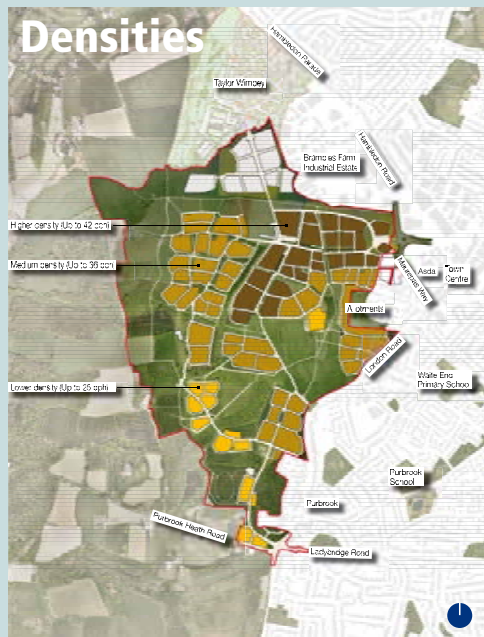
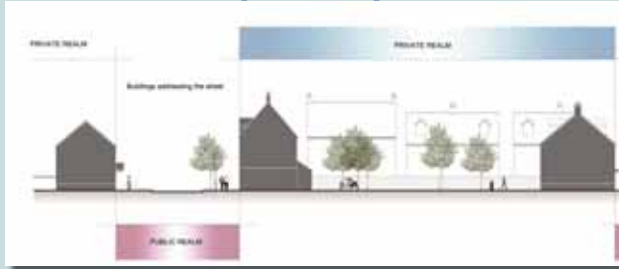
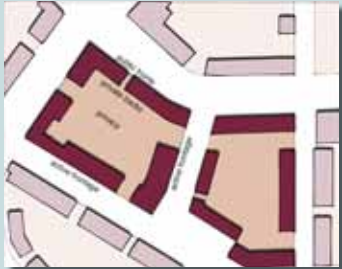
What do you think?

A sense of place

The masterplan responds to the sites features, context and the roles and uses of the development to create an interesting place. These features are designed as 'character areas'.

- Positive identity to ensure that the development responds to the natural opportunities.
- Welcoming place well planned streets and spaces, private and public space.
- The right scale and enclosure of space creating an understandable place.
- Viable, sustainable and deliverable place.
- Social places with a mix of uses and a local heart.
- Quality of life, homes for local need, space to live and play, good access to facilities.

Well overlooked street and lanes with secure private space



Number	Character Area
01	Newlands Heart
02	Village Quarter
03	Employment Hub
04	Parkland Area
05	Newlands Central
06	Rural Edge
07	River Wallington



Creating choice

Providing a range of choices in the types and tenure of our homes is important to creating a balanced and living community, providing new homes and jobs to the area.

New family homes

The current demand in the region is for a greater range of family homes, but we are also aware that a full range of housing still needs to be provided to cater for local need and families of all sizes.

Delivering choice for living in Newlands is also an integral part of the Newlands idea and creating a long-lasting sustainable place. There will be:

- An Emphasis on family homes.
- Flats in key locations including the local centre. For example, above shops and other uses.
- A variety of building heights and densities in the masterplan, responding to nearby homes, views and the role of the local centre.
- Up to 40% affordable housing built to the same quality as the private housing and mixed throughout the development.
- A mix of households that incorporate measures to reduce energy consumption.



Concept: Plant Farm development cluster



Concept: Village Quarter housing



People friendly street



Vision of shared streets



Newlands Park

Plant Farm Pub

School 1

Local Centre

A sense of community

Newlands aims to create a thriving living community and to contribute to adjoining communities, including Waterlooville town centre and Purbrook. A successful community should deliver a broad range of facilities within easy reach by foot. Newlands will deliver a local centre, two new schools, health and community facilities.

Services for the community are a vital attribute of the masterplan for Newlands:

What we are suggesting:

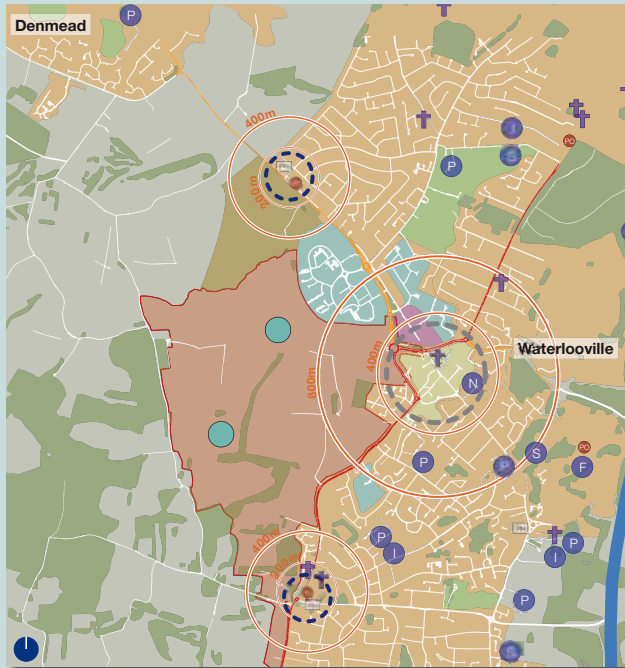
- A local centre with a broad range of uses, set around a square.
- Two new primary schools, with the land made available for one during the first Phase of development.
- A new health facility.
- Regeneration of Plant Farm with a pub overlooking a new cricket pitch.
- Community gardens and allotments.
- Extensive recreational space throughout the development.

Creating jobs

As part of creating a balanced, sustainable community we are also delivering a significant amount of employment land for offices and workshops. In addition to this, job creation will be delivered through a much broader range of uses such as community facilities, local retail, extra care or nursing homes and two Primary schools.

Context & Facilities

Development Site	Employment
Green Space	Formal Recreation Space
Residential	Retail
Mixed Use Town Centre	MDA North
Local Centre	Public House
Surrounding Countryside	Place of Worship
Post Office	Secondary School
Infants School	Special Needs School
Primary School	Further Education



OUTDOOR SEATING WITH WATER FEATURES



HIGH QUALITY PUBLIC REALM



LANDMARK STRUCTURE

USE	SQM (GIFA) (approx.)
HEALTH CENTRE	350
PHARMACY	100
CAFE	100
CONVENIENCE STORE	400
SHOP 11 & 8	10
COMMUNITY HALL	650
NURSERY / CRèche	150
EXTRA CARE SHELTER HOME	10 units
FLATS	10 units

Local Centre



Employment



Employment



School



Local Centre concept

Working with nature

Our environment; where we live, work and play, has an effect on our daily lives. Pleasant environments are enjoyable, healthier, inspiring spaces. When designed properly they contribute to the natural and physical quality of places. Great environments also contribute to far wider factors, such as tackling the causes of climate change and energy and resource demand, adding value to the development and improving quality of life and well being.

The natural environment is therefore a vital component of the Newlands masterplan.

What we are doing:

- We are protecting local wildlife habitats and the flora and fauna that occupy them as part of the development.
- We are keeping and enhancing the existing woodland. Much of which is of recognised interest for biodiversity. This approach will help to preserve and enhance the sense of place afforded by the 'assarted' landscape of the Historic Forest of Bere.
- We are proposing the creation of two substantial and multifunctional Community Nature Reserves (one of which will be the restored River Wallington corridor). These reserves are intended as fundamental to realising the goal of attaining this 'net gain' for biodiversity, human well-being, environmental stewardship and securing many other ecosystem goods and services.
- We are proposing a site-wide sustainable drainage system (SuDS) network, with many features of high value to native biodiversity. The system will also protect the water quality of receiving rivers land set-aside are protecting local wildlife habitats as part of the development.
- We have set land aside as possible feeding areas for Brent Geese as and when they visit from their main estuarine feeding grounds.

We are retaining and restoring the Site of Importance for Nature Conservation.

Biodiversity strategy

- Responsive to ecology connecting and protecting features, creating space.
- Protecting and restoring habitats.
- Restoring woodland corridors.



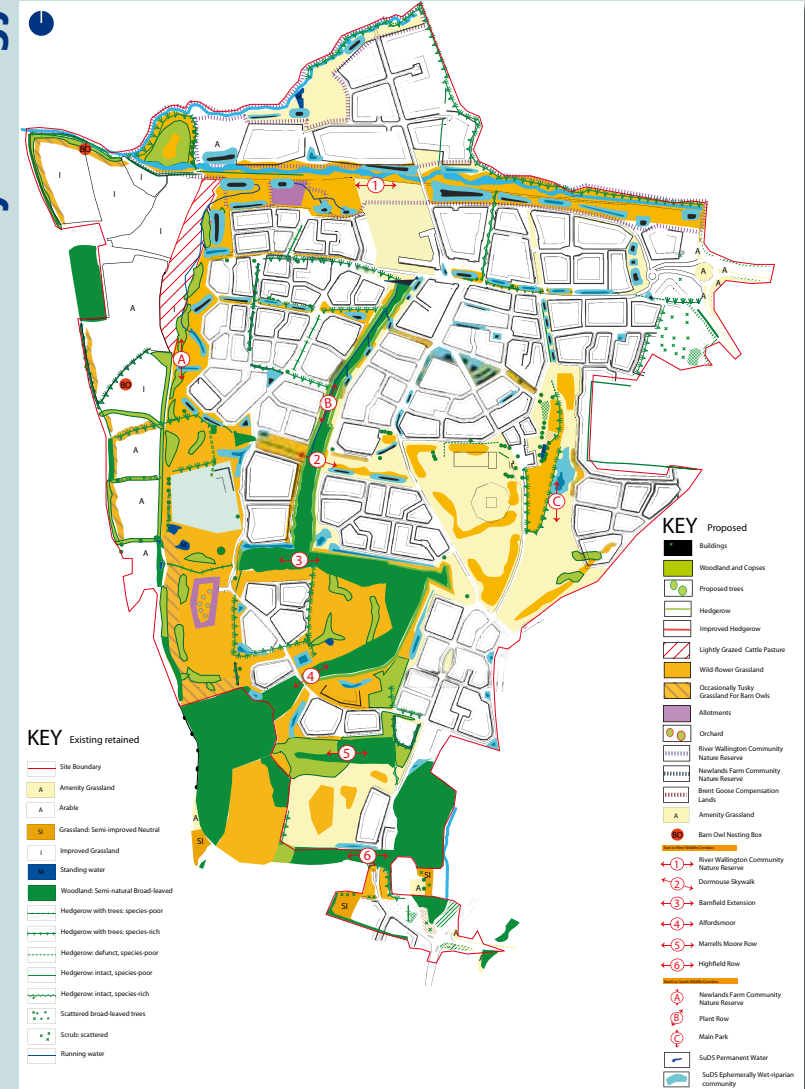
Responsive landscapes

- Working with landscape enhancing features, working with contours.



Designing to contours rationale

Biodiversity Strategy

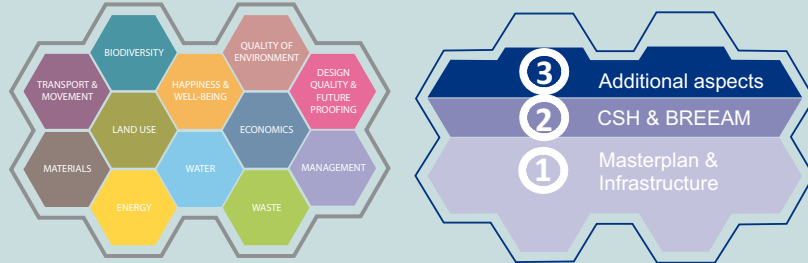


Creating a low carbon place

The masterplan concept has been led in part by the need to create a sustainable and long lasting place that is 'low energy'. This enables the future Newlands community to live sustainable lifestyles.

A sustainable master plan

This approach has been embedded within the masterplan and tested by using a sustainability lens throughout the design process and will be delivered through three layers.

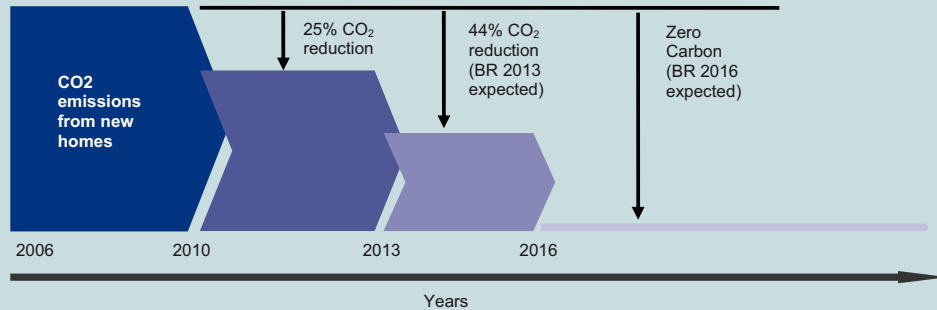


Sustainability Lens (Inbuilt's Framework for Sustainable Development)

The three layers that will deliver holistic sustainability at Newlands

A low carbon and low energy place

Carbon dioxide (CO₂) emissions, including from energy production and energy usage, have been linked to climate change. Therefore energy efficiency has been carefully considered as part of the Newlands design. Creating a low carbon community is also a priority since the 2010 UK Building Regulations requires a 25% reduction in CO₂ from new homes compared to 2006 and from 2016 onwards the requirement is for a zero carbon home.



Code for sustainable Homes and BREEAM:

Code for Sustainable Homes (CSH) and BREEAM are certification schemes that rate the measurable level of sustainability for homes and non-domestic buildings respectively. Homes will achieve CSH levels between 3 and 6 and non-domestic buildings will achieve a minimum of BREEAM Very Good. These will be balanced with additional sustainability aspects that address the wider community needs.

Carbon reduction has been considered through the energy hierarchy:

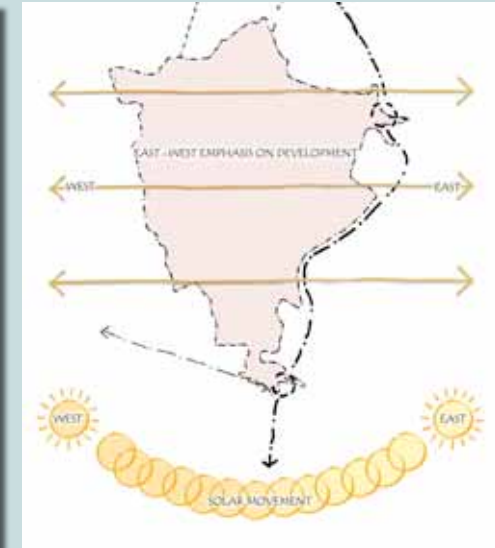
- 1. Reduce the demand for energy**
Well insulated walls, roofs and windows with a well sealed building envelope
- 2. Meet the remaining demand as efficiently as possible**
Low energy lighting and appliances and heat recovery
- 3. Supply energy from low carbon renewable sources**
Renewable energy technologies will include on-site Photovoltaics, Solar Hot Water and Ground Source Heat Pumps
- 4. Allowable solutions**
Achieving zero carbon could incorporate carbon offset setting such as a tax rebate scheme.

- East-west structure to encourage passive solar design.
- Sustainable and energy efficient construction.
- Walkable neighbourhoods and social places with access to facilities.
- All homes will be fitted with real time display energy monitors

Solar panels as part of a sustainable place



East-west orientation of the development to make the most from solar energy



Managing water

A key part of the masterplan is based around the concept of 'Sustainable Drainage Systems, also referred to as SuDS. Traditionally, greenfield developments have paved over land with hard surfaces, and drained these to gullies and underground pipes. Any rainfall landing on these areas would pass quickly to sewers, streams and rivers, carrying pollution from the paved surfaces.

Newlands will adopt a more enlightened view to surface water management by utilising SuDS techniques. SuDS aim to intercept rainfall by a variety of means and mimic the greenfield response as far as possible. This means that the SuDS will retain the rainfall from small showers and soak into the soil.

For heavier rainfall the water will be held temporarily on site and released very slowly into the river, this is referred to as attenuation. This attenuation will occur predominantly in landscaped features, such as landscaped basins, swales, ponds and wetlands. The use of landscaped areas traps pollutants on site, where treatment occurs through the bacteria in the soil or within the plants themselves.

What sustainable drainage can do

For the recently constructed main access works a series of SuDS were constructed, consisting of a bioretention area (landscaped basin), swale (wide shallow ditch) and a pond.

These have been monitored as the first phase of a research project and demonstrate impressive pollution treatment capabilities. This can be seen in the following image, where the jars contain samples of water taken during heavy rainfall at different points in the system. From left to right these are, the pipes draining the road, the pond inlet, the pond outlet, and the River Wallington. The jars indicate the river water to be more polluted than the water discharged from the SuDS.



SUDS strategy



Section AA - showing recreational open space and SuDS

This area of open space provides opportunities for play, recreation, nature and sustainable drainage.

The basin-like form of the landscape is determined by sustainable urban drainage, providing an area for storm water attenuation. The undulating topography also has other benefits, adding visual diversity and interest to the space and presenting opportunities for informal play and recreation.

Natural play elements can be incorporated into the space, creating additional recreational value.



Well connected

Newlands plays a key part of the future public transport service, with good links to the ZIP route, town centre and Purbrook. The master plan will seek to deliver sustainable means of transport and encourage movement by foot and cycle. The masterplan has therefore been designed as a series of walkable neighbourhoods; accessing local facilities within a 10 minute walk and with many of the homes being within a 20 minute walk of Waterlooville town centre.

Sustainable movement and transport is an integral part of the Newlands vision:

- A new bus route through the development, linking to Portsmouth, Purbrook and the town centre.
- A pedestrian friendly development.
- New cycle routes and bridleways.

Site Vehicular Accesses are proposed at 3 locations, as follows:-

- Main Access – From the B2150/Maurepas Way junction. This junction has already been improved and a fourth arm added to serve the development.
- Milk Lane Access – The A3 London Road/Milk Lane junction will be improved and signalised.
- Southern Access – The A3 London Road/Ladybridge Road junction will be improved.

In addition to the above, there will be a number of other locations at which pedestrians and cyclists can enter or leave the development, thus encouraging integration between the existing and new communities.

Whilst a number of measures will be introduced to encourage the new residents and commercial occupiers to travel by means other than the car, there will inevitably be an increase in traffic on local roads. A Transport Assessment is currently being prepared, which will assess the impact of the development generated traffic on the local highway network and recommend improvements where necessary. It is, therefore, not possible to identify all of these highway improvements at present. However, from our previous work, these are likely to include improvements to the following:-

- A3 London Road/Hulbert Road roundabout
- Hulbert Road/ Tempest Avenue roundabout
- A3(M) Junction 3/Hulbert Road roundabout
- Purbrook Way/Stakes Hill Road roundabout
- Purbrook Way between Stakes Hill Road and College Road
- Purbrook Way/College Road priority junction
- Purbrook Way/Hulbert Road roundabout

Shared surface street adjoining Plant Row



Residential Street (with SuDs)



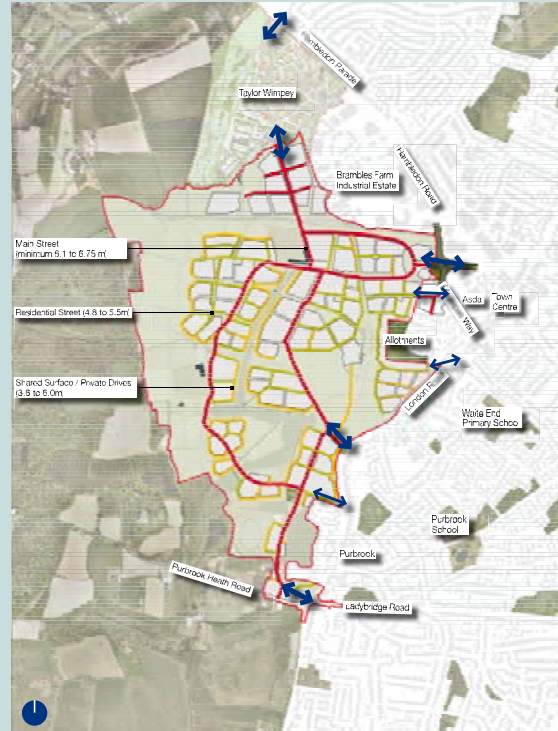
Shared surface street adjoining community gardens



Residential Lane (shared surface)



Street Hierarchy



Pedestrian and cycle Movement



A landscape for all

Life is not all about work and Newlands will do its bit to create a variety of activities for the local community. The new and existing residents of Waterlooville will have access to a range of leisure opportunities and Newlands will deliver it's fair share including: local leisure facilities, sports pitches, play space and green routes through the site into the countryside.

The masterplan also includes a new large feature public space west of London Road, and new green links from Waterlooville to the existing countryside footpaths west of the site.

Places to play are therefore a vital part of the Newlands masterplan.

We are proposing:

- A range of play facilities for all age groups that are accessible.
- A new town park on London Road.
- Cricket pitch.
- Multi-use games area (with potential for five-a-side, basketball).
- Multi-use sports area (with potential for tennis).
- New footpath and bridle way links through the site encouraging access to the play environment in the existing countryside network.
- Formal equipped and informal play spaces integrated into the housing areas open space using natural elements of play.
- Allotments.
- Community gardens.
- A skateboard park.

'Do you have any other thoughts on what recreation facilities are required for the area?'



Section AA - showing the green spine and opportunities for community growing

Either side of the green spine there is potential space for community growing, adjacent to the development edge. The design of these 'free' spaces should be led by the residents, giving them a sense of ownership and helping to strengthen the new community.

The spaces may be used for vegetable gardens, orchards, barbecue and picnic areas, informal seating or play dependant on the communities requirements.

Guidelines, workshops and an initial budget may be needed early on to get the community involved and give them an idea of the potential of these spaces.



Food growing

- Creating a hierarchy of food growing in the public realm; from formal allotments, community gardens, to informal areas for food growing as part of the planting strategy.



Connecting landscapes concept



Play facilities



Landscape strategy



Design Concept

ADAM Architecture are developing detailed plans for first phase of the masterplan, incorporating a mix of housing types, which will provide a rich variety of buildings with a locally familiar character.

The design is inspired by small Hampshire towns with their mix of buildings of different types and sizes grouped together around green spaces and built of traditional materials with a variety of porches, bay windows and other details.

The entrance to the site is formed by a shallow crescent of 2 and 3 storey housing, set behind a park which defines the eastern edge of the residential area. A small square in the crescent creates the main entrance to the new housing and leads into a Broad Street with a wide landscaped green. Smaller streets and lanes radiate off the central Green. Between the streets are mews lanes cottages, back gardens and private parking.

The western edge of the first phase overlooks another green corridor, while the northern edge incorporates a small elliptical park. The southern edge comprises larger family houses, with deeper front gardens and an avenue of trees, providing some screening from the construction of later phases.

UNIT MIX (approximate)

- 190 units in Phase I
- 135 Family houses (mix of 2, 3, 4 & 5 bedroom) with private gardens
- 55 Flats (1 & 2 bedroom) with communal amenity space

AFFORDABLE HOUSING

- 40% of the units will be affordable (50% mix of houses/flats)
- Identical design to market housing, dispersed throughout Phase I

CAR PARKING

- Houses have a minimum of 2 allocated parking spaces per unit (on-curtilage). Some larger units have 3 allocated parking spaces.
- Flats have communal parking courts with a minimum of 1 space for the 1 bedroom units and 1.5 spaces for the 2 bedroom.
- In addition, there will be on-street parking for visitors, exceeding the 20% Local Authority recommendations.

REFUSE & RECYCLING

- Houses will have individual waste and recycling bins located within the rear gardens or garages.
- Flats will have communal bin stores with 'Eurobins' for household waste and recycling.

QUESTIONS?

- Talk to us. Members of the project team are on hand to answer your questions

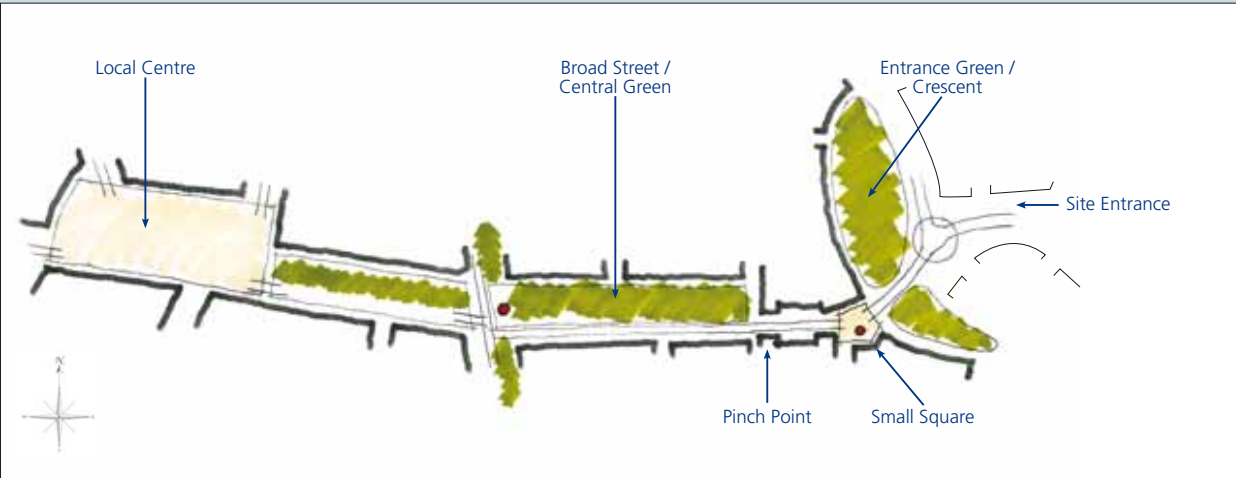


Phase 1

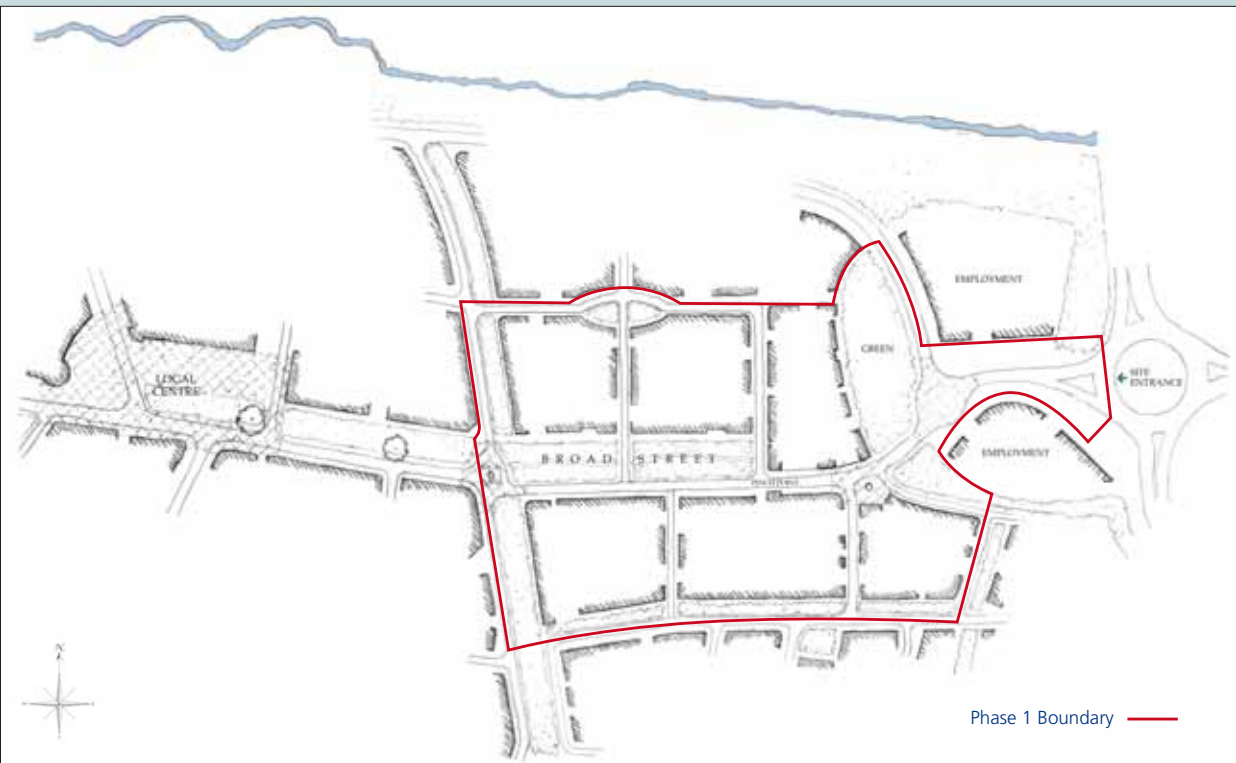


Final Masterplan

Site Entrance Concept Plans



Spatial Sequence Plan



Urban Edge Concept Plan



Layout Plan



Entrance Crescent - East Facing Elevation



Emsworth



Rowland's Castle



Bishops Waltham



Hambledon



Entrance Crescent - North Facing Elevation



Southwick



Broad Street - West Facing Elevation



South Facing Elevation of Block F



Bishop's Waltham



Broad Street - South Facing Elevation



Watercolour Perspective - View 1



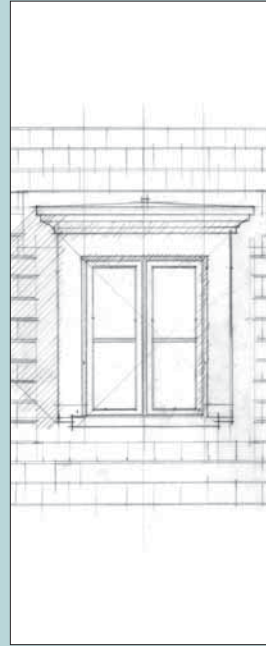
Key Plan



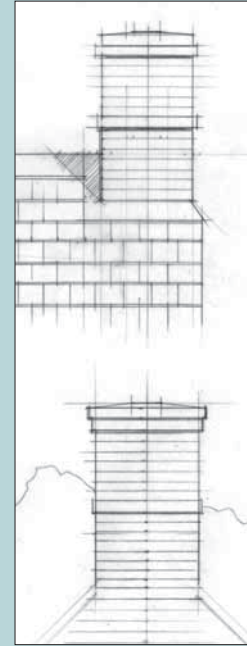
Watercolour Perspective - View 2



Type A - Narrow Frontage



Dormer Window



Chimney Types



Bay Window



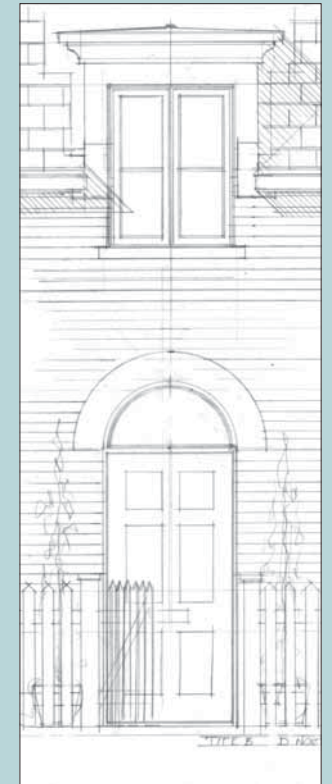
Entrance Door



Type C - Narrow FrontageGE



Type F - Wide Frontage



Entrance Door & Dormer Window

Joint Working

A number of technical forums have taken place where the comments of councillors and relevant organisations have helped shape the latest proposals. This approach is ongoing as the masterplan evolves. This exhibition forms part of the ongoing consultation and Grainger plc is committed to acting on the comments received by local residents and stakeholders wherever possible.

After the public exhibition, Green Issues Communications, a specialist consultation company, will examine all of the comments received from members of the public and provide feedback. This includes comments made on the website and those questionnaires returned by post.

Masterplan and Phase 1 detail

These comments will help inform the final masterplan and Phase 1 details.

Web

We are asking local people to register on the website so they can make comments and receive regular updates on the progress of the emerging masterplan. A report will be posted on the dedicated website:

www.newlandshampshire.co.uk on July 30th 2010

Planning application

Grainger intends to submit a hybrid planning application in the summer of this year. This is an overall outline planning application for the whole of the development and a detailed element for Phase 1.

Comment on the planning application.

Again you can comment during the planning application process.

Contact us

Visit the web site

You can also see the latest ideas and make your comments by visiting:

www.newlandshampshire.co.uk

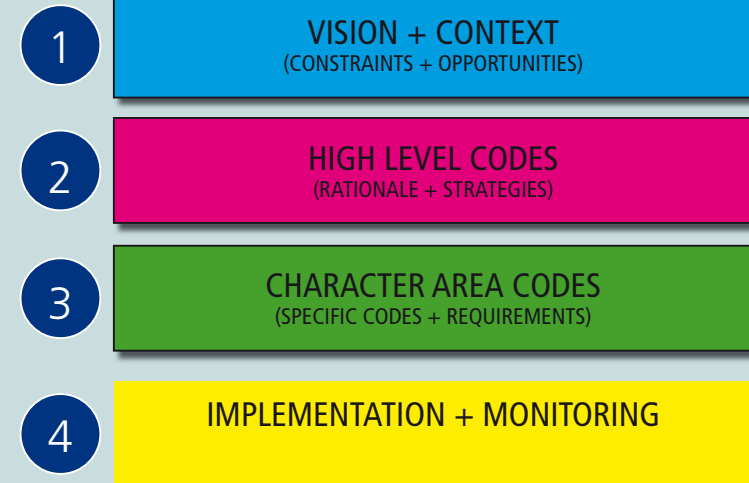
Or email:

info@newlandshampshire.co.uk.

Design Codes

To give certainty to the quality of the development for the long term design guidelines or Codes are being developed and will form part of the planning application.

Strategic guidance with character area specific Codes, responding to context and the role of each quarter of development.



Key steps

- Masterplan refinement following exhibition
- Design of phase 1 detail refined
- Design Code refinement with officers
- Presentations to local Forums
- Submission of hybrid planning application later in summer 2010

Thanks!

Thank you for participating!