

# WELCOME TO OUR PUBLIC EXHIBITION WHICH SETS OUT OUR PROPOSALS FOR LAND TO THE EAST OF SUN LANE

Thank you to all who took the time to come along to our exhibition in February. It was great to have some really constructive conversations about the future of the Sun Lane site.

The exhibition today presents where we have got to with the concept masterplan since reviewing all the feedback received, and undertaking further technical and design work.

The plan for Sun Lane is still some way off detailed design, but the concept masterplan today outlines our current thoughts on the:

- New housing area in the north of the site
- Access arrangements, and wider highways improvements
- The employment area in the south of the site
- The layout and function of the public open space
- The drainage strategy

As always, please feel free to provide us with further feedback on what you would like see on the site.



Examples of Seaward Properties' previous developments

## PROGRESS OF THE LOCAL PLAN PART 2

<b>Nov 2014</b>	New Alresford Public Exhibition
<b>Dec 2014 - Sept 2015</b>	Winchester City Council consider comments, report comments to Councillors and amends the Plan
<b>November 2015</b>	Publication ('Pre Submission') Draft Plan
<b>Winter 2015</b>	Consultation on the Publication Plan
<b>February 2016</b>	Sun Lane Initial Public Exhibition
<b>March 2016</b>	Submission of Local Plan to the to Secretary of State for Examination
<b>May 2016</b>	Sun Lane Follow Up Public exhibition
<b>July 2016</b>	Local Plan Examination Hearings
<b>Autumn 2016</b>	Local Plan Inspector's Report
<b>Late 2016</b>	Adoption of the Plan

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## WHAT WE HAVE BEEN DOING SINCE FEBRUARY

We have been working hard to progress the masterplan for Sun Lane, taking reference to the feedback you have provided us with. To ensure a co-ordinated approach to the scheme, we have also had follow-up meetings with the following:

- Sun Hill Infant and Junior School
- Hampshire County Council's Education Department
- Hampshire County Council's Highway Department
- Stagecoach buses
- Residents to the north of Sun Lane
- Residents in Nursery Road
- New Alresford Bowl's Club
- Companies expressing an interest in the employment zone



CGI – View across the open space

## OUR DESIGN APPROACH

Since our last exhibition we have evolved the masterplan for Sun Lane to take account of the community's vision for the site. Our latest vision is displayed here today in our illustrative masterplan and concept images.

The site offers a wide range of new homes, which will help to deliver the requirements of Winchester City Council's emerging Local Plan. We have sought to achieve up to 40% affordable homes as well as provide a wide range of tenure types, ranging from 1-4 bed dwellings.

The historical field boundaries of Langtons Farm have been reinstated, woodland buffer belts strengthened and a new parkland created. The site offers a wonderful opportunity for up to 15 hectares of new and accessible green, open space for existing and future residents to

enjoy. This will also provide a welcoming environment where flora and fauna will thrive.

Building on discussions with the local community, we continue to work on the plans for the realignment of Sun Lane and the new school drop off area. This will help provide potential expansion opportunities for the schools, alleviate traffic pressure and improve overall safety.

The employment area has been revised in order to accommodate a more comprehensive layout for prospective business owners. This part of the site is complimented by the proposed A31 junction, which will serve Sun Lane as well as being of benefit to the town.

Sun Lane maintains the aspirations to deliver a scheme that enhances the environmental fabric, economic prosperity and social function of New Alresford.



## CREATING A MASTERPLAN - NEW HIGH-QUALITY HOMES IN A SUSTAINABLE LOCATION

### WHAT YOU TOLD US

- There is a need for small housing units and apartments (1 – 3 bed) for those trying to get on the housing ladder and those looking to downsize in the town.
- There is a need for affordable housing of mixed tenure.
- There is a preference for high-quality, simple, traditional design.
- There should be a buffer to the north of the site between the new and existing homes.
- Transport measures should be put in place to encourage west-bound traffic from Sun Lane to use the A31, rather than existing routes in the town such as Nursery Road.

### WHAT WE DID

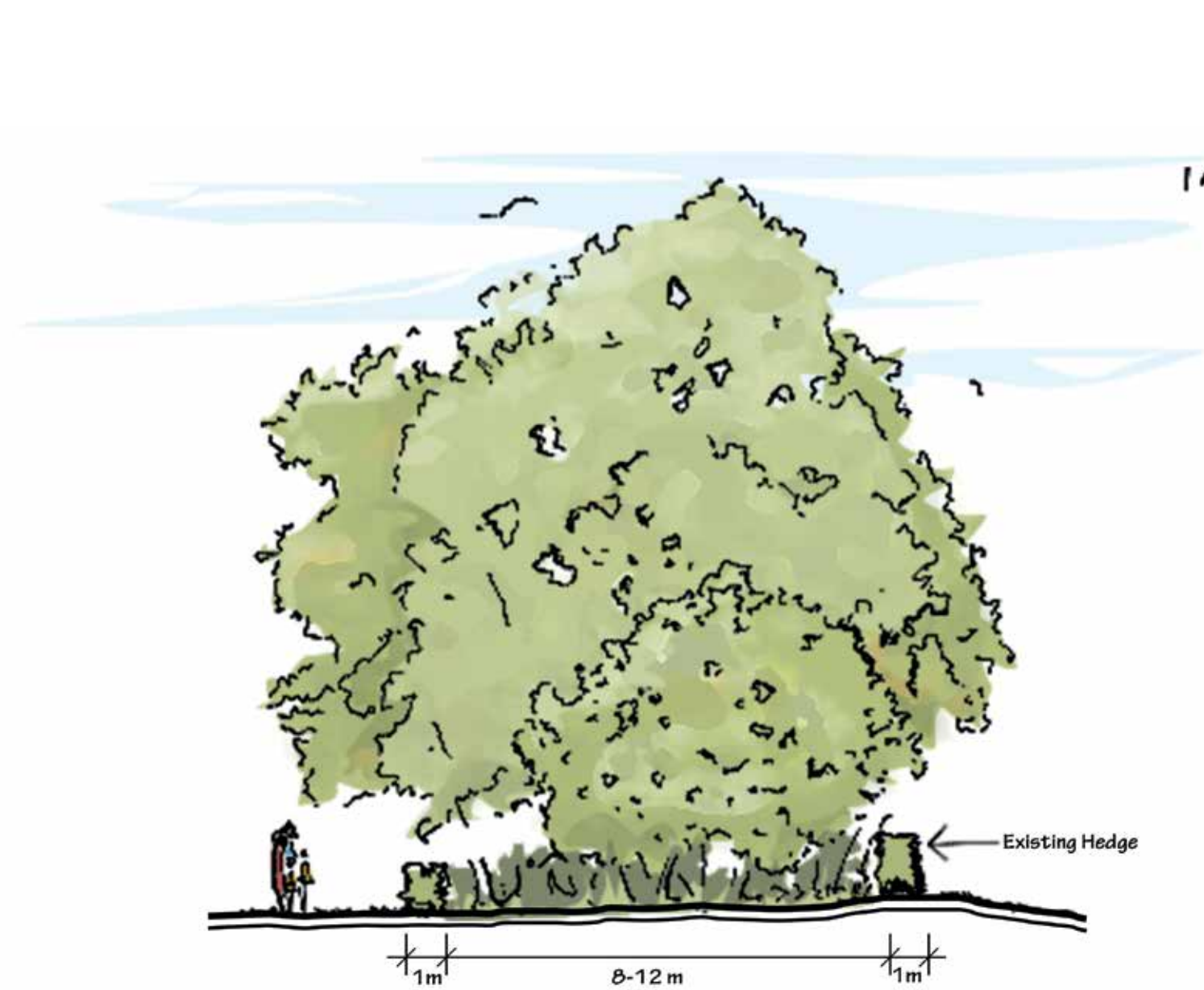
- Introduced a 15m buffer to the north.
- Re-instated historic field pattern to improve ecological links and screen development.
- Included a small, natural surface car park for the Bowls Club.
- Set new housing around a central green, with a potential children's play area.
- Provided green corridors and connections to the public open space.
- Ensured the continuation of the walking trails around the edge of the site.
- Provided a highways connection from the new housing to the re-aligned Sun Lane to encourage use of the A31. Please also see our proposals for Nursery Road to become a 'living street'.



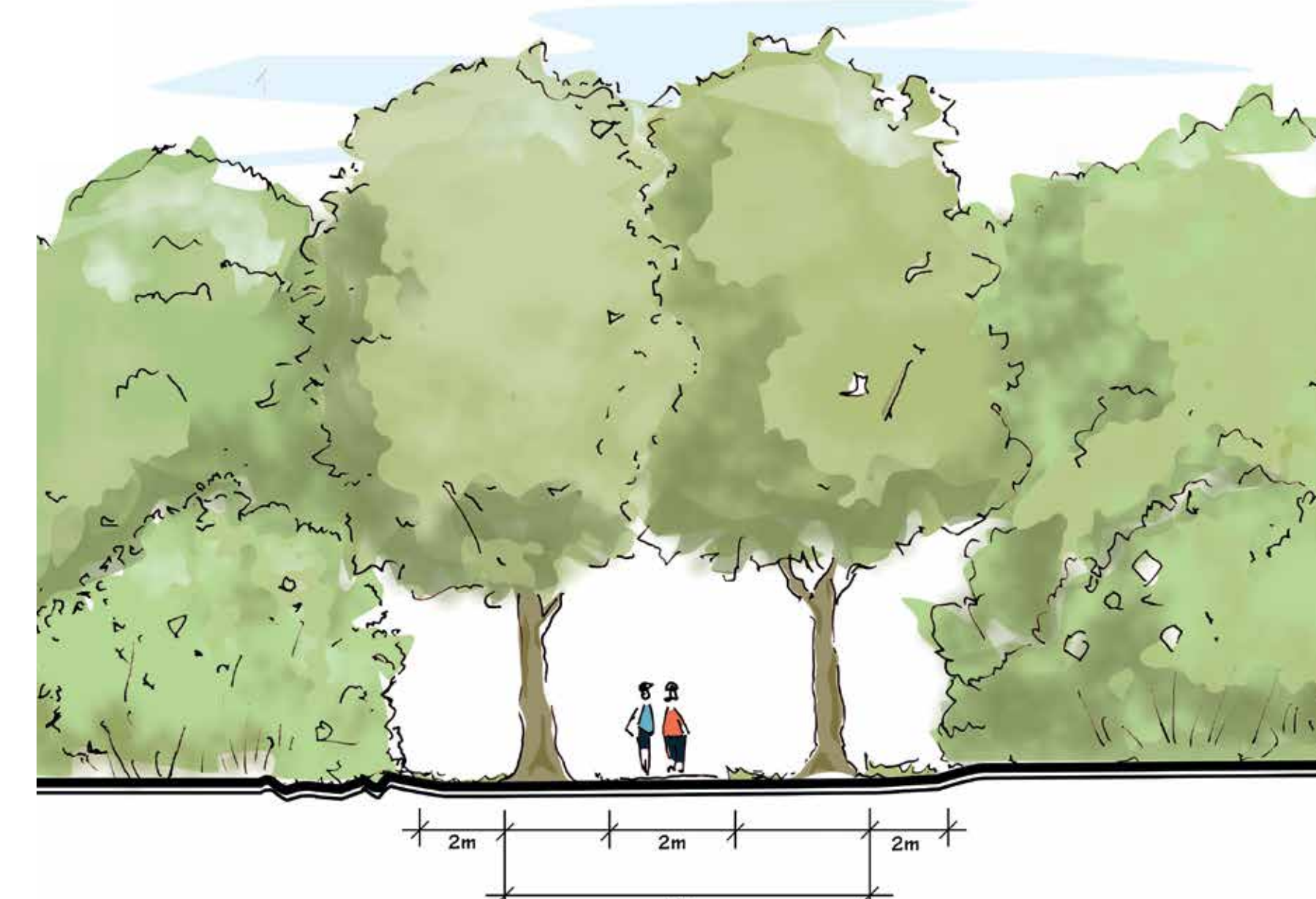
Concept masterplan zoomed in on housing area



CGI – Housing area to the north of the site



Section 1



Section 3



Section 4



## CREATING A MASTERPLAN - PROVISION OF 15 HECTARES OF HIGH-QUALITY PUBLIC OPEN SPACE

### WHAT YOU TOLD US

- The open space was seen as a real opportunity amongst visitors to the exhibition, and we have been provided with a lot of suggestions for this area.
- The most frequent feedback, by far, was the desire to see the site have a natural and informal look and use.

### WHAT WE DID

- Created a large area of natural parkland.
- Evidence has illustrated a historic field pattern on the site, which we have sought to reintroduce in order to strengthen the wider green infrastructure network and help screen any new development.
- Included cut grass walking and cycling trails throughout.
- Provided wildflower and long grass meadows.
- Ensured that all woodland canopies (new and existing) inter-connect to encourage natural habitat corridors throughout the site.
- This area has also been designed to allow for the provision of a woodland burial ground, if required.
- Included a park and stride area to the south of the site, as requested.
- The size of the open space provides a unique opportunity to re-align Sun Lane, which could give the Sun Hill schools the opportunity to expand and introduce a new play area.
- Drop off and pick up lay-bys could be introduced along the re-aligned Sun Lane to ease congestion and create a safer environment during drop off and pick up times.



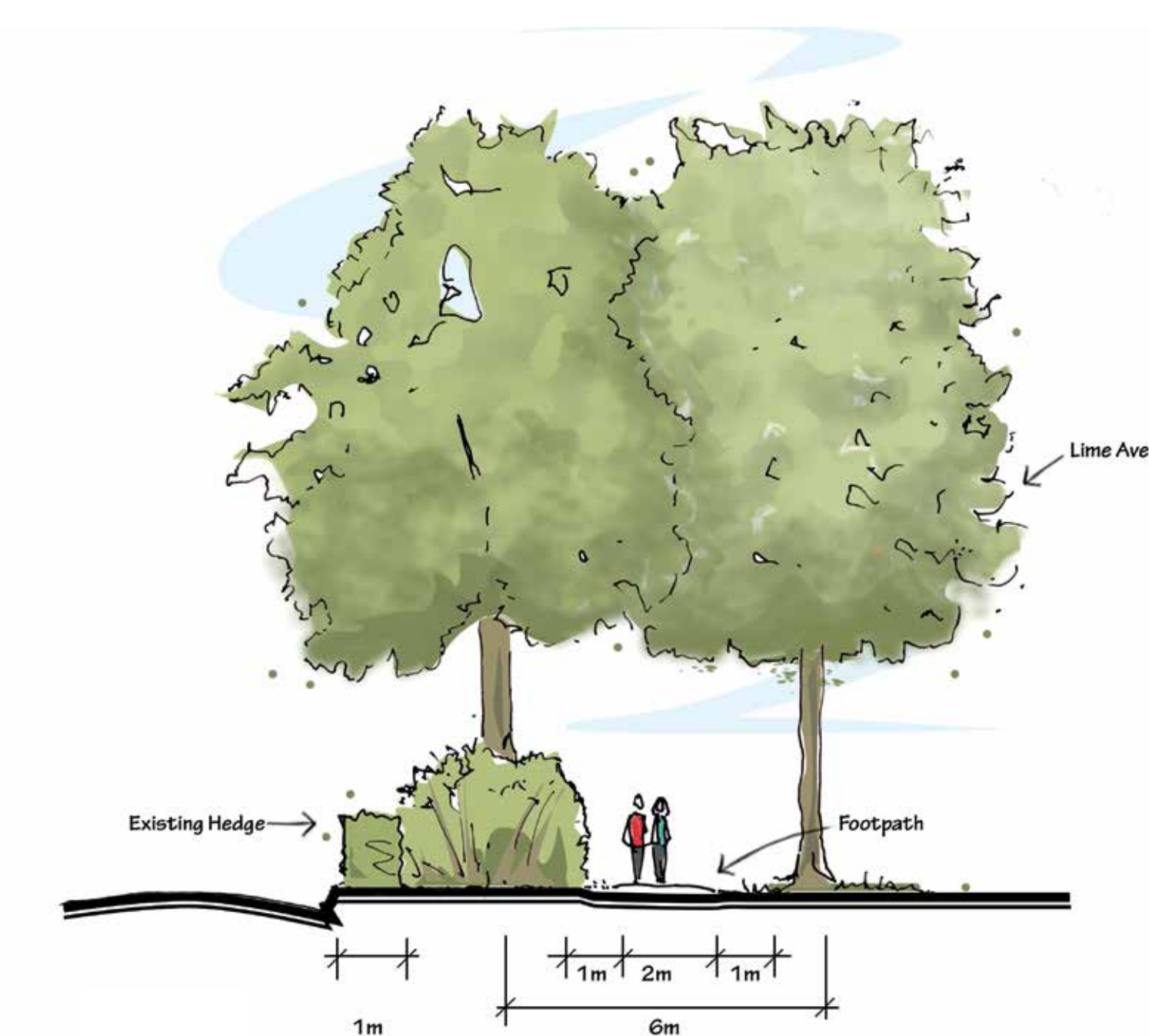
Concept masterplan zoomed in on public open space



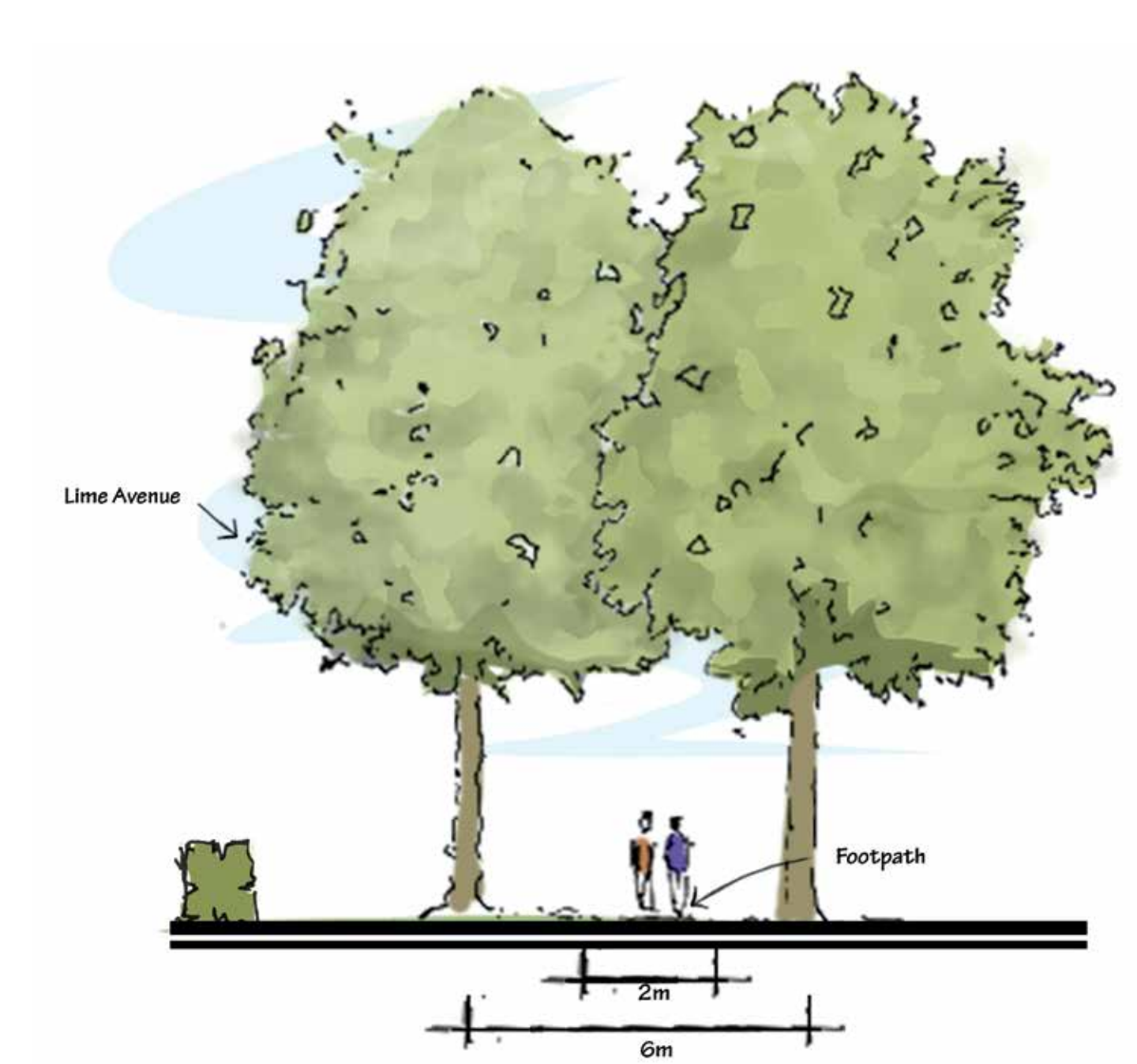
CGI - View across the open space



Section 5



Section 10



Section 11



## CREATING A MASTERPLAN - NEW JOBS FOR THE TOWN

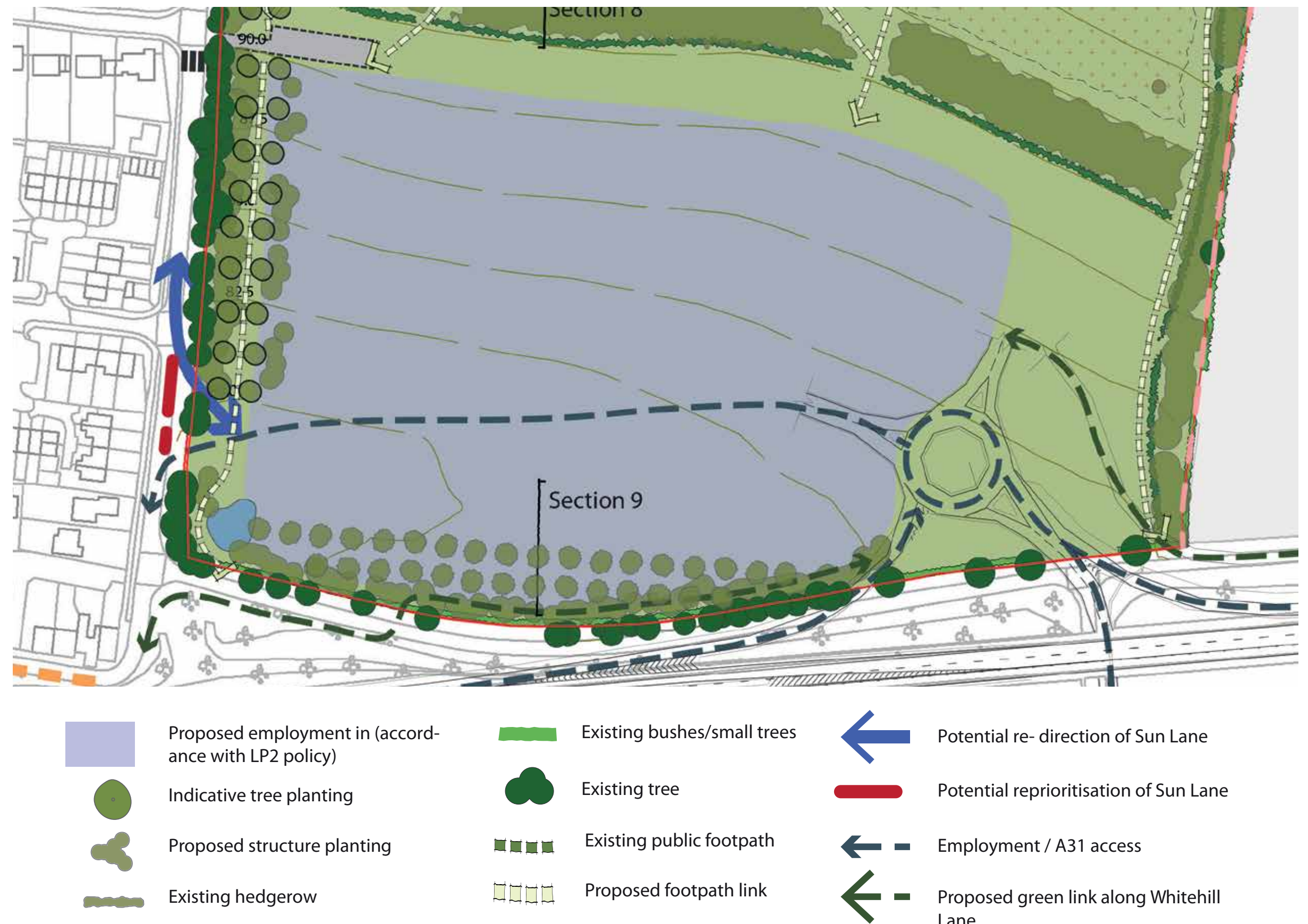
Seaward Properties' aim is to provide New Alresford with new, modern, purpose built employment premises within an attractive landscaped setting. This will not be an industrial estate.

### WHAT YOU TOLD US

- Responses to the look of the employment zone preferred for the area to consist of low level buildings and uses.
- The employment zone needs to have a sensitive relationship with neighbouring properties.
- Account needs to be taken of the existing drainage issues around the properties on the corner of Sun Lane and Tichborne Down.

### WHAT WE DID

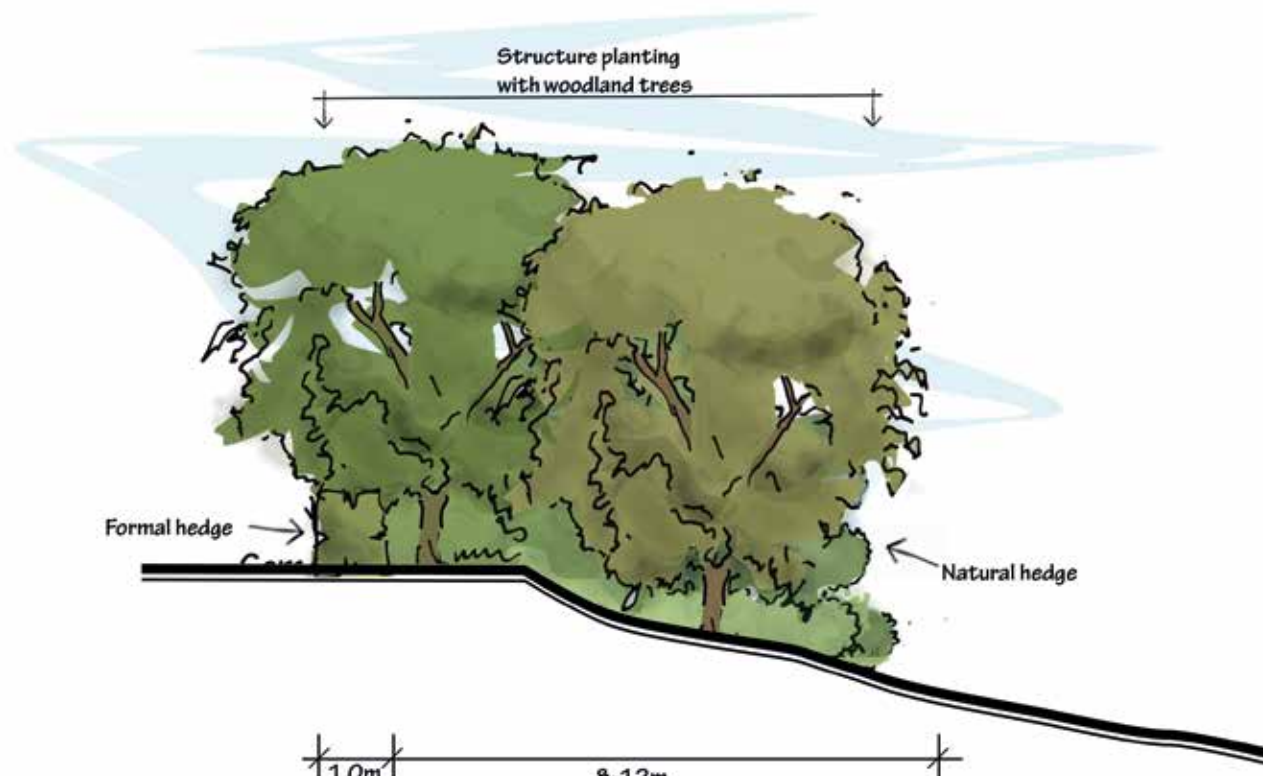
- We are aiming at small scale business. We are avoiding environmentally detrimental and nuisance businesses, which are better located in larger self-contained industrial estates.
- Seaward Properties has already been approached by interested occupiers. The types of interested users are in line with residents' preferences.
- A 20 metre planted buffer will be provided on the western boundary between the site and the neighbouring residents.
- The employment zone will also include areas for drainage management systems such as planted retention ponds.
- Including sensitive planting throughout, as well as promoting sustainable elements of design, will allow these buildings to nestle into the landscape.
- Reinstating the former historic hedgerows and forming a strong planted northern edge to this area.



Concept masterplan of the employment zone



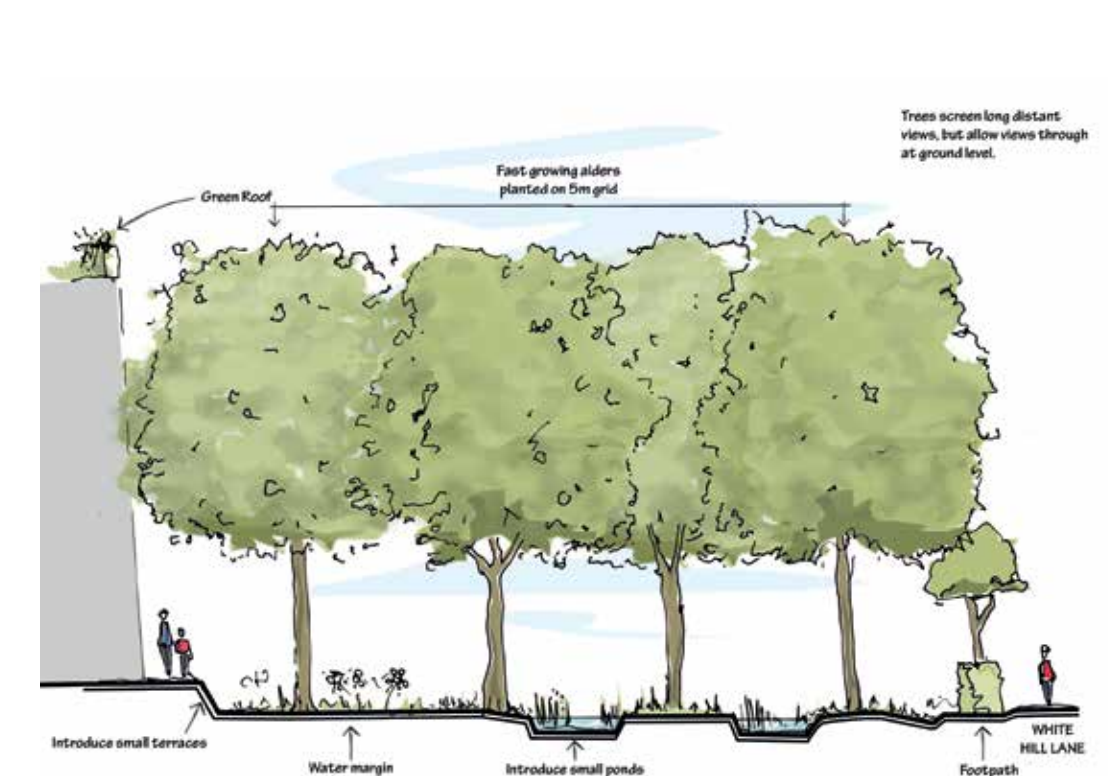
The preferred design of the employment zone from your feedback



Section 7



Section 8



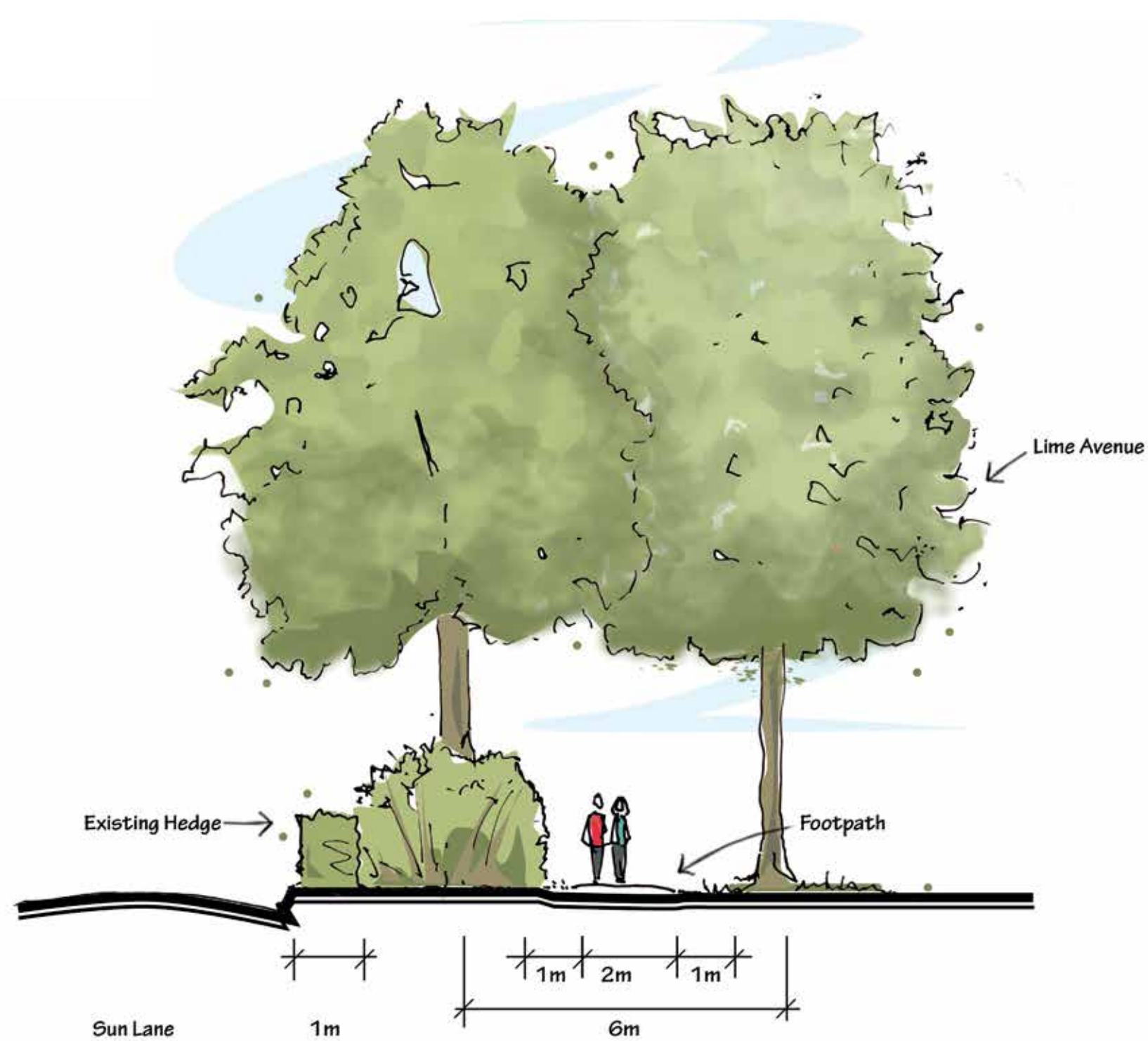
Section 9



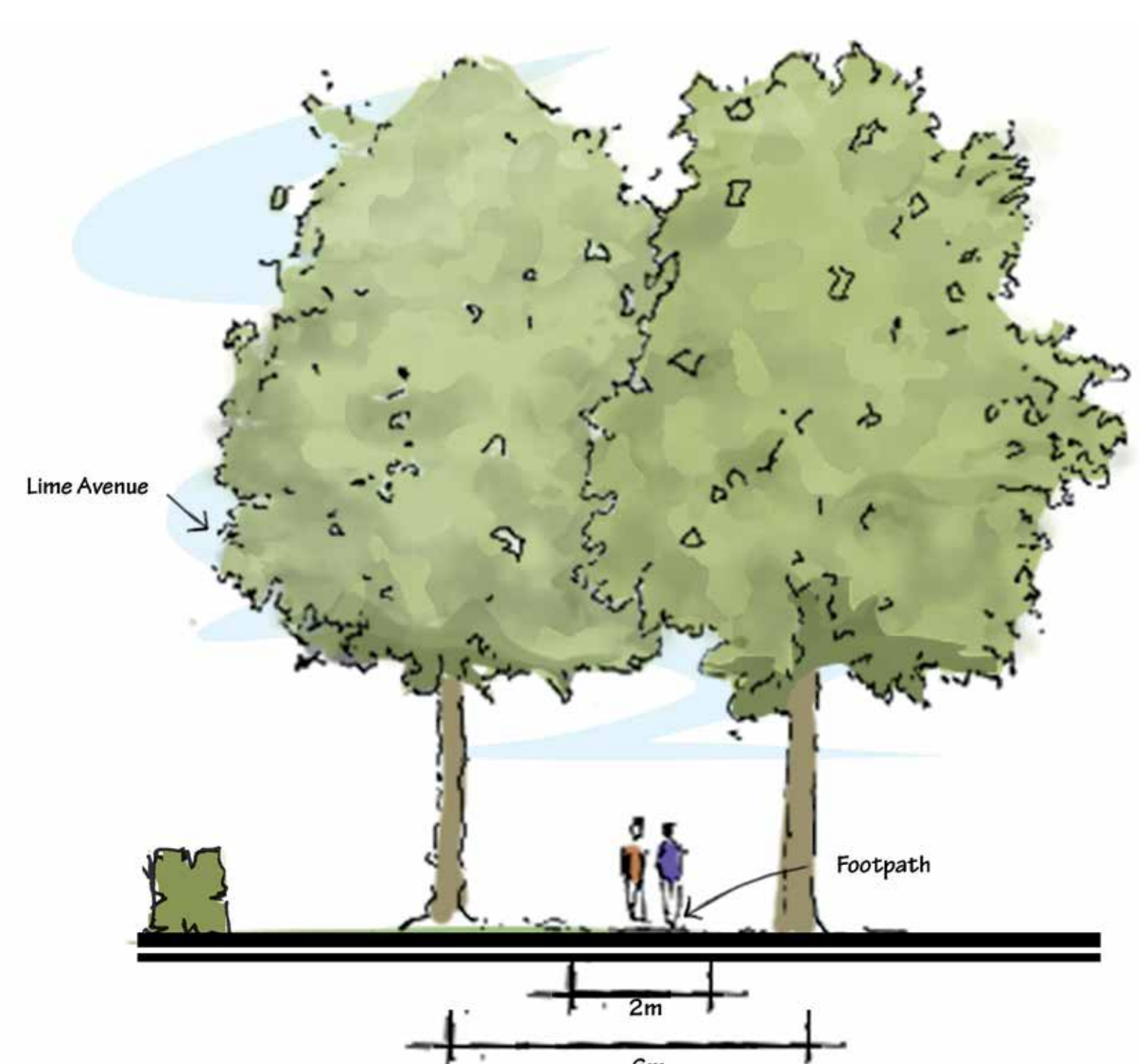
# LANDSCAPE MASTERPLAN



Landscape masterplan



Section 10



Section 11



## CREATING A MASTERPLAN - A SUSTAINABLE AND EASY TO ACCESS LOCATION

We have been working with local residents to come up with traffic management proposals that address concerns, as well as being compliant with Hampshire County Council's (HCC) Highway Department.

### KEY

#### 1 Nursery Road – A “Living Street”

- Introduction of new pedestrian crossing points.
- Introduction of two landscaped speed reduction islands.
- Introduction of a new left-in junction to Nursery Road from Jacklyn's Lane to help reduce congestion at peak times.

(see separate plan below)

#### 2 Whitehill Lane – A Green Link

- Whitehill Lane could be closed to cars and become a green link. Junction with Sun Lane could be closed.
- Provision of an off-road cycle route as well as pedestrian footpath.

#### 3 Tichborne Down

- Potential cycleway, subject to Hampshire Highways approval.

#### 4 Sun Hill Schools – improvements

- Realignment of Sun Lane to reduce speed and allow the expansion of the two schools.
- Potential for new school parking, as requested by Hampshire Education Authority.
- Main access road for housing to link into realigned road to encourage use of other routes rather than Nursery Road and Sun Lane north.
- Park and stride, as requested by HCC.
- Provision of new cycle and scooter stores.

#### 5 Sun Lane North

Seaward Properties is in the process of working up the designs for this area following meetings with HCC and residents.



Illustrative Nursery Road plan

Concept masterplan



## WHAT THE SITE CAN DELIVER

1. The requirements as set out in Policy NA3 of the Local Plan Part 2.
2. The provision of much needed, high quality and affordable housing. Up to 320 dwellings could be provided on approximately ten hectares of land.
3. The provision of up to five hectares of land for employment use, bringing new employment opportunities to the town.
4. The provision of high quality and accessible natural open space, with the potential to include sports, recreational play areas, improved school playing fields and other community projects.
5. The provision of a new junction to the A31 bypass.
6. A phased approach to development, ensuring that the supportive infrastructure is delivered in advance of the new housing.
8. Measures to provide or improve pedestrian and cycle access to the town centre and generally discourage motorised transport.
9. Ecological and environmental protection and enhancement.
10. Significant additional planting of native trees and new hedge rows replicating, where possible, the original field boundaries of Langtons Farm.
11. Proposals to reinforce the eastern boundary of the site and the town.
12. Potential contribution to the expansion of the Sun Hill infants and junior schools.
14. Promoting a “live, work, play” sustainable approach, adding to the future prosperity of New Alresford.



Concept masterplan