

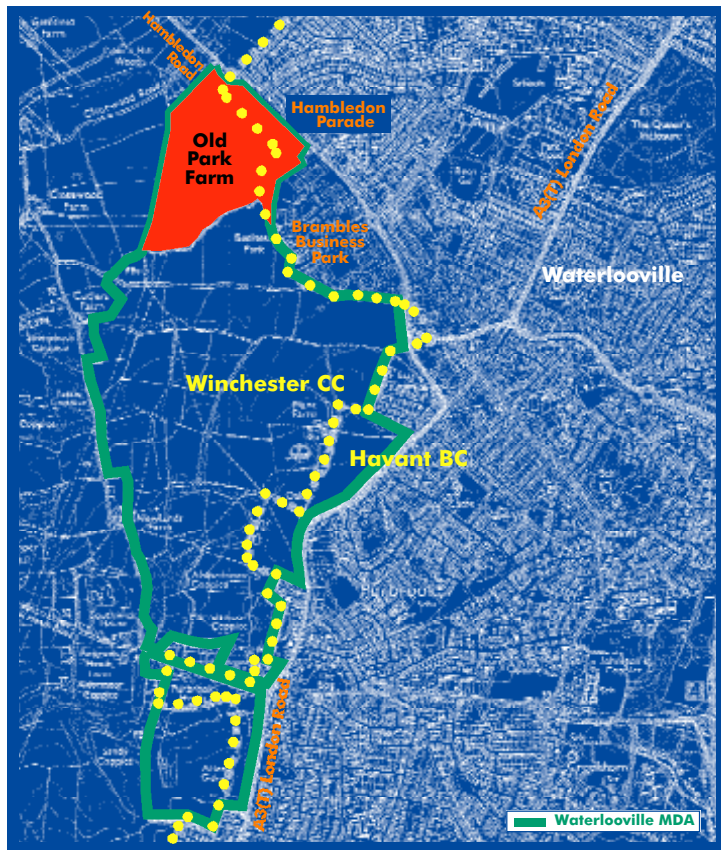
**APPLICATION  
REVISED**



George Wimpey

# OLD PARK FARM

The northern part of the  
WEST OF WATERLOOVILLE MAJOR DEVELOPMENT AREA \*



## OUTLINE PLANNING APPLICATION

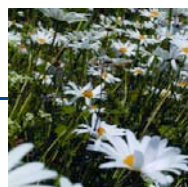
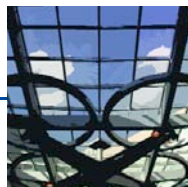
for  
Residential, employment, mixed use and open space areas  
(38 hectares / 94 acres)

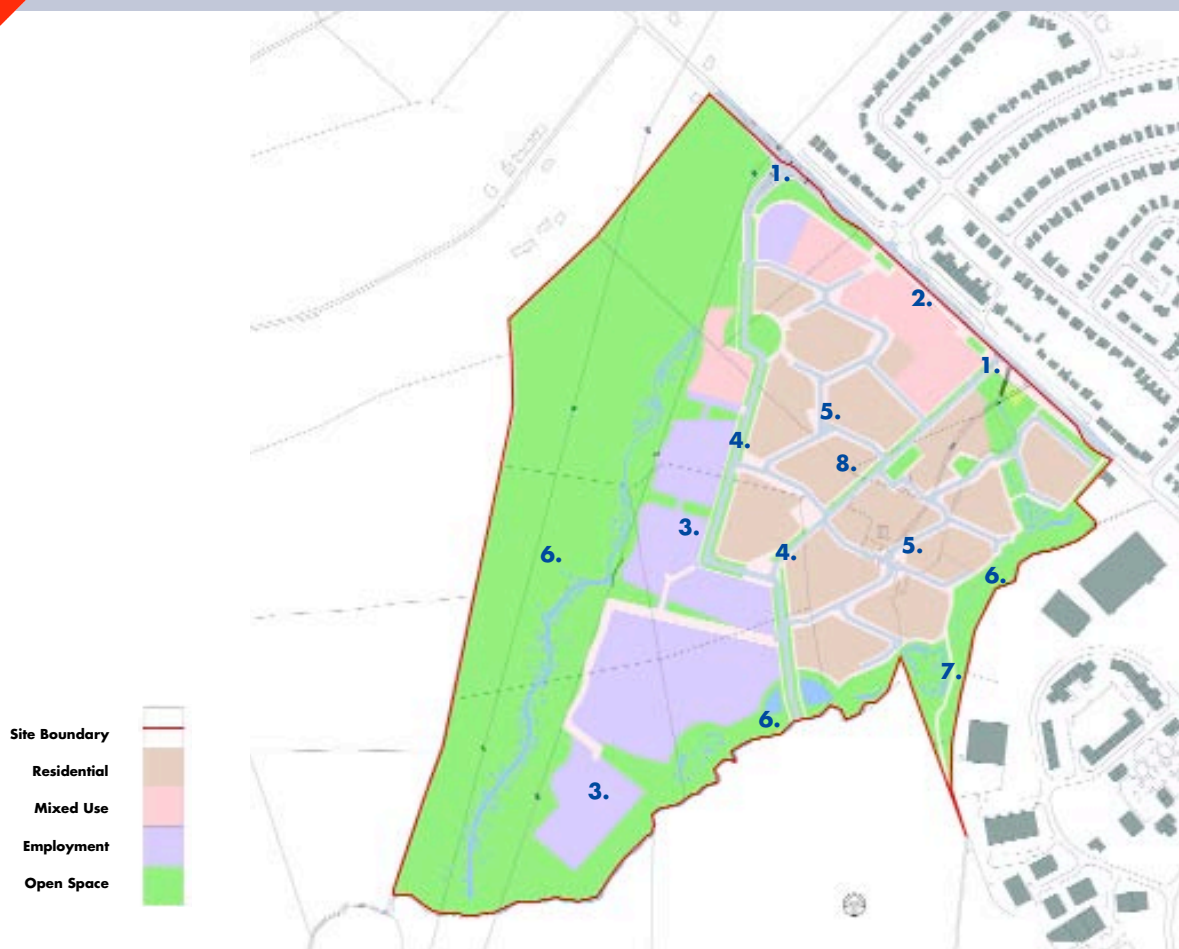
### The outline planning application now comprises:

- 450 homes (and 24 live/work units)
- 1950 m<sup>2</sup> of uses such as retail, food and drink, offices, community buildings etc
- 7.1 hectares of varied employment uses, including 0.75 hectares for a Household Waste Recycling Centre
- 17.2 hectares of open space
- Two junctions to Hambledon Road and internal roads, footpaths and cycleways

The type and size of houses available will be varied and include affordable properties. Financial contributions will be negotiated for a range of community, education and transport works, including improvement to junctions off-site. It is intended that Hambledon Road, in the vicinity of Hambledon Parade shops, will be enhanced creating an attractive entrance to Waterlooville

\*As allocated in the Hampshire Structure Plan and the Winchester City and Havant Borough Local Plans





REVISED  
ILLUSTRATIVE  
MASTERPLAN

## Principal changes from March 2005 scheme:

**1. Revised access positions are shown onto Hambledon Road with the point close to the power lines at the north west now being the main site entrance.**

*This helps integration between the existing development and the new area allowing for easy pedestrian and cycling crossing. The previous arrangement meant Hambledon Road needed to be widened considerably in front of the Parade to allow for waiting and turning vehicles.*

**2. The mixed use area on Hambledon Road has been reduced in floor area with less retail space and a more convenient public parking area is provided.**

*There was concern that new shops might detract from the retailing on Hambledon Parade or could lie empty. The car park will be next to a new Hambledon Road pedestrian crossing so people will be able to use it while shopping at Hambledon Parade or visiting live/work or other commercial units in the new scheme.*

**3. A Household Waste Recycling Centre (HWRC) is now included in the south west corner of the site and the employment land layout is more suited to smaller units.**

*The Councils had provision of a HWRC as a priority because the existing centre on Hambledon Road is outdated and too cramped. Wimpey will provide the land for the new efficient split level facility. Studies have shown that most future employers will require small or medium units rather than large ones.*

**4. The main road pattern within the site has been amended.**

*This means that planned employment land (and the HWRC) can be reached without the associated traffic passing many new houses. Sites can also be made available to provide jobs sooner.*

**5. The minor road pattern within the site has been amended.**

*By changing the alignment of roads many more houses will be able to gain from an orientation close to south which means that, with passive solar gain, energy will be saved.*

**6. The site is to provide more informal landscaping, ponds and areas of ecological interest than previously planned.**

*The Councils have asked for playing fields to be provided on the southern part of the MDA. This has freed up land for planting and water features (as part of the sustainable drainage scheme) along the western side of Old Park Farm. On the east and south boundaries specialists have answered the authorities' call for greater bio-diversity. Walkways, areas of nature conservation and wet areas will make attractive surrounds, moving part of the Old Park Stream to the eastern edge will be beneficial to ecology and flood control.*

**7. A new bridleway is shown along the eastern edge and a potential pedestrian link into Brambles Business Park to the west.**

*The north south link will make an attractive leisure route and a link through to Brambles could reduce walking or cycling distances (e.g. to or from work, or to the Leisure Centre).*

**8. Wimpey will build all properties to the 'Eco Homes' standard of Very Good and encourage a sense of community.**

*Previously a 'good' standard was to be achieved and the new approach will mean a more sustainable development efficient in energy consumption and offering alternatives to reduce private car use. Wimpey will provide practical community initiatives for new residents and funding towards a community development officer.*