

UPPER SWALLICK

Garden Community

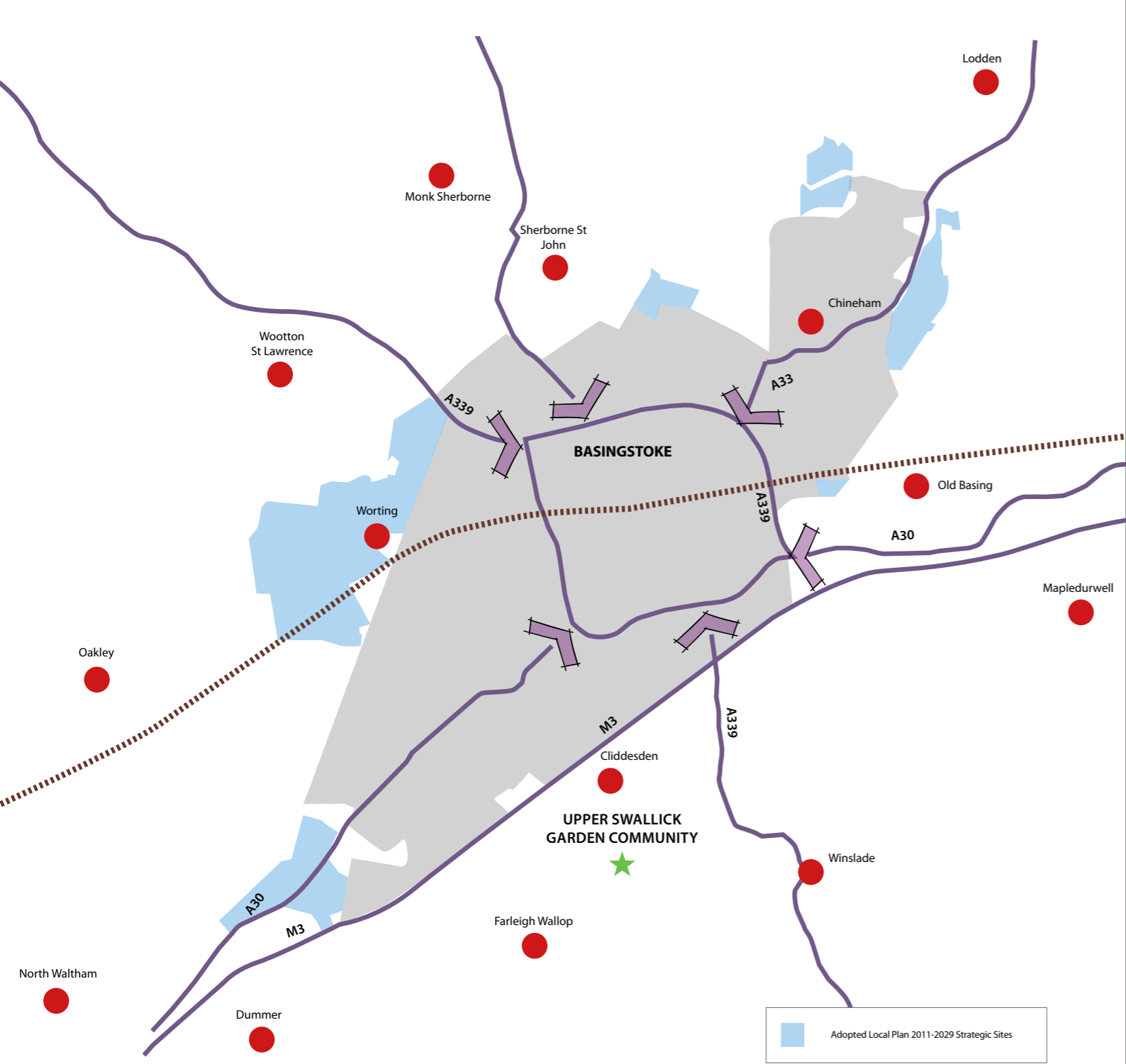
PROSPECTUS



PORTSMOUTH ESTATES

“Since we published our concept document for a Garden Community at Upper Swallick, we have undertaken an exciting body of work to develop those concepts, the fruits of which are to be seen in this prospectus.”

Oliver Lymington, current custodian of Portsmouth Estates and Chair of the Board of Trustees.



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All images set within this Prospectus are examples of features, designs and finished homes that are influencing the current thinking of the Upper Swallick team on the shaping of the Garden Community.



Introduction

Upper Swallick Garden Community will be a standalone new development. Acting as Master Developer the Portsmouth Estates will retain control throughout the life of the development and will maintain an interest in the Community for future generations. This will ensure an ongoing commitment to secure a well planned, well designed, accessible, and sustainable Garden Community; a holistic place for the 21st century.

The proposal is for around 2,500 homes, employment opportunities, comprehensive community facilities and substantial open space. The Development will be green infrastructure led with improved biodiversity, natural capital net gains and long term carbon capture.

Travel solutions will focus on walking, cycling and public transport. There is a commitment to improvements for those forms of movement between the Garden Community and the town centre, helping to deliver segregated cycling and mass rapid transport infrastructure serving both Upper Swallick and the existing rural communities, and those of Brighton Hill and Hatch Warren, providing improved linkages with the town centre and Rail Station.

There will be a diverse range of housing types and tenures built by a range of providers, including local and SME housebuilders and self-builders.

Subject to Basingstoke and Deane's update of its Local Plan, and subsequent planning processes, the likely timescale for the commencement of Upper Swallick Garden Community could be 2025/6 with final completions to be secured by 2045/6.

Land at Farleigh Wallop has been managed by the same family for over 600 years, and that long term interest and stewardship is to be continued by future generations of the family.

The Trustees core values align with Garden Settlement principles. There is a genuine ethos and motivation to deliver a lasting positive legacy, with great benefits for existing and future communities.

Along with the Town & Country Planning Association's principles for true garden communities, the Trustees are placing additional focus on identifying practical commitments to:

- Securing the early delivery of key infrastructure through the principles of Land Value Capture.
- Producing Design Coding controlled by Portsmouth Estates, as Master Developer, and by future generations as part of the Trustees' legacy planning.
- Setting a practical framework for community governance and long term stewardship of assets.



Vision

“Since we published our concept document for a Garden Community at Upper Swallick, we have undertaken an exciting body of work to develop those concepts, the fruits of which are to be seen in this prospectus and associated documents submitted to Basingstoke and Deane Council. I am proud of and thankful for the effort that the team have put into this.

In undertaking this work, we have always pushed to set the highest bar in delivering a community aligned with the TCPA's Garden Village principles, one that also adheres to the contemporary movement for legacy development, perhaps best espoused by the Prince's Foundation. As a landowning family, with hundreds of years of land stewardship behind us, it is my view that we have the responsibility to invest in securing this fantastic opportunity for the Borough to “build back better”.

The last year has been difficult for many, but the growth in the number of Basingstoke residents coming to enjoy our Estate has been fantastic. One of the benefits of a

new Garden Community is that it will allow more people to enjoy increased access onto our Estate at Farleigh Wallop and envisage that our green infrastructure plan will aid that, while achieving fantastic biodiversity and environmental gains. Personally, I have found it hugely gratifying to see us playing our part in enabling so many people to enjoy nature while addressing their physical and mental health. This feeds directly into our “healthy town” aspirations. In the same vein is the work that we are doing on small scale community agriculture that will provide food for new and existing residents, while giving them a chance to engage in its production and create more “buy-in” for the community. This type of regenerative agriculture is also an essential part of helping to meet society's carbon reduction and biodiversity net gain objectives.

On transport, we are tapping into the Government's White Paper with a 10 point green recovery plan. As a keen runner and lockdown rediscoverer of cycling, it is great to see that we are looking at how we can augment

pedestrian and cycling connectivity for the residents of Upper Swallick, as well as for the existing residents of surrounding villages and Basingstoke itself as part of the LCWIP. There is a fantastic opportunity to improve bus connectivity in the locale by tapping into Hampshire's plans for a Basingstoke bus rapid transport system. We are also factoring in clean vehicle technology, with an eye always on deliverability and future proofing. Finally, the concept of “walkability” will make Upper Swallick a fantastic place to live and reinforce our healthy towns goals, an example of how our transport team can build on the great work of the Prince's Foundation.

While leaving the door open for consultation and having an open mind on masterplanning, we are progressing ideas of design and architecture. At Upper Swallick, we fully subscribe to the view that architecture should be of a place, rather than imposed on it and with so much high quality vernacular in our area, we believe that we can build something beautiful in keeping with its surroundings. This too taps into the work of the Building Better, Building Beautiful Commission and its recommendations for design codes interwoven with stewardship; both helping to underline the creation of a community.

In my cover of the concept document, I wrote about inclusivity being a key aspect to our scheme. One example of this came up very quickly in my conversations with local residents, who believe that there is a lack of bungalows available for older people. In our ageing society, where land is at a premium, this popular type of housing is often overlooked. We hope to be able to address that.

Finally, at a time when at a local and national level there is a housing supply and affordability crisis and question marks over the quality of new home design and construction, Upper Swallick offers something different. Housing and the built environment should be designed for the very long term; Upper Swallick is being delivered by a single owner whose time horizons match that, and whose social, economic and environmental ambitions support those of Basingstoke and Deane Borough Council and its strategic partners. My family has stewarded the Estate at Farleigh Wallop for hundreds of years, we look forward to working with all stakeholders in realising and stewarding the Upper Swallick Garden Community.”

Oliver Lymington, current custodian of Portsmouth Estates and Chair of the Board of Trustees

Overview and Key Principles

In June 2020 the Trustees of the Portsmouth Settled Estates (Portsmouth Estates) submitted a Concept Document to Basingstoke and Deane Borough Council for a new garden community at Upper Swallick. That document presented a vision for Upper Swallick Garden Community and, importantly, committed to deliver a legacy development based on true Garden Settlement principles, as defined by the Town & Country Planning Association.

This Prospectus provides further detail and an update following technical work commissioned by the Trustees since the publication of the Concept Document.

In summary, the proposal, building on the best of the TCPA's Garden Settlement principles, is for a new community of around 2,500 homes that is:

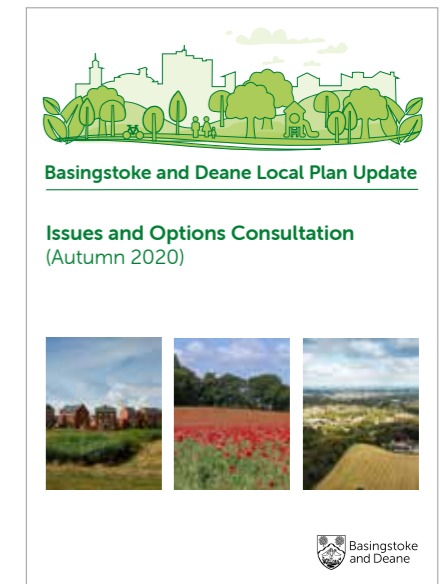
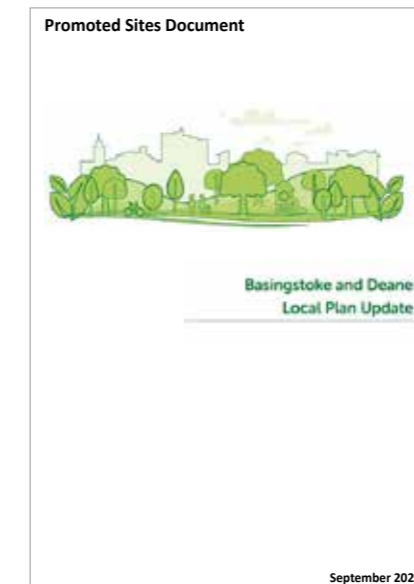
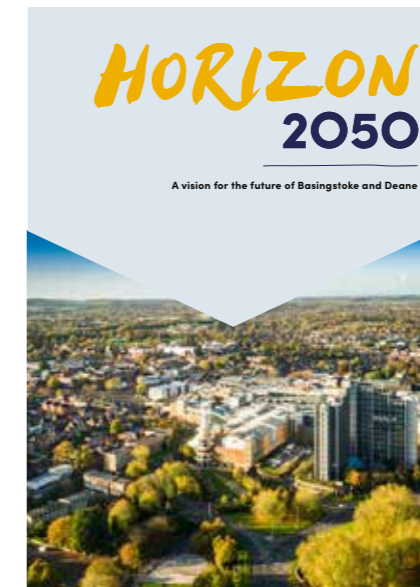
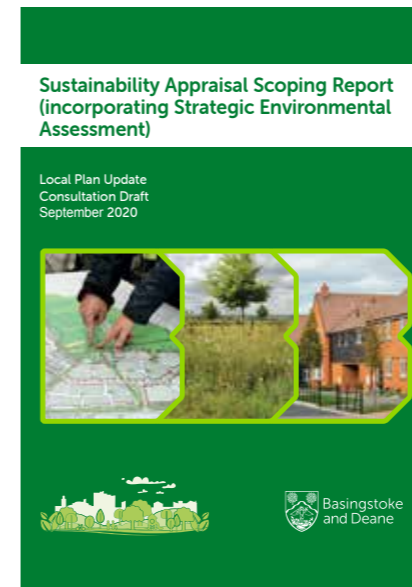
- Under the ownership of one landowner thus avoiding protracted land assembly arguments and enabling early delivery of infrastructure and ongoing stewardship and governance.
- Supported by Trustees who value openness and integrity, with a proud record of successful land management, and who aim to provide an exemplar garden community that raises the bar for all development.
- Adding to the diversity of opportunity for residents to meet their housing needs and assisting in delivering the Borough's growth needs in a manner that has sound transport connections.

- Working in a spirit of collaboration with Basingstoke and Deane Borough Council, Hampshire County Council, and other key local stakeholders to reflect the priorities of their Strategic Council Plans and the 2019 Declarations of Climate Emergency.
- Incorporating the principles of NHS "Healthy Towns", taking account of increased need for independent healthy living, avoiding social isolation and employing healthy placemaking.
- Delivering local employment opportunities and a transport network that promotes walking, cycling, public transport and mass e-charging, both on street and on plot.
- Delivering a commitment to walking and cycling improvements between the Garden Community and the town centre, helping to deliver the Local Cycling and Walking Implementation Plans' (LCWIPs) objectives for the southern area of Basingstoke.
- Delivering a viable Mass Rapid Transit / Park and Ride into Upper Swallick, providing a functional integration with the town centre and railway station.
- Enhancing the natural environment, with a comprehensive green infrastructure that includes a significant amount of new woodland planting. The use of zero carbon and energy positive technology will ensure climate resilience. The proposed woodland planting has the potential to capture significant levels of CO2 per annum.
- Employing natural capital accounting to produce biodiversity net gains.



The Upper Swallick team will work collaboratively with Basingstoke and Deane Council and its strategic partners to help fulfil identified and emerging aspirations for the town. Throughout, the team's decision making will be informed by a need to ensure appropriate integration with spatial and

economic strategies, such as the Council's Vision for South West Basingstoke and the vision for a new Hospital and new employment centres, as well as supporting and helping to maintain the viability of the town centre.



Establishing a Vibrant and Sociable Community from the Outset

To secure a vibrant and sociable community from the outset, the master planning will fully embrace “Placemaking” such that it:

- Supports independent healthy living, avoiding social isolation and matching the built environment with healthy living.
- Fosters social and intergenerational integration.
- Accommodates housing designed to meet the needs of all, regardless of income or background.
- Locates homes within a 15-minute accessible, safe and desirable walk to local services that reflect the community's needs and support its health, social and cultural wellbeing.
- Supports green spaces designed to have a powerful impact on reducing health inequality and social disadvantage.
- Is informed by the involvement of local Public Health services and health service providers, such as Clinical Commissioning Groups and Foundation Trusts.





Green Infrastructure

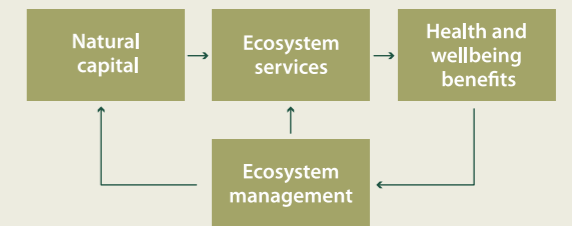
The master plan for Upper Swallick Garden Community will be green infrastructure led with a strategy that will:

- Ensure the emerging Garden Community contributes to protecting and enhancing the natural environment.
- Respects existing built and historic environments.
- Enhances biodiversity through integrated open space, landscape and surface water drainage strategies.
- Provides a green framework for healthy lifestyles including exercise, mindfulness and food production.

The Green Infrastructure Strategy will ensure that master planning respects and preserves the character of existing villages and communities, achieved through significant green gaps, woodland planting, and open spaces. The aim is to complement not compete with the character of existing communities and their setting. Boundary treatments using green buffers and green fingers will also be included.











Biodiversity will be enhanced. Natural capital accounting and auditing processes will be used to measure the outcomes at all stages from master planning through to implementation and future landscape stewardship.

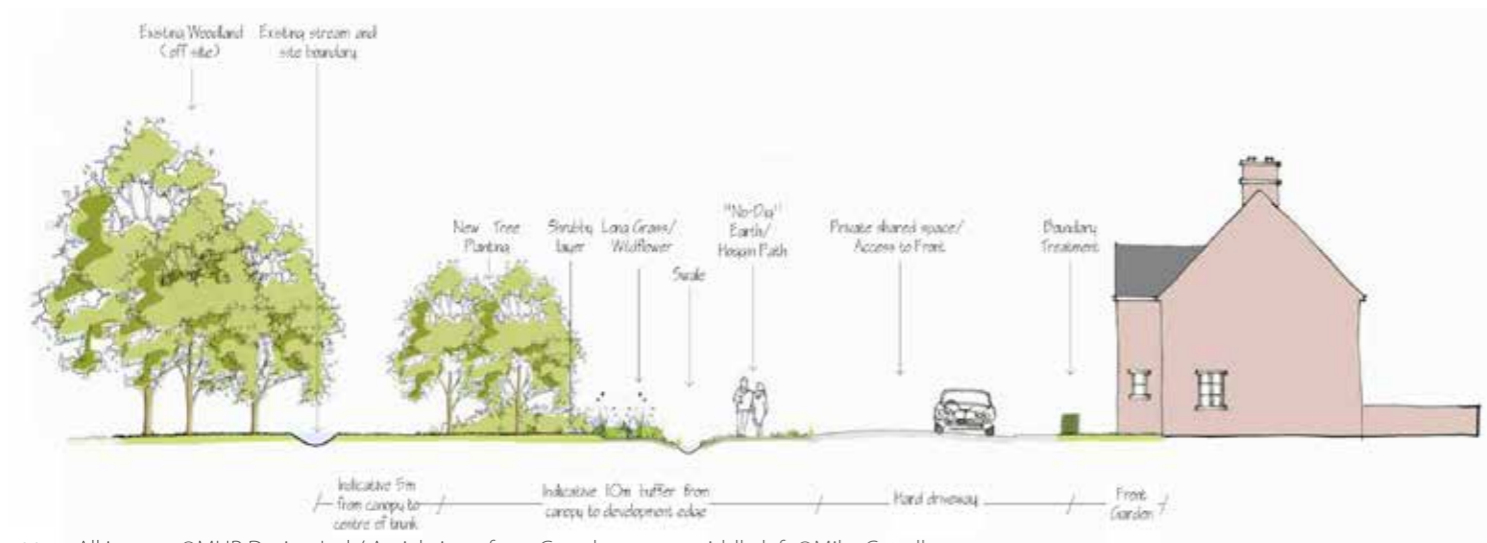
Natural capital is a resource, and from it flows ecosystem services. These services can provide economic, social, environmental, cultural, or spiritual benefits, and the value of these benefits should be understood.





Key

- | | | | |
|--|---|---|--|
|  Site boundary |  Future road network |  Existing public rights of way |  Proposed viewing areas |
|  Existing woodland planting |  Future pedestrian / segregated cycle links |  800m zone around new village heart equating to a 10 minute walk from houses to core facilities such as school, shops, sports, play, retail and public transport |  Proposed focal points/features of interest |
|  Proposed woodland habitat |  Multi functional, biodiversity rich green corridors | | |





Delivering a Diversity of Housing Choice

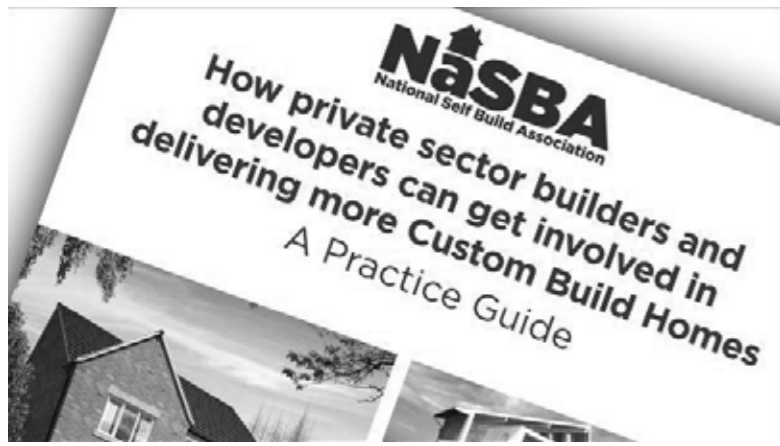
At the heart of this legacy development will be beautifully and imaginatively designed homes, combining the best of town and country lifestyles to create healthy and vibrant communities.

Homes will be provided through a diverse range of housing types and tenures. They will be built by a diverse range of providers, including local and SME housebuilders as well as creating opportunities for self builders. Modern Methods of Construction (MMC) will be another feature.

The project will create mixed tenure homes and affordable housing that is “genuinely affordable” – generating accommodation opportunities linked to local incomes, thus widening the opportunities for home ownership or rental.

Homes will be designed to allow flexibility to meet changing demographic trends.









A Strong, Responsive and Competitive Economy

Key to the Economic Dimension of Upper Swallick Garden Community will be its independent spirit. A distinctive sense of place is an important aspect of good urban planning. Upper Swallick will have a common thread of independence, representing the artisan and independent spirit of the best market towns. Its architecture will provide spaces that appeal primarily to the independent sector.

The aim is to foster an enterprising community by creating a place that both attracts and stimulates entrepreneurial activity. All achieved by the delivery of excellence, identity, community life, healthy environments, accessible walkable places, green environments and reliable and high quality bus links to the economic heart of Basingstoke and its train station.

We will support economic development at Upper Swallick by:

- Delivering an Enterprise Hub which will provide a making, designing and networking space for the community.
- Ensuring the best homes, facilities and high-speed connectivity for home working.
- Providing a range of flexible spaces across the business spectrum.
- Investing in creating an independent spirit, technology and enabling entrepreneurship.
- Providing a central open space to be used for community events that celebrates Upper Swallick's economic and independent spirit.

An important aspect will be the mixing of land uses to create genuine community and place where many day-to-day functions will be fulfilled within the Garden Community. There will be a variety of house types to give the flexibility for home working. 'Meanwhile spaces' will be provided to encourage microbusinesses and "accidental entrepreneurs".

The central Enterprise Hub will be an inclusive coworking space, open to the entire community with flexible desk spaces, bookable meeting rooms, front facing networking spaces with printing/copying facilities with 24/7 access. Space at the central hub will not only be provided for desk based activities, but also for those who require workshop or storage spaces. Places for secure storage for independent tradespeople, such as plumbers and decorators, will be provided.





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Climate Change and Air Quality Strategy



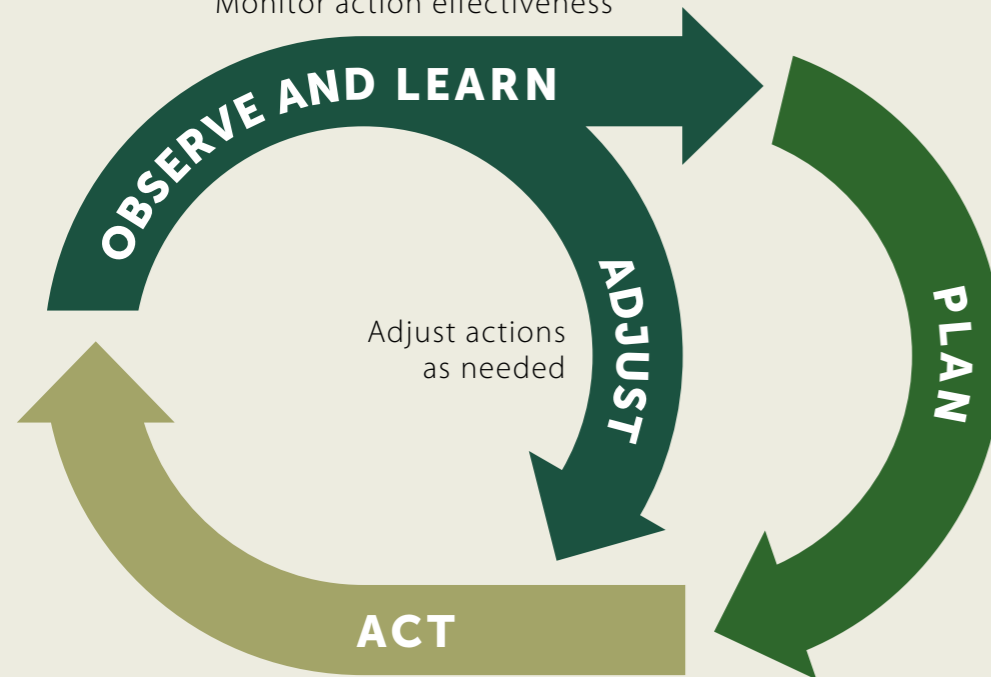
for Basingstoke and Deane 2020 to 2030

DRAFT



CLIMATE CHANGE ADAPTATION CYCLE

Monitor action effectiveness



Adjust actions as needed

Define planning purpose
Assess climate impacts and vulnerabilities
Set, review and/or revise adaptation goals, strategies and actions

Implement adaptation actions

Tackling our Climate Emergency

Upper Swallick Garden Community will be an innovative, progressive, and truly transformational place designed to respond to the challenges set by the Climate Emergency we face.

The Upper Swallick team will work collaboratively with the Council and its partners to assist with its Climate Change agenda.

In terms of low carbon and renewable energy options, most developments we see are generally focused on known technology. Portsmouth Estates advocates an agreed policy framework that provides flexibility for future and emerging technology. Key to that is the legacy development nature of Upper Swallick and its stewardship that will enable adaption over time as technology advances.

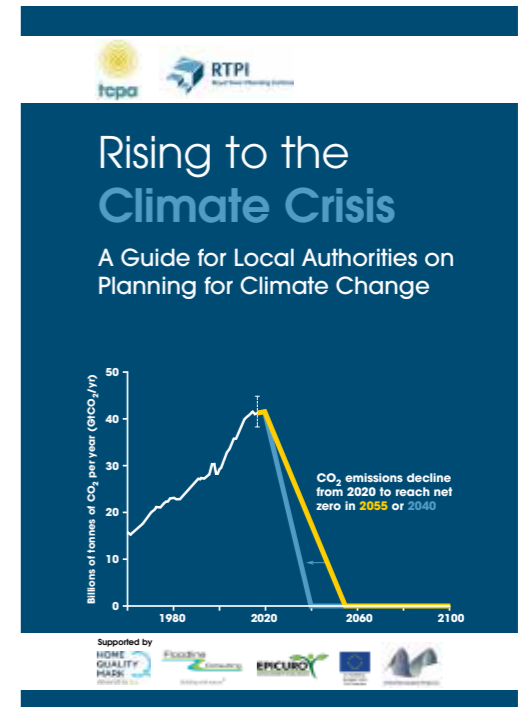
However, from the outset homes and buildings will be built in a manner that is resilient to climate change, built to a high standard of low energy usage, water consumption and reduction in waste.

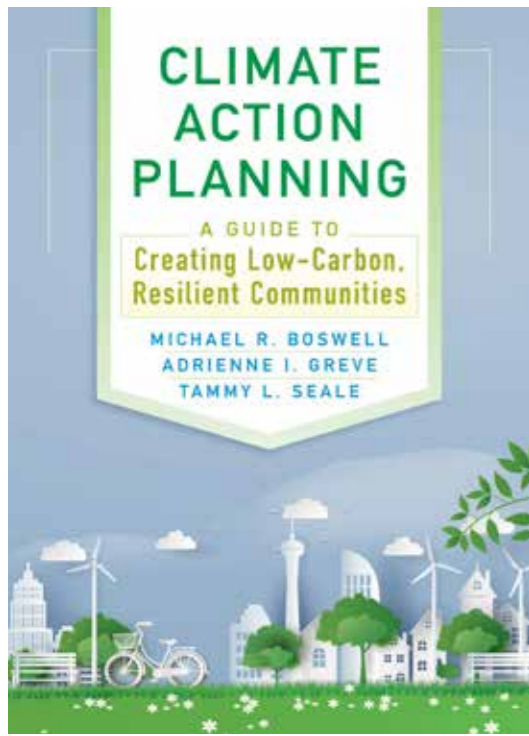
Green Infrastructure will be designed to be climate change resilient and designed to avoid risks associated with extreme rainfall events.

The levels of proposed woodland planting have the potential to capture significant amounts of CO₂. Woodland planting will commence well in advance of other development at Upper Swallick.

Critically, the master planning process will look to the future and ensure places and spaces are adaptable, particularly for electric or hydrogen powered movement. It will also address the need to future proof for autonomous vehicle shuttles.

Adaptability means, for instance, sustainable placemaking to provide parking spaces now but if/ when car ownership declines those spaces can readily be converted to another use.







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Transformational Travel and Access

High quality, user friendly, safe, and convenient provision for walking, cycling and bus rapid transit would be hardwired into the development from the outset.

The aim is to provide a mix of land uses at safe, convenient and desirable locations within close walking and cycling distance to homes. The objective is to create a strong degree of trip containment with a reduction in the need to travel by car both within the site and externally.

Upper Swallick is located in close enough proximity to the centre of Basingstoke that it can fully link to its proposed bus rapid transit scheme, and therefore the project will incorporate priority routing for bus services within its design. In addition, our technical work is examining how Upper Swallick will integrate with the proposed Vision for South West Basingstoke and its homes, education, employment and health facilities.

The master plan will create a series of public transport hubs embedded in the new community to maximise walk and cycle catchments and ensure bus stops are in attractive and well used locations.

This holistic approach to placemaking will maximise bus usage and help prioritise sustainable transport over private car use. The design team are exploring the viability of placing a Park and Ride facility as a central part of Upper Swallick, integrated as part of the public transport network and central hub of the community. That facility would in turn serve those commuting into Basingstoke from the south of the town.

An active spine street will act as a central movement corridor providing access to the new neighbourhood by a variety of travel modes. The new street will provide direct access from the A339 in the east, form gateway junctions with

Northgate Lane and Farleigh Road towards the new village centre and provide a new link connecting to Woods Lane at the M3 underpass. The new street will therefore act as a route northbound into urban Basingstoke and connect to the A339, north and southbound. Importantly, the street will also frame new frontage development ensuring high levels of street character and a variety of land uses along its length; including gateway open spaces, a High Street environment and clusters of community buildings, along with frontage homes and employment. This approach to placemaking learns from other successful Hampshire places with linear High Streets like Stockbridge and wide market streets like Alresford and Odiham.

An individualistic approach to street design will be pursued. Heavy highway engineering will be avoided and reliance given to more 'informal' street design techniques which have been successfully employed at many places.

Importantly, the development of Upper Swallick will respect and preserve the character of existing villages and communities. The area surrounding the Garden Community proposal enjoys a rural character connected by a range of minor roads and rural lanes, many of which do not facilitate proper two-way traffic flow. The proposal will therefore seek to manage traffic on these routes by incorporating traffic management techniques designed to suit the rural character.

Context sensitive traffic calming in villages like Cliddesden is being explored by the design team. The proposal will also allow a review of HGV bans with the local area to ensure larger vehicles are kept to certain routes. No conclusions have been drawn and this work will be given further consideration and developed through much wider stakeholder engagement.



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Possible Benefits to Both Existing and Future Communities

Viscount Lymington has stated that *"I also recognise that a new garden community must have a greater impact than just its effect on the Portsmouth Estate. The legacy must also be of genuine benefit to both existing and future communities."*

It is therefore important to highlight the principles and strategies that the Portsmouth Estate is committed to and which will benefit existing communities as the Upper Swallick Garden Community evolves. Initial work shows that the following benefits are possible and can be obtained by working closely with the County, Borough and Parish Councils, as well as the existing communities and stakeholders.

As previously stated, the aim is always to *"complement not compete"* with existing communities, whatever their size.

HIGH LEVEL BENEFITS

Protecting the character of rural villages by providing a diversity of housing delivery that helps meet the Borough's housing requirements in a timely manner and avoids speculative planning applications throughout the Borough and appeal wins resulting from under delivery. For the same reasons it will assist with the defending of the exploitation of town centre 'cramming' and unwanted increases in density and loss of non-residential land uses.

As a legacy development Upper Swallick will result in a "Raising of the Bar" and demonstrate realistic and practical ways for achieving carbon capture targets, sustainable house building, provision of early stage infrastructure, mixed and integrated land uses and the delivery of beautiful places and spaces.

Acting as an exemplar, Upper Swallick can be a catalyst to promote greater care and transparency in placemaking and development. Demonstrating that healthy towns principles, caring about wellbeing and health, and caring about our natural environment, can go hand in hand with helping to respond to our housing crisis.

Providing a range of housing types and tenures that benefit both new residents and those in Basingstoke who wish to, for instance, downsize to a bungalow or to take their first step on the housing ladder through affordable housing linked to local salaries.

Generating employment opportunities by allowing self-build units and giving local builders and tradespeople access to job opportunities. The creation of apprenticeships and training, and the general fostering of economic growth by placemaking that will encourage an entrepreneurial spirit and independent businesses.

Contributing to measures to fight the Climate Emergency in a real and meaningful way through carbon offsetting, sustainable and adaptable building and reducing overall vehicle emissions through more walking and cycling. Addressing the need for built-in climate resilience in housing and infrastructure.

Improving biodiversity and natural capital by replacing large areas of monoculture farming to uses with greater biodiversity, audited by "Natural Capital Accounting".

Provide greatly increased public access to Portsmouth Estates' Land.

TRANSPORT STRATEGY BENEFITS

Achieving lower car dependency through improvements to existing cycle and pedestrian networks and the creation of new routes. This has a double advantage of improving access both to the countryside, and to the town centre, for existing Basingstoke and Cliddesden residents, as well as those of Upper Swallick, and helping to tackle local air quality and carbon emissions levels.

Linking into core Mass Rapid Transit routes being planned for Basingstoke, adding to the viability and future sustainability of these routes.

New physical infrastructure, such as bus priority spaces, Park and Ride for the A339, addressing the severance between town and country created by the M3 motorway corridor.

Technical work will be conducted exploring how existing traffic problems in the rural lanes may be addressed.

GREEN INFRASTRUCTURE BENEFITS

The Transport Strategy and Green Infrastructure (GI) Strategy naturally inform each other. This means that correct implementation of the GI strategy will allow for the segregated cycle and pedestrian links mentioned above.

New woodland planting to extend and conserve ancient woodland and create much needed biodiversity links between isolated copses.

Introduction of sustainable new native woodland that will:

- Replace the current arable monoculture.
- Link isolated ancient woodland parcels and strengthen the ancient woodland network across the Borough.
- Provide substantial carbon sequestration to support the net zero strategy of the Upper Swallick community and wider Borough.
- Help tackle current and future climate change impacts.
- Help meet new Borough, County and national policies to increase tree/woodland cover.
- Provide a significant increase in local amenity and ecological resources.
- Assist with addressing the effects of climate change by providing natural shelter, summery shading and soil water retention.

“It is therefore imperative that we create a true legacy development – something that my great great grandchildren and their fellow Basingstoke and Deane residents will look at and be proud of.

I also recognise that a new garden community must have a greater impact than just its effect on the Portsmouth Estate. The legacy must also be of genuine benefit to both existing and future communities. It must be inclusive in nature, give meaningful value and opportunity to all ages and provide a diversity of homes and tenure in a manner that satisfies local need”.

Oliver Lymington, current custodian of Portsmouth Estates and Chair of the Board of Trustees

Listening to the Community – 2020

Since submitting the concept document to Basingstoke and Deane Council in June 2020 the project team has been listening to hopes and concerns about Upper Swallick Garden Community.

The following suggested opportunities, and concerns expressed, have come from a wide range of sources and are all invaluable by giving a focus to the strategic and technical work currently being undertaken. The list is not exhaustive and provides just a summary of comments made since June.

OVERRIDING PRINCIPLES:

"If it is to be a Garden Community then TCPA Garden Village Principles should be used."

"Early delivery of essential infrastructure."

"Preserving the character of existing villages."

"Raising the quality of housing and design, for example better soundproofing."

"Not using viability as a 'get out of jail card' on Climate Change."

"High standard of architecture."

"Providing a diversity of offer and not lifeless urban extensions nor just increasing densities in the town centre."

"Bungalows."

"Facilitating home working."

"Modular and Self Building."

"Super Fast Broadband."

"Don't create social housing ghettos."

"What will be given back to the community?"

"Consider Carbon neutrality."

"Need for sustainable and adaptable housing."

ECONOMY AND EMPLOYMENT:

"Need to build in 'scope for growth' for home workers."

"Both blue collar and white collar needs to be catered for."

"Covid has meant more working from home – that will continue."

"Work experience for local young people, apprenticeships."

GREEN INFRASTRUCTURE:

"Will there be green buffers?"

"Enhanced biodiversity."

"Strategic Green Gaps."

"Need to include food production."

"Importance of carbon capture, mitigate flooding."

"Protecting the hedges and trees."

TRANSPORT AND TRAVEL:

"Queues on the A339."

"Importance of Mass Rapid Transit (MRT)"

"Still need a car parking space even if car usage is low."

"Segregated cycle routes."

"Cater for electric cars and hydrogen."

"How does it integrate with other possible sites included within the Council's vision for growth."

"Provision of good, regular and reliable public transport."

"Cycle and footpaths to the wider rural area."

"The local road network is already at capacity during rush hour."

"Park and Ride."

"Provision of electric car charging points that are practical and not obstructive on the pavement."

A Legacy for all to be Proud of

The ambition of Viscount Lymington and the Trustees of the Portsmouth Settled Estates is to create a community strongly rooted in its heritage and landscape that offers ample green spaces for leisure, wildlife and sport; a place where it is practical and pleasurable to use public transport, cycle or walk, a place designed not only to help tackle our current Climate Emergency but that is designed to be resilient to the challenges we face through climate change.

The use of design coding, scoped with the Council and stakeholders, to ensure the delivery of proper placemaking will create a settlement that the Borough can be proud of. That approach will comprise a firm part of the Upper Swallick Garden Community proposals and allows for the principal of "Master Developer" to be embodied and used to ensure continued delivery of the highest of standards.

There is a genuine commitment to deliver key infrastructure in advance of new homes, so it is firmly in place when needed from the start.

All too often the social aspects of new development are conveniently sidestepped in the pursuit of quick returns with high profit margins. The Upper Swallick Garden Community can genuinely consider, and implement, the much wider social aspects through the freedom to be gained by adhering to the principles of Community Governance, Land Value Capture and the role of the "Master Developer". Overall, the concept is to provide a thriving wholly sustainable community which is seen as a beacon for future generations.

Portsmouth Estates believes in a collaborative approach. The master planning process will aim at addressing a wide ranging set of issues in a post Covid world and Climate Emergency.

Combining Town and Country Planning Association Garden Community Principles and the Council's own aspirations with the willingness of the Trustees to provide a legacy development can, it is suggested, only strengthen Basingstoke and Deane's role as a 21st century leading Council.

Howard Cole

TOWN AND COUNTRY PLANNING