

Appendix 1 to Issue 6 (SH3)

North Whiteley
Delivering Sustainable Communities

North Whiteley Consortium
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North Whiteley – Delivering Sustainable Communities

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Introduction

North Whiteley is expected to complete development at Whiteley with a sustainable and relatively self-contained new neighbourhood, bringing a multitude of benefits to new and existing Whiteley residents.

The members of the North Whiteley Consortium bring unique expertise to the scheme in delivering residentially led mixed-use developments, providing market and affordable housing, creating communities and innovation in partnership with the public, voluntary and private sectors. In developing the North Whiteley master plan, the Consortium has worked closely with Winchester City Council officers, members of the City Council and Whiteley Parish Council and other key statutory bodies and stakeholders including Natural England, Forest Enterprise, the Environment Agency and Hampshire County Council.

In November 2009 a range of statutory bodies, technical stakeholders and representatives from the local community attended a workshop to start the process of looking at a vision and the development principles for the new neighbourhood. The collaborative vision upon which the development at North Whiteley is based was decided at this meeting:

North Whiteley will be a development which celebrates the magnificent richness of the existing landscape and serves to rebalance the community to appeal to a broader cross section of the population, allowing residents to fulfil their day-to-day needs in an environmentally conscious way.

This document seeks to demonstrate the wide-ranging future benefits that the completion of the Whiteley settlement would bring to the existing and new residents in delivering this vision. The proposals ultimately aim to create a relatively self contained community, providing key local facilities and new schools within easy walking distance of new and existing homes and promoting sustainable and active travel and lifestyles. These benefits have been grouped under the following themes:

- Connected Communities
- Well served communities
- Healthy communities
- Inclusive communities
- Environmentally sensitive communities
- Environmentally responsible communities

Connected communities

As the attached master plan illustrates North Whiteley will comprise two new neighbourhoods, which will be connected by a central green corridor and a comprehensive green infrastructure network, with the primary access road, Whiteley Main Street, running the length of the site from north to the south. The aim is to create well-connected and walkable neighbourhoods within this strong natural landscape setting.

The site's strategic location offers excellent opportunities to provide improved accessibility and permeability within the whole of the Whiteley area, connecting Whiteley to Botley Road via the new neighbourhoods and offering greater choice of routes to reduce the pressure at the M27 Junction 9 interchange.

Footpaths and cycleways

The Master plan for North Whiteley has been designed to allow new residents to satisfy all of their day-to-day needs without needing to rely on private vehicles. New residents will be within 800m or 10 minutes walking distance of the new local centres and schools, connected by a comprehensive network of safe footpaths and cycleways. The aim is to encourage local journeys to be made in a healthy and sustainable way along residential streets and routes that pass along and through the network of tree belts and natural open spaces.

The footpath and cycle network will also extend into the surrounding areas, with key cycleway routes along Botley Road to link the new and existing neighbourhoods to Botley and Swanwick Railway Stations, as well as a pedestrian and cycle link to Segensworth across Junction 9 of the M27.

The town centre, which is currently being redeveloped and is anticipated to be complete early in 2013, will be within easy walking and cycling distance of the new neighbourhoods, with glades and woodland walks opened up through Sawpit Copse to improve linkages between the two parts of Whiteley.

Public transport links

New frequent and high quality bus services will be provided along Whiteley Main Street passing through the new development, to provide an integrated network linking to the existing Whiteley area, Botley and Swanwick Rail Stations, employment areas at Solent and Segensworth Business Parks and the wider destinations at Locks Heath, Warsash, Fareham, Botley and Hedge End. High quality bus stops with real time information will be provided throughout the new community.

Well-served communities

Shopping

Whiteley town centre is within close proximity and will serve North Whiteley supplemented by two small local centres within the new neighbourhoods. These are likely to include a selection of small retail units catering for services such as cafes, hairdressers and/or estate agents, and two community centres.

Community centres

The community centres will sit at the heart of each local centre. These community buildings will be designed to be accessible to all, consisting of a number of indoor flexible spaces to allow for a variety of uses from WI meetings to yoga classes.

Schools

Two new primary schools will serve both North Whiteley and make good shortfalls in existing primary school places. Each school will provide a total of three forms of entry and be located within each local centre, at the core of the new neighbourhoods. For younger children, a site will be made available within each local centre for a pre school facility.

A new secondary school, intended to be a community school, will be located at the heart of the community easily accessible to residents of both the new development and those people living at Whiteley. The school will be located at a key space within the development, at the transition between the northern and southern neighbourhoods and adjacent to the strategic bus routes running along the proposed Whiteley Main Street. It will also be close to the central green lung, which will have a number of safe pedestrian and cycle routes connecting to the school. The community school will provide all-weather pitches and a number of playing fields and will also be linked to the surrounding woodlands and ponds for children to have an exciting and hands-on learning environment. A community school provides the potential for a number of complementary facilities for use by the entire community and could include a gym, adult learning facilities, a youth club, sports centre and library.

Employment

North Whiteley is in a key strategic location to provide local housing for the significant employment areas at Solent and Segensworth Business Parks. Further employment opportunities will be created as part of the new neighbourhoods at North Whiteley associated with the new schools, retail and leisure centre.

Healthy communities

A vibrant community

Two new neighbourhood local centres will provide opportunities for vibrant community hubs and include amenities and services to serve the needs of new residents and encourage community interaction. In addition, structured open spaces, such as playing fields, a cricket green, community orchards, allotments and green streets will encourage residents of all ages to communicate, share interests and foster a sense of community by providing facilities for local teams and community groups. A dedicated community development officer will work with new and existing residents to promote the use of the facilities provided and to assist community cohesion.

Recreation and play facilities

The proposed open spaces and formal play facilities at North Whiteley will meet the shortfall in the existing provision, as well as the needs of the new community by providing 13.74ha of parks, sports and recreation grounds and 0.71ha of equipped children's and young people's space.

These will provide an exciting array of outdoor spaces for the health and wellbeing of residents with a selection of active sports facilities for all ages ranging from sports pitches to tennis as well as formal and informal rambling and cycling paths within the site and connecting to the surrounding countryside. Specific facilities could also be provided such as a bowling green for use by older members of the community.

The range of structured play facilities will be provided throughout the community, each specifically tailored to children of a particular age group, to allow for safe and exciting play. Woodland areas provide further opportunities for imaginative play throughout the development areas, while a selection of formal and informal picnic and leisure areas will enable individuals and families to enjoy a relaxing pastime or more vigorous impromptu activities such as ball games.

Community centres

The community secondary school, local community centres and structured open spaces will provide a multitude of facilities including all weather pitches, cricket pitches and playing fields, for the use of the whole community. Providing all these facilities within easy reach of their homes will make it easy for all members of the new neighbourhood to lead a healthy lifestyle. The community support officer will actively encourage the formation of local teams and will be available to support residents should they wish to start their own societies or groups. The leisure centre will be provided adjacent to or within the community secondary school so that it is easily accessible to both the northern and southern neighbourhood.

Playing fields/ sports facilities

The playing fields will be located in a cluster around the cricket green on the north eastern edge of North Whiteley so as not to disturb residential areas. The secondary school playing fields will be available for community use and will also help to protect and provide a defensible boundary for one of the more sensitive parts of Botley Wood and Everett's and Muses Copses Site of Special Scientific Interest (SSSI), of which Whiteley Pastures is part.

Inclusive communities

Distinctive identity

Although the neighbourhoods of North Whiteley will respond to and sit sympathetically within their sylvan setting they will be designed to create a distinctive sense of place of which residents can be proud. Emphasis will be placed on high quality materials and exemplar sustainable design and construction.

The two new neighbourhoods will have separate distinctive character. The northern neighbourhood will be a lower density and designed to reflect the character of a Hampshire market town and sit sympathetically alongside the village of Curbridge. The southern neighbourhood will respond to its proximity to the existing Whiteley urban area and its improved town centre.

Dwelling mix and density

To optimise the number of people living in close proximity to public transport and local facilities, higher density dwellings will be located towards the neighbourhood centres and along the primary street. The density of development will decrease towards the edges of the new neighbourhoods to respect the landscape setting and be sympathetic towards the adjoin village/ hamlet of Curbridge.

Both new neighbourhoods will comprise a mix of housing types and designs to create a vibrant and interesting urban form. However, the character of the design will be carefully considered to tie in with surrounding settlements and create a place that fits.

The elderly considered

An element of new housing will be built to lifetime homes standards, including some with disabled access, to comfortably accommodate residents at any stage of their life and be easily adaptable for elderly residents who wish to remain living independently. Community centres will cater for the needs of the elderly alongside younger generations and it is envisaged that a bowling green will also be provided to encourage older members of the community to remain active.

Youth considered

Dwellings with gardens and a variety of easily accessible local play areas will allow younger members of the community to grow up in active, healthy and enjoyable surroundings. Crèche facilities and a primary school within each neighbourhood will allow parents to live in close proximity to their child's care and education while encouraging every-day journeys to be made on foot or bicycle. The green infrastructure network and increased accessibility to the surrounding countryside will allow families easy access to outdoor activities, located practically on their doorstep.

Affordable housing provided

North Whiteley will provide much needed affordable housing to help meet the needs of local communities. These houses will be integrated into both neighbourhoods and consist of a range of affordable units.

Public realm

The public streets and spaces will be designed to create interest for residents and visitors by integrating public art with a variety of functional street furniture and play space.

Secured by design

To make North Whiteley a desirable place to live work and play new designs for each neighbourhood will consider both safety and security. The Master plan promotes safe places providing a clear distinction between the public and private realm to avoid 'dead' and isolated areas and give a high level of natural surveillance to open spaces.

Environmentally sensitive communities

A design that respects landscape setting

Significant study of the surrounding landscape and settlement layouts has informed the master plan for North Whiteley. The existing landscape pattern created by woodlands, tree belts and hedgerows will be retained and dictate the resulting street pattern for the new neighbourhoods. Streets will be planted with native species.

Protection of the River Hamble and Botley Wood and Everett's and Mushes SSSI

The plan has been shaped by the desire to integrate wider landscape features and ecosystems within and amongst the development areas, whilst ensuring that minimal impact and harm is caused. Great care has been taken to avoid and mitigate any potential impacts on local Sites of Importance for Nature Conservation (SINC), the Solent and Southampton Water Special Protection Area (SPA) and Ramsar site, the Solent Maritime Special Area of Conservation (SAC), the Upper Hamble Estuary and Woods SPA and the Botley Wood and Everett's and Mushes Copses SSSI.

Appropriate use of SINC's on site

The extensive tree belts and landscape designations on and around the site provide an exciting opportunity to create a strategic framework of green infrastructure with routes that link the proposed new and existing neighbourhoods. The central band of the site is a designated SINC and includes attractive ancient woodland. This band will remain undeveloped as the green core of North Whiteley and the meadows which define the SINC, will form an active part of the wider green infrastructure network managed to maintain and enhance ecological value.

Minimise ecological impact

Ecological surveys have given a clear picture of the wildlife habitats on site and help to inform the scheme design and extensive proposed ecological habitat and enhancement measures. A more intimate green network throughout both neighbourhoods will link into the main strategic network in order to retain and utilise the smaller scale tree belts and hedgerows, allowing the maintenance of wildlife corridors and the creation of new habitats.

SUDs corridors, meadows, informal and natural greenspace

Open channels will direct run off away from the housing areas to the primary balancing ponds situated throughout the new neighbourhoods. These corridors will create an attractive environment and be a haven for wildlife that will permeate throughout the new community. Informal areas of green space dispersed throughout the site will also help to mitigate flood impact.

Environmentally responsible communities

The construction process will ensure that minimal waste generation will occur. Through developing a site wide Site Waste Management Plan, the build process and monitoring of waste generation will enable waste to be kept to a minimum and minimise the loss of embedded carbon.

Achieve Code for Sustainable Homes

It is anticipated that the sustainability credentials of North Whiteley will go beyond the dictated checklist assessment of Code for Sustainable Homes. The scheme will strive to match code level 4, however, issues such as the social and economic value of the scheme, which are not considered within the current code will be incorporated to deliver a comprehensive and truly sustainable development.

Low Carbon Energy Solutions

New homes will be developed that reduce energy demand in the first instance, with high standards of fabric energy efficiency. Supporting these design principles the use of onsite energy generation technology will further minimise carbon impact and add benefit to the end occupier. Energy will be regulated through tightening standards in the Building Regulations over the next 5 years, and the scheme will work towards meeting these targets and central Government's commitment to zero carbon homes. Delivering low energy demand homes will support homeowners in reducing risks against energy inflation and issues of fuel poverty.

Mitigating the risk of flooding

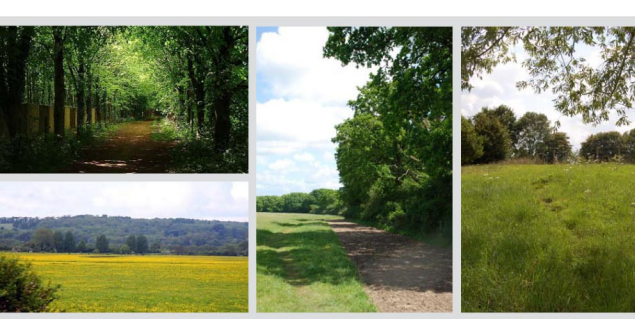
The master plan for the North Whiteley development has been carefully designed to mitigate the risk of flooding. The extent of the flood plains associated with the watercourses passing through the site has been defined and these river and flood plain corridors will remain undeveloped allowing local wildlife to remain and flourish in situ. Balancing ponds will be constructed outside of the flood plain corridors which will accept, and temporarily store, surface water flows from the developed areas during periods of significant rainfall. Water from the balancing ponds will be discharged into the existing watercourses at controlled rates in order to ensure that flood risk is not increased downstream as a result of the development.

Reducing the trips made by vehicles

The transport strategy is being developed to reduce the need to travel and maximise the potential to travel by modes other than the private car for both new and existing residents, particularly those who choose to work within the Whiteley area. A Travel Plan will also be produced, incorporating smarter choice measures, to cover new residents as well as existing residents and employees within Whiteley and Solent and Segensworth Business Parks. The Travel Plan is aimed at encouraging sustainable travel behaviour and reducing private vehicular trips. Reducing reliance on the car has global, local and individual benefits related to reduced pollution and congestion.

Conclusion

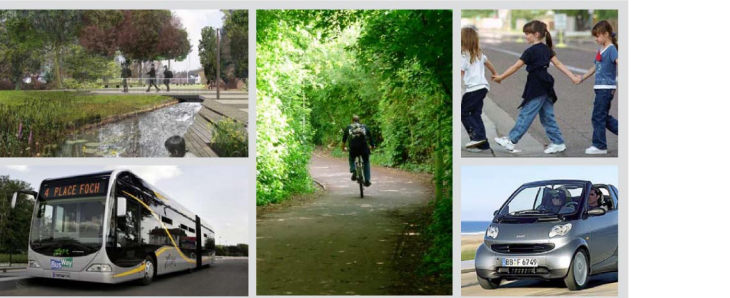
The new neighbourhoods at North Whiteley are the best way of delivering the completion of the existing Whiteley to create a sustainable, self-contained community. The master plan has been carefully designed to reflect the area's landscape character and to sympathetically relate to adjoining uses. As this document has sought to outline, North Whiteley will bring a multitude of benefits and opportunities to new and existing residents and create an inclusive and pleasant place to live and work.



A PLACE IN HARMONY WITH THE HAMPSHIRE COUNTRYSIDE



A PLACE KNOWN FOR ITS GOOD SCHOOLS & CIVIC FACILITIES



A PLACE KNOWN FOR ITS WALKABLE NEIGHBOURHOODS

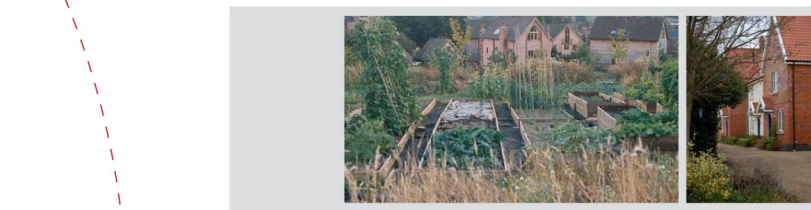
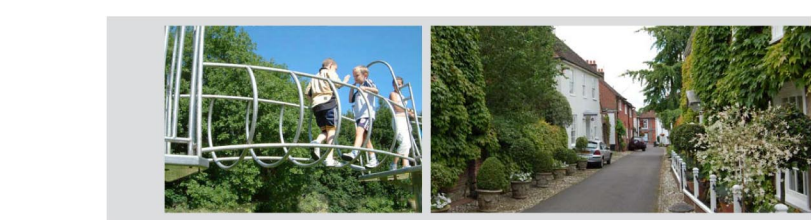
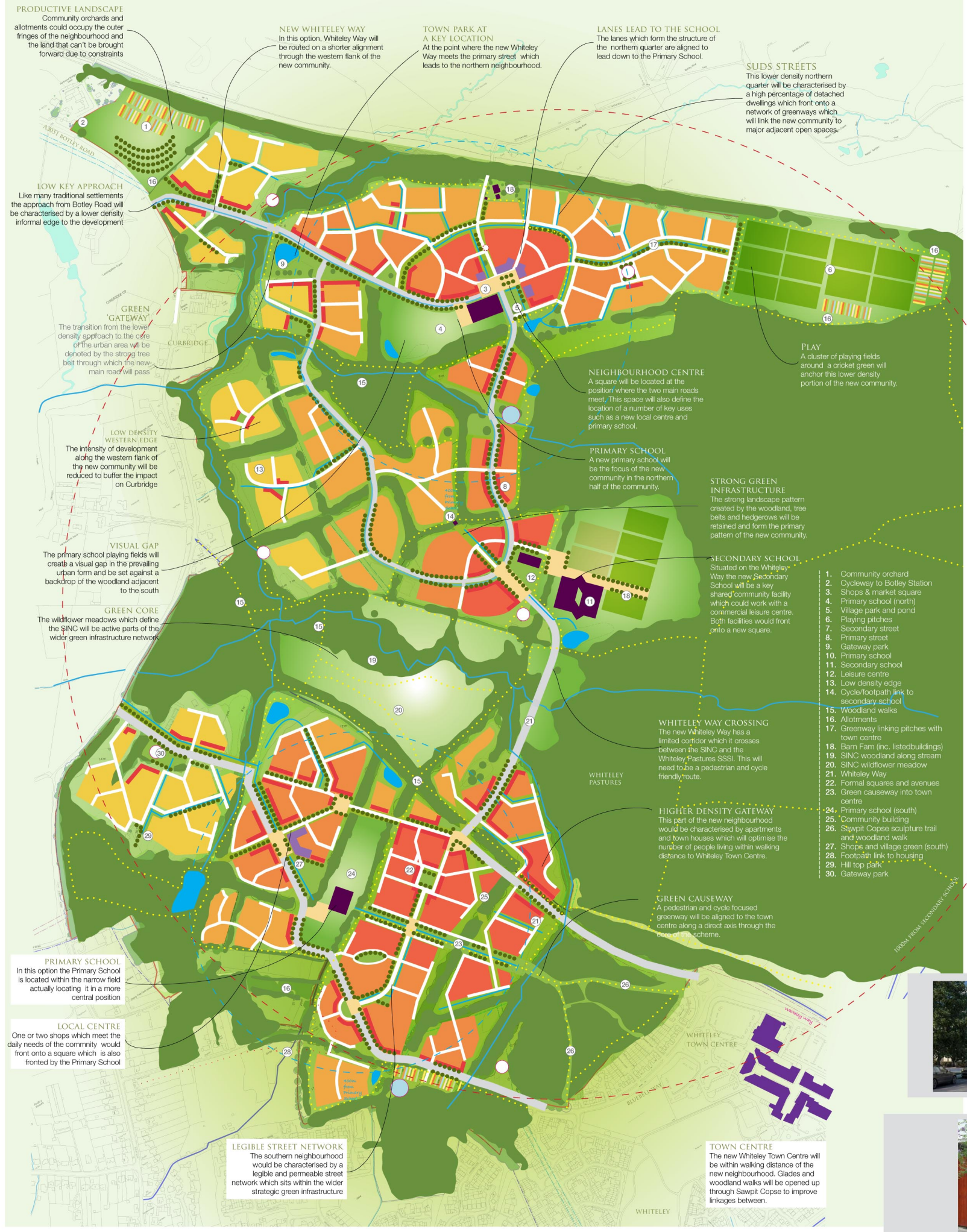


A PLACE KNOWN FOR ITS WIDE RANGE OF HIGH QUALITY HOUSING



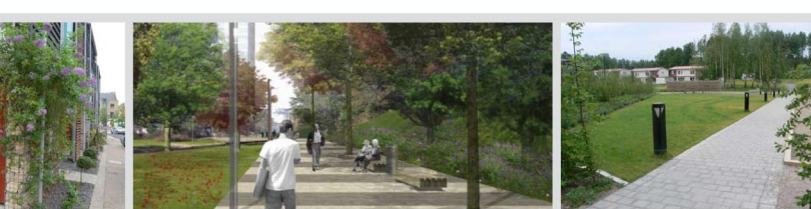
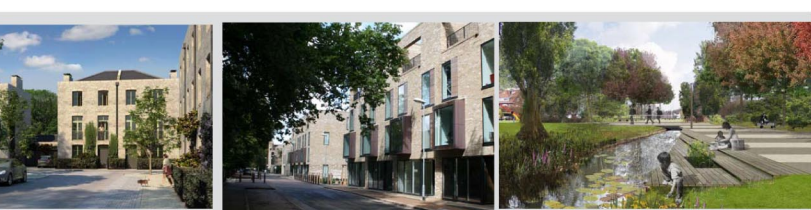
A PLACE KNOWN FOR ITS SUSTAINABILITY

- Village centre housing
- Shops and services
- Balancing pond (wet)
- High density housing
- Education/community
- Education/community
- Medium density housing
- Whiteley town centre
- Woodland
- Low density housing
- Balancing pond (dry)
- Playing pitches
- LEAP
- NEAP



▲
NORTHERN NEIGHBOURHOOD

SOUTHERN NEIGHBOURHOOD
▼



NORTH WHITELEY: DRAFT ILLUSTRATIVE MASTER PLAN

FOR DISCUSSION ONLY