

# UPPER SWALLICK

*Garden Community*

CONCEPT DOCUMENT



PORTSMOUTH ESTATES

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RIDGE

CHARTERED  
LANDSCAPE  
ARCHITECTS **mhp**

**PJA** 

**MP**  
mediation  
in planning



# Overview

This Concept Document has been prepared by Ridge and Partners LLP on behalf of the Trustees of the Portsmouth Settled Estates. It establishes an expression of commitment and sets out the background, rationale and vision for a new garden community at Upper Swallick.

The proposed stand-alone new Garden Community is being promoted by the Trustees as a strategic legacy settlement presenting an innovative, progressive, and truly transformational new community designed to be resilient to social and economic changes as well as the challenges set by the climate emergency we face. Additionally, the approach will be one to encompass environmental net gain<sup>1</sup>. The proposal is for a new Garden Community of up to 2,500 homes endorsing the best of Garden Community Principles:

- Under the ownership of one land owner thus avoiding the need for protracted land assembly arguments and enabling early delivery of infrastructure and ongoing stewardship and governance.
- Can help add to the diversity of opportunity in securing new housing and delivering the Borough's growth needs in a manner that has sound transport connections.
- 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.

- Working in a spirit of collaboration with both Basingstoke and Deane and Hampshire County Council to reflect the priorities of their Strategic Council Plans and 2019 Declarations of Climate Emergency.
- Incorporating principles of NHS "Healthy Towns", taking account of increased need for independent healthy living, avoiding social isolation and matching the built environment with healthy place making.
- Local employment and a transport network that promotes walking, cycling and public transport.
- Development that enhances the natural environment, with a comprehensive green infrastructure network that includes a significant amount of new woodland planting. The use of zero-carbon and energy-positive technology will ensure climate resilience. Early assessments illustrate the proposed woodland planting has the potential to capture in excess of 3,500 tons of CO2 per annum.
- The approach will be to employ natural capital accounting to produce bio-diversity net gains.

1. Going further than biodiversity net gain.

# Foreword

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*“In line with our fiduciary duties and in light of the recognised need to build many more homes, the family trustees commissioned Ridge & Partners to appraise our landholdings at Farleigh Wallop.*

*In the event, they uncovered an opportunity to unlock some of our land for an exemplar garden community. I feel very strongly that as landowners we have a moral obligation to do our part to help ease the housing crisis and to do it in a way that befits the values in our long custodianship of the land.*

*Not only do I care passionately about the built environment but I also hope that my family will live here for the centuries to come. 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.*

*We have a fantastic opportunity to deliver on much of the evolving national and local agenda regarding biodiversity and climate change within the same landholding. I care that any development is delivered in the right way for planet as well as people.*

*From a personal point of view, the fundamental tenets of this project must be beauty, inclusivity and sustainability. As you will see from this document, the team and the trustees are all aligned in this. We look forward to working with the local authority in delivering a national exemplar.”*

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

# 1.0 Introduction

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- 1.1 To be known as “Upper Swallick Garden Community” the proposed stand-alone new Garden Community is being advanced by the Trustees of the Portsmouth Settled Estates to meet the principles of a well-planned, well-designed, accessible and sustainable Garden Community. It is to provide a holistic place. The proposal is for 2,500 homes, employment opportunities, comprehensive community facilities and substantial open space. The green infrastructure will be designed for access, ecosystem and natural capital net gains and long-term carbon capture. Homes will be provided through a diverse range of housing types and tenures, and built by a diverse range of providers including local and SME housebuilders. The likely timescale for the commencement of delivery of Upper Swallick Garden Community is 2025/6 with final completions to be secured by 2045/6.
- 1.2 As well as setting out the emerging ideas and concepts for Upper Swallick Garden Community, this document sets out a brief overview of Garden Settlement principles and the government’s support for new settlements delivered to those principles.

- 1.3 This Concept Document also outlines the unique opportunity to deliver a sustainable legacy development on land within single ownership to meet Basingstoke’s increasing growth needs in a manner that helps the community, and local councils, address their responsibilities and challenges posed by the climate emergency.
- 1.4 The study area measures approximately 296 hectares of predominantly low and medium grade agricultural land under the sole ownership of the Trustees of the Portsmouth Settled Estates. The Trustees are promoting the total study area through the Basingstoke & Deane Local Plan Review.
- 1.5 There has recently been a renaissance in planning philosophy, with regard to Garden Community principles. The proposed new settlement at Upper Swallick would be based on those principles and as such, aligns with current planning thinking on how best to meet our growth needs.
- 1.6 Upper Swallick is a truly unique opportunity for the Borough Council. Several factors establish why this site is specifically suitable for development over and above alternate locations. These relate to;

- Single ownership of site; eliminates complications and delays in bringing it forward;
- The unconstrained nature of the area and its lack of environmental designations;
- The Trustees core values symmetrically align with Garden Settlement principles. There is a genuine ethos and motivation to deliver a lasting positive legacy to be proud of, and one which has genuine benefits for existing and future communities.
- Equally, 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;
- The study area’s topography is one that is discreet and can accommodate a garden community without resulting in ‘sprawl’ or ‘coalescence’;
- The study area’s proximity with major employers and within close proximity to the centre of Basingstoke;
- A commitment by the landowner to undertake technical work to demonstrate the site’s suitability – work led by the Trustees with a proven track record of good land stewardship;
- Ideal location for phased organic development; with the proposed enhanced transport links, Basingstoke’s comprehensive level of services and facilities can initially support an embryonic Garden Community but as development evolves, Upper Swallick can become self-supporting;
- An important aspect of the proposal will be the mixing of land uses to create genuine community and place. This approach to planning means that many day-to-day functions can be fulfilled within the garden community. This in turns means many of these journeys will be undertaken by walking and cycling due to compactness of the village and high-quality design of streets and routes.
- Existing transport links provide a sound base for enhanced public transport infrastructure. There will also be opportunities to interface with or extend the emerging Basingstoke Mass Rapid Transit Scheme.
- The transportation infrastructure improvements will be delivered to coincide with the priorities of the emerging Local Plan Review and Local Transport Plan priorities.
- Development of stand-alone Garden Community represents intelligent use of land with net gains in bio-diversity and natural capital.
- Finally, there is overwhelming Government support for new settlements designed as legacy development measured against Garden Community principles.

1.7 This Concept Document demonstrates how the proposed new settlement at Upper Swallick will contribute to the three dimensions of sustainable development: economic, social and environmental.

1.8 In addition to those factors, the uniqueness of these proposals, such as single land ownership, a wish for an exemplar legacy development and Trustee support for a Garden Community, allows for much greater freedom and flexibility to work in co-operation with both Basingstoke and Deane Council and with Hampshire County Council.

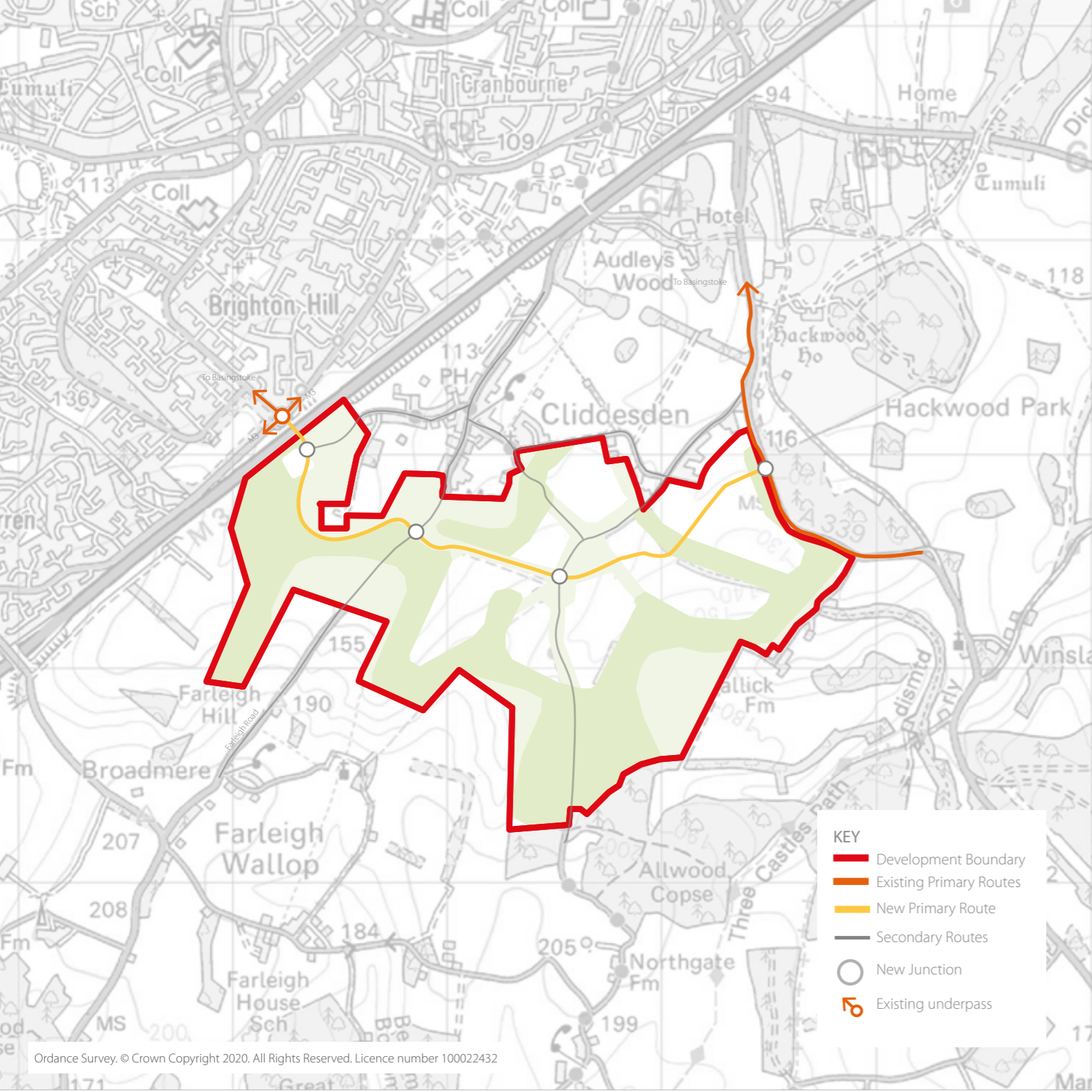
1.9 This can be exemplified by a wish of the Trustees to design and master plan the Garden Community to help deliver aspects of the emerging Basingstoke and Deane Council Plan 2020- 2024 under the four headings of :

- Strengthening Communities
- Protecting and Enhancing the Environment
- Improving Safety
- Planning for the Future

1.10 In addition, due relevance will be given to the current Hampshire County Council Strategic Plan 2017- 2021 and its subsequent replacement. The role of Cliddesden Parish Council, and other Parishes, will also be of importance.

1.11 Demonstrating how an innovative legacy Garden Community in this location can also be delivered under the local Climate Emergency declarations of 2019 will be paramount. We believe having a shared aim with the Borough Council of not just meeting planning policies but working to deliver the much wider strategic aims of the Council will be seen as an exemplar and a model for others to follow into the future.





## 2.0 Study Area

### LAND OWNERSHIP

2.1 The study area is exclusively owned by the Trustees of the Portsmouth Settled Estates and forms part of the wider Estate set within Basingstoke Borough Council's administrative area.

### LOCATION

2.2 The administrative area of the Borough of Basingstoke and Deane covers some 245 square miles. It is set within the north Hampshire landscape. The town of Basingstoke and its adjoining parish of Chineham, comprise the main settlement of the Borough and the focus for key services and employment opportunities. Basingstoke town is a regional shopping centre with a significant retail and leisure offer. Around 60% of the population live within Basingstoke town and Chineham. Over 75% of the land within the Borough is defined as agricultural or woodland. That rural dimension sets the character of the Borough, its communities, economy and environment. The Adopted Local Plan notes that the importance of agriculture and rural businesses, the prominence of landscape and countryside along with the scale and dispersed nature of rural communities in comparison with the larger more urban settlements are all important issues.

- 2.3 The population of the Borough has steadily increased since Basingstoke's designation as an expanded town in the 1960s. The 2011 census highlights the population of the Borough as being at almost 168,000. Like most English local authorities with a wide rural hinterland, the Borough has an ageing population and its average household size has been and continues to be in decline. Equally, there is an acknowledged housing need and affordability is an issue. This is particularly the case in rural areas where house prices tend to be higher.
- 2.4 Emerging Local Plan Review is expected to require Basingstoke & Deane to deliver something in the order of 12,300, as a minimum, to 17,850 new dwellings between the period 2023 to 2038. Those figures are in addition to the existing commitments already planned within the adopted Local Plan.
- 2.5 The adopted Local Plan has highlighted that the Borough's infrastructure has not kept pace with the level of growth that has occurred and the existing infrastructure is in need of upgrading or replacing. This is particularly the case with regard to local congestion issues which occur at peak times, school provision and sewage infrastructure. There is a concern amongst residents of the Borough about the need for improved infrastructure, with instances of residential

- development taking place without delivery of the supporting services for new residents which had been identified at the time the site was allocated.
- 2.6 The Borough's close proximity to London, excellent road and rail connections, the ports of Southampton and Portsmouth and the airports of Heathrow, Gatwick and Southampton has helped its commercial success. Overall, the Borough provides over 87,000 jobs
- 2.7 Employment floorspace in the borough is concentrated within Basingstoke Town at the established employment locations which combined provides over 343ha of employment land, with additional land committed within the adopted Local Plan. Basingstoke has a strong and diverse economy with a good balance of business across a range of sectors, including advanced manufacturing and ICT; financial/business services; logistics/distribution and environmental technologies<sup>2</sup>. However, there is local concern for the need to maintain a supply of quality employment land and premises of the right quality, type and size, the regeneration and / or redevelopment of sites for future employment uses.
- 2.8 Basing View is an existing business location within a prime location in close proximity to the town centre, the railway station, bus station and junction 6 of the M3. Basing View is recognised as a key asset for the Borough and the regeneration of this business district is underway to create a 21st century business park with a mix of supporting uses vital to the commercial

future of the town, borough and the wider area of the Local Enterprise Partnership (LEP).

- 2.9 Upper Swallick, lying to the south of Basingstoke, is approximately 4 miles to the south of central Basingstoke and 4 miles from Basing View.

## DESCRIPTION

- 2.10 The proposed Garden Community will cover an area of circa 296 hectares and is primarily set within the Civil Parish of Cliddesden but also falls within Farleigh Wallop Civil Parish.
- 2.11 The area is accessible in both local and sub-regional terms. Upper Swallick lies to the southern urban edge of Basingstoke with direct access from the A339 principle county road and within easy travel distance of Basingstoke with its town centre uses, mass employment opportunities, rail station and good access to the M3 motorway at Junction 6 and 7.
- 2.12 Although separated from the main settlement by the motorway, the development area lies adjacent to settlement edge of Basingstoke and the area has three key connections to Basingstoke via A339, Woods Lane underpass and Garlic Lane overbridge. The development area therefore has potential for high levels of sustainable transport access to Basingstoke.
- 2.13 The public transport accessibility of the area can be significantly enhanced by operating new and extended bus routes to, and within, the garden

community; including, extending existing routes from the Viables and Hatch Warren neighbourhoods into the garden community and operating new services perhaps on a loop along the A339 and back via the spine street and Wood Lane underpass. There are also opportunities to interface with, or extend, the emerging Basingstoke Mass Rapid Transit Scheme.

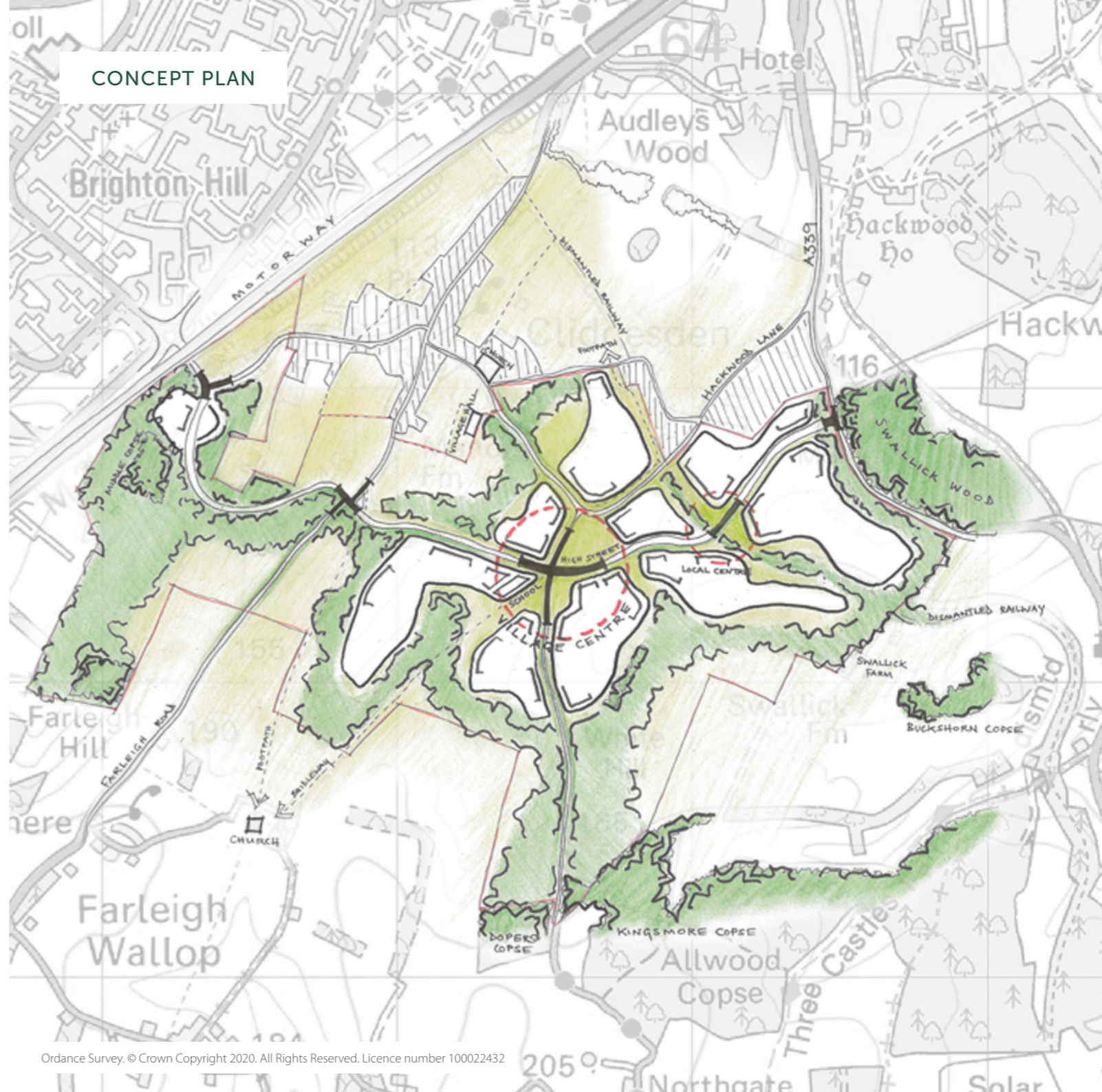
## DESIGNATIONS

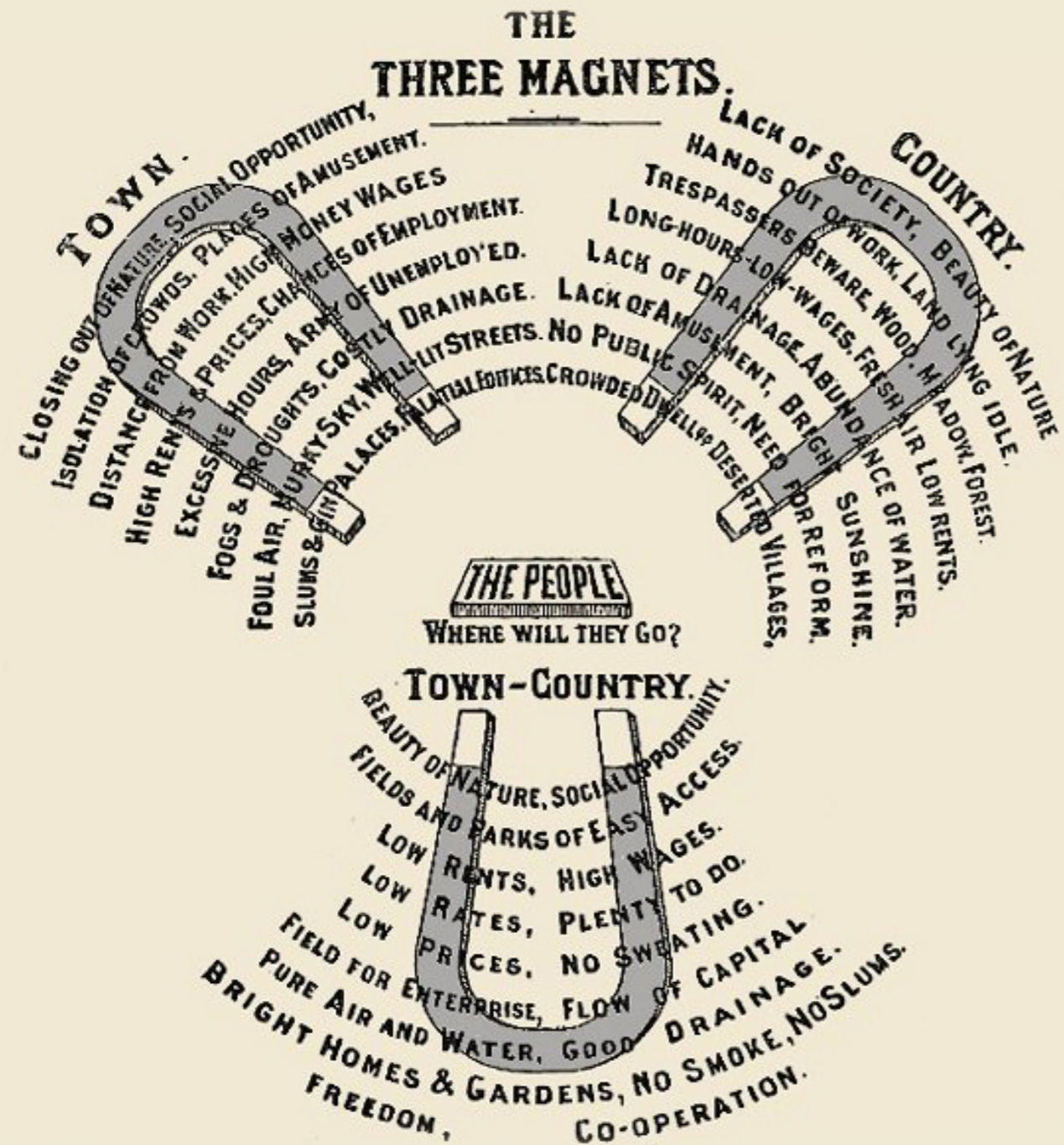
- 2.14 The majority of the study area comprises of low to medium grade agricultural land.
- 2.15 There are no Sites of Special Scientific Interest (SSSI) within, or in nearby proximity to, the study area. Kingsmoor Copse and Middle Copse, comprising a mix of ancient & semi-natural woodlands, fall within the study area. That important habitat is small in geographical terms and will be protected and enhanced as part of the Garden Community's landscape and green infrastructure led approach. Additionally, Swallick Wood, Spring Wood and Hen Wood, comprising a mix of ancient & semi-natural woodland, fall within close proximity of the site.
- 2.16 A number of Public Rights of Way cross the site, including a bridleway and byway. These will help provide connections from the Garden Community to the wider countryside beyond and they will provide the basis for green arteries.
- 2.17 National Cycle Network Route 23 runs along Northgate Lane through the centre of the site. That route is largely characterised by a single carriageway with a width of approximately 3 to 5m. North of the M3 the route connects to the town centre. National Cycle Network Route 23 runs from Reading to Southampton via Basingstoke, Alresford, Winchester and Eastleigh.
- 2.18 There are no Scheduled Monuments within the study area. The nearest scheduled monument feature is located some 1.5km to the west (Windmill Mound at Farleigh House) and 2.5km to the south (Ellisfield camp West of Upper Common). There are no listed buildings within the study area. The nearby village of Cliddesden contains 13 No. Grade II listed structures. To the south of the study area, at Broadmere, the Grade II\* listed Church of St. Andrew is located, and further to the south are the listed buildings of Farleigh Wallop House (Grade II\*), Hassacks House (Grade II) and Barn (Grade II). The study area sits to the west of Hackwood Park, a registered park and garden (Grade I). An early C18 ornamental woodland with surviving walks, terraces, and garden compartments. The setting of all those heritage assets will be protected as part of the Garden Community design principles.
- 2.19 The study area does not fall within an AONB, Green Belt, Conservation Area, Archaeological Priority Areas or any other significant town planning designation. The Environment Agency's latest Flood Mapping Data indicates that the study area falls within Flood Zone 1.
- 2.20 The study area is not affected by any other landscape, historical, cultural or environmental designations that might otherwise preclude development.

2. Basingstoke being the fourth best place for tech investment in the U.K identified within the Tech Nation 2019 report.



## CONCEPT PLAN





## 3.0 Garden Community Principles

- 3.1 The notion of Garden Settlements was first established by Sir Ebenezer Howard in 1898, through the publishing of his book 'To-morrow: A Peaceful Path to Real Reform', which was republished as 'Garden Cities of To-morrow' in 1902. At its core, it upheld that "the advantage of the most energetic and active town life, with all the beauty and delight of the country, may be secured in perfect combination" through Garden Cities. That town planning philosophy is as important today as it was then.
- 3.2 Ebenezer Howard illustrated ideas through the diagram of the 'Three Magnets', in which the "chief advantages of the Town and of the County are set forth with their corresponding drawbacks, while the advantages of the Town and Country are seen to be free from the disadvantages of either."
- 3.3 Howard's case was the "there should be an earnest attempt made to organise a migratory movement of population from our overcrowded centres to sparsely-settled rural districts" through Garden Settlements, as they form complete sustained urban economies, comprising of industry, orchards, offices, shops and housing, which complements the landscape and agricultural land surrounding.
- 3.4 This unique merger of Town and Country characteristics are the underlying principal features of a Garden Settlement. As the Garden Settlement grows, "the free gifts of Nature - fresh air, sunlight, breathing room and playing room - shall be still retained in all needed abundance... and life may become an abiding joy and delight."
- 3.5 All those principles are all whole heartedly shared by the Trustees of the Portsmouth Settled Estates and are echoed in the emerging ideas and concept for the new garden settlement of Upper Swallick.

3. To-Morrow: A Peaceful Path to Real Reform, published 1898

4. Garden Cities of To-morrow, published 1902

# 4.0 The Revival of Garden Settlements

- 4.1

Over the past decade there has been a resurgence within the Town Planning and Development sectors with regard to the creation of new places based on Garden Settlement principles as a solution to the housing crisis in Britain.
- 4.2

In June 2011, the TCPA published ‘Re-imagining Garden Cities for the 21st Century’<sup>5</sup>, which argued that the Garden City principles could help overcome the stigma of building new communities that have too many poor developments and inadequate infrastructure provision. The document sets out that *“we must find a way to move forward into a new era of building attractive, resilient and sustainable places. Where better to start this journey than to rediscover and re-imagine the high-quality, collaborative and pioneering spirit of the Garden Cities for the 21st century.”*
- 4.3

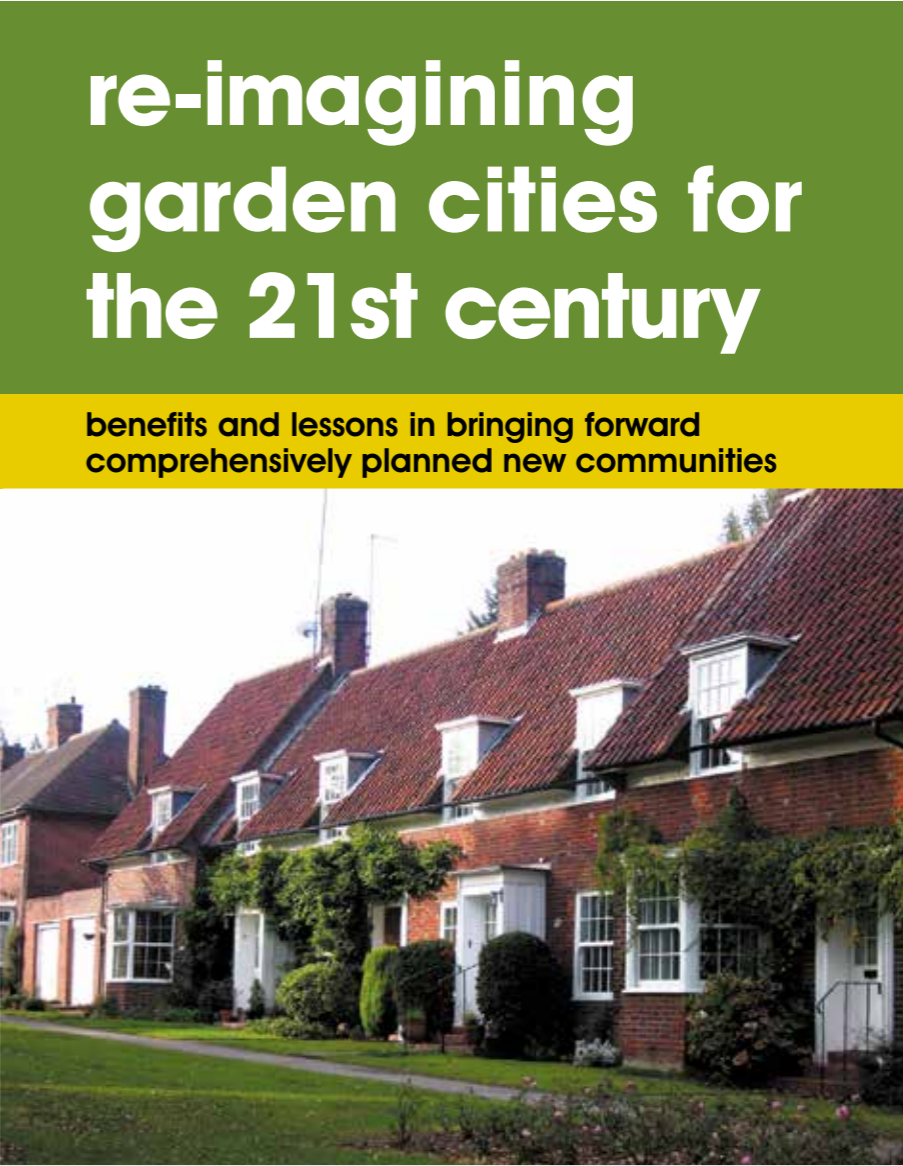
A former Chief executive of the TCPA, Kate Henderson said *“the TCPA wants to bring together the pragmatic lessons of the garden cities in taking forward new, comprehensively planned new communities.”*
- 4.4

The National Planning Policy Framework<sup>6</sup> was published in March 2012, at Paragraph 52 it states:  
  
*“The supply of new homes can sometimes be best achieved through planning for larger scale development, such as new settlements or extensions to existing villages and towns that follow the principles of Garden Cities.”*
- 4.5

In February 2015, Lord Matthew Taylor, who advises the Government and has advised a number of successive UK Governments on planning policy, published ‘Garden Villages: Empowering Localism to Solve the Housing Crisis’. This Report sets out *“many small new ‘garden communities’ are needed (as well as some larger ones) if we are to scratch the surface of the housing problem in a locally responsive way reflecting the principles of localism.”*
- 4.6

As Lord Matthew Taylor added, *“a single new garden village in each rural English local authority would create around a million extra homes – the homes we need, with the space and gardens, infrastructure, services and employment that people want, all without destroying the places we know and love.”*

5. Re-imagining Garden Cities for the 21st Century, published 2011  
6. National Planning Policy Framework, published 2012



TCPA June 2011

# the garden city opportunity

## a guide for councils



**The multiple benefits of place-making and healthy new communities.**

The Garden City Opportunity – A Guide For Councils (Town and Country Planning Association)

4.7 The National Planning Policy Framework has since evolved but continues to see Garden Settlements as an important town planning solution to meet our development needs. The Ministry of Housing, Communities and Local Government has set out the following description to define the constituent parts of a garden community:

- *A purpose built new settlement, or large extension to an existing town.*
- *A community with a clear identity and attractive environment.*
- *It provides a mix of homes, including affordable and self-build.*
- *Planned by local authorities or private sector in consultation with the local community.*

*As well as building new homes, the communities develop:*

- *Job opportunities.*
- *Attractive green space and public realm areas.*
- *Transport infrastructure, including roads, buses and cycle routes.*
- *Community infrastructure, schools, community and health centres.*
- *A plan for long-term stewardship of community assets.*

4.8 It is clear that the renaissance of Garden Communities provides a practical town planning solution for addressing our housing crisis. That solution can be delivered at Upper Swallick Garden Community.

4.9 The Trustees of the Portsmouth Settled Estates are committed to establishing a positive legacy for the Estate and see the proposed Garden Community at Upper Swallick as a unique, practical and exciting opportunity to deliver housing and growth needs using Garden Settlement principles at Basingstoke and Deane. This will also be delivered with the objective of securing net gains to natural capital.

4.10 Upper Swallick Garden Community presents a sound and sustainable solution to meeting our required social and economic needs and whilst addressing the housing and development delivery problems we face.

# 5.0 Upper Swallick Garden Community – A Unique Opportunity

## OPPORTUNITY

- 5.1 Britain is currently suffering a massive housing crisis, with the Government’s aim being to deliver at least 300,000 homes per year by the mid-2020’s to help meet our housing needs.
- 5.2 Basingstoke and Deane struggles to demonstrate 5 years’ worth of land for housing delivery. Indeed, since 2011 year on year the Council has been unsuccessful in delivering new homes at the rate required to meet its annual housing targets. The exception being the 2018/19 annual monitoring year. Long term planning decisions therefore need to be made now to avoid those difficulties arising again in the future. The best way to achieve that is to introduce a development plan with a greater diversity of strategic growth points, delivering a broad diversity of homes built by a wider diversity of home-providers.
- 5.3 The Council is at the early stages of planning how best to deliver its development needs to the 2040’s and beyond. The updated local plan will set the vision and framework for future development in the Borough, building upon and helping to deliver the Council’s Horizon 2050 which sets a wider vision for change and growth in the Borough over the longer period.

## SUPPLY/DELIVERY

- 5.4 More often than not, the promotion of new settlements and / or large urban extensions to existing settlements are complicated by multiple landownerships where a range of promotional agreements and option agreements negotiated with various developers and housebuilders can complicate land assembly and the value equalisation required to deliver infrastructure.
- 5.5 However, the study area here is under single ownership of the Trustees of the Portsmouth Settled Estates and is deliverable, developable and viable in that:
- the Trustees are willing to develop site;
  - the Trustees are willing to undertake technical work to demonstrate site is suitable; and,
  - land is available now.
- 5.6 The study area can add to Basingstoke and Deane’s diversity of opportunity in securing new housing and delivering the Borough’s growth needs in a manner that has sound transport connections.

- 5.7 It can deliver around 2,500 homes which will –
- Create diversity in a range of high quality homes;
  - Widen opportunities for home ownership;
  - Deliver affordable housing;
  - Significantly contribute to Basingstoke and Deane’s housing requirement; and,
  - Incorporate a comprehensive landscape and transport led approach to design, delivered in a manner that is green<sup>7</sup>, secure, characterful and popular.
- 5.8 The study area identifies sufficient land area in order to provide a holistic approach to delivering housing, employment, country area retention, whilst incorporating the following principles of Garden Settlements:
- Strong vision, leadership and community engagement;
  - Land value capture for the benefit of the new community;
  - Community ownership of land and long-term stewardship of assets;
  - Mixed-tenure homes and housing types that are genuinely affordable;
  - Beautifully and imaginatively designed homes with gardens, combining the best of town and country lifestyles to create healthy and vibrant communities (including opportunities to grow food);
  - A range of local jobs at the Garden Community and wider afield at Basingstoke which are within easy, convenient and quick commuting distance of the new homes;
  - Development that enhances the natural environment, providing a comprehensive green infrastructure network, including a significant amount of new woodland planting and other net biodiversity gains, and that uses zero-carbon and energy-positive technology to ensure climate resilience. Biodiversity and natural capital net gains will be delivered;
  - Strong local cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods;
  - Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport; and
  - Contributing to strategic housing needs.

7. Employing the principles of Natural Capital Accounting.

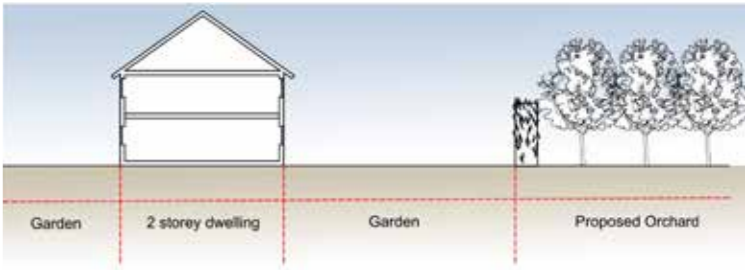
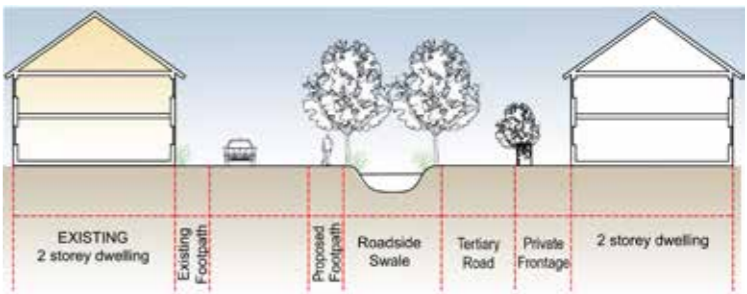
- 5.9 A key feature of Upper Swallick Garden Community will be the approach taken, from day one, to ensuring a resilient community designed to meet the challenges posed by climate change. Even at this early stage, it is proposed to plant in excess of 100ha of woodland, having the potential to capture 3,500 tons of CO2 per annum.
- 5.10 The location of Upper Swallick Garden Community facilitates phased organic development of study area, supported by Basingstoke's higher order services and facilities within convenient reach within 15 minutes by bicycle or within 8 minutes by a rapid transit quality bus service.
- 5.11 The size and scale of Upper Swallick Garden Community will ensure greater self-containment and improve the separate but inter-related roles and functions of settlements; it will also focus on investment along the new high street and provide an environment to support a range of job opportunities.
- 5.12 Development of the study area for a new stand-alone Garden Community represents an intelligent use of land. The social and economic benefits of establishing a Garden Community here are immense, with the delivery of around 2,500 homes including affordable housing, employment facilities, new school, medical facilities, improved transportation and utility infrastructure, open space, leisure facilities and designed within an environmental landscape and transport led approach. All developed to incorporate the principles of Garden Communities with net gains to natural capital.

LEGACY

- 5.13 The ambition of 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.
- 5.14 The settlement will have unique characteristics and act as the catalyst for change and renewal. One such characteristic will be to incorporate features of a 'Healthy New Town' based on the NHS proposals; this will shape the health of the community and provide an opportunity to rethink how health and care services can be delivered.
- 5.15 The concept for Upper Swallick Garden Community comprises the opportunity for the creation of a new sustainable growth point for the Borough. The new growth around Upper Swallick will help assist the regeneration objectives for Basingstoke by providing high quality new homes, of a wide mix and range of tenures to be built by a range of providers, including SME housebuilders and self-builders, within 8 minutes of the town centre, served by a quality rapid transit bus service. It will also contribute significantly to achieving the four priorities of the emerging Council Plan.

- 5.16 Promoting walking and cycling will form a central part of the garden community proposal. This will be achieved by creating a compact development with a variety of land uses and a focus on designing walking and cycling friendly streets and routes.
- 5.17 The garden community will also encourage cycle use through delivering cycle related facilities such as secure parking, workplace cycle storage and showers and public use charging points. Development Travel Plan and Garden Community stewardship will both provide tools for the successful delivering of these elements.
- 5.18 Overall, the concept is to provide a thriving wholly sustainable community which is seen as a beacon for future generations.





# 6.0 Planning Policy Context

## DEVELOPMENT PLAN

- 6.1 The development plan for Basingstoke and Deane consists of the Adopted Basingstoke and Deane Local Plan, adopted in May 2016. That Plan covers the period 2011-2029. The Council is at an early stage of undertaking a review of that plan, to take planning policies into the late 2030's and even set the framework for the town into the 2050's.
- 6.2 The Council has adopted Horizon 2050, setting a vision for the future of Basingstoke and Deane. It paints a picture of the type of place residents, businesses and partners wish the borough to be in 30 years' time. The Council has yet to publish an Issues and Options consultation, however, Horizon 2050 clearly provides a framework and road map to inform the emerging Local Plan review.
- 6.3 The Trustees of the Portsmouth Settled Estates believe that a new garden community based at Upper Swallick can achieve many of the shared objectives and help to achieve the ambitions of Horizon 2050.

## NATIONAL PLANNING POLICY FRAMEWORK (THE FRAMEWORK) FEBRUARY 2019

- 6.4 The Framework sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local people and their accountable Councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.
- 6.5 The purpose of the planning system is to contribute towards the achievement of sustainable development and as such the Framework identifies three dimensions to sustainable development; economic, social and environmental which are explained as follows:
- An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type of development and employment opportunities are available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

- A social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
  - An environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.
- 6.6 The Framework holds a presumption in favour of sustainable development which for plan making means local planning authorities should positively seek opportunities to meet the development needs of their area with sufficient flexibility to adapt to rapid change.
- 6.7 With regard to Plan making, the Framework requires all new Local Plans to be prepared with the objective of contributing to the achievement of sustainable development trying to achieve each of the economic, social and environmental dimensions. Plans should be aspirational but realistic and should set out opportunities for development and clear policies on what will be permitted and where.

- 6.8 Local Plans should set out the strategic priorities for the area which should include; the homes and jobs needed in the area; the provision for infrastructure and transport and the conservation and enhancement of the natural and historic environment amongst other things.
- 6.9 Part of the role of the Local Plan review will be to allocate sites to promote development and flexible use of land bringing forward new land where necessary and providing detail on the form, scale, access and quantum of development where appropriate.
- 6.10 Crucially Local Plans should plan positively for the development and infrastructure required in the area, which should include meeting household and population projections and addressing the need for all types of housing and having a clear understanding of the business needs of the area.
- 6.11 With regard to the location of new housing development, **Paragraph 72** makes clear that the supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements, provided they are well located and designed, and supported by the necessary infrastructure and facilities.

# 7.0 Sustainability Objectives

## ECONOMIC DIMENSION

- 7.1 Development at Upper Swallick Garden Community will contribute to building a strong, responsive and competitive economy. It will be able to ensure sufficient land of the right type is available in the right places and at the right time to support growth innovation and the provision of infrastructure in accordance with the Framework.
- 7.2 As part of its legacy development principles, Upper Swallick will provide high-quality accommodation for new and small businesses to grow. Space for support services to strengthen innovation. The development of additional high value employment space would further enhance the Borough's, and the sub-region's economy, helping to maximise the potential of the town's existing economic clusters.
- 7.3 Clustering draws on the embedded knowledge held by existing employees and their networks to develop new ideas and companies which capture these ideas to develop new businesses or take advantage of downstream and upstream supply chain opportunities.
- 7.4 A new community based on the principals of sustainable development and resource efficiency will provide the canvas for smart economic growth.

Designed to help meet the climate emergency, and designed to be resilient to climate change, Upper Swallick will sustain and support positive economic growth and investment returns.

- 7.5 The first step in fostering an enterprising community is to develop a place that both attracts and stimulates entrepreneurial activity through an integrated community. This will be achieved at Upper Swallick by the delivery of excellence, identity, community life, healthy environments, green environments and economic vitality. The aim is to achieve this at Upper Swallick by:
  - Delivering a Creative Hub which will provide a making, designing and networking space for the community.
  - Ensuring the best homes, facilities and connectivity for home working.
  - Providing a range of flexible spaces across the business spectrum
  - Celebrating independent spirit and enabling entrepreneurship.
- 7.6 An important aspect of the proposal will be the mixing of land uses to create genuine community and place, many day-to-day functions will be fulfilled within

the garden community. A 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.

- 7.7 Importantly, the street will also frame new frontage development ensuring high levels of street character and a variety of land uses along the 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.
- 7.8 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, including Poynton High Street, Cheshire.
- 7.9 Upper Swallick Garden Community will have a variety of house types to give the flexibility for home working, encouraging micro-businesses and "accidental entrepreneurs".

- 7.10 A central creative hub with an inclusive co-working space open and approachable to the entire community with flexible desk spaces, bookable meeting rooms, front facing networking spaces with printing/copying facilities with 24/7 access.
- 7.11 Upper Swallick will offer a range of workplace units, from ground floor office units beneath homes to larger serviced offices and small workshop/marker spaces.
- 7.12 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 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 and the methods of marketing will be likewise 'indie' focused.
- 7.13 Equally important to the Economic Dimension is the commitment that the delivery of Upper Swallick Garden Community will support local SME housebuilders and self-builders, which will in turn support the wider local economy of Basingstoke.



## SOCIAL DIMENSION

- 7.14 Development at Upper Swallick will support a strong, vibrant and healthy community by providing a diverse supply of housing required to meet the needs of present and future generations. It will create a high-quality built environment, with accessible local services that reflect the wider community's needs and support its health, social and cultural well-being.
- 7.15 It is well documented that well designed green spaces are exceptionally valuable to the sense of community and can have a powerful impact on reducing health inequality and social disadvantage, saving financial costs on community centres and the NHS. Employing a system of natural capital accounting within the design and delivery stages will assist to meet those objectives, as well as securing net environmental and biodiversity gains.
- 7.16 Upper Swallick Garden Community will promote healthy lives by designing places that encourage physical activity and access to environments that promote healthy eating and nutritious food. The Trustees believe that quality green spaces deliver a range of benefits that have a real value to society, create community well-being, and enhance liveability as well as creating a sense of place.

- 7.17 The master plan for Upper Swallick will be designed to make physical activity, healthy living, social contact and a mindset of sustainability and wellness integral to everyday life. Its green infrastructure will provide a central backdrop to achieving that aim. Master Planning will also take the account of the best of the current place making principles to ensure matters such as intergenerational mix, social isolation and mental wellbeing are incorporated. The involvement of Public Health, and health service providers such as Clinical Commissioning Groups and Foundation Trusts, will be welcomed.
- 7.18 Homes will cover a full spectrum of house types, ownership and occupation. Homes will be provided to meet a range of access needs and levels of affordability. Homes will be designed to allow flexibility to meet changing demographic trends.
- 7.19 All too often the social aspects of new development are conveniently side-stepped in the pursuit of viability and deliverability. 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".

## ENVIRONMENTAL DIMENSION

- 7.20 Development at Upper Swallick Garden Community will contribute to protecting and enhancing the natural, built and historic environment of the Borough and can enhance biodiversity through integrated open space, landscape and surface water drainage strategies. That aim will be achieved using natural capital accounting systems.
- 7.21 Nature will be recognised as having its own value and worth. Developed areas will be integrated with green spaces and, where appropriate, a careful distinction will be made between amenity space and precious habitats.
- 7.22 The site is not constrained by any designations that renders it undevelopable. All design decisions will aim to conserve and enhance the area.
- 7.23 The area surrounding the garden community proposal enjoys a rural character connected by a range of minor roads and rural lanes. The proposal will therefore seek to manage additional traffic by incorporating sensitive traffic management techniques designed to respect the rural character.

- 7.24 The garden community will create a series of public transport hubs which are embedded in the new village structure to maximise walk and cycle catchments and ensuring bus stops are in attractive and well used spaces. This holistic approach to placemaking will maximise bus usage and help prioritise sustainable transport like bus and mass transit over private car use. The initial development concept provides bus and mass transit hubs at the Eastern gateway, village centre and at the Farleigh Road.
- 7.25 Helping to address the climate emergency we face, and to ensure homes are resilient to climate change, homes will be built to a high standard of low energy usage, water consumption and waste disposal.
- 7.26 The Borough is likely to set challenging targets for improving local air, water quality and reduced carbon emissions. The Trustees of the Portsmouth Settled Estates will work together with the Borough and its partners to create a place renowned for its legacy environment.



*"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

## 8.0 Conclusion

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- 8.1 The proposal is to create a thriving garden community at Upper Swallick which will deliver a wide range of modern innovative housing of all tenures to support the social and economic needs of the area. The development of the garden community will be guided by a design philosophy which will primarily focus on green infrastructure; including open spaces, recreation and leisure and formal and informal landscaping. This will facilitate social well-being and be funded and managed by a community trust made up of residents and employers who live, work and recreate in the community. Achieving participation and “buy-in” from the future residents and community over its extended life will be just one measure of success.
- 8.2 The Garden Community will have a heart supported by a new high street with a range of businesses, places to eat and drink and local services to support the day to day needs of the settlement. It will also deliver new employment opportunities to provide the catalyst for further economic growth and investment. Educational, health and transportation infrastructure will be significantly upgraded to ensure the community is fully sustainable. These are all achievable goals built on our wish to work collaboratively with Basingstoke and Deane Council, and with Hampshire County Council, as the Councils seek to achieve their strategic plans and address the declared Climate Emergency.
- 8.3 This proposal presents an exciting prospect to help the Borough plan and secure a sustainable solution to meet our social and economic needs but also – importantly – to deliver a truly long-lasting positive legacy for future generations.

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