

# WHITENAP INTRODUCTION



View of Romsey Abbey from Whitenap

The Ashfield Partnership is doing things differently - aiming faithfully to deliver on the vision of The Ashfield Estate established in 2008 through an Enquiry by Design process organised by The Prince's Foundation.

The Ashfield Estate recognised that it could only hope to deliver its vision if it was confident that any design would be faithfully reproduced. The Estate therefore decided that partnering with house builders would ensure practicality in the design development.

A thorough selection process was undertaken to find builders with the enthusiasm to work hard together to deliver a solution that

captures the heart and soul of the vision. The Ashfield Partnership was created, comprising C. G. Fry and Son, Morrish Builders, Wyatt Homes, and The Ashfield Estate.

Now that the other two Ashfield Estate sites are progressing - with Luzborough nearing completion and Hoe Lane submitted for planning - it is time to look ahead to Whitenap.

The Ashfield Partnership have therefore asked The Prince's Foundation to assist them in working closely with the Romsey community by holding a series of engagement events and workshops to develop the planning of Whitenap.

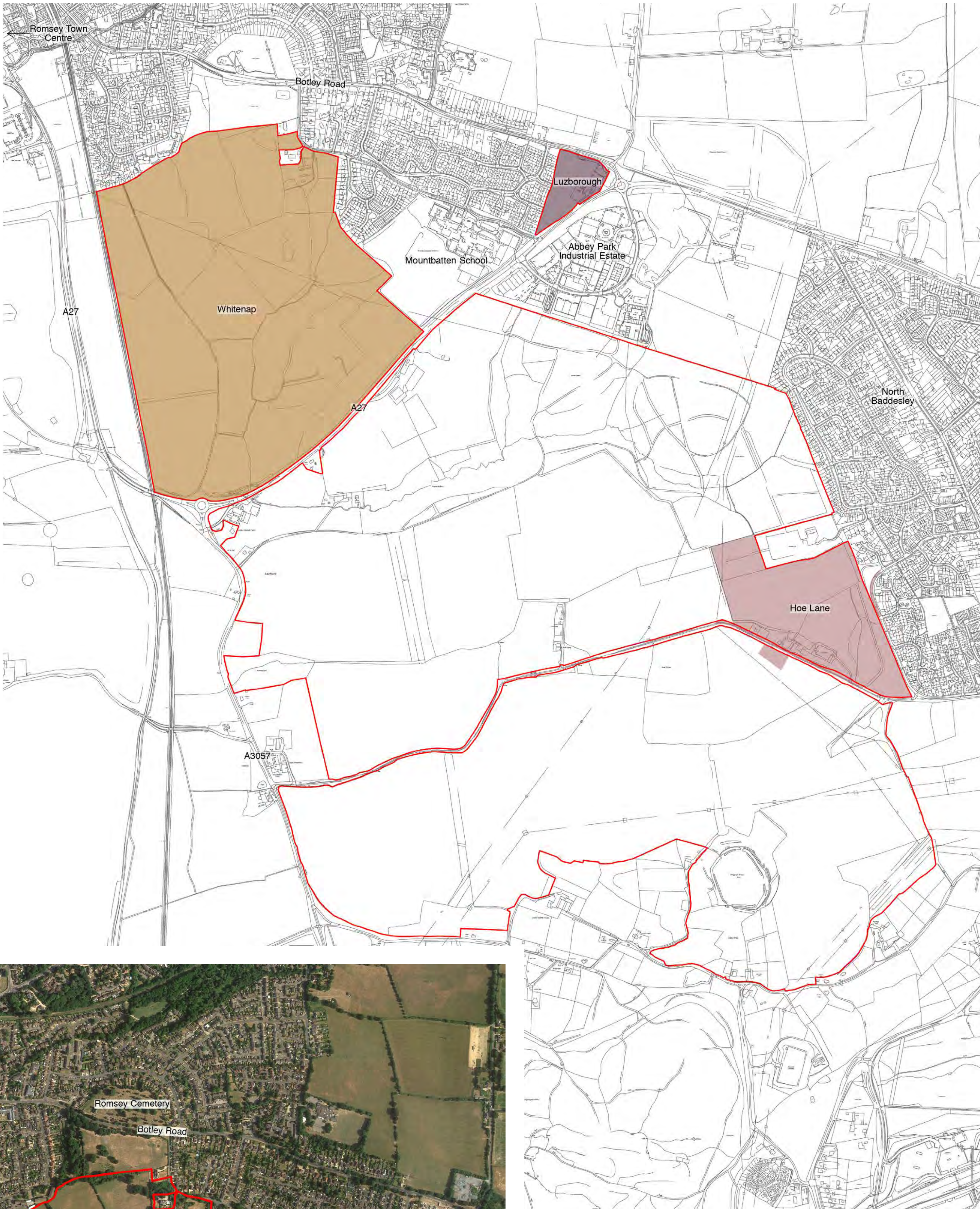


# WHITENAP

# THE ASHFIELD ESTATE

Sites allocated by TVBC  
on The Ashfield Estate

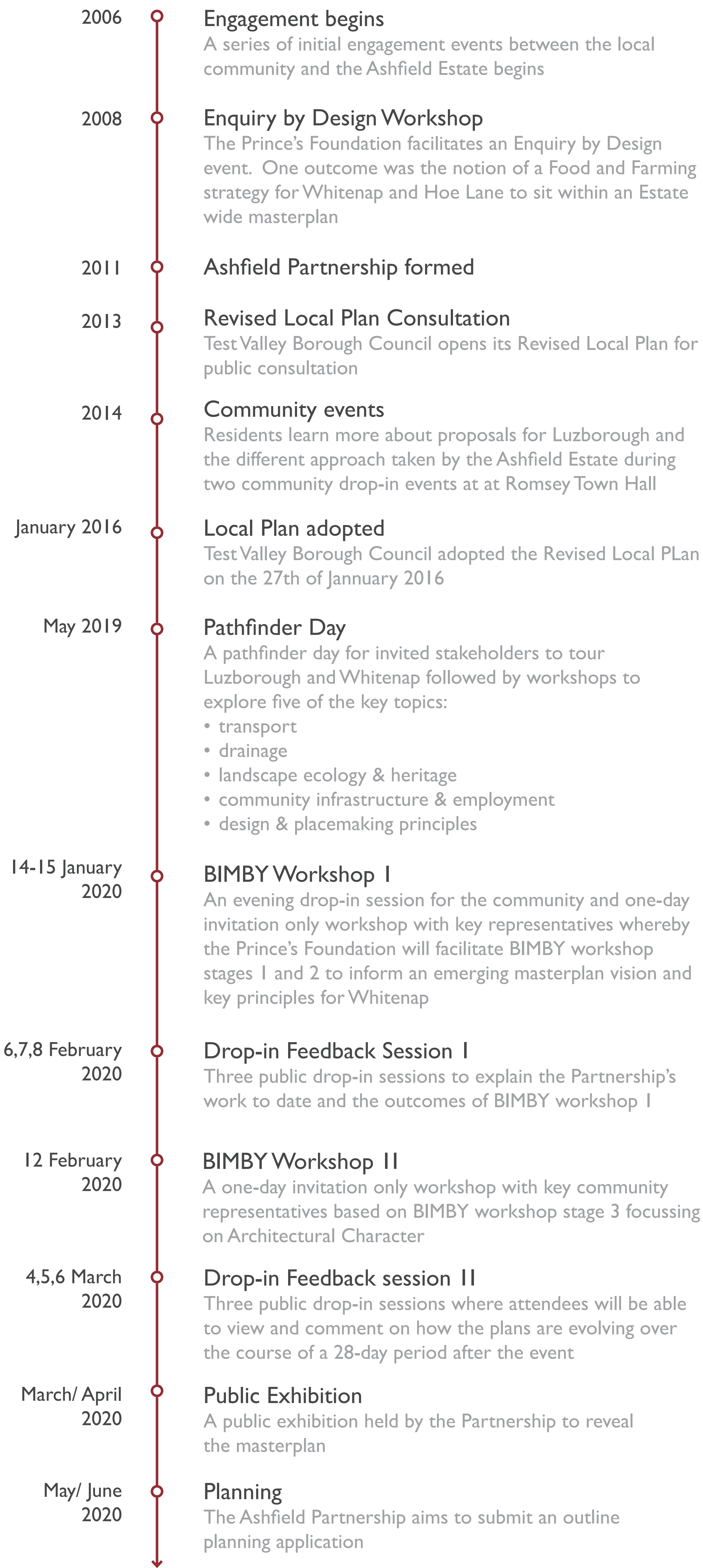
- Ashfield Estate
- Whitenap
- Luzborough
- Hoe Lane



Satellite image of Whitenap site source: GoogleEarth



# WHITENAP ENGAGEMENT



## WAYS TO ENGAGE

### THE SHOP

The Ashfield Partnership will occupy a shop in Romsey town centre - 39 The Hundred - to engage with the wider community and present the proposals emerging from the workshops. It will be the place where people can get more information and give comment. It will have limited opening hours which will be advertised online.

### WEBSITE

[www.ashfieldpartnership.com](http://www.ashfieldpartnership.com)

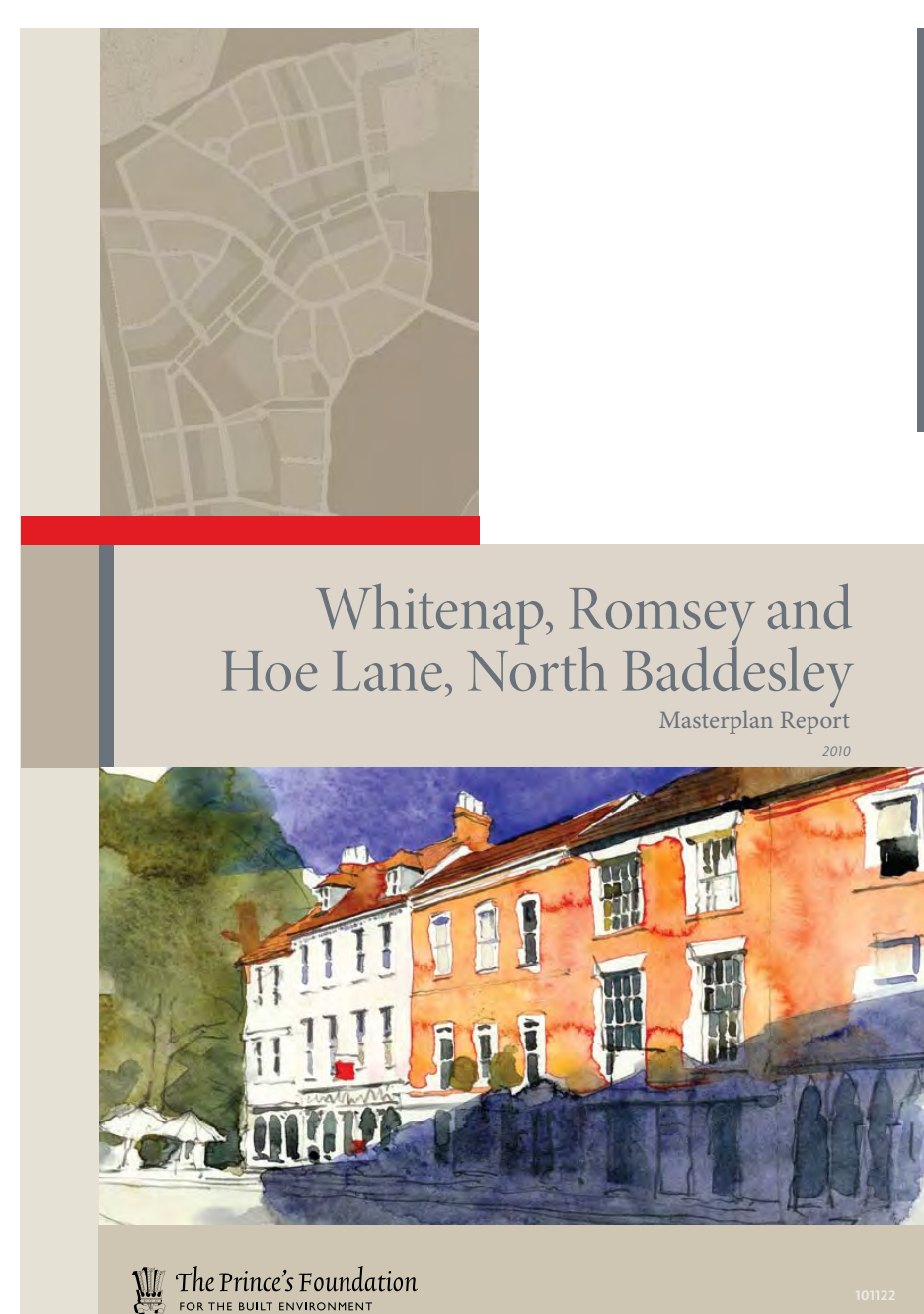
The Ashfield Partnership website will also include news updates and the proposals emerging from the workshop. It will include ways for residents to comment.



## ENQUIRY BY DESIGN 2008

In 2008 the Ashfield Estate consulted the community of Romsey through an Enquiry by Design Event. The Prince's Foundation for the Built Environment who pioneered the Enquiry by Design process were appointed by the Ashfield Estate to facilitate a week-long event engaging with local stakeholders.

Alongside a team of technical consultants the Prince's Foundation worked collaboratively with the local authority, community groups and residents to develop a vision for the creation of new communities on Ashfield Estate land. The outcomes of the Enquiry by Design process were a key set of principles and recommendations that have informed the Ashfield Partnership's vision for Luzborough, Hoe Lane and Whitenap.



Masterplan report produced by The Prince's Foundation following Enquiry by Design



2008 Enquiry by Design



Illustrative images of Whitenap from 2008 Enquiry by Design by James Hart Dyke



# WHITENAP EMERGING VISION

The Ashfield Estate is a pioneer of the Building a Legacy movement. This aims to engender civic pride in the liveable places we build for people and, in responding to local needs, serve to enhance the host community. It could not be more different from the PLC volume house builder model which, in recent times, has united people in opposition to almost all new development.

The Ashfield Partnership ensures that we can be secure in delivery, and the *Ashfield Design and Community Code* provides an enduring basis not only for control of the public realm but also to encourage positive social and environmental outcomes. The hinterland Estate will play an important part in terms of access, education, and leisure, but most importantly for the Food and Farming strategy originally discussed at the Enquiry by Design exercise in 2008.

We can only build Whitenap once and it must be a place that works for its residents, unites them with the existing community, and serves both their needs and those of Romsey. This approach requires help from local stakeholders to explore the true potential of Whitenap within its geographical and social context.

## Hoe Lane

A 38 acre site adjacent to Mountbatten Park, North Baddesley, allocated for 300 homes with scope for some workspace and other social uses. Reserved Matters Application now being drafted.



Illustration from Enquiry by Design

## Luzborough

A small development of 56 new homes adjacent to The Luzborough House nearing completion later this year.



New houses at Luzborough



Luzborough House



Sketch designs for new housing at Luzborough by George Saumarez Smith

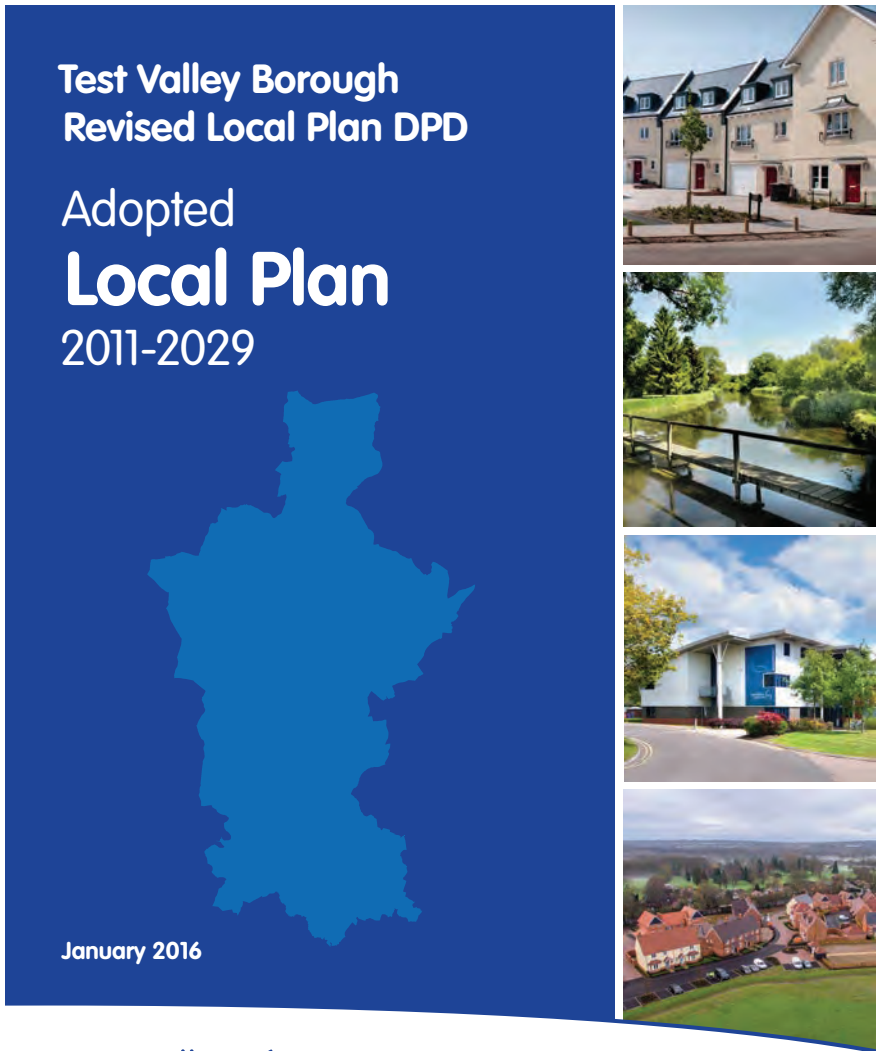


# WHITENAP LOCAL PLAN 2011-2029

The Local Plan will be the starting point for assessing a planning application for the Whitenap site. The Local Plan allocates the site for approximately 1,300 new dwellings and a range of other facilities. Policies COM3 and LE3 are site-specific policies. They are complemented by general policies relating to matters including affordable housing, parking, and public open space. The allocation plan indicates the broad disposition of possible land uses based on the information available at the time.



Whitenap Allocation Plan



## Policy COM3: New Neighbourhood at Whitenap, Romsey

A new neighbourhood of approximately 1,300 dwellings together with a range of facilities is proposed to the south of Romsey at Whitenap (see Map A).

Development will be permitted subject to the provision of:

- affordable housing provision in accordance with policy COM7;
- community and education facilities, including a primary school, community hall and local centre comprising a number of uses, to meet the needs of the new community;
- public open space provision in accordance with policy LHWI with the parkland requirement being met on the northern boundary;
- landscaping to be provided including:
  - a landscape belt of approximately 20 metres along the southern boundary adjoining the A27/ A3057;
  - a landscape belt of approximately 10 metres along the eastern boundary adjoining Mountbatten School;
  - new landscape and biodiversity corridors linking Beggar'spath Wood to the countryside to the south;
  - retention of existing landscaping along the western boundary of the site with the A27/ A3057;
- retention and enhancement of Beggar'spath Wood;
- access to the development to be provided by;
  - vehicular access to the A27/ A3057 junction (Ashfield Roundabout);
  - vehicular access to a new junction to the east of Ashfield Roundabout
  - vehicular access to Whitenap Lane to serve development at Whitenap Barns;
  - pedestrian/cycle links to Botley Road, Whitenap Lane, Tadburn Road and the A27/ A3057 via a new bridge over the railway line;
  - pedestrian/cycle route within the proposed landscaping adjoining the A27 to Whitenap Lane;
- off site improvements to the transport network to manage the impact of additional movements including:
  - A27/ Botley Rd
  - A27/ Rownhams Lane
  - A27/ A3090
  - A3057/ M271
- 8.0 Ha per 1,000 population of land at Beggar'spath Wood and Luzborough Plantation (Map C) to be provided to mitigate the impact of the development on sites of European importance.

## Policy LE3: Land at Whitenap, Romsey

Approximately 6ha of land for employment (Class B1 and B2) is proposed to complement the new neighbourhood at Whitenap, Romsey proposed under Policy COM3 (see Map A). The main location for the employment allocation will be met at the southern end of the site. Any future employment development will be permitted provided that:

- the landscaping complement that proposed as part of the Whitenap proposal (Policy COM3)
- a landscape belt of approximately 10m width between the site and the residential development contained within Policy COM3 is provided;
- the design and layout of the employment site respects the approach to Romsey and proposed new neighbourhood;
- access to the development will be via;
  - new vehicular access at the junction of the A27/A3057
  - pedestrian and cycle routes to the proposed residential development
- off site improvements to the transport network in conjunction with Policy COM3.



# WHITENAP WORK TO DATE

The Ashfield Partnership and its consultants have now completed a number of baseline site surveys and technical information gathering exercises for the Whitenap site, allocated by Test Valley Borough Council in its adopted Local Plan.

The Ashfield Partnership held a “Pathfinder Day” at the Town Hall on Friday 24<sup>th</sup> May 2019.

The aim of the event was to start to identify the ingredients for a scheme based on legacy principles, namely, how the development can help to serve the long-term interests of its host town. This was part of the approach established during the Enquiry by Design exercise in 2008.

The Pathfinder workshop was attended by community representatives from the membership of Romsey Future. The focus of the event was to discuss the physical attributes and constraints of the site established by recently completed site investigations, in order to explore the key issues and inform the future design of the Masterplan. Part of the workshop process included site visits to Whitenap and Luzborough.

The event included discussions with specialists focussing on:

- Place Making
- Ecology
- Services
- Jobs & Community
- Communications & Transport

## PLACE MAKING

Place Making focussed on both the philosophical question of how Whitenap would relate to Romsey centre, and realism about increases in footfall. Discussion points included:

- The meaning of Place Making, i.e, providing a sense of community with intuitive layout, interesting features and suitable services.
- If the open space separating Tadburn from Whitenap is necessary and how the cycle/pedestrian pathway would link into the Tadburn Road.
- Where the neighbourhood centres of the development should be. Consideration given to two or three centres to facilitate walkability.
- The role/ size/ function of the park in the north
- Views on the location of the school and areas of employment use.



Market Place, Romsey

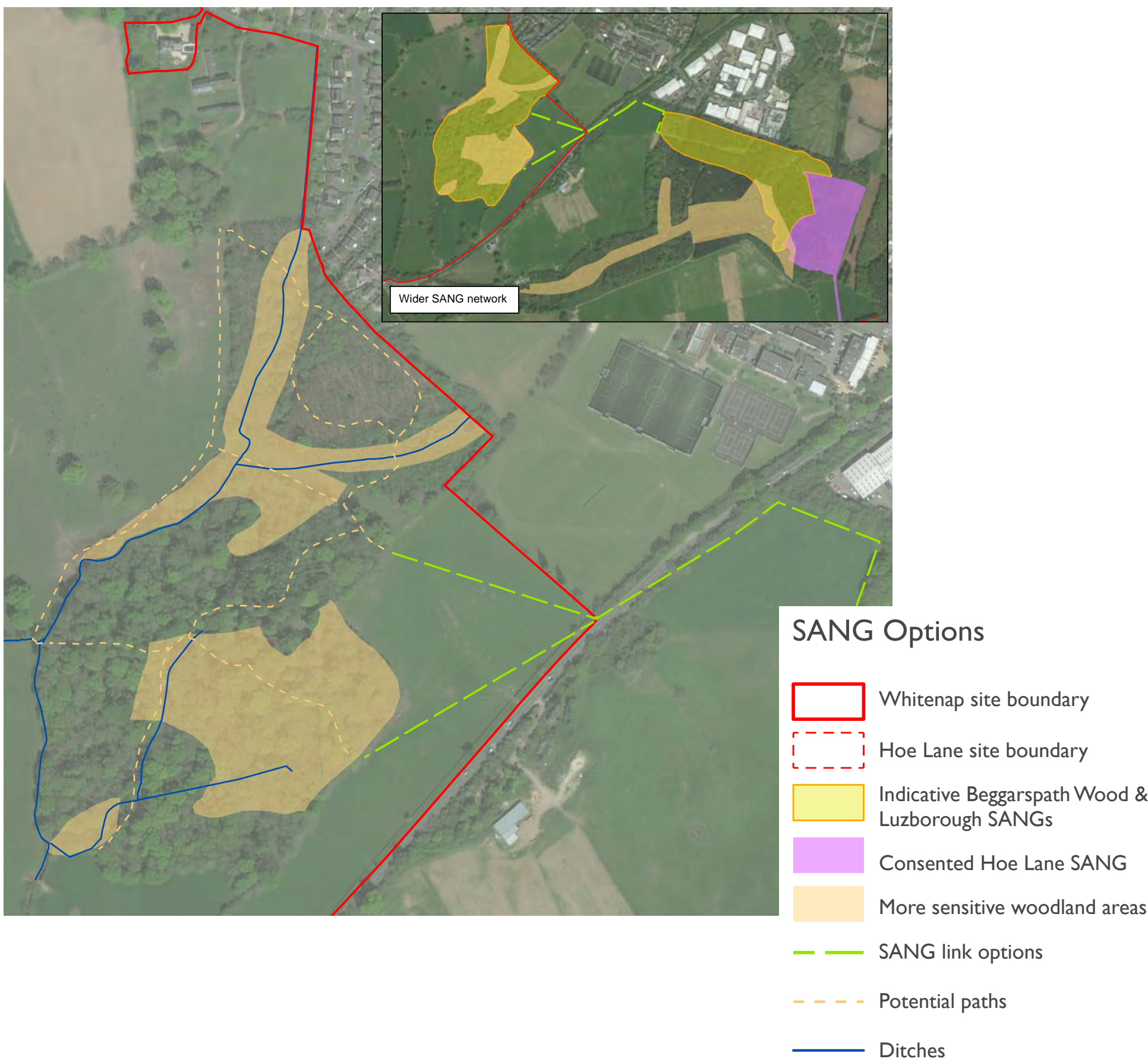
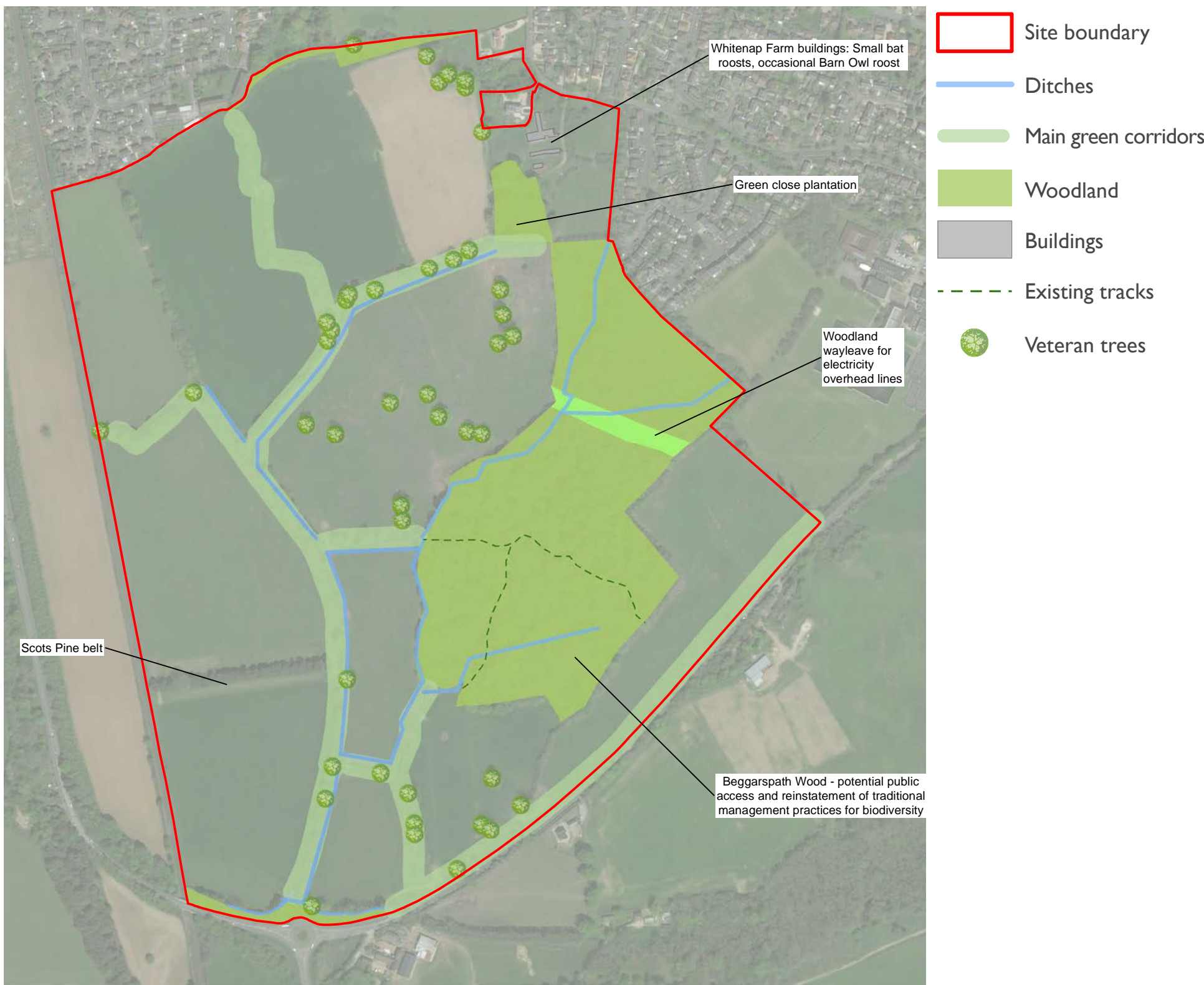


# WHITENAP WORK TO DATE CONT.

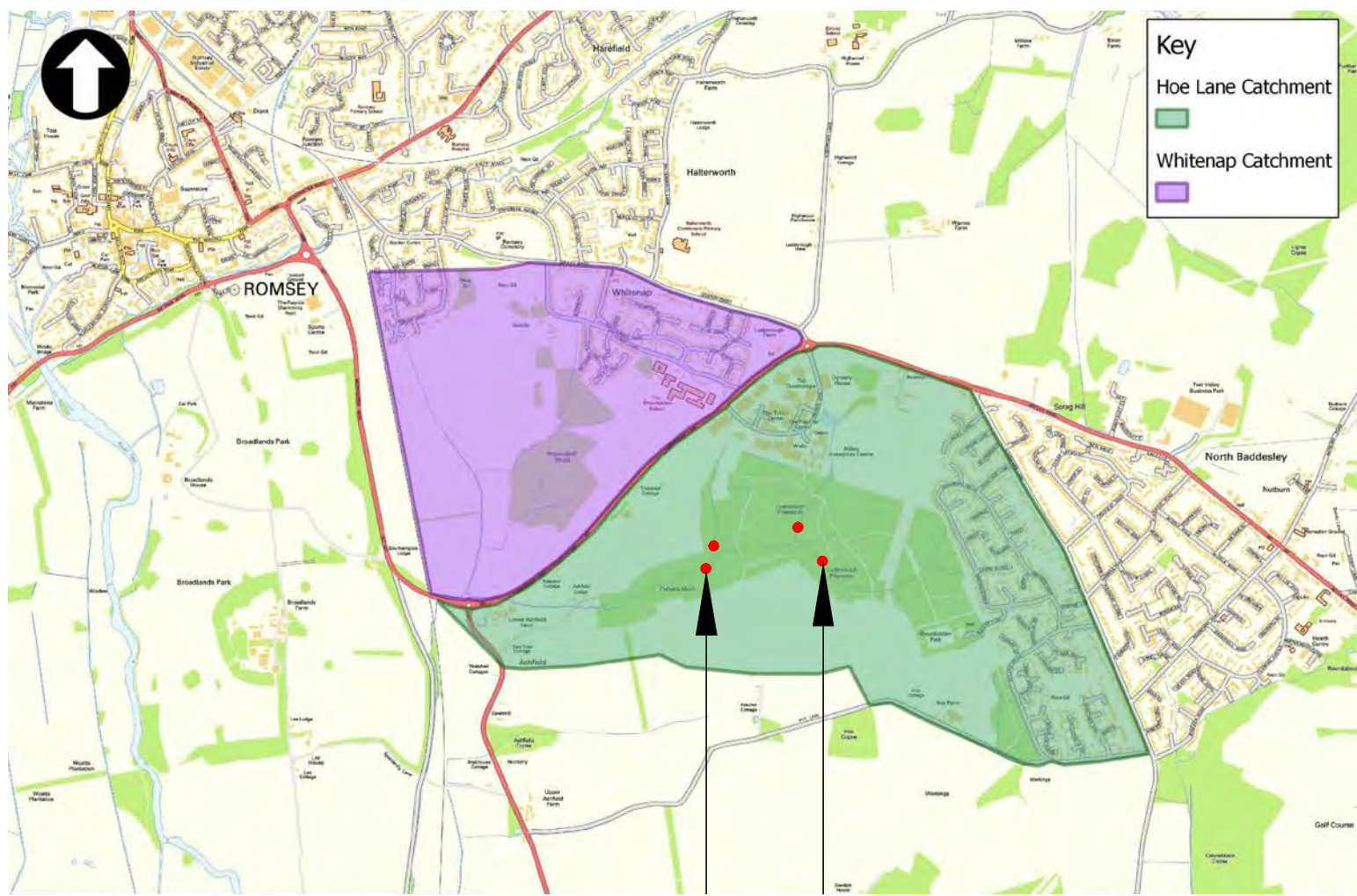
## ECOLOGY

Ecology discussions included:

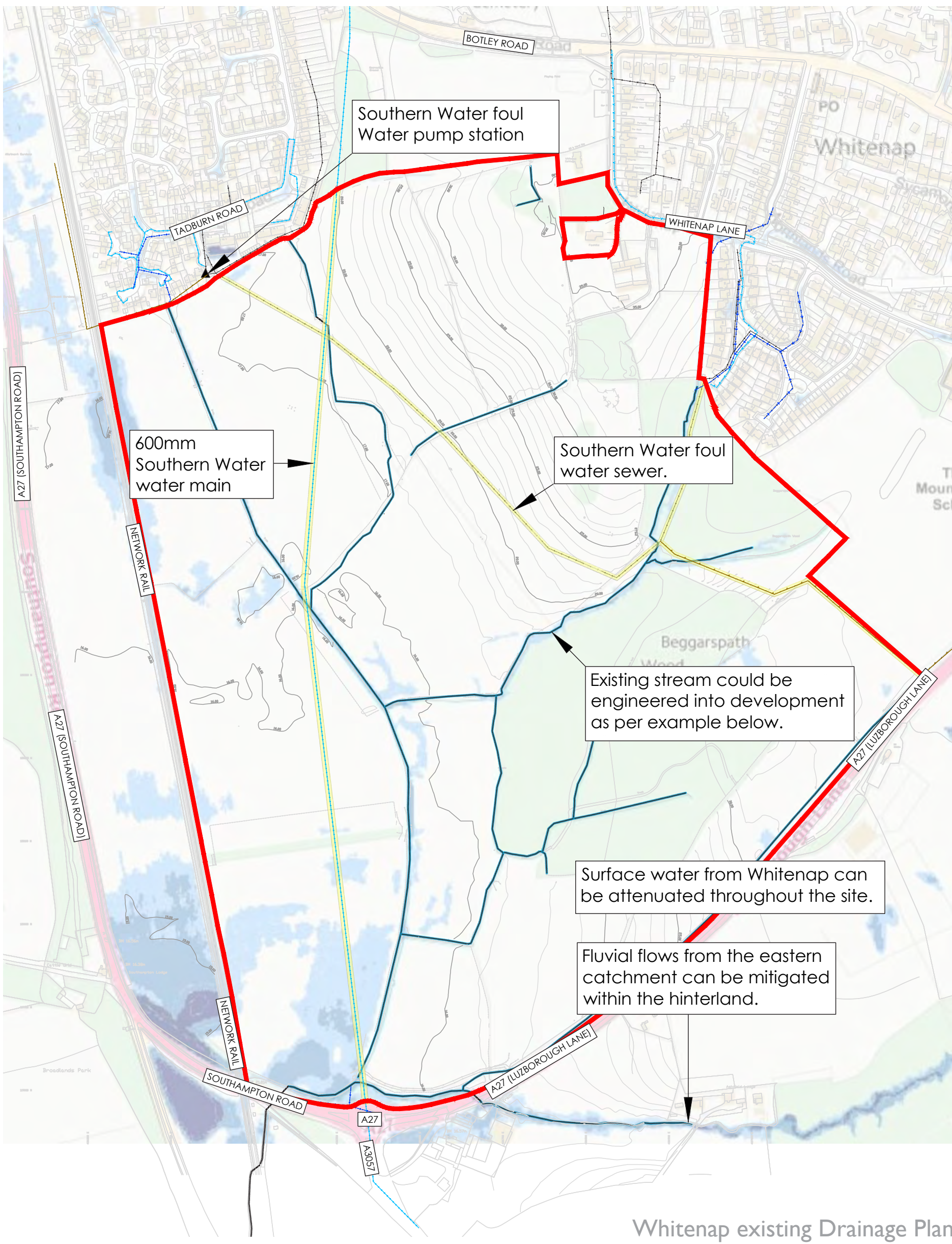
- Identifying the benefits that would come from removal of a short belt of Scots Pine trees.
- How to incorporate Beggarspath Wood and opportunities for pathways through it.
- How to deter the dumping of garden waste and encourage community pride/ use of the green space.
- Consideration of the wider landscape network including Suitable Alternative Natural Green spaces (SANG) in the Luzborough Plantation, which should be publicly accessible and positively managed.



Whitenap  
existing Drainage  
Catchment Plan



Existing flood flows could be attenuated within the Luzborough Plantation and Parkers Moor areas possibly using 'Leaky Dams'



## SERVICES

Services issues included:

- Considerations to “underground” the HV electricity grid passing across the Whitenap site.
- The need to resolve the water route underneath the A27 at the Ashfield roundabout, in order to provide a solution for rainwater run-off from the site.



# WHITENAP WORK TO DATE CONT.

## JOBS & COMMUNITY

The Jobs and Community discussion focussed on:

- The allocation of space for “employment provision” and its location.
- The use of the Whitenap barns for etail use, possibly relating to the Food and Farming strategy.
- General facilities.
- The community synergy, which should develop from the appropriate location of the new primary school. Thoughts were that the primary school design should allow for out of school hours use by residents.



Existing social and community facilities

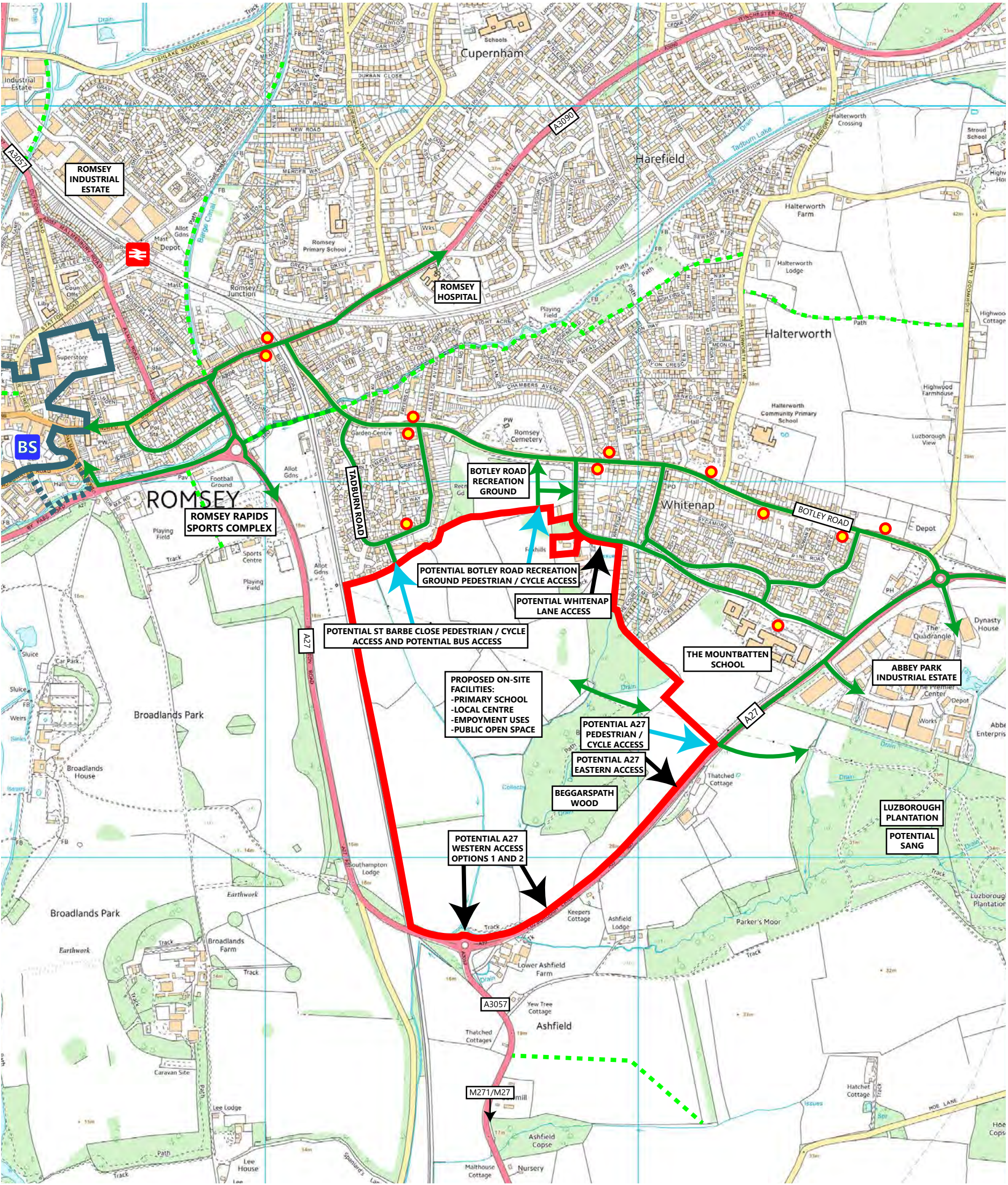
Shops	Healthcare	Recreation	Schools
<div>1</div> The Co-op, The Hundred	<div>1</div> Abbey Mead Surgery	<div>1</div> War Memorial Park	<div>1</div> The Romsey School
<div>2</div> Aldi, The Hundred	<div>2</div> Alma Road Surgery	<div>2</div> Fishlake Meadows Nature Reserve	<div>2</div> Romsey Abbey C of E
<div>3</div> Waitrose, Alma Road	<div>3</div> Nightingale Surgery	<div>3</div> Oxlease Meadows Playground	<div>3</div> Romsey Primary School
<div>4</div> Spar, Greatbridge Road	<div>4</div> Romsey Hospital	<div>4</div> Abbotswood Nature Reserve	<div>4</div> Cupernham Junior School
<div>5</div> Mercer Way Stores	<div>5</div> Beauchamp Dental Surgery	<div>5</div> Romsey Town Football Club	<div>5</div> Cupernham Infant School
<div>6</div> Co-op, Winchester Hill	<div>6</div> Heatherstone Dental Practice	<div>6</div> Romsey Rapids Sports Complex	<div>6</div> Yellow Dot Nursery
<div>7</div> Co-op, Botley Road	<div>7</div> Wordsworth House Dental Practice	<div>7</div> Romsey Rugby Football Club	<div>7</div> Abbotswood Pre-School and Day Nursery
<div>8</div> Co-op, Saxon Way	<div>8</div> My Dentist	<div>8</div> Romsey & Abbey Tennis Club	<div>8</div> Stroud School
<div>9</div> Nisa Local/Post Office	<div>9</div> Abbey Orthodontics	<div>9</div> Botley Road Park	<div>9</div> Halterworth Primary School
<div>10</div> Co-op, Seymour Lane		<div>10</div> Tadburn Nature Reserve	<div>10</div> Mountbatten School
<div>1</div> The Luzborough House		<div>11</div> Baddesley Common and Emer Bog	
<div>2</div> Abbey Park Industrial Estate		<div>12</div> Fishlake Meadows Playground	
		<div>13</div> Mercer Way Playground	

## COMMUNICATIONS & TRANSPORT

The Adopted Revised Local Plan calls for pedestrian and cycle access on to the Tadburn Road, into the Botley Road Recreation ground, on to Whitenap Lane by the disused barns, and across the railway to Southampton Road. It also specifies vehicle access at the barns, on to the A27 by Ashfield Roundabout, and additionally further East. Discussion covered:

- Pedestrian, cycle, and vehicle access to the site.
- Bus routes.
- The consequential increase in traffic on the Botley Road.
- Is a bridge over the railway necessary?
- The Ashfield roundabout access made complicated by differing ground levels and by surface water drainage.
- The railway halt and related technical challenges.
- Improvement of the Tadburn towpath to make cycling possible and offer a potentially better alternative pedestrian route to the town centre.

Whitenap existing Transport Plan



LAND AT WHITENAP, ROMSEY TRANSPORT BOARD	
KEY	
<div></div>	ROMSEY RAILWAY STATION
<div></div>	ROMSEY BUS STATION
<div></div>	BUS STOP (APPROXIMATE LOCATION) - PLEASE NOTE THERE ARE ADDITIONAL BUS STOPS ON TADBURN ROAD - BUS STOP CLOSEST TO ST BARBE CLOSE SHOWN
<div></div>	EXISTING PUBLIC RIGHT OF WAY (FOOTPATH)
<div></div>	KEY PEDESTRIAN AND CYCLE ROUTES



# WHITENAP

## WHAT'S HAPPENING

The Ashfield Partnership have asked the Prince's Foundation, together with Copper Consultancy to facilitate a community and stakeholder workshop as part of the masterplan visioning exercise for Whitenap, Romsey.



Applying elements of the BIMBY Toolkit allows the community, the developer, and the local authority to consider and envisage together appropriate character and place principles.

### WHAT'S HAPPENING NOW

On the 14-15<sup>th</sup> of January and 12<sup>th</sup> of February, the Prince's Foundation is using its BIMBY planning toolkit (*Beauty in my Back Yard*, <http://bimby.org.uk>) to structure a community engagement event, which will start to consider a masterplan vision for the site and suggested architectural character.

#### TUESDAY 14<sup>TH</sup> JANUARY

An afternoon and evening public drop-in session to introduce the wider community to the project and the public engagement thus far. Two exercises shall be undertaken which will help identify issues and opportunities related to the development:

- 1) **Rating Your Area**
- 2) **Mapping Quality of Place**

#### WEDNESDAY 15<sup>TH</sup> JANUARY

A one-day workshop session for invited stakeholders and community representatives. This workshop focuses on an understanding of the site; issues, constraints and opportunities; and an emerging 'Vision' for the site.

#### WEDNESDAY 12<sup>TH</sup> FEBRUARY

A second workshop session for invited stakeholders and community representatives. This workshop focusses on character and building typologies.

### USING BIMBY- 3 STEPS

#### Step 1: Getting to know the area

- |                |  |
|----------------|--|
| <i>Aims</i>    | <ul style="list-style-type: none"><li>• Bring people together</li><li>• Share local knowledge</li><li>• Identify broad issues</li></ul>                                    |
| <i>Actions</i> | <ul style="list-style-type: none"><li>• 'Rating Your Area' exercise</li><li>• - identify &amp; map area's 'assets'</li><li>• 'Quality of Place' mapping exercise</li></ul> |

#### Step 2: Links and Connections/ SWOT

- |                |   |
|----------------|---|
| <i>Aims</i>    | <ul style="list-style-type: none"><li>• Assess connectivity of site and 'stitching' into the local fabric.</li><li>• Gain a better understanding of site including constraints and opportunities.</li></ul>                             |
| <i>Actions</i> | <ul style="list-style-type: none"><li>• Identify and map neighbourhood elements such as locations of main routes, shops, schools, community facilities, etc.</li><li>• Review and agree the 'Principles for Good Placemaking'</li></ul> |

#### Step 3: Character and Buildings

- |                |  |
|----------------|--|
| <i>Aims</i>    | <ul style="list-style-type: none"><li>• Identify / agree character, materials, and design features that represent character of area and development.</li></ul> |
| <i>Actions</i> | <ul style="list-style-type: none"><li>• Draw together acceptable building/house types, materials, and details in an agreed guidance format.</li></ul>          |