



Helping to create a 'Vision' for the North of Fareham Strategic Development Area.

Formulating Development Principles and
Design Specifications.

Report on the second Fareham SDA
stakeholder visioning workshop held on
19th June 2009.

Report on the second Fareham SDA visioning workshop – 19th June 2009

Executive Summary.

This executive summary reflects a focused and common set of outcomes from the second one-day “visioning” workshop held on the 19th June 2009.

The purpose of the second event was to respond to the results of the first “Visioning” event held on March 27th 2009 and to further contribute to the development of a vision and set of high level development principles to inform the LDF Core Strategy for the Strategic Development Area (SDA) to the North of Fareham. It did this by addressing issues relating to the character, content and locations of main, neighbourhood and employment centres within the proposed SDA; under the themes of Green Infrastructure and Open space, Community Facilities, Retail & Leisure and Employment.

The workshop was attended by 70 people representing a range of statutory and non-statutory organisations, developers and landowners. The attendees worked together in a collaborative manner to produce material that could further contribute to the production of a “vision” for the development of the Fareham Strategic Development Area.

Cross referencing of the material produced by the participants reveals six key areas of common concern formulated as high level development aims: ensuring that access to services, places and facilities is easy, convenient and within walking distance; creating high levels of variety and vitality; creating a place that supports the physical and mental health and well being of its inhabitants; achieving a distinctive development; creating development that is environmentally sensitive, with low levels of pollution, good air quality, comfortable air temperatures and a very low carbon footprint; and ensuring that the development can evolve to successfully cope with change.

These high level development aims emerged from a process where the participants were asked to address seven key development issues:

1. produce specifications for the main centre of the SDA addressing the four themes of Green Infrastructure and Open Space; Community Facilities; Retail and Leisure Facilities and Employment Opportunities;
2. produce specifications for other types of neighbourhood centres addressing the four themes of Green Infrastructure and Open Space; Community Facilities; Retail and Leisure Facilities and Employment Opportunities;
3. produce specifications for any other types of centre that the participants felt were appropriate, addressing the four themes of Green Infrastructure and Open Space; Community Facilities; Retail and Leisure Facilities and Employment Opportunities;
4. indicate where these centres might be located within the SDA area of search;
5. indicate how the areas between and around the various centres might be addressed and to indicate what they might contain and;
6. produce a set of strategic development principles; and
7. identify other emerging issues.

The main detailed outcomes of the participants' collaboration in relation to the seven key development issues are:

- **Draft development instructions relating to the main centre:**

- **Green Infrastructure & Open Space:**

- a central park should be constructed in order to increase variety and provide a prime focal point. It should include a large scale play area and wildlife areas;
 - a landmark town square connected to other parks should be provided to support a variety of events, including a regular market;

- green corridors should radiate out from the centre to connect with other neighbourhoods as part of a green network of footpaths and cycle routes offering alternate access choices;
- it's essential that the centre should have large numbers of trees, including street trees, adding to the sense of it being a special place;
- water features should be constructed to add to the distinctiveness of the centre, provide opportunities for sustainable urban drainage, aid relaxation, contribute to local air cooling and provide a focal point for events and festivals.
- the centre should provide the facilities for community food production and allotments – particularly for those people with out private gardens.

Community Facilities:

- the main centre should contain a multipurpose community Centre with a hall and assembly facilities to function as a meeting point and community hub. It should be connected to the whole of the SDA by WiFi;
- a health centre/polyclinic with GP services, dentistry and pharmacy should be contained in the core of the main centre;
- early years, day care, nursery, crèche, and extended child care facilities are considered essential within the main centre;
- a bus station should be constructed to bring people into the centre and to allow access to other places such as Portsmouth, Southampton and Fareham;
- place of worship should be provided to act as a social centre means of increasing integration;
- a primary school should be provided close to homes on the edge of the centre, not in its core;

- provide a landmark library/ information/media/discovery centre in a flexible space;
- build a secondary school close to and well related to the core of the main centre;
- a public services hub/civic offices containing a job centre and housing office etc and a police station or office should be constructed in the core of the centre to provide a one stop shop for public services.

Retail and Leisure:

- provide a pub(s) in the centre as a means of promoting vitality and activity after 5pm and to attract a young population;
- restaurants and cafes should be present in order to increase variety and vitality;
- provide a metro type supermarket/food store for daily and weekly needs;
- build an indoor sports/leisure/swimming centre close to the core but not as the main feature. This could be combined with a community centre and heated using CHP.
- to facilitate events, including a weekly market and to bring in multi functional activities create a focal point central market/town square;
- support independent and specialist shops in order to increase diversity and introduce high quality retail;
- locate convenience shopping/banks and building societies in the core of the centre;
- create a setting for the main centre by providing a range of landscape corridors, green spaces, parks and public realm for recreation and to encouraging walking.
- provide a post office – this could be co-located with other facilities;
- a hotel should be provided to support business uses and users.

- provide car parking – particularly in convenient locations for families with young children

Employment:

- provide flexible spaces and office types
 - starter/incubator units on the edge of the main centre;
 - a range of retail jobs and units of differing size
 - public services, community and civic offices
 - smart working employment centres/business hub to promote flexible working. Also possibility of multipurpose centre/hub;
 - easy WiFi for the whole SDA to support smart working;
 - mix of employment spaces linked by shared, safe walkable public realm;
 - service employment;
 - provide professional services facilities to help promote high levels of employment opportunity within the core and reduce the need to travel;
 - green related tourism – the development should be an exemplar settlement to visit;
 - form links to a university.
- **Draft development instructions relating the neighbourhood centres:**

Green Infrastructure & Open Space:

- play areas. These could enhance the vitality of the neighbourhood;
- green walking and cycling loops can contribute to a healthy lifestyle by linking retail areas together and connecting into existing footpaths;
- allotments for local food production and as aids to relaxation and good health;

- a series of local parks could provide focal points along the green infrastructure network and also act as social meeting areas;
- blue infrastructure/water/SUDS – can act in a functional way to deal with local drainage, flooding and rainfall and as distinctive focal point(s);
- green streets and trees. Providing vegetation to affect local air quality, temperature and contribute to CO2 reduction;
- local combined heat and power/energy generation;
- multifunction out door recreation and playing fields integrating recreation and access with green infrastructure.

Community Facilities:

- provide a primary school. Seven of the eight groups indicated that a primary school should be located in each neighbourhood;
- health care. Whilst considered important there is a view that these would not necessarily have to be located in every Neighbourhood;
- provide early years child care/nursery facilities – seen as essential to be located in all neighbourhoods, close to homes to allow access by foot or Cycle;
- green Space/pocket park
- combined heat and power generation – also listed as a green infrastructure function;
- multipurpose community centre/hall;
- waste and recycling facilities located centrally, close to other facilities in order to maximise the efficiency of car trips;
- worship place in a multi-use facility – possibly combined with the community Hall.

Retail and Leisure:

- small scale convenience Store/24/7 store located on or adjacent to pedestrian routes;
- hair dressers;
- individually distinctive centres. Each neighbourhood centre could have a unique focus i.e. one could have employment, one could focus on renewable energy, one could focus on schooling, sports and recreation;
- a “local” Pub;
- take away;
- post office.

Employment:

- provide local retail and leisure employment as a means of reducing commuting and shopping car journeys;
 - provide small scale units;
 - child care;
 - education;
 - support home working – essential as it provides a degree of vitality during the day and supports the provision of local services.
- **Draft development instructions relating to the employment centre(s).**

Green Infrastructure & Open Space:

- link the employment centres to the residential areas with walking and cycling links/ green corridors;
- provide green break out areas in a landscape setting, incorporating art and, picnic spaces; with water courses and balancing ponds that contribute to the provision of SUDS;

- provide trees as visual enhancements, screening, and sound barriers and as mechanisms for improving air quality, reducing air temperatures and fixing carbon;
- construct a central focal point space.

Community Facilities:

- provide office day care/crèche facilities to support office workers and nearby residents;
- provide a central transport node served by public transport and incorporating park and ride facilities that can also be used at weekends by people wanting to access Portsmouth and Southampton;
- provide car parking.

Retail and Leisure:

- provide shops and cafes.
- a hotel; and
- a gym and keep fit trail to help reduce stress.

Employment:

- business forum/offices to complement the existing areas in Portsmouth, Southampton and Fareham;
- green, flexible multipurpose buildings with the capacity to cope with changes of use;
- provide local and regional employment facilities to cater for local jobs and jobs for commuters;
- mix office and residential development in order to better integrate the community;
- J11 on the M27 should accommodate heavier use and uses.
- J10 on the M27 should be the focus for an office and business hub.

- **Draft development instructions relating the locations of the centres:**
 - provide one main centre with three residential neighbourhood centres;
 - all the centres should be linked by green walking and cycle routes;
 - the A32 should be rerouted to J11;
 - provide a public transport route linking all neighbourhoods with the main centre;
 - position green wedges or fingers of green space between the neighbourhoods;
 - *the main centre located geographically midway between Knowle and the A32**;
 - *the main centre located west of but adjacent to the A32¹*;
 - Provide a Rail Station at Knowle;
 - locate employment uses adjacent to and between J10 and J11, with some employment uses integrated with the main centre;
 - each neighbourhood will be distinctive with a particular character.
- **Draft Strategic development principles:**
 - **Provide one main centre and three subsidiary centres** in order to; deliver a hierarchy of services and facilities for all and to meet needs within walking distance, giving maximum accessibility to and from all residential areas; and to provide focus for the residential neighbourhoods. Do this by locating

¹ * Two of the items are highlighted in italics. These both specify the location of the Main Centre but with a difference in terms of its relationship with the A32.

the main centre centrally south of the Knowle link road and centrally west of the A32, with close access to transport routes i.e. A32. And by ensuring that one of the sub centres is located adjacent to and integrates with the Knowle development.

- **The centre(s) must be flexible and adaptable** in order to: cope with climate change – extreme weather; changes in energy generation – new renewable energy; adapt to changes in the nature of commerce/retail changes like home shopping and evolve with changes in the nature of employment – home working.
- **Provide a movement system for the SDA that gives access by sustainable, green modes the highest priority** in order to: reduce reliance on the car and therefore reduce the carbon footprint; reduce pollution levels and improve air quality; ensure that the road network stays within its capacity; reduce the need to build roads; underpin vitality for residents and businesses; encourage walking, healthy lifestyles and social interaction; provide attractive, sustainable and quick links to Fareham; achieve a healthy high quality environment. Do this by: providing a public transport system with good access to bus stops and frequent, accurate information on times of buses. Providing subsidies in the early years to ensure that services are available when people move in. Designing in accordance with “Manual for Streets”. Providing extensive and comprehensive “smarter choices” e.g. travel planning. Integrating residential and employment areas. Connecting existing cycling and pedestrian routes. Providing direct connections and permeability. Connecting the SDA to Fareham and elsewhere; connecting the SDA district and local centres; giving priority to non-car users and providing attractive routes that

incentivise people to leave their cars. Exploring the potential for a station at Knowle as part of the public transport system by engaging with the rail authorities. Linking up unconnected routes. Providing a network of pedestrian and cycle routes.

- **Provide “Green space” throughout the site, linked to strategic green space provision on the perimeter** in response to and with regard for the topography and natural physical attributes of the area, giving a “green” appearance when viewed from Fareham. Doing this will reflect and enhance the surrounding landscape; maintain quality of place for existing residents and reduce the SDA’s impact; improve air quality, provide a good environment for wildlife & people, regulate temperature; provide wildlife corridors; support a healthy lifestyle; help climate change adaptation; support SUDS; help produce a high quality environment and minimise the impact on a greenfield site. Achieve this by: planning around green features; providing green infrastructure first, houses planned second e.g. olympic village and by utilising existing features to provide green infrastructure.
- **Ensure that the whole development has a sense of place, but contains a variety of styles and that each sub-centre has its own identity** in order to: improve attractiveness and introduce variety; support social cohesion; reflect the variable landscape; accommodate a changing demographic and aging population. Do this by: building [on] the opportunities that reflect the character and location; having clear planning principles; involving the entire demographic in masterplanning consultations and by following a developers’ code of practice to engage very closely in the consultation process.
- **Integrate employment uses into the main centre** in order to: provide a range of employment opportunities for a

substantial % of the resident population and create a critical mass for the centre. Achieve this by locating business uses alongside the main centre and close to the A32.

- **Locate employment along the M27 corridor** in order to: minimise traffic impact through the site; provide easy access and provide a barrier to the motorway noise for residential areas. Do this by developing a linear area allocated for employment with diversion of the A32.
- **Emerging key issues that require further consideration throughout future development negotiations:**
 - the SDA development should be named and its identity should be established;
 - provide linkage to the surrounding landscape and wider countryside;
 - provide a new station at Knowle;
 - provide local renewable energy generation facilities;
 - develop strong positive relationships between Fareham and the surrounding local authorities;
 - provide employment accommodation and opportunity that responds to the market and is flexible and able to adapt to change;
 - assess and resolve the connectivity issues for pedestrians and cyclists across the A32 and M27;
 - establish systems of governance and management for the SDA;
 - establish a community development strategy in order to achieve a diverse community for the SDA.
 - the SDA should be able to adapt, evolve and cope with change – climatic, employment, lifestyle and retail etc.

- the SDA should support the “spirituality” of the new community in its broadest sense; expressed in art, drama, sport, literature etc.

The main body of the report lists those people who attended, explains how these development instructions and principles were produced and provides a set of key recommendations for further action.

Copies of the full report are available on Fareham Borough Council’s web site and can be download in PDF format.

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Purpose of the report:

To present the results of the second collaborative one-day visioning workshop held on 19th of June 2009 commissioned by Fareham Borough Council.

The purpose of the event was to further contribute, along with the results of the workshop held on March 27th 2009, to the establishment of a strategic vision that informs future development and masterplanning strategies for the Strategic Development Area (SDA) to the North of Fareham in Hampshire, England.

This second workshop was based on a collaborative process whereby invited stakeholders such as local residents' group representatives, Councillors, local authority officers, consultants, interest groups, professional experts and developers were actively involved in formulating a set of high level development principles to inform the LDF Core Strategy for the (SDA). An objective of the process was to engage a broad range of local and national expertise in order to identify knowledge and ideas that could be used to influence and inform proposals for development.

This report is presented as an account of the development specifications, principles, instructions and key issues of concern raised and discussed during the workshop. Those facilitators' comments that have been included are for reasons of explanation, clarification and/or summary. Within the context of the aim and objectives of the process the consensual views of the participating groups have been included, whereas individual comments have been excluded. This reflects the ethos of the process whereby a mix of stakeholders in participating groups were asked to come together to share expertise and find common ground.

Inevitably there will be principles and issues that will be open for further reflected interpretation by individuals and individual organisation members. This should be perceived as a good thing as much work was produced over a short period of time and a degree of

flexibility and interpretation guarantees the avoidance of a prescriptive approach and provides the scope for further negotiation.

It should be noted that the material produced at this workshop is only one of a number of elements that will contribute to the formation of the SDA vision. FBC will make use of the material contained in this document together with an emerging evidence base, technical reports, viability and deliverability studies and the results of subsequent workshops and opinion surveys in formulating the definitive vision and core strategy for the SDA.

Structure of the report:

The report is divided into 8 sections.

1. **Outline of the workshop structure and format** – with participant’s details and levels of attendance.
2. **Main centre specifications** – incorporating details of Green Infrastructure and Open Space; Community Facilities; Retail and Leisure Facilities and Employment Opportunities;
3. **Neighbourhood centre(s) specifications** – incorporating details of Green Infrastructure and Open Space; Community Facilities; Retail and Leisure Facilities and Employment Opportunities;
4. **Other centre(s) specifications** – incorporating details of Green Infrastructure and Open Space; Community Facilities; Retail and Leisure Facilities and Employment Opportunities;
5. **Centre locations and between neighbourhood functions** – indications of where the various centres might be located and how the areas between and around the various centres might be addressed and to indicate what they might contain;
6. **Draft strategic development principles** – a set of strategic development principles are distilled from the earlier analysis;
7. **Identification of other emerging issues.**
8. **Summary comments and recommendations.**

1. Outline of the workshop structure and format.

The workshop was facilitated by staff from Urban Design and Mediation (ud+m). Participants worked eight small groups constructed to ensure a mix of representation in each group. Table 1.0 lists the participant organisations that attended.

Table 1.0 Participants details and attendance	
Organisation, Group, Company Name	Group
Buckland Development Limited	A
Fareham Borough Council (Councillor)	A
Fareham Borough Council (Health)	A
Fareham Borough Council (Planning Policy)	A
Fareham College	A
Hampshire Constabulary	A
Hampshire County Council (Planning and Heritage)	A
Portsmouth and South East Hampshire Chamber of Commerce	A
Transport for South Hampshire	A
Winchester City Council	A
(Partnership for Urban South Hampshire) PUSH	B
Fareham Borough Council (Councillor)	B
Fareham Borough Council (Planning Policy)	B
Hampshire Early Years Development & Childcare Partnership	B
Natural England	B
Portchester Civic Society	B
Portsmouth Housing Association Limited	B
The Fareham Society	B
Wallington Village Community Association	B
English Heritage	C
Fareham Borough Council (Councillor)	C
Fareham Borough Council (Planning Policy)	C
Hampshire Highways South	C
Homes and Communities Agency	C
Knowle Village Residents	C
Natural England	C
Radian	C

Table 1.0 Participants details and attendance.....continued	
UE Associates Ltd	C
David Lock Associates	D
Fareham Borough Council (Engineering and Transportation)	D
Fareham Fire Station	D
Hampshire County Council (Property and Investment)	D
Hampshire County Council (Recreation & Heritage)	D
Network Fareham Economic Development	D
Planning And Development Hampshire County Council	D
PRUPIM	D
Representative for the Faith Communities	D
Youth Council	D
David Lock Associates	E
Fareham Borough Council (Councillor)	E
Fareham Borough Council (Economic Development)	E
Forestry Commission	E
Hampshire PCT	E
Spatial Strategy & Research Group Hampshire County Council	E
Tribal Urban Studio	E
Advisory Team for Large Applications (ATLAS)	F
DTZ	F
Fareham Borough Council (Conservation)	F
Fareham Borough Council (Councillor)	F
Hampshire and Isle of Wight Wildlife Trust	F
Highways Agency Network Operations South East	F
Lexington Communications	F
Southampton & Fareham Chamber of Commerce & Industry	F
Advisory Team for Large Applications (ATLAS)	G
Buckland Development Limited	G
Environment Agency	G
Fareham Borough Council (Councillor)	G
Fareham Borough Council (Housing)	G
Hampshire County Council (Economic Development)	G
Winchester City Council	G
Advisory Team for Large Applications (ATLAS)	H
Environment Agency	H
Fareham Borough Council (Leisure and Community)	H
Fareham Borough Council (Planning Policy)	H

Table 1.0 Participants details and attendance.....continued.	
Portsmouth and South East Hampshire Chamber of Commerce	H
Fareham Borough Council (Councillor)	H
Fareham Town Centre Management Initiative	H
Hampshire County Council, Highways	H
Smart Futures Ltd	H

A total of 70 people attended the workshop. 87 potential participants were invited to take part in the workshop ranging from: local residents; local businesses; members of county, district, town and parish councils; local authority county and district officers (from different disciplines); and regional & national agencies. The details of the original invitees can be found in Appendix A.

At the beginning of the workshop the participants were reminded that their participation in the event did not imply their acceptance or approval of development to the North of Fareham. In addition, it was accepted by Fareham Borough Council that their participation would not prejudice any future comments that they might make regarding the SDA through the formal planning process.

1.1 Workshop aims & objectives.

The overall aim of the workshop was to provide Fareham Borough Council (FBC) with further information that, together with the results of the previous workshop held on March 27th, would contribute to the construction of a profile or 'vision' for the development of the SDA. Specifically, the 19th June event aimed to produce a set of high level *Strategic Development Principles* that will provide spatial information on how this new '**place**' could deliver everyday lifestyle needs and satisfy future aspirational goals – but within certain parameters and constraints specific to the SDA location.

Eight key parameters were identified from the first workshop and used to structure the second workshop. These parameters specified that the development of the SDA would have to:

1. **Complement not compete with Fareham;**
2. **Contain around 2/3rds of essential facilities to satisfy everyday lifestyle needs;**
3. **Incorporate a main centre plus a range of neighbourhood centres;**
4. **Have a place-identity and distinctive urban & green features;**
5. **Be considered as a 'place' not just another big development;**
6. **Deliver daily lifestyle needs;**
7. **Be informed by how people will experience this 'place';**
8. **Satisfy the future aspirational goals of inhabitants.**

The participants were informed that their responses throughout the June 19th event should be made in relation to these parameters.

The participants were asked to achieve the workshop aims by:

1. sharing local knowledge & expertise in groups;
2. drawing on past experience of other 'visioning' projects;
3. operating as a 'proxy' community, i.e. the participants were reminded that they all have a diverse set of lifestyle needs and

aspirations and were asked to imagine that they are living in & experiencing this new place; and

4. by addressing four key themes that emerged from the March 27th event:

i. Green Infrastructure & Open Spaces

ii. Community facilities

iii. Retail & Leisure facilities

iv. Employment opportunities

As a catalyst for discussion and to ensure that the discussion had a spatial focus the participants were asked to address the four themes in relation to the content and location of:

- **A main centre; and**
- **other types of neighbourhood centres.**

From the above aims, parameters and themes the objectives for the workshops are set out:

- 1. to produce specifications for the main centre of the SDA** that incorporates details of Green Infrastructure and Open Space; Community Facilities; Retail and Leisure Facilities and Employment Opportunities;
- 2. to produce specifications for other types of neighbourhood centres** incorporating details of Green Infrastructure and Open Space; Community Facilities; Retail and Leisure Facilities and Employment Opportunities;
- 3. to produce specifications for any other types of centre** that the participants felt were appropriate that incorporates details of Green Infrastructure and Open Space; Community Facilities; Retail and Leisure Facilities and Employment Opportunities;
- 4. to indicate where these centres might be located** within the SDA area of search;

5. to **indicate how the areas between and around the various centre might be addressed** and to indicate what they might contain and;
6. to produce from this process a **set of strategic development principles**; and
7. to **identify any additional key emerging issues** that are yet to be fully resolved.

1.2 Workshop Structure.

Participants were asked to provide five sets of information:

1. main centre & neighbourhood specifications using the four key themes of: Green Infrastructure & Open Spaces; Community Facilities; Retail & Leisure Facilities and Employment Opportunities;
2. annotate a base plan of the SDA area of search to indicate the locations of the proposed main and neighbourhood centres;
3. annotate a base plan of the SDA area of search to indicate what might happen between and around the main centre & neighbourhoods;
4. draft key summary strategic development principles that emerge from the earlier exercises;
5. a final session allowed the participants to record any other key issues not dealt with during the workshops.

These tasks were undertaken at a strategic level aimed at producing general proposals rather than detail layout positioning and route type definition. The bulk of this report summarises the proposals made by the 8 groups.

1.3 Note on the analysis methodology.

The material produced by the participants at the workshop has been examined through a five stage distillation process, as shown in Diagram 1.0, designed to identify commonality and reveal key issues

of concern and importance. For each issue a series of summary tables are presented that allow the summaries to be audited back to the original data. The original “raw” data can be found in Appendix B.

For each of the key issues addressed at the workshop the original data has been examined for commonality and sorted into a series of themes that emerged from that examination.

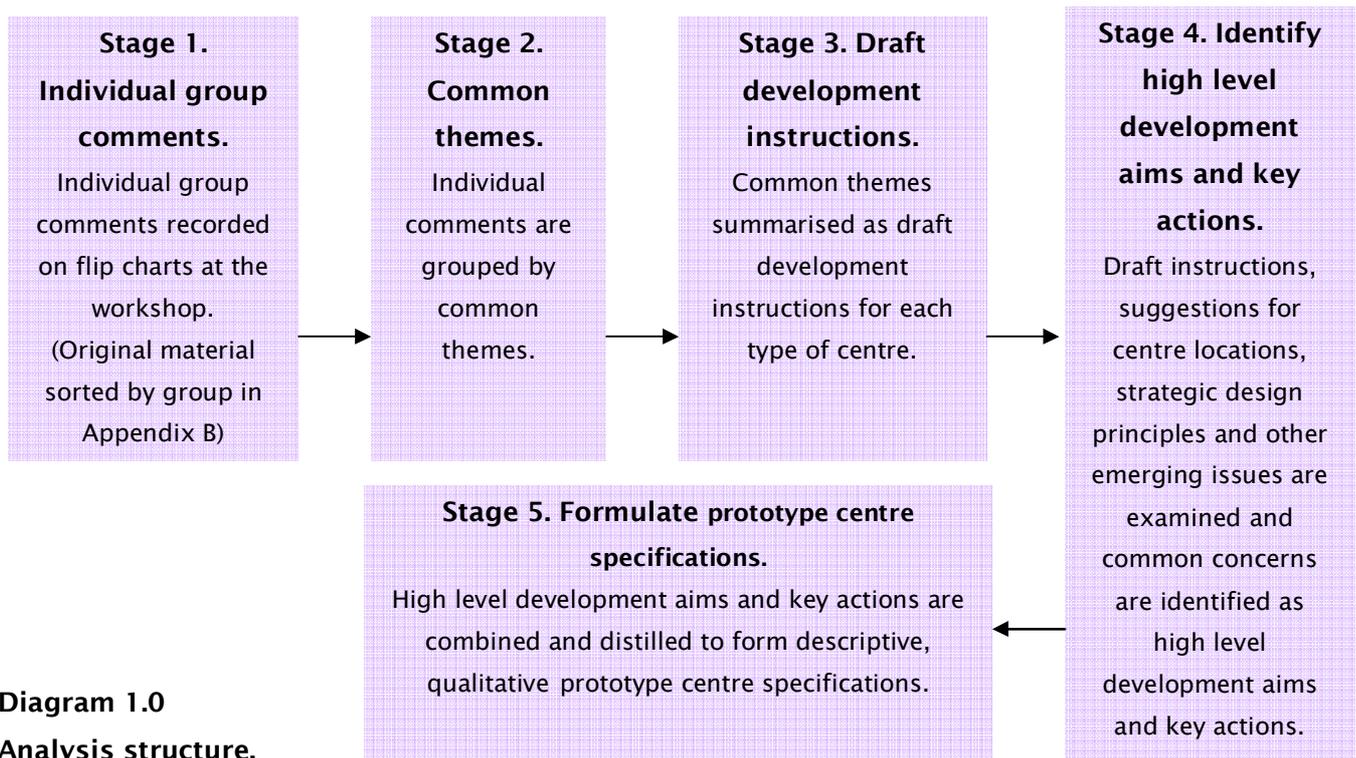


Diagram 1.0
Analysis structure.

The themes are summarised and presented as a series of “**draft development Instructions**” from the workshop.

The draft instructions are examined alongside the data on centre locations, strategic development principles and other emerging issues to identify common concerns as “**high level development aims**” and “**key actions**”.

In the final section of the report the high level development aims and key actions are combined and distilled to form descriptive, qualitative “**prototype centre specifications**”.

The intention of this process is to ease the usability of the raw data set by identifying common items that arise across issues, whilst ensuring transparency and facilitating the auditing of summary back to individual group comment.

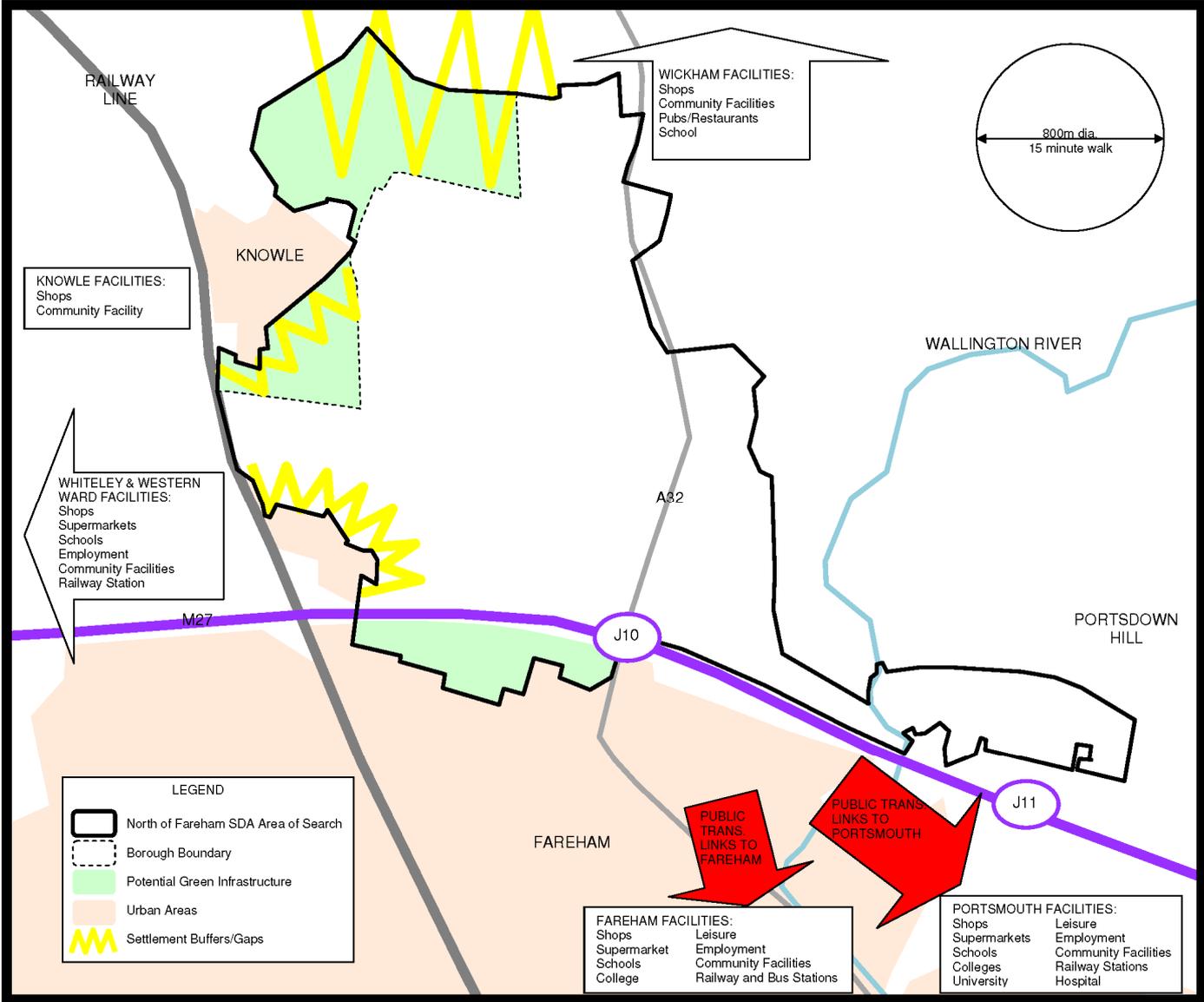


Figure 1.0 SDA area of search used as the basis of workshop discussions.

2. Main centre specifications

To construct a specification for the main centre each group was asked to act as a 'proxy' community and 'agree' what **facilities** should be contained in their **main centre**; rate each facility in terms of **importance**; briefly explain the **Pros & Cons** of their thinking for each choice of facility and indicate a preference of how they would want to **access** these facilities.

Tables 2.0 to 5.0 summarise the specifications provided under the headings of the four key themes, with individual items organised in order of how often they were mentioned across the eight groups.

2.1 Green Infrastructure & Open Spaces.

Table 2.0 presents the specification of items under the heading of "Green Infrastructure and Open Space". For the sake of accuracy all items listed by the various group are shown, however commentary is only made in relation to those items mentioned by two or more groups (this method is used in all later sections of this report).

Table 2.0 Main centre instructions - Green Infrastructure.

(BCD etc) = Groups who mentioned this specific item)

1a etc = Ranking of the item in terms of frequency of mention.

Item	Essential	Desirable	Comments	Access methods (where stated)
1. Central Park (BCEFGH)	✓		Provide variety and enhance Market Town qualities. Provide a prime focal point. Improve connections to other uses. Contain informal wildlife areas. Maintenance needs to be addressed.	Foot/Cycle/ some parking.
2a. Town/Market/Public Square. (ADEGH)	✓	✓	Would support a variety of events. Could be a landmark. Provide connections to other parks. Link to formal park. Safety and policing needs to be considered.	Bus/Foot/ Cycle/Drive.
2b. Green corridors (BDEFH)	✓	✓	Links to neighbourhoods. Needs management. Provide circular walks. Adds to sense of place.	Non-vehicular

3a. Lots of Trees and Street Trees (AEFG)	✓	✓	Adds to sense of place.	
3b. Water Features and "Blue Infrastructure" (DEFH)		✓	Linked to SUDS and urban cooling. Relaxing area – could be a focal point. Link to healthy lifestyles and could be used for events and festivals. Needs maintenance and safety considerations.	Non-vehicular
4a. Large scale play area (BDE)	✓	✓	Focal point for social interaction.	Non-vehicular
4b. Allotments and community food production areas (ABE).		✓	Provide facilities for those with no gardens. Could also be provided in other neighbourhoods.	
5a. Cycle routes. (BF)	✓		Provides an alternate transport choice but needs management.	
5b. Green Roofs (FG)	✓	✓	Probably more applicable to areas outside the main centre.	
6a. CHP (F)	✓		Needs to be high density – reduction in refuse and vehicle movements.	
6b. Shared spaces for people and cars. (A)		✓		
6c. Screened parking. (A)		✓		
6d. Urban Art. (D)		✓	Promotes distinctiveness.	
6e. Playing fields (E)		✓	On the edge of the main centre.	
6f. Private gardens (E)		✓	Dependant on density.	
6g. Verges (E)		✓		
6h. Benches (F)	✓		Meeting points.	
6i. Zero carbon area (F).	✓		Healthy.	

In order of the number of groups indicating the desirability of a specific feature there are seven Green Infrastructure and Open Space draft development instructions (MCGi) to be included in the main centre specification:

- **MCGi1 a central park** should be constructed in order to increase variety and provide a prime focal point. It should include a large scale play area and wildlife areas;
- **MCGi2 a landmark town square** connected to other parks should be provided to support a variety of events, including a regular market;

- **MCGi3 green corridors should radiate out from the centre** to connect with other neighbourhoods as part of a green network of footpaths and cycle routes offering alternate access choices;
- **MCGi4** it's essential that the centre should have **large numbers of trees, including street trees**, adding to the sense of it being a special place;
- **MCGi5 water features** should be constructed to add to the distinctiveness of the centre, provide opportunities for sustainable urban drainage, aid relaxation, contribute to local air cooling and provide a focal point for events and festivals;
- **MCGi6** the centre should provide the **facilities for community food production and allotments** – particularly for those people with out private gardens.

2.2 Community facilities.

Table 3.0 illustrates the specification of items under the heading of “Community facilities” and shows nine common items considered by the workshops participants to be essential in delivering a good range of community facilities.

Table 3.0 Main centre instructions - Community facilities.

Item	Essential	Desirable	Comments	Access methods (where stated)
1a. Multipurpose Community Centre with a hall and assembly facilities. (ABCDEFH)	✓		Connected via the internet to all homes – WiFi – particularly to low income homes. To provide a gathering place. Part of the community hub.	Bus/Foot/Cycle/Drive/Taxi.

Table 3.0 Main centre instructions - Community facilities.....continued.

1b. Health centre/Polyclinic with GP services and dentistry, Pharmacy. (ABCEFGH)	✓			Bus/Foot/Cycle/Drive/Taxi.
2. Early years, day care, nursery, crèche extended child care facilities. (BDEFH)	✓		Should work flexibly for parents. Could be part of the community centre or Church Hall.	Must be within walking distance of homes. Try to avoid having to access by using a car.
3a. Bus station. (BDFG)	✓		To bring people in to the centre. To allow movement to other higher order centres.	
3b. Places of Worship. (BEGH)	✓	✓	To provide a social centre and as a means of avoiding segregation.	
3c. Primary School. (CEFH)	✓	✓	Close to homes, not in the very core of the centre.	
3d. Library, information, media, discovery centre (EFGH)	✓	✓	Could be seen as a landmark and should contain flexible space.	
4. Secondary School. (CEF)	✓	✓	Close to and well related to the core of the main centre.	Bus/Foot/Cycle/Drive
5a. Public services hub/Civic Offices containing a job centre and housing office etc. (BC)	✓	✓	Public services one stop shop, could be combined with other uses.	
5b. Police Station or Office (EG)	✓	✓	Could also be a community base.	
6a. Supported Housing (B)	✓		Keep the most vulnerable groups close to the centre.	
6b. Post Office (B)	✓			

6c. Recycling facilities (C)	✓		Must be linked to other main centre uses.	
6d. Youth shelters (D)	✓		Space for socialising – but funding might be an issue	Cycle/Foot
6e. Leisure Centre (E)	✓			
6f. Toilets (E)	✓			
6g. Eating Places (F)	✓			
6h. Car free areas (F)	✓		Pedestrained streets to encourage walking and cycling.	
6i. Carparks (G)	✓		Small scale, landscaped to soften the view. Possibly underground.	
6j. Petrol Station and possible supermarket.	✓			

The nine key draft development instructions compiled from table 3.0 are listed below specifying the Community Facilities to be included in the main centre specification:

- **MCCF1.** the main centre should contain a **multipurpose community centre** with a hall and assembly facilities to function as a meeting point and community hub. It should be connected to the whole of the SDA by WiFi;
- **MCCF2.** a **health centre/polyclinic** with GP services, dentistry and pharmacy should be contained in the core of the main centre;
- **MCCF3.** **early years, day care, nursery, crèche**, and extended child care facilities are considered essential within the main centre;
- **MCCF4.** a **bus station** should be constructed to bring people into the centre and to allow access to other places such as Portsmouth, Southampton and Fareham;

- **MCCF5. place of worship** should be provided to act as a social centre means of increasing integration;
- **MCCF6. a primary school** should be provided close to homes on the edge of the centre, not in its core;
- **MCCF7. provide a landmark library/information/media/discovery centre** in a flexible space;
- **MCCF8. build a secondary school** close to and well related to the core of the main centre;
- **MCCF9. a public services hub/civic offices** containing a job centre and housing office etc and a police station or office should be constructed in the core of the centre to provide a one stop shop for public services.

Overall there is a desire for a degree of co-location of community facilities within close proximity, a desire for services to be accessible and supported by internet access via WiFi and for the buildings housing the facilities to have a high degree of flexibility in terms of how they can be used.

2.3 Retail & Leisure facilities.

Table 4.0 records the discussion of items under the heading of “Retail and Leisure” and presents eleven common items considered by the workshops participants to be essential in meeting lifestyle aspirations regarding retail and leisure facilities.

Table 4.0 Main centre instructions - Retail and Leisure.

(BCD etc) = Groups who mentioned this specific item.

1a etc = Ranking of the item in terms of frequency of mention.

Item	Essential	Desirable	Comments	Access methods (where stated)
1. Pubs (ABCEFGH)	✓		Promotes vitality and activity after 5pm. Attract a young population.	Foot/Cycle/Bus/Drive/Taxi
2a. Restaurants and Cafes (BCEFGH)	✓		Promotes vitality and activity after 5pm.	Foot/Cycle/Bus/Drive/Taxi

Table 4.0 Main centre instructions - Retail and Leisure.....continued

2b. Supermarket/Foodstore (BCEFGH)	✓		Metro type for daily and weekly needs at an appropriate scale. Achieve a balance between the need for a “big box” and distinctive streets. Also a “night offer” market.	Foot/Cycle/Bus/Drive/Taxi/home delivery.
2c. Indoor sports/leisure/swimming centre. (BCDEGH)	✓	✓	Use CHP to heat the facility. Close to centre but not the main feature, could be combined with a community centre.	Foot/Cycle/Bus.
3a. Market/Town Square (BEF)	✓	✓	Facilitating event including a weekly market. Can bring in multi functional activities.	Foot/Cycle.
3b. Independent and specialist shops. (BDG)	✓	✓	Diverse, high quality and with parking.	Foot/Cycle/Drive
3c. Convenience shopping/Banks and Building Societies. (DEF)	✓		E.g. Tesco on the edge of the centre and at least some representation of the Banks and Building Societies.	
3d. Landscape corridors, green spaces parks and public realm. (DEF)	✓		Essential for recreation and encouraging walking. Creates a setting for the main centre but will need maintenance.	Foot.
3e. Post Office (CEF)	✓	✓	Could be a part of other retail.	Foot
4a. Hotel (EF)	✓	✓	Linked to business needs	Drive.

4b. Carpark (BE)	✓			Convenient for families with young children.
5a. Comparison Shops (E)	✓		Not to compete with Fareham.	
5b. Takeaways (E)		✓		
5c. Professional services (E)		✓		
5d. Cinema/Theatre (E)		✓	Is it viable?	
5e. Small retail shops (C)	✓		Viability (?)	Foot/Cycle/Bus.
5g. Petrol Station (E)		✓		Drive.
5h. Learning centre/Library (F)	✓		Elderly and young users especially.	
5i. Church/Places of worship (F)		✓		
5j. Pedestrian precinct (G)	✓		Needs convenient parking	Bus/Drive.
5k. Critical mass (A)	✓		Easy WiFi will promote internet shopping so viability of centre is under question.	Foot/Cycle/Bus/Drive/Taxi

In terms of the main centre specification eleven items can be added as draft instructions to the Retail and Leisure section of the main centre specification:

- **MCRL1.** provide a **pub(s)** in the centre as a means of promoting vitality and activity after 5pm and to attract a young population;
- **MCRL2.** **restaurants and cafes** should be present in order to increase variety and vitality;
- **MCRL3.** provide a **metro type supermarket/food store** for daily and weekly needs;
- **MCRL4.** build an **indoor sports/leisure/swimming centre** close to the core but not as the main feature. This could be combined with a community centre and heated using CHP;
- **MCRL5.** to facilitate events, including a weekly market and to bring in multi functional activities create a focal point central

market/town square (see also the same item under Green Infrastructure);

- **MCRL6.** support **independent and specialist shops** in order to increase diversity and introduce high quality retail;
- **MCRL7.** locate **convenience shopping/banks and building societies** in the core of the centre;
- **MCRL8.** create a **setting for the main centre** by providing a range of landscape corridors, green spaces, parks and public realm for recreation and to encouraging walking;
- **MCRL9.** provide a **post office** – this could be co-located with other facilities;
- **MCRL10.** A **hotel** should be provided to support business uses and users;
- **MCRL11.** Provide **car parking** – particularly in convenient locations for families with young children

The achievement of “vitality” is seen as an important aim of retail delivery. Co-location and multiple use of facilities is again mentioned and the provision of both a town square and green spaces, as mentioned previously under green Infrastructure, are seen as essential in providing a focus and aiding the cohesion of the main centre. Convenience is another key retail issue in terms of location.

2.4 Employment opportunities.

Table 5.0 presents the specification of items under the heading of “Employment”.

Table 5.0 Main centre instructions - Employment.				
(BCD etc) = Groups who mentioned this specific item.				
1a etc = Ranking of the item in terms of frequency of mention.				
Item	Essential	Desirable	Comments	Access methods (where stated)
1. Flexible spaces and office types (ADCH)	✓		Also to act as meeting venues.	
2a. Starter/incubator units (FGH)		✓	On the edge of the main centre.	
2b. Retail jobs and units (EFG)	✓		Need a range of sizes.	
2c. Public services, Community and Civic Offices. (DEF)	✓			
3a. Smart working employment centres/business hub. (AG)	✓	✓	Promotes flexible working. Also possibility of multipurpose centre/hub.	
3b. Easy WiFi for the SDA (AD)	✓		Support smart working.	
3c. Mix of employment spaces (AD)	✓			Safe walking linked by shared public spaces.
3d. Service employment. (EF)	✓			
3e. Professional services facilities (BG)	✓		To help promote high levels of employment opportunity within the core. Reduce need to travel.	
4a. Creative or media hub (A)	✓		Linked to Theatre or performance space. Creates a distinctive role for the SDA and place identity.	
4b. Voluntary sector space (B)	✓		Affordable rental levels.	
4c. Small office units (B)	✓		Mechanisms to promote start up businesses.	
4d. Serviced offices (B)	✓			
4e. Offices compatible with residential development. (D)	✓			
4f. Hotel (E).	✓			

Table 5.0 Main centre instructions - Employment.....continued.

4g. Light Industry (E)	✓	It may be land hungry.
4h. Leisure (F)	✓	Need a range of sizes.
4i. Energy and Infrastructure (F)		
4j. Green related tourism (F)	✓	Should be an exemplar settlement to visit.
4k. Links to University. (H)	✓	

There are eight items identified by two or more groups that form draft development instructions relating to employment within the main centre; seven of these items are considered essential to the delivery of employment opportunities in the main centre of the SDA. One item is considered “desirable”. In order of frequency they are:

- **MCEMP1. flexible spaces and office types**
- **MCEMP2. starter/incubator units** on the edge of the main centre;
- **MCEMP3. a range of retail jobs and units of differing size;**
- **MCEMP4. public services, community and civic offices;**
- **MCEMP5. smart working** employment centres/business hub to promote flexible working. Also possibility of multipurpose centre/hub;
- **MCEMP6. Easy WiFi for the whole SDA** to support smart working;
- **MCEMP7. mix of employment spaces** linked by shared, safe walkable public realm;
- **MCEMP8. service employment;**
- **MCEMP9. Provide professional services facilities** to help promote high levels of employment opportunity within the core and reduce the need to travel.

There are also a number of items listed by only one group that maybe useful to future design and development teams and should be looked

at in more detail as detail design takes place. However two specific issues that are worth mention at this stage are:

- **green related tourism** – the development should be an exemplar settlement to visit;
- **links to a University.**

Both of these items have the potential to help create a unique selling point for the SDA.

2.5 Main centre summary:

Cross referencing of the material produced by the participants reveals several key areas of concern: proving a central focal point; aiding distinctiveness; creating vitality; convenience; flexibility of facilities; variety of provision and the provision of services in close physical proximity, supported by SDA wide WiFi; priority for non-car movement. These are the main common factors to arise from the discussions focused around the main centre.

3. Neighbourhood centre Specifications.

The participants were asked to construct the specification for the neighbourhood centre(s) by providing a list of facilities, an explanation of the importance of those facilities – as a note of pros and cons – and to also indicate how they felt the facilities should be accessed. Tables 6.0 to 9.0 summarise the specifications provided under each theme, with individual items organised in order of how often they were mentioned across the eight groups.

3.1 Green Infrastructure & Open Spaces.

Table 6.0 presents the summary analysis of the discussions under the theme of Green Infrastructure and Open space. In total there are seventeen items listed.

Table 6.0 Neighbourhood centre instructions - Green Infrastructure and Open Space.

(BCD etc) = Groups who mentioned this specific item.

1a etc = Ranking of the item in terms of frequency of mention.

Item	Essential	Desirable	Comments	Access methods (where stated)
1a Play areas. (BCEH)	✓		Provide vitality.	
1b. Green walking and Cycling loop. (BDEF)	✓		Can link retail areas together and link into existing footpaths. Contributes to a healthy lifestyle.	
1c. Allotments. (BCEF)	✓		Local food production, health and relaxation.	
2a. Park. (BHF)	✓	✓	Could provide focal points along the green infrastructure network and act as social meeting areas.	
2b. Blue infrastructure/Water/SUDS. (BEF)	✓	✓	Can act as a functional use and as a focal point.	
3a. Green streets. (FE)	✓		O ₂ production and CO ₂ reduction.	
3b. CHP/Energy. (BF)	✓	✓		
3c. Trees. (EF)	✓		O ₂ production and CO ₂ reduction.	
3d. Multifunction out door recreation and playing fields. (BE)	✓		Can integrate recreation and access with green infrastructure.	
4a. Cemeteries. (F)		✓	Running out of space.	
4b. Facilities for woodland burials. (F)		✓	Currently there are none.	
4c. Zero carbon. (F)		✓		

Table 6.0 Neighbourhood centre instructions - Green Infrastructure and Open Space.....continued.

4d. Dog facilities. (B)	✓		Have a dog off-lead area.
4e. Green roofs. (F)		✓	O2 production and CO2 reduction.
4f. Village Green. (E)	✓		Reinforces a sense of identity.
4g. Private gardens. (E)	✓		
4h. Benches. (F)	✓		Focal points

Nine of the listed items were considered essential to the successful functioning of neighbourhood centres by two or more groups and are suggested as the draft development instructions forming the neighbourhood centre specification:

- **NCGi1. play areas.** These could enhance the vitality of the neighbourhood;
- **NcGi2. green walking and cycling loops** can contribute to a healthy lifestyle by linking retail areas together and connecting into existing footpaths;
- **NCGi3. allotments** for local food production and as aids to relaxation and good health;
- **NCGi4.** A series of local **Parks** could provide focal points along the green infrastructure network and also act as social meeting areas;
- **NCGi5. blue infrastructure/water/SUDS** – can act in a functional way to deal with local drainage, flooding and rainfall and as distinctive focal point(s);
- **NCGi6. green streets and trees.** Providing vegetation to affect local air quality, temperature and contribute to CO2 reduction;
- **NCGi7.** local **combined heat and power/energy** generation;
- **NCGi8.** Multifunction **out door recreation and playing fields** integrating recreation and access with green infrastructure.

Two key underlying reasons seem to underpin the participants' responses to green Infrastructure:

- i. **health** – and the contribution that green features can make to improved health and the achievement of a healthy lifestyle;
- ii. **environmental concerns** to reduce pollution and energy consumption.

3.2 Community facilities.

The participants’ responses to the theme of community provision at the neighbourhood level are shown on table 7.0.

Table 7.0 Neighbourhood Centre instructions – Community Facilities.
 (BCD etc) = Groups who mentioned this specific item.
 1a etc = Ranking of the item in terms of frequency of mention.

Item	Essential	Desirable	Comments	Access methods (where stated)
1. Primary School. (ACDEFGH)	✓		Possible location on campus type of facility.	Foot/Bus/Cycle
2a. Health Care – GP/Dentist/Pharmacy. (EFG)	✓	✓	Could be located in Neighbourhoods rather than main centre – not necessarily in all Neighbourhoods.	
2b. Early years child care/Nursery. (EFG)	✓			Foot/Cycle
2c. Allotments and food production facilities. (ACD)				
3a. Green Space/Pocket park. (AC)	✓			
3b. CHP. (AD)	✓			
3c. Community Centre. (FH)	✓		Needs to be a multi use space.	
3d. Waste and recycling facilities. (AD)	✓	✓	Must be close to other facilities to facilitate multi-purpose car trips.	
3e. Worship Place. (EF)		✓	Could be a multiuse facility.	
4a. Sports facilities. (F)		✓		
4b. Distinct design of housing. (D)	✓			
4c. Nursing Homes. (F)		✓		
4d. Mix of housing density. (D)	✓			
4e. Vet. (H)		✓		
4f. Info Centre/Library. (E)		✓	Not realistic?	
4g. Public Transport. (E)	✓			

Sixteen individual items are listed on table 7.0. Eight of those items are indicated as being essential to the provision of good levels of

community infrastructure by two or more groups and are suggested as draft development instructions:

- **NCCF1. provide a primary school.** Seven of the eight groups indicated that a primary school should be located in each Neighbourhood;
- **health care.** Whilst considered important there is a view that these would not necessarily have to be located in every neighbourhood;
- **NCCF2. provide early years child care/nursery facilities** – seen as essential to be located in all neighbourhoods, close to homes to allow access by foot or Cycle;
- **NCCF3. green Space/pocket park;**
- **NCCF4. combined heat and power generation** – also listed as a green infrastructure function (in total four of the eight groups across these two themes feel that this is an essential feature);
- **NCCF5. multipurpose community centre/hall;**
- **NCCF6. waste and recycling facilities** located centrally, close to other facilities in order to maximise the efficiency of car trips;
- **NCCF7. worship place** in a multi-use facility – possibly combined with the Community Hall.

Of the remaining individual items the distinctive design of housing , the provision of a mix of housing density and the provision of public transport, were seen as essential items and should be included in the neighbourhood specification.

3.3 Retail & Leisure facilities.

Thirteen items are shown on table 8.0 as being either essential or desirable to have in a neighbourhood in regard to the theme of Retail and Leisure.

Table 8.0 Neighbourhood centre instructions - Retail and Leisure.				
(BCD etc) = Groups who mentioned this specific item.				
1a etc = Ranking of the item in terms of frequency of mention.				
Item	Essential	Desirable	Comments	Access methods (where stated)
1. Convenience Store/24/7 store (ACDEFH)	✓		Small store only.	Pedestrained routes
2a. Hair dressers (AE)	✓	✓		
2b. Individually distinctive centres. (FH)	✓		Each Neighbourhood Centre to have a unique focus i.e. one could have employment, one could focus on renewable energy, one could focus on schooling, sports and recreation.	
2c. Pub (FC)	✓		Local focus	
2d. Take away (AC)		✓		
2e. Post Office (EF)		✓		
3a. Bespoke shops (A)		✓	Independent shops not found in the Main Centre.	
3c. Pick up point for Internet delivery (A)		✓		
3d. Sports facilities (F)		✓		
3e. Banks (F)	✓			
3f. Green spaces (F)	✓			
3g. Restaurant/Café (F)	✓		Local focus	
3h. Community centre	✓		Mixed use facility	

Of the thirteen items, four are seen as essential by two or more groups. Two are seen as desirable by two or more groups, while a further four are seen as essential by only one group. The key essential items are:

- **NCRL1.** Small scale **convenience Store/24/7 store** located on or adjacent to pedestrian routes;
- **NCRL2.** **hair dressers**;
- **NCRL3.** **individually distinctive centres.** It is suggested that each neighbourhood centre could have a unique focus i.e. one

could have employment, one could focus on renewable energy, one could focus on schooling, sports and recreation;

- **NCRL4. a “local” pub;**
- **NCRL5. take away;**
- **NCRL6. post office.**

Other essential items listed under Retail and Leisure are: banks, green spaces (also mentioned under green Infrastructure), restaurant/café and community centre (also mentioned under community).

3.4 Employment opportunities.

There are fourteen individual items suggested under the heading of Employment at the Neighbourhood scale. However, eight of these are suggested by one group as employment themes that could be used to generate distinctiveness between neighbourhoods. This acts to reinforce the earlier suggestion that neighbourhoods should be individually distinctive. The use of employment themes could be one method of achieving distinctiveness at the neighbourhood scale.

Table 9.0 Neighbourhood centre instructions - Employment.

(BCD etc) = Groups who mentioned this specific item.

1a etc = Ranking of the item in terms of frequency of mention.

Item	Essential	Desirable	Comments	Access methods (where stated)
1. Local retail and leisure. (BCDEF)	✓		Less commuting. Convenience store for local use.	Non-vehicular.
2. Small scale units. (BCE).	✓	✓		
3a. Child care. (BC)	✓			
3b. Education. (BE).	✓			
4a. Home working. (E)	✓		Provides life during the day and sustains local services.	
4b. Leisure – in one Neighbourhood centre only. (F)				
4c. Industry/Warehousing– in one Neighbourhood centre only. (F)			Could be an employment district	
4d. Service offices– in one Neighbourhood centre only. (F)			Could be an employment district	
4e. Energy– in one Neighbourhood centre only. (F)				

Table 9.0 Neighbourhood centre instructions - Employment....continued.

4f. Public Services- in one Neighbourhood centre only. (F)

4g. Green Related- in one Neighbourhood centre only. (F)

4h. Home working Centre- in one Neighbourhood centre only. (F)

4i. Managed work spaces- in one Neighbourhood centre only. (F)

4j. Employment. (H)

✓

In terms of neighbourhood level employment provision the following were seen as being essential and from the composite draft development instructions relating to employment issues in the neighbourhood centre specification:

- **NCEP1. provided local retail and leisure employment** as a means of reducing commuting and shopping car journeys;
- **NCEP2. provide small scale units;**
- **NCEP3. child care;**
- **NCEP4. education;**
- **NCEP5. support home working.** This was seen as essential as it provides a degree of vitality during the day and would support the provision of local services.

3.5 Neighbourhood Centre summary:

Cross referencing the items listed under the four themes at the neighbourhood level suggests that the participants have five major concerns at this spatial scale: creating distinctive places, providing for the good health of residents; providing facilities for local recreation; ensuring that places are environmentally sound, and delivering key lifestyle supporting services and facilities within convenient walking distance.

4. Other centre specifications:

The participants were asked to construct the specification for any other types of centre(s) by providing a list of facilities, an explanation of the importance of those facilities – as a note of pros and cons – and also indicate how they felt the facilities should be accessed. Tables 10.0 to 13.0 summarise the specifications provided under each theme, with individual items organised in order of how often they were mentioned across the eight groups.

It should be noted that “employment centre” was the only type of “other” centre suggested.

4.1 Green Infrastructure & Open Spaces

Table 10 lists the items recorded by the participants under the theme of Green Infrastructure and Open space in relation to structure of employment centres.

Table 10.0 Employment centre instructions - Green Infrastructure and Open Space.

(BCD etc) = Groups who mentioned this specific item.

1a etc = Ranking of the item in terms of frequency of mention.

Item	Essential	Desirable	Comments	Access methods (where stated)
1a. Water features/SUDS. (BCE)		✓		
1b. Walking and cycling links/ green corridors to residential areas. (BDE)	✓			
2a. Green break out areas. (BE).	✓		Pleasant lunch break areas – could incorporate water courses and balancing ponds.	
2b. Trees. (BE)	✓		Visual enhancement, screening and sound barriers. Also tackles climate change.	
3a. Picnic areas (D)		✓		
3b. Landscape setting with art. (E)	✓			
3c. Central space. (E)	✓			
3d. Need Space (B)	✓			

There are eight items listed in table 10.0. Four items are common to two or more groups and six are indicated as being essential. The four

common and six essential items can be combined as draft development instructions as follows:

- **ECGi1** link the employment centres to the residential areas with **walking and cycling links/ green corridors**;
- **ECGi2** provide **green break out areas** in a **landscape setting**, incorporating **art** and, **picnic spaces**; with **water courses and balancing ponds** that contribute to the provision of **SUDS**;
- **ECGi3** provide **trees as visual enhancements, screening, and sound barriers** and as mechanisms for improving air quality, reducing air temperatures and fixing carbon;
- **ECGi4** construct a **central focal point** space.

4.2 Community facilities

Suggestions regarding the provision of community facilities in the employment centres are shown on table 11.0.

Table 11.0 Employment centre instructions - Community Facilities.

(BCD etc) = Groups who mentioned this specific item.

1a etc = Ranking of the item in terms of frequency of mention.

Item	Essential	Desirable	Comments	Access methods (where stated)
1. Office day care/crèche. (BCDE)	✓		Provide for office workers and residents.	
2a. Park and ride facilities. (B)	✓		For shopping in Portsmouth – use employment park and ride at weekends	
2b. Public transport (B)	✓			
2c. Bike stores and showers. (D)		✓		
2d. Cultural centre. (E)		✓		
2e. Parking. (E)	✓			
2f. Transport node. (E)	✓			
2g. Health care. (E)		✓		
2h. Post Office. (E)		✓		

Nine items are suggested in total but only one is common to two or more groups:

- **ECCF1. provide office day care/crèche facilities** to support office workers and nearby residents are considered to be essential.

Four additional items are considered to be essential by one group and are combined to produce three “community” related draft development instructions below:

- **ECCF2.** provide a central **transport node** served by **public transport** and incorporating **park and ride** facilities that can also be used at weekends by people wanting to access Portsmouth and Southampton;
- **ECCF3.** provide **car parking**.

The remaining items are indicated as desirable and include a post office, health care facility and bicycle stores and showers.

4.3 Retail & Leisure facilities.

In terms of retail and leisure faculties supporting the activity of the employment centre, table 12.0 shows only one item was considered to be essential – **ECRL1.** the provision of **shops and a cafes**.

Table 12.0 Employment centre instructions - Retail and Leisure.

(BCD etc) = Groups who mentioned this specific item.

1a etc = Ranking of the item in terms of frequency of mention.

Item	Essential	Desirable	Comments	Access methods (where stated)
1. Retail/Cafes. (BCDE)	✓	✓		
2a. Hotel. (CDE)		✓		
2b. Gym – keep fit trail. (BDE)		✓	Stress relief and cheap maintenance.	
3a. Garage. (C)		✓		
3b. 24/7 shops. (E)		✓		
3c. Wine bar. (E)		✓		
3d. Recruitment agency. (E)		✓		
3e. Banks and professional services. (E)		✓		
3f. Comparison shopping. (E)		✓		

Two additional items were identified as being desirable by two or more groups:

- **ECRL1.** a **Hotel**; and.
- **ECRL2.** a **Gym and keep fit trail** that is seen as acting to help reduce stress.

Six further items were identified by only one group as being desirable – a garage, 24/7 shop, Wine bar, recruitment agency, banks and professional services and comparison shopping.

4.4 Employment opportunities.

Table 13.0 shows that in relation to specific issue of employment only six items were listed, all of them were indicated as being essential.

Table 13.0 Employment centre instructions - Employment.
 (BCD etc) = Groups who mentioned this specific item.
 1a etc = Ranking of the item in terms of frequency of mention.

Item	Essential	Desirable	Comments	Access methods (where stated)
1. Business forum/offices. (CED)	✓	✓	Complement existing areas in Portsmouth, Southampton and Fareham.	
2. Green, flexible multipurpose buildings with the capacity to cope with change of use. (BG)	✓		Sustainable – adaptable to climate change and appropriate to the local environment.	
3a. Local and regional employment facilities. (B)	✓		Provide local jobs and jobs for commuters.	
3b. Mixed office with residential development. (B)	✓		Integrated community. Management and maintenance issues to be resolved.	
3c. J11 Heavier use. (F)	✓		Distribution of heavier traffic.	
3d. J10 Office and Business hub. (F)	✓			

Only two items were suggested by two or more groups:

- **ECEMP1. business forum/offices** to complement the existing areas in Portsmouth, Southampton and Fareham;
- **ECEMP1. green, flexible multipurpose buildings** with the capacity to cope with changes of use.

The four remaining essential items were suggested by only one group:

- **ECEMP2. provide local and regional employment facilities** to cater for local jobs and jobs for commuters;
- **ECEMP3. mix office and residential development** in order to better integrate the community;

- **ECEMP4. J11 on the M27 should accommodate heavier use and uses;**
- **ECEMP5. J10 on the M27 should be the focus for an Office and Business hub.**

3.5 Other centre summary:

It should be noted that of the three centre types the “other/employment” centre was the one with the lowest level of detail. As with the earlier centre specifications the data relating to the employment centre has been cross referenced and the items listed under the four themes at the employment centre level suggests that the participants have seven major concerns with this centre: creating a distinctive place in a landscape setting, providing easy access from both surrounding neighbourhoods and the sub region; providing for the good health of workers; ensuring that the place is environmentally sound, ensuring that buildings and spaces are flexible and adaptable; providing a range of employment types and delivering key lifestyle supporting services and facilities within convenient walking distance.

However, this is the least detailed of the three summary specifications and has been constructed by taking all the items indicated as being “essential”, This needs more detailed consultation/ negotiation in order to more specifically list the types, size and scale of employment accommodation that might be appropriate to the SDA.

5. Centre locations and between neighbourhoods functions.

On completion of the centre specifications the participants were asked to complete two further tasks:

1. 'have a go' at locating the main centre and each neighbourhood type, addressing the relationships between them, on a prepared SDA search area base plan (Figure 1.0) containing additional outline information, parameters and constraints; and
2. explore what might happen between and around the main centre & other neighbourhoods.

Table 14.0 lists the key features extracted from the eight group plans.

Table 14.0 Summary analysis from centre location site plans.		
Item – arranged in rank by frequency of mention.	Item	Groups
1.	One main centre with three neighbourhood centres	ABCDEFGH
2.	Centres linked by green walking and cycle routes	BDEFG
3a.	A32 rerouted to J11	ADFH
3b.	Public transport route linking all neighbourhoods with the main centre	BDFG
3c	Green wedges or fingers positioned between the neighbourhoods.	ADFG
3d	The main centre located geographically midway between Knowle and the A32	BCDF
3c	The main centre located west of but adjacent to the A32.	AEGH
3d	Rail Station at Knowle	BCEG
4	Employment uses located adjacent to J11	ADE
5a	Employment centre between J10 and J11	FG
5b	Themed neighbourhoods or character areas	AE
6a	Business centre adjacent to J10	H
6b	Mixed employment and residential development at J11	C
6c	Employment neighbourhood North-west of the main Centre	B
6d	Energy centre	F
6e	Public transport route to the main centre only	A
6f	Internal shuttle bus	B
6g	High density main centre	C
6h	Low/medium density neighbourhoods	C

Figures 2.0 to 9.0 show the plans produced by each of the eight groups.

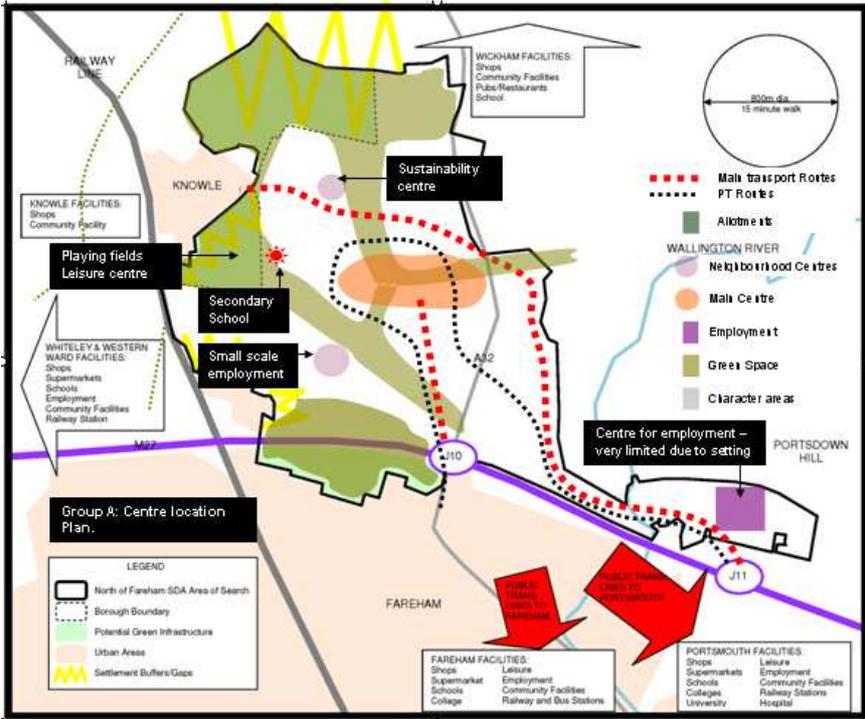


Figure 2.0 Group A centre location plan.

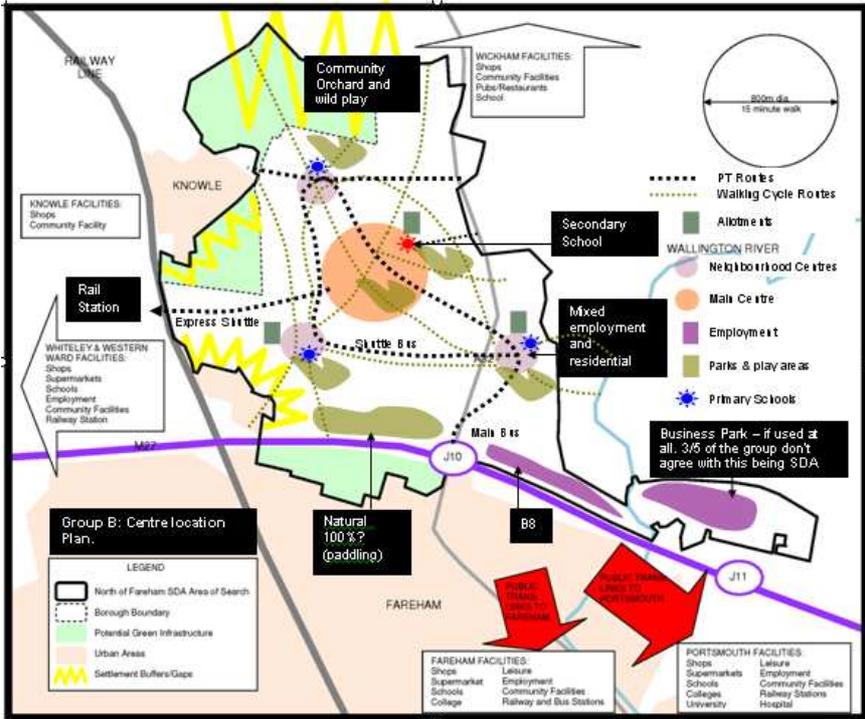


Figure 3.0 Group B centre location plan.

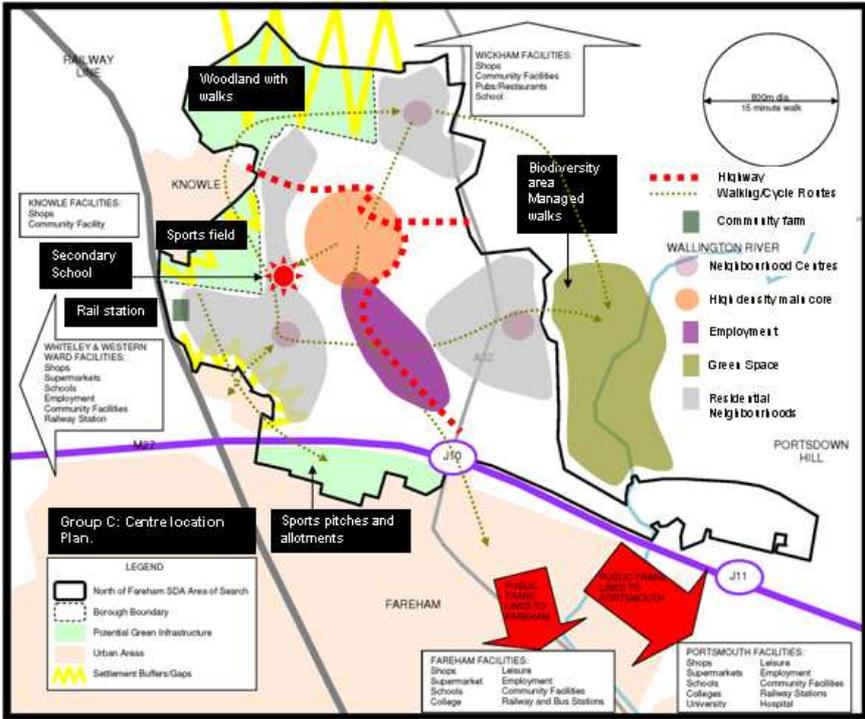


Figure 4.0 Group C centre location plan.

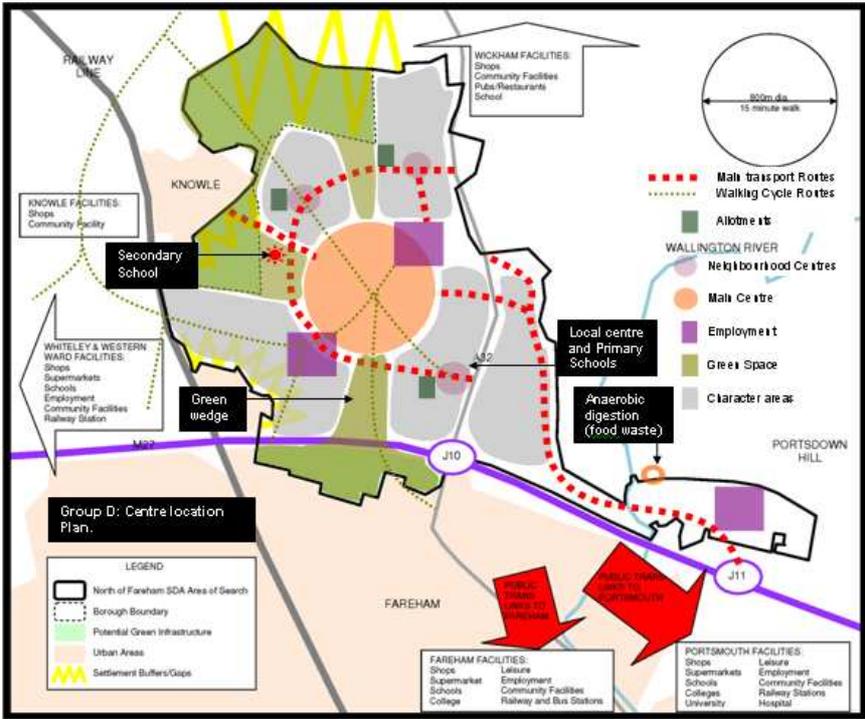


Figure 5.0 Group D centre location plan.

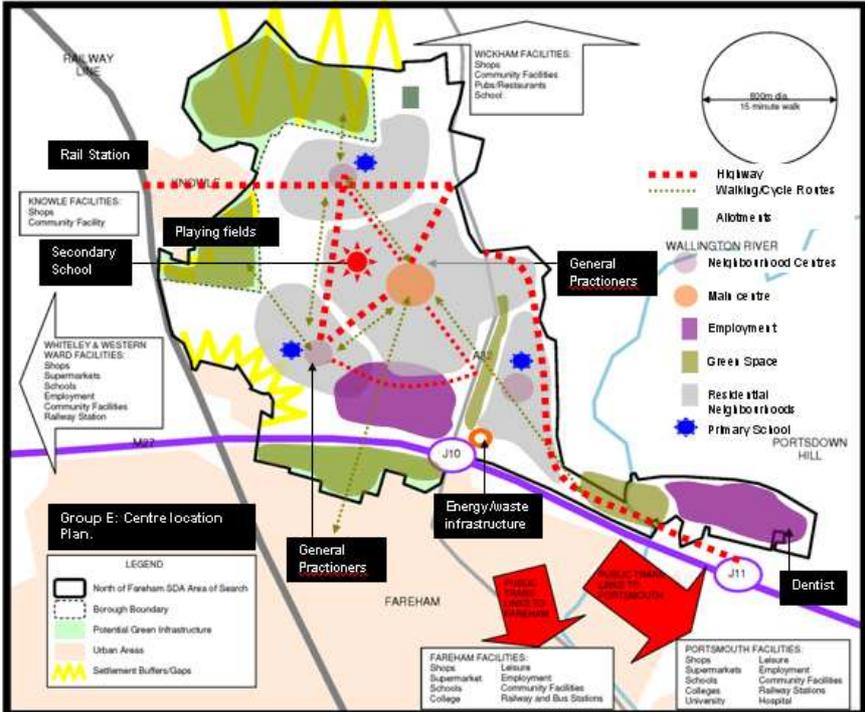


Figure 6.0 Group F centre location plan.

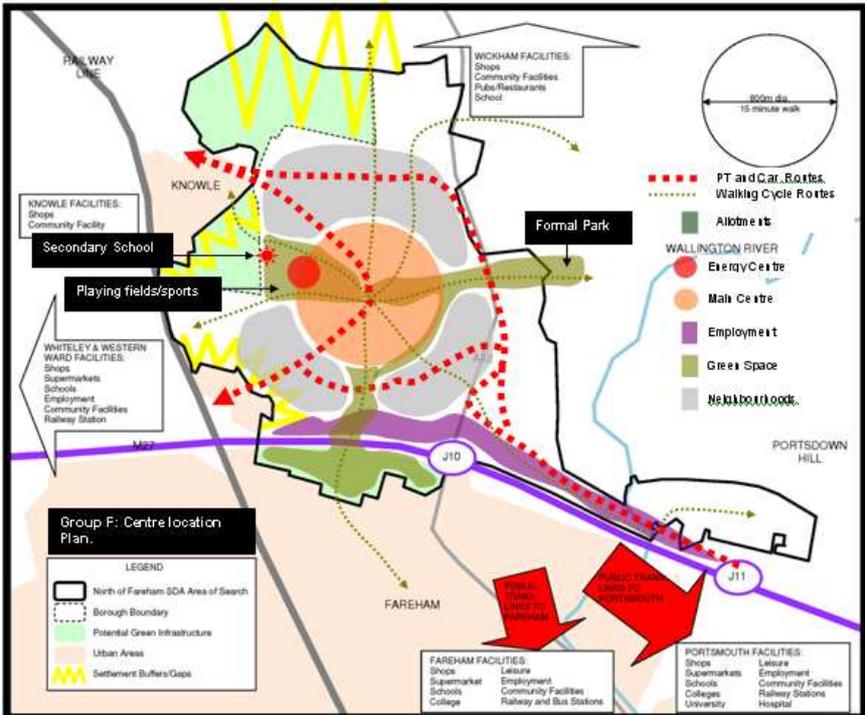


Figure 7.0 Group F centre location plan.

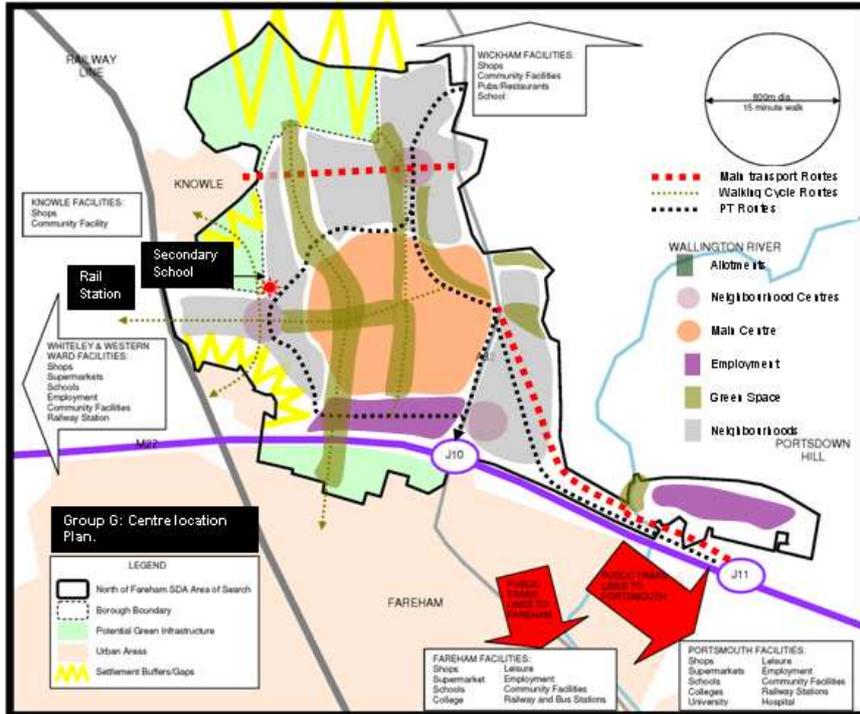


Figure 8.0 Group G centre location plan.

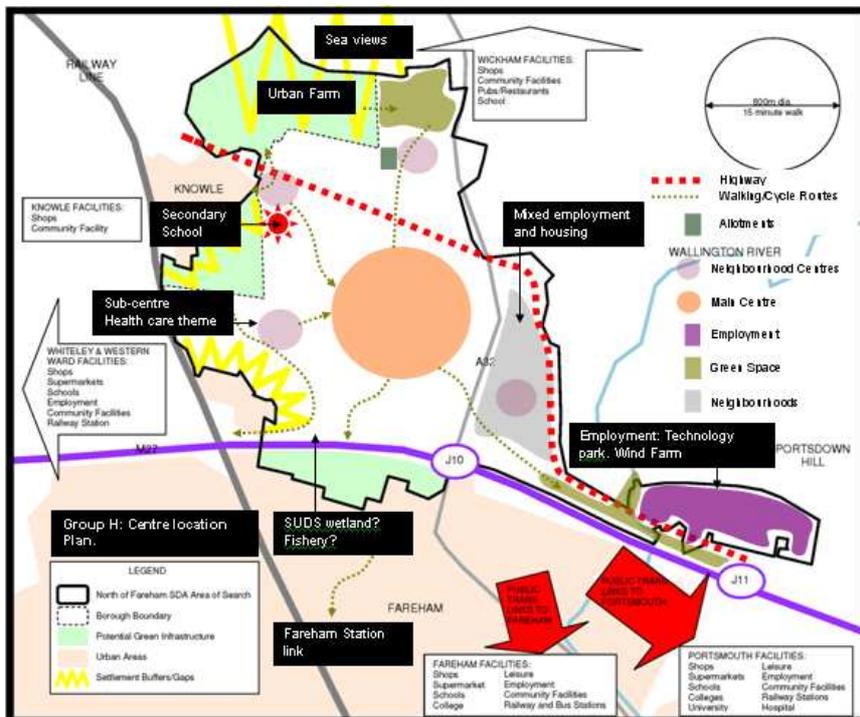


Figure 9.0 Group H centre location plan.

Nineteen individual items were identified by the participants during the construction of the centre location plans. These are listed on table 14.0. Eleven of these items were selected by two or more groups and are summarised below in order of frequency as a set of draft development instructions that relate to the spatial aspects of the SDA Main and Neighbourhood centres:

- **CL1. provide one main centre with three residential neighbourhood centres;**
- **CL2. all the centres should be linked by green walking and cycle routes;**
- **CL3. the A32 should be rerouted to J11;**
- **CL4. provide a public transport route linking all neighbourhoods with the main centre;**
- **CL5. position green wedges or fingers of green space between the neighbourhoods;**
- *CL6a. the main centre located geographically midway between Knowle and the A32;*
- *CL6b. the main centre located west of but adjacent to the A32;*
- **CL7. provide a rail station at Knowle;**
- **CL8. locate employment uses adjacent to and between J10 and J11, with some employment uses integrated with the main centre;**
- **CL9. each neighbourhood will be distinctive with a particular character.**

Two of the items are highlighted in italics. These both specify the location of the main centre but with a difference in terms of its relationship with the A32. Four groups suggested the main centre should be located at a mid point between the A32 and Knowle, while four other groups suggested that it is located closer to the A32 in

order to benefit from increased access off the A32. This provides the development teams with two options that require further detailed technical investigation in terms of judging which one is the most feasible.

6. Draft strategic development principles:

Based on their earlier analysis the participants were asked to formulate draft strategic development principles as “What, Why and How” statements for future planning, development and design teams; specifying what the groups considered to be crucial items in delivering their aims for the SDA. The results are shown in table 15.0.

Table 15.0 Draft strategic development principles.

What?	Group A Why?	How?
A1. The centre must be flexible and adaptable	Climate change – extreme weather. Energy – new renewable energy Nature of commerce/retail changes – home shopping. Nature of employment – home working.	If I knew I wouldn't be working for Fareham.
A2. Access by sustainable mode is a Priority.	Capacity of road network. Pollution/air quality. Many facilities off site.	Design good access to bus stops. Frequent [and] accurate information on times [of Buses]. Subsidies in early years to ensure that services are available when people move in. Design in accordance with “Manual for Streets”. Extensive and comprehensive “smarter choices” e.g. Travel Planning.
What?	Group B Why?	How?
B1. Green appearance when viewed from Fareham and mask the buildings.	Reflect and enhance the surrounding landscape. Maintains quality of place for existing residents and reduces the SDA's impact. Trees! Air quality, good for wildlife & people, regulate temperature.	Plan around green features. Green infrastructure first, houses planned second e.g. Olympic village.

Table 15.0 Draft strategic development principles.....continued.

<p>B2. Built environment: variety of styles; highest eco-standards; lots of room to play; permeability – the designs must interact; sense of place.</p>	<p>Social cohesion. Variable landscape reflected. Reflects changing demographic, aging population etc. Mitigation/adaptation to climate change.</p>	<p>Clear planning principles. Involve entire demographic in masterplanning consultations. Developers code of practice to engage very closely with consultation process.</p>
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What?	Group C	How?
<p>C1. Main centre to be located centrally south of Knowle link road C2. Three local centres to provide focus for residential neighbourhoods at a distance from the main centre.</p>	<p>Why? Walkable location and not traffic dominated.</p>	<p>Central Hub.</p>

<p>C3. Greenspace through site to strategic provision on the perimeter.</p>	<p>Wildlife corridors. Healthy lifestyle. Climate change adaptation – SUDS. Quality environment.</p>	
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What?	Group D	How?
<p>D1. Design a movement strategy for the SDA that: Integrates SDA to Fareham and Elsewhere; connects the SDA district and local centres; gives priority to non-car users; Provides attractive routes that incentivise people to leave their cars.</p>	<p>Why? Underpin vitality for residents and businesses. Reduce reliance on car and [therefore reduce] carbon footprint. Encourage healthy lifestyle and social interaction.</p>	<p>Integrate residential and employment areas. Connecting existing cycling and pedestrian routes. Provide direct connections and permeability.</p>

What?	Group E	How?
<p>E1. Provide one main centre and three subsidiary centres E2. Integrate employment uses into the main centre.</p>	<p>Why? Provide a hierarchy of provision to meet needs within walking distance. Provide a range of employment opportunities for a substantial % of the resident population and create a critical mass for the centre.</p>	<p>By locating the main centre centrally west of the A32 with close access to transport routes i.e. A32. Locate business uses alongside the main centre and close to the M27 and A32.</p>

What?	Group F	How?
<p>F1. Priority given to green movement and connectivity F2. Locate main centre in the geographical centre.</p>	<p>Why? Achieve a healthy high quality sustainable environment. In order to give maximum accessibility to and from all residential areas.</p>	<p>Clear functional linkages. Sustainable modes of transport. By putting it in the middle.</p>

Table 15.0 Draft strategic development principles.....continued.

What?	Group G Why?	How?
G1. To locate employment along the M27 corridor.	In order to minimise traffic impact through the site, provide easy access and provide a barrier to the motorway noise for residential areas.	By developing a linear area allocated for employment with diversion of the A32.
G2. The development should have regard for the topography and natural physical attributes of the site	Minimise the impact on a Greenfield site.	Utilising existing features to provide green infrastructure.
G3. To explore the potential for a station as part of the public transport[system].	In order to provide attractive, sustainable transport and quick links to Fareham.	By engaging with the rail authorities.
G4. Plan a movement strategy for the SDA. Integrate the SDA to Fareham and connect district and local centres. Components of a network of pedestrian and cycle routes; pubic transport and the car.	To ensure/underpin vitality and access to greenspace. To reduce the need to travel by car and build roads. To encourage walking/healthy lifestyles.	By linking up unconnected routes.
What?	Group H Why?	How?
H1. To ensure that the SDA integrates with Knowle	To improve the viability of the sub-centre and provide services and facilities for all.	Ensure that one of the sub centres is located adjacent to the Knowle development.
H2. Ensure that each sub-centre has its own identity.	To improve attractiveness and introduce variety.	By building the opportunities that reflect the character and location.

Analysis of table 15 reveals a high degree of commonality across the groups with the draft strategic development principles falling into five key categories. The draft principles shown in table 15.0 have been combined and summarised to produce seven composite strategic development principles as shown below.

Centres.

What? SDP1a: Provide one main centre and three subsidiary centres.

Why? In order to: Provide a hierarchy of services and facilities for all and to meet needs within walking distance, giving maximum accessibility to and from all residential areas; and to provide focus for the residential neighbourhoods.

How? By: locating the main centre centrally south of the Knowle link road and centrally west of the A32, with close access to transport

routes i.e. A32. Ensuring that one of the sub centres is located adjacent to and integrates with the Knowle development.

What? SDP1b: The centre(s) must be flexible and adaptable.

Why? In order to: cope with climate change – extreme weather; changes in energy generation – new renewable energy. Adapt to changes in the nature of commerce/retail changes – home shopping. Evolve with changes in the nature of employment – home working.

(A1 C1, C2, E1, F2, H1).

Movement.

What? SDP2: Provide a movement strategy for the SDA that gives access by sustainable, green modes the highest priority.

Why? In order to: reduce reliance on the car and therefore reduce the carbon footprint; reduce pollution levels and improve air quality; ensure that the road network stays within its capacity; reduce the need to build roads; underpin vitality for residents and businesses; encourage walking, healthy lifestyles and social interaction; provide attractive, sustainable and quick links to Fareham; achieve a healthy high quality environment.

How? By: providing a public transport system with good access to bus stops and frequent, accurate information on times of buses. Providing subsidies in the early years to ensure that services are available when people move in. Designing in accordance with “Manual for Streets”. Providing extensive and comprehensive “smarter choices” e.g. Travel Planning. Integrating residential and employment areas. Connecting existing cycling and pedestrian routes. Providing direct connections and permeability. Connecting the SDA to Fareham and elsewhere; Connecting the SDA district and local centres; Giving priority to non-car users and providing attractive routes that incentivise people to leave their cars. Exploring the potential for a station at Knowle as part of the public transport system by engaging with the rail authorities. Linking up unconnected routes. Providing a network of pedestrian and cycle routes.

(A2, D1, F1, G3, G4).

Landscape Character:

What? SDP3: Provide “green space” throughout the site, linked to strategic green space provision on the perimeter in response to and with regard for the topography and natural physical attributes of the area, giving a “green” appearance when viewed from Fareham.

Why? In order to: reflect and enhance the surrounding landscape. Maintain quality of place for existing residents and reduce the SDA’s impact. Improve air quality, provide a good environment for wildlife &

people, regulate temperature. Provide wildlife corridors. Support a healthy lifestyle. Help climate change adaptation. Support SUDS. Help produce a high quality environment. Minimise the impact on a greenfield site.

How? By: Planning around green features. Providing green infrastructure first, houses planned second e.g. olympic village. Utilising existing features to provide green infrastructure.

(B1,C3,G2).

Identity.

What: SDP4: Ensure that the whole development has a sense of place, but contains a variety of styles and that each sub-centre has its own identity.

Why? In order to: improve attractiveness and introduce variety; support social cohesion. Reflect the variable landscape. Accommodate a changing demographic, aging population.

How? By: building [on] the opportunities that reflect the character and location. Having clear planning principles. Involving the entire demographic in masterplanning consultations. Following a developers' code of practice to engage very closely in the consultation process.

(B2,H2).

Employment

What? SDP5a: Integrate employment uses into the main centre.

Why? In order to: Provide a range of employment opportunities for a substantial % of the resident population and create a critical mass for the centre.

How?: By: Locating business uses alongside the main centre and close to the A32.

What? SDP5b: Locate employment along the M27 corridor.

Why? In order to: minimise traffic impact through the site, provide easy access and provide a barrier to the motorway noise for residential areas.

How?: By developing a linear area allocated for employment with diversion of the A32.

(E2,G1).

7. Identification of other emerging issues.

At the end of the workshop the participants were asked to list any other key issues that have not be raised or adequately covered. Table 16.0 lists the emerging issues requiring further action.

Table 16.0 Emerging Issues requiring further attention.		
Ref	Individual comments regarding Other Emerging Key Issues shown on the group materials.	Draft instructions and questions requiring further attention.
1.	Identity - Name; design coding? Name of settlement; Name and overall identity; Height and massing.	Emi1. The SDA development should be named and its identity should be established.
2.	Accessibility to wider countryside; Green infrastructure connections to wider landscape structures e.g. Forest of Bere.; Wildlife; Links to wider landscape/habitat and ecosystems.	Emi2. Provide linkage to the surrounding landscape and wider countryside
3.	Railway station; Railway - build new station (?); Train Station.	Emi3 Provide a new station at Knowle.
4.	Renewable energy links; District energy provision; Where is energy coming from?	Emi4. Provide local renewable energy generation facilities.
4.	Will only be deliverable at all if there is a strong relationship between Fareham and neighbouring authorities; Cross Local Authority cooperation; Development area should not be dictated by artificial boundaries e.g. Landownership and LA boundaries.	Emi5. Develop strong positive relationships between Fareham and the surrounding local authorities.
6.	Employment provision - understanding offer and sectors; Future proofing - flexible approach to employment.	Emi6. Provide employment accommodation and opportunity that responds to the market and is flexible and able to adapt to change.
7.	A32 connectivity/severance; Nature of connections across M27 & A32 for people - walking and cycling.	Emi7 Assess and resolve the connectivity issues for pedestrians and cyclists across the A32 and M27.
8.	Governance/Management; Management - community and open space.	Emi8. Establish systems of Governance and management for the SDA.
9.	Community development (role needed); Achieving a diverse community.	Emi9. Establish a community development strategy in order to achieve a diverse community for the SDA.
10*	Secured by Design	
11*	Parking	
12*	Schools adaptive enough to cope with demographic change/community need. Ready to provide community services and the space to do it.	
13*	Impact of traffic to the North on road through Wickham village.	
14*	10,000 too many, unrealistic and not based on evidence.	
15*	Public transport movement from SDA to Fareham Town Centre/Rail Station - feasibility of routes and bus rail options required.	

16*	Development environmental standards 2016 →
	Table 16.0 Emerging Issues requiring further attention...continued.
17*	Relation to other PUSH sites.
18*	Clarity on strategic highway connections - (all ways - J10? Route → West).
19*	Spirituality in its broadest sense expressed in art, drama, sport, literature etc.
20*	Basic life services - hospital, burial, emergency etc.
21*	Is strategic orientation to Portsmouth for real?
22*	Integrated green links and road network
23*	Noise from motorway and A32
24*	Broadband: speed - high band width easily upgradeable
25*	Links to Knowle and Funtley; views of respective communities.
26*	Consider the views across the site from Kiln Road to ensure attractive and broken up with trees [and] good, interesting, quality roofscape.
27*	Need to take account of existing landscape constraints on site.
28*	Technology.
29*	Entrepreneurialism.
30*	Housing issues - density, tenure, self build.
* these items were listed by only one group.	

Several of the items shown on table 16.0 were addressed in discussions throughout the workshop and are common to the earlier analysis. As with the previous analysis the individual items have been grouped as several themes and where two or more groups made the same or similar point they have been summarised as nine draft development instructions. Arranged in the order of most frequently recorded, the key points raised that need further detailed attention and a response from FBC and future developers are:

- **Emi1. the SDA development should be named and its identity should be established;**
- **Emi2. provide linkage to the surrounding landscape and wider countryside;**
- **Emi3. provide a new station at Knowle;**
- **Emi4. provide local renewable energy generation facilities;**
- **Emi5. develop strong positive relationships between Fareham and the surrounding local authorities;**

- **Emi6. provide employment accommodation and opportunity that responds to the market and is flexible and able to adapt to change;**
- **Emi7. assess and resolve the connectivity issues for pedestrians and cyclists across the A32 and M27;**
- **Emi8. establish systems of governance and management for the SDA;**
- **Emi9. establish a community development strategy in order to achieve a diverse community for the SDA.**

Additional to these common items there are two other themes that can be identified from table 16.0 and that should be noted by FBC and the development teams:

- **the SDA should be able to adapt, evolve and cope with change** – climatic, employment, lifestyle and retail etc. This has a strategic implication for the design of buildings and spaces; and
- **the SDA should support the “spirituality” of the new community** in its broadest sense; expressed in art, drama, sport, literature etc.

8. Summary comments and recommendations.

8.1 Summary comments:

Although the workshop was attended by a range of participants with diverse views and objectives for the development of the North of Fareham SDA, the outcomes in terms of centre specifications, draft development instructions and strategic development principles had a high degree of commonality.

Throughout the analysis of the workshop results it became apparent that several items occurred repeatedly under the various headings and sections. Analysis and cross referencing of the material (see appendix D) reveals two sets of summary data; i) common intentions that underpin many of the specific suggested facilities and that reflect the main issues of concern arising at the workshop; and ii) the identification of a set of specific key items that act in combination to deliver the underlying common intentions.

The key concerns or intentions fall under the following six headings and are arranged in order of frequency of occurrence in the analysis as “**high level development aims**”:

- 1. ensure that access to services, places and facilities is easy, convenient and within walking distance;**
- 2. create high levels of variety and vitality;**
- 3. create a place that supports the physical and mental health and well being of its inhabitants;**
- 4. achieve a distinctive development;**
- 5. create a development that is environmentally sensitive, has low levels of pollution, good air quality, comfortable air temperatures and a very low carbon footprint;**
- 6. ensure that the development can evolve to successfully cope with change;**

Of all the actions suggested by the participants as being necessary to achieve these high level development aims the following eight are seen, in order, as being the most crucial underlying structural elements (see appendix D for the full cross referenced list):

- 1. create a network of green corridors and routes linking the various areas of the development together and linking the development to the surrounding countryside and settlements;**
- 2. ensure that bus and rail public transport is available and regarded as the primary vehicular movement mode;**
- 3. ensure that the buildings and spaces of the place are designed to offer a wide range of accommodation, to be flexible and able to readily and easily adapt to employment, retail, lifestyle, and climatic changes;**
- 4. create a network of parks and green spaces;**
- 5. provide a single main centre and three distinctly different neighbourhood centres;**
- 6. provide an underlying structural network of trees and tree lined streets;**
- 7. provide a system of visible, attractive and functional water features;**
- 8. construct a series of CHP and local energy generation facilities.**

The high level development aims and the key actions can be combined and collapsed to provide a prototype descriptive specification for the SDA centres that synthesises, distils and summarises the material produced at the June 19th workshop. A prototype centres specification is presented below as the conclusion to the analysis of the workshop material.

The main centre:

“The main centre is structured around a central park and landmark town square providing a central focal point that supports a variety of events and functions, including a regular market. Green corridors and spaces radiate out from the centre. They connect with other neighbourhoods and provide space for play, wildlife, community food production and allotments. Large numbers of trees, particularly street trees, add to the sense of the centre being a special place. Focal point water features add to the distinctiveness and pleasantness of the centre, providing sustainable urban drainage, aiding relaxation and cooling the air.

Getting to the centre is easy, while cars are readily accommodated - the square, streets and public spaces of the centre are able to absorb car parking in a way that is convenient, easily accessible, yet unobtrusive - priority is given to public transport, walking and cycling.

The town square, served by the central bus station, is the hub of the community. Clustered around it is a multipurpose community centre with a hall and assembly facilities; a health centre/polyclinic with GP services, dentistry and pharmacy. A landmark library/information/media/discovery centre provides flexible space for learning, meeting and working. A place of worship acts as a flexible social centre close to the public services hub/civic offices with its job centre, housing office and police station providing a one stop shop for public services. The secondary school is close to and well related to the core of the centre. There are an early years, day care nursery and crèche in easy walking distance of homes, while a primary school is provided close to homes on the edge of the centre.

The pubs on the square help keep the place lively and attract young people to the centre in the evening. Nearby restaurants and cafes add to the variety and vitality of the place. A post office and metro type

supermarket combine conveniently on the square for daily and weekly shopping needs. The Indoor sports/leisure/swimming centre just off the square provides an interesting range of sports and social activities. The weekly market on the town square combined with the Independent, specialist shops and convenience shopping/banks and building societies creates a diverse and lively shopping experience. The hotel is conveniently located to support both business users and visitors interested in the community's green lifestyle, and adds to the legibility and vitality of the centre.

A wide variety of employment opportunities are provided around the town square in a range of flexible spaces and office types.

Starter/incubator units on the edge of the main centre support early business development, while the mix of flexible employment spaces linked by the shared, safe, public realm, offers opportunities for businesses to adapt, evolve and develop. A variety of retail and service jobs are supported in a suite of different size units and a range of local community service, voluntary and civic jobs are found in the public services hub. The smart working employment centre and multipurpose business hub found on the town square, with its strong links to the university, promotes flexible working and together with the community- wide WiFi network supports and promotes smart working. All businesses are supported by a variety of conveniently located professional services facilities that help promote high levels of employment opportunity within the main centre and reduce the need to travel outside the community”.

Three neighbourhood centres:

“The neighbourhood centres found within the SDA are individual. They each have a unique character based on their distinctive building design, mix of density and themed functions. They each have a focal point local park or village green serviced by regular public transport, which acts as social meeting place. Local water features add to the

distinctiveness of the place while also addressing local drainage issues and providing habitats.

Each neighbourhood is connected to a network of green walking/cycling routes and spaces that contribute to a healthy lifestyle by providing convenient walking links to other neighbourhoods, giving access to out door recreation, sports and playing fields and to allotments where people can produce their own food in a relaxing environment. The provision of high numbers of street trees in each neighbourhood also has a positive health affect by improving local air quality.

Each neighbourhood has its own local combined heat and power/energy generation system, with waste and recycling facilities located centrally, close to other facilities in order to maximise the efficiency of any car trips and contribute to the achievement of a low carbon footprint.

Each neighbourhood has it own convenient local services and facilities. Early year's child care is provided close to homes to allow access by foot or cycle. A multipurpose community centre and worship place provides a meeting and events space. The local park contains a play area and there is a primary school close to the centre. The provision of local convenience shops, hair dressers, pub, takeaway food shops and a post office ensures that there are both jobs and services within easy walking distance of homes. These also support and are supported by the high numbers of people who choose to work from home - adding to the overall vitality of the place".

The employment centre(s).

"The employment centre(s) are easily accessible both locally and regionally. They are closely linked to the local residential neighbourhoods by a network of walking and cycling links through green corridors. They are easy to reach from the M27 and are well

served by public transport with park and ride facilities offering access to Portsmouth, Southampton and Fareham.

Ample, but unobtrusive, parking is provided in an attractive, treed, landscape setting that provides visual enhancements, screening, and sound barriers, whilst improving and cooling the air, and contributing to the achievement of a low carbon footprint. The landscape provides a backdrop for the display of unique pieces of art and incorporates pleasant break out and picnic areas incorporating water courses and balancing ponds that also contribute to the provision of sustainable local drainage.

A range of employment and business accommodation is provided in buildings and spaces that are green, flexible and adaptable, allowing business to respond to change evolve and grow to provide local and regional employment opportunities.

The centres' workers and nearby residents are supported by a range of services and facilities clustered around the central focal point square. This is the heart of the centre and contains a business forum office, day care and crèche facilities, shops, cafes, a hotel and a gym".

8.2 Facilitator's recommendations.

Finally, in relation to observations made by the facilitators during the workshops and during the formulation of this report there are **eight key recommendations** (these are very similar to those made in relation to the first visioning event held on March 27th 2009):

1. **The draft instructions, specifications and draft strategic development principles identified must be audited against current planning policy, evidence base, technical reports, economic analysis etc in order to gauge the degree to which policy etc affects their deliverability;**
2. **Fareham Borough Council need to establish which issues can be accommodated (alongside previous visioning event results, evidence base, technical reports and economic analysis etc) into their vision and core strategy for the site and which will require further negotiation/investigation;**
3. **FBC should determine where the various strands that have emerged from the event will be tested, i.e. through the Core Strategy or Area Action Plan;**
4. **The input of the workshop material into any resultant vision, core strategy and future master plan should be clearly, transparently and publicly demonstrated;**
5. **FBC should identify mechanisms for demonstrating to the general public how the results of this workshop have informed subsequent work;**
6. **FBC should consider how the momentum of the collaborative workshops can inform other strategies for public participation.**
7. **A corollary of items 4, 5 and 6 is the need for a mechanism (web based survey and /or public exhibition) whereby the key drivers or development ideas can be further tested with a broader representation of local stakeholders.**

8. We strongly recommend that all individuals and organisations represented at the workshops be issued with a copy of the final report.

ud+m July 2009.

Appendix A.
List of original invitee organisations.

Representatives from the following organisations were invited to the Visioning event on the 19th June.

Organisation, Group, Company Name
(South East England Development Agency) SEEDA
Advisory Team for Large Applications (ATLAS)
Atisreal
Bovis Homes
Buckland Development Limited
Campaign to Protect Rural England (CPRE)
David Lock Associates
Disability Dynamics Ltd
DTZ
Eaton Areospace
English Heritage
Environment Agency
Fareham Borough Council (Members and Officers)
Fareham College
Fareham Community Action

Fareham Community Action
Fareham Fire Station
Fareham Shopping Centre
Fareham Town Centre Management Initiative
Federation of Small Business (FSB) - South East Branch
First Bus
First Wessex
Forestry Commission
Funtley Village Society
Gosport Borough Council (Officers)
Hampshire and Isle of Wight Wildlife Trust
Hampshire Biodiversity Partnership
Hampshire Children & Families Forum (Fareham Branch)
Hampshire Constabulary
Hampshire County Council (Members and Officers - Various Services)
Hampshire Cycling
Hampshire Early Years Development & Childcare Partnership

Hampshire Economic Partnership
Hampshire Highways South
Hampshire PCT
Hampshire PCT
Hampshire PCT
Harbour Economic Development Forum
Havant Borough Council
Henry Cort Community College
Highways Agency Network Operations Division South East
Highways Agency Network Operations South East
HMS Collingwood
Homes and Communities Agency
Hughes Ellard Fareham Representing The Southampton & Fareham Chamber of Commerce & Industry
Knowle Village Residents
Lexington Communications
National Air Traffic Services
National Express Group Plc

National Grid
Natural England
Network Fareham
Network Rail
Office of National Statistics
Partnership for Urban South Hampshire (PUSH)
Planning And Development Hampshire County Council
Portchester Civic Society
Portsmouth & South East Hampshire Partnership
Portsmouth and South East Hampshire Chamber of Commerce
Portsmouth and South East Hampshire Chamber of Commerce
Portsmouth City Council
Portsmouth Housing Association Limited
Portsmouth University
Portsmouth Water Ltd
PRUPIM
Radian

Representative for the Faith Communities
Royal Society for the Protection of Birds (RSPB) South East Office
Segensworth Business Forum
Smart Futures Ltd
Solent Centre for Architecture and Design
Southampton & Fareham Chamber of Commerce & Industry
Southampton University
Southern Water
Spatial Strategy & Research Group Hampshire County Council
Sport England (South East Region)
The Fareham Society
Transport for South Hampshire
Tribal Urban Studio
UE Associates Ltd
Wallington Village Community Association
Wickham Parish Council
Wickham Society

Winchester City Council
Woodland Trust
Youth Council
Youth Service (Fareham District) Provided by HCC Childrens Services

Appendix B.
Original flip chart comments.

Group A Specification Neighbourhood Centres	How Important			Pros & Cons	Preferred Method of Access
Group's types of facilities	Essential	Desirable	Not needed	All Neighbourhood will have its own identity / function	ie one focused on employment. One focused on renewable energy
Theme: Retail					ie located close to woodland to utilise biomass.
Convenience Store	√				One focused on secondary school learning hut/ sports / recreation.
Hair Dresser		√			
Bespoke Shops		√			
Restaurant (Takeaway)		√			
Flexible. Pick-up point (internet deliveries)		√			

Community Health	√				
Green Space					
Primary School (Community School)	√				
Sustainability	√				
Direct Power (OHP)					
Waste / Recycling					
Allotments					
? Landscapes					

Group A Specification	How Important			Pros & Cons	Preferred Method of Access
Main Centre – cont					
Group's types of facilities	Essential	Desirable	Not needed		
Theme: Health / Children's Centres. GP/Dentist/ Welfare	√		Hospital		
Pubs		√			
Employment Live Work int	√				
Worship		√			
Housing inc. sheltered	√				
Police Office		√			
Transport					

Public (BRT)					
Green Infrastructure Civic Space / Market Square	√				
Lots of Trees	√				
Allotments (Walking Distance)		√			
Shared space (Vehicles / predestrians)		√			
Screened/hidden parking / bikes		√			
Retail Independent Traders	√				
Food Stores					
Cafes / restaurants					

Group A Specification Main	How Important			Pros & Cons	Preferred Method of Access
Group's types of facilities	Essential	Desirable	Not needed		
Theme: Employment				The main centre needs to be responsive. To climate change and seasonal weather variations.	
Creative and Media Space to encourage		√		Help to create a distinct role and identity	
Link to theatre / performance space – also provides retail opportunity					
Smarter employment centres					
Excellent internet facilities for whole SDA	√			Could ? against the community as people stay at home	
Space to provide opportunity for different type of jobs	√			Possibility of becoming too ? on one sector	Need to be aware of need to gain a balance in parking provide
Flexible Space – large offices – HQ's			√		
Community					

Discovery centre	√			Internet access outside ? and for lower ?	Possibly part of community hubs
Community Centre	√				
Secondary School			√	In main centre. But needs a central accessible location	Walk in/PT
Tertiary			√	Not needed for SDA but could help support employment	
Health	√				
Retail					
Need critical mass Therefore need speciality shops / fast food	√			Note: Has desire for excellent internet access which will promote internet shopping and potentially impact on viability.	
Pub	√				

Group B Specification Employment Neighbourhood	How Important			Pros & Cons	Preferred Method of Access
Group's types of facilities	Essential	Desirable	Not needed		
Theme:					
Park 'n' Ride	√			For shoppers P'mouth use empty parking at w/e	Using empty office car parks
Green breakout areas	√			A pleasant lunch break Could be a water course/balancing pond	Walking
Need space	√				
Local <u>AND</u> Regional	√			Local jobs & commuters	
Walking links to residential areas	√				
Retail	√			Presence of offices – Bigger catchment & bigger/more shops	
Trees	√			Visual enhancement – climate	

				change tackler! Screening & sound barrier	
Public Transport	√				
Office daycare	√			Provides for office worker & residents	
Gym/Keep fit trail		√		Green gym! Stress relief & cheap maintenance	
Green building design	√			Sustainable Adaptation to climate change Need to be appropriate to local environment Management & maintenance	
Mixed office with residential	√			Integrated community	

Group B Specification	How Important			Pros & Cons	Preferred Method of Access
Neighbourhood Centres (3-5)					
Group's types of facilities	Essential	Desirable	Not needed		
Theme:					
1. GI & OPEN SPACE					
Play area	√			Vitality	
SUDS		√		Functional use Focal point	
Green walking/cycling loop	√			Links to retail areas Link to existing footpath	
Dog facilities	√			Watering in Town Centre! Dog lead area	
Outdoor recreation Football pitches	√			Bring recreation & access into the heart of green infrastructure	
A multifunctional park	√			Could provide space for majority of the other points	
Allotment	√			Local food production	

Combined Heat & Power & local energy production	√				
4. EMPLOYMENT	(how can we incentivise "local jobs for local people"?)				
Local retail & leisure	√			Local employment Less commuting	Non-vehicular
Childcare	√				
Small scale units	√				
Education	√				

Group B Specification	How Important			Pros & Cons	Preferred Method of Access
District Centre					
Group's types of facilities	Essential	Desirable	Not needed		
Theme:					
1. G.I.& OPEN SPACES	√			Chance for excellent green design Green route salad walk	
Play area (large scale)	√			Focal point for social interaction	Non-vehicular
Open space (park)	√			Variety Enhance market town ???????	Public transport on foot Some parking
Green walking routes	√			Permeability Though management needed	Non-vehicular
Cycle routes	√			Provide alternative transportation choice Needs management	
Community produce garden		√		Provide facilities for those with no gardens	
2. COMMUNITY FACILITIES					

Multi-purpose community centre	√			A social hub Adult education facilities Competing uses	Public transport/on foot
Health centre	√				
Library					
Bus station	√			Brings residents into the Town Centre sustainably	Bus, obviously!
Day Care	√			To allow flexibility to work for parents	Walking distance
Places of Worship	√			To provide social centres Segregation	
Housing Office/Public Service/Job Centre	√			Could be part of a multipurpose unit – ‘one stop shop’	
Supported housing	√			Keeps the most vulnerable groups nearest the facilities	
Post Office	√			Essential services	

Group B Specification	How Important			Pros & Cons	Preferred Method of Access
District Centre					
Group's types of facilities	Essential	Desirable	Not needed		
Theme: 3.RETAIL & LEISURE					
Pub	√				Bus & taxi
Rest.t/cafe	√				
Food store	√			Weekly food shop 'Metro' type – daily needs	Car, bus, walk
Indoor sport & swim		√		Use CHP	
Town	√			Facilitate events Enable weekly market	
Independent shops	√			Inc. food Variety & mix	
Car Park	√				Car convenient for families with young children
4. EMPLOYMENT					
Voluntary sector space	√			Affordable rental levels Provide services to pop	

				e.g. CAB	
Small office units	√			Facilitate sm businesses + start ups	
Small prof services	√			Services to population Facilities for employees in centre	
Serviced offices		√			
Group B Specification Neighbourhood Centres (3-5) Residential	How Important			Pros & Cons	Preferred Method of Access
Group's types of facilities	Essential	Desirable	Not needed		
Theme: 3. RETAIL & LEISURE				Shop units as flexible space	
Newsagent	√			Could combine with food	
Hairdressers		√			

Post Office facility	√			Sub-office With pub or shop	
Food Shop	√			Combine with newsagent	
Take aways	√	√		Good for economy – bring people in eve Litter	
Pub	√			Venue for young people to gather & socialise	
7. Coffee shop, music + pool table	√				
2. COMMUNITY FACILITIES					
Primary School	√			Shared use facilities	
Teen shelter	√			Ensure probided at start	
Childs play area	√				
Community Hall		√		Combine with school	
GP Surgery/Dentist	√				

Car park with recycling banks	√				
Out of school provision	√			Located in/with other facility	

Group C Specification Other Local Centre (Employment)	How Important			Pros & Cons	Preferred Method of Access
Group's types of facilities	Essential	Desirable	Not needed		
Theme:					
Local Garage		√			
Creche	√				To provide facility for workers living in S.D.A.
SUDS		√			
Offices	√				Complement existing areas of Fareham, Portsmouth, Southampton
Shops & Cafes		√			
Hotel & Facilities		√			
Business Forum	√				

Group C Specification Local Centres Residential	How Important			Pros & Cons	Preferred Method of Access
Group's types of facilities	Essential	Desirable	Not needed		
Theme:					
Convenience Store					
Social Club/Pub					
Live/Work Units					
Primary School					
Takeaway					
Community Provision					
Play Facilities/Creche					
B1 Uses Flexible Offices Unit ('Startup')					

Pocket Park					
Allotments					

Group C Specification Main Centre	How Important			Pros & Cons	Preferred Method of Access
Group's types of facilities	Essential	Desirable	Not needed		
Theme:					
3. Small Retail Shops	√			Viability	Walk/Cycle/Bus
3. Small Supermarket	√			Size appro to settlement	Drive/Bus/Cycle
2. Health Centre Doctors, Dentist, Pharmacy	√				W/B/C/D/Taxi
2. Community Centre	√				W/B/C/D/Taxi
3. Post Office		√		May be part of other retail use	
1. Town Park Open Space Green	√				W/C
3. Leisure Centre	√			On edge of Centre may be combined with Com. Centre	W/C/B

3. Pubs & Restaurant	√				
2. Civic/Social Services Office/ Housing Association Office		√		Small Council Office possibly combined in other use incl social service	
2. Churches		√		Reserve space	
3. Garage/Food Outlet			√	But may be dissembled elsewhere	
2. Recycling Facilities		√		Linked to centre uses	
- Bus interchange	√				W/C
4. Office type use	√			Also flexible office type space. Office meeting type venue	W/B/C/D/Taxi
- Housing /Flats above	√			Car club poss	W/B/C/D/Taxi
2. Schools	√	√ ?		Primary & secondary Perhaps one in Town Centre or close	
Public Art/Toilets		√			
Nursery/Creche		√			

Sub-Centre

Group D Specification Employment Sub-Centre	How Important			Pros & Cons	Preferred Method of Access
Group's types of facilities	Essential	Desirable	Not needed		
Theme: Housing Work					
Units					
Restaurants Food/eateries/catering					
Child care					
General Shop					
Hot-desking/serviced					
Accommodation					

Apart-hotel					
Trim-trails					
Cycle routes					
Bike storage/showers					
Management offices					
Health Centre					
Picnic areas					

Neighbourhood/Sub-Centre Community facilities/green infrastructure

Group D Specification	How Important			Pros & Cons	Preferred Method of Access
Eco-Residential area					
Group's types of facilities	Essential	Desirable	Not needed		
Theme: Primary School With open space	√				Through routes/walking bus.
Convenience Retail (eg Newsagents)	√				
Sheltered Housing		√			
Distinct design of housing	√				
Mix of density of housing	√				
Community Food		√		To provide/benefit the masses – not just the individual (like allotments)	

Growing/Urban Farm					
Space for Circular Walks		√			
Spots Facilities/Leisure Centre		√			
Bring Centre/Recycling		√			Close to other facilities- multi-purpose car trip.
Community Energy co. Small scale		√			
Anaerobic digestion (food waste)					

Main Centre

Group D Specification	How Important			Pros & Cons	Preferred Method of Access
Group's types of facilities	Essential	Desirable	Not needed		
Theme: Green Infrastructure/open space					
Design to reflect local history	√			To provide distinctiveness!	n/a
Flexible civic square (overloaded) civic square		√		For concerts, events, market etc.	Walking, cycling, public transport
Space with play space, toilet facilities, picnic area		√			
Urban art					
Forms a network of greenspace/linear parks		√		To allow circular walks	
Water feature/lake/urban pond		√		Linked to SUDS - Urban cooling (Some maintenance and safety issues)	
Allotments					

Group D Specification	How Important			Pros & Cons	Preferred Method of Access
Group's types of facilities	Essential	Desirable	Not needed		
Theme: Retail – Retail and Leisure and community facilities					
Specialist shops					
Retail-convenience Shopping (banks etc)					
Leisure Centre					
Community Centre					
Multi-use Building					
Admin/Civic centre					
Landscaping/green					
Space/green corridors					
Bus Station					

Group E Specification Main Centre	How Important			Pros & Cons	Preferred Method of Access
Group's types of facilities	Essential	Desirable	Not needed		
Theme: Employment					
Offices	√				
Light Industrial		√		May be too land hungry	
Warehousing			√		
Hotel	√				
Retail	√				
Service Empl	√				

Group E Specification Neighbourhood Centre Employment Type	How Important			Pros & Cons	Preferred Method of Access
Group's types of facilities	Essential	Desirable	Not needed		
Theme: Retail & Leisure EMPLOYMENT					
Hotel/Conference Facility		√			
Eating Out	√				
Local shop(s) 24/7	√				
Wire Bar		√			
Child care facility	√				
Recruitment Agency		√			
Bank/Prof service		√			
Comparison Shopping		√			

Car parking	√				
Transport node	√				
'Break out space'	√				
Gym		√			
Business Support		√			

GREEN INFRA & OPEN SPACES					
Landscape Setting/Art					
Central Space					

Group E Specification Neighbourhood Centre Employment Type	How Important			Pros & Cons	Preferred Method of Access
Group's types of facilities	Essential	Desirable	Not needed		
Theme:					
Trees	√				
Greenways	√				
Water feature		√			
COMMUNITY FACILITIES					
Healthcare		√			
Retail	√				
Cultural centre		√			
PO/Post handler		√			

Group E Specification	How Important			Pros & Cons	Preferred Method of Access
Group's types of facilities	Essential	Desirable	Not needed		
Theme: Retail/Leisure					
Newsagent/24/7 store	√				
Hairdresser/retail	√				
Post Office	√				

Group E Specification	How Important			Pros & Cons	Preferred Method of Access
Neighbourhood Centre (Local Resi)					
Group's types of facilities	Essential	Desirable	Not needed		
Theme: Green Infra & OS (Cont'd)					
Village Green	√			Important to reinforce sense of identity	
COMMUNITY					
2° Schools			√	Depending if in main centre or not	
1° Schools	√				
HC			√		
GP	√				
Dentist	√			Usually serves larger area could be located here instead of main centre	

Library/Info resource		√		Not realistic	
Leisure Centre			√		
Church/Faith		√		Depending on population could be multiuse facility	
Pharmacy	√				
Early years	√				
Post Office		√			

Group E Specification Neighbourhood Centre (Local Residential Community Focus)	How Important			Pros & Cons	Preferred Method of Access
Group's types of facilities	Essential	Desirable	Not needed		
Theme:					
EMPLOYMENT					
(Local small office (space (√			
(Serviced offices (
(Specialist support (services					
School employment	√				
Retail based employment	√				

Home working	√			Sustains local services & provides life during the day	
Forestry & Open Space Management				? areas	
GREEN INFRA & OS					
Trees	√				
Playing fields	√			Essential for area. Located within walking catchment	
Shared school facilities	√			Essential for area. Located within walking catchment	
Children's play	√			Essential for area. Located within walking catchment	
Allotments	√			Essential for area. Located within walking catchment	
Green ways	√			Essential for area. Located within walking catchment	
Blue infrastructure		√			
Suds		√			
Private gardens	√				

Group F Specification	How Important			Pros & Cons	Preferred Method of Access
Group's types of facilities	Essential	Desirable	Not needed		
Theme: 1 Green Infrastructure					
For open spaces					
Main Centre					
Park Area	√			Prime focus point	Walk/cycle
Green Roofs		√		Constrains design	
Green Streets	√			Sense of place	Walk/cycle
Allotments			√	Space consuming	
Water feature		√		Relaxing area (focal feature)	Walk/cycle
Trees	√			Rest/meeting points	

Benches	√			High density. Reduction in refuse vehicle movements	
Energy (CHP)	√			Healthy and CO2	
Cycle Ways	√			Healthy	
Zero carbon Area	√				

	How Important			Pros & Cons	Preferred Method of Access
Group's types of facilities	Essential	Desirable	Not needed		
Theme: Main Centre Retail and Leisure					
Green Space	√				
Multi purpose. Leisure centre Sports facilities			√	Needed in community. No comparison shops	
Dedicated Shopping Centre			√	No comparison shops	
Shops/Banks	√				
Theatre			√	Could be held in main centre space	
Supermarkets Restaurants/Café	√			At appropriate scale	Car

Pubs/Bars	√				
Library/Media learning / Centre	√			Elderly and young user. Media/DVD use.	
Museum	√				
Art Gallery					
Religious Facilities Centre		√		Need space for them left to develop	
Hotel	√				
Market		√		Appropriate type and scale	
Post Office		√			

Group F Specification Centre	How Important			Pros & Cons	Preferred Method of Access
Group's types of facilities	Essential	Desirable	Not needed		
Theme:					
Employment					
Retail	√				
Leisure	√				
Community	√				
Industrial Offices / Services	√		√	Part of total SDA. Not nec. Centre.	
In-Commuting				Some in centre. Mixed use.	
Out-Commuting					

Energy & Infrastructure	√				
Public Services					
Green Related					
Tourism		√		Visitors to exemplar settlement	
Business Incubator/ Managed workspace					

Group F Specification Main St	How Important			Pros & Cons	Preferred Method of Access
Group's types of facilities	Essential	Desirable	Not needed		
Theme: Community					
Hospital			√		
DG P's / Dentist	√				
Primary Sc		√		Needed in SDA – close to homes	
Secondary Sc		√		Good transport links – but consumer ? and traffic problems	
Tertiary Sc			√	Use Fareham	
Library/ Media Centre	√				
Health Centre	√				
Theatre			√	Competing against Fareham	

Assembly/Community Hall	√			Gathering Place	
Nursery	√				
Restaurants / Eat	√				
Car Park		√			
Public Transport	√				
Sports			√	Needed in community	
Car Free	√	√		Pedestrianised streets – priority to walking/cycling – debatable ? free	
Broadband					
Churches / Religious Centres		√		Need Space for religious centres	
Group F Specification Neighbourhoods	How Important			Pros & Cons	Preferred Method of Access
Group's types of facilities	Essential	Desirable	Not needed		
Theme:					

Green/ Spaces	Open				
Woodland Burials			√		Currently none
Gardens					
Cemetary			√		Running out of space
Allotments		√			Healthy / relaxation
Trees		√			Oxygen and CO2
Parks / Greens		√			Social meeting areas
Green Roofs			√		Oxygen and CO2
Green Streets		√			Oxygen and CO2
Water Feature		√			Focal Point
Benches		√			Focal Point
Energy			√		
Cycle Ways			√		Healthy Lifestyle
Zero Carbon			√		Healthy Lifestyle

	How Important			Pros & Cons	Preferred Method of Access
Group F Specification Neighbourhood Centres					
Group's types of facilities	Essential	Desirable	Not needed		
Theme: Employment					
Retail	√			Convenience stores. Local services	
Leisure		√			
Community			√	Community hall: little dedicated empl.	
Industrial / Warehouse		√		Employment District	
Offices / Services		√		Employment District	
Energy and Infrastructure		√			
Public Services		√			
Green Related		√			
Tourism			√	Main centre only (if needed)	

Home Working Centres					
Incubation / Managed Workspaces					

Group F Specification Neighbourhood Centres	How Important			Pros & Cons	Preferred Method of Access
Group's types of facilities	Essential	Desirable	Not needed		
Theme: Retail and Leisure					
Football Pitch / Sports facilities. Leisure Centre/Gym Golf course		√		Not in all.	
Shops/Banks (local)	√			Individual shops not found in main Centre. Localised facilities.	
Green Space	√				
Supermarket / Convenience Stores	√			Smaller shop only.	
Pubs	√			To a degree – local focus.	
Restaurant/Cafe	√			To a degree – local focus.	

Religious Facilities		√		Not in all centres.	
Post Office		√		Not in all neighbourhood centres.	
Community Centre	√			Ideally – mixed use facility – nursery/old people	

Group F Specification Neighbourhood – Community	How Important			Pros & Cons	Preferred Method of Access
Group's types of facilities	Essential	Desirable	Not needed		
Theme: GP / Dentist		√		Not necessarily all neighbourhoods	
Primary School	√				
Library			√		
Homeworking Centre					
Assembly / Community Hall	√			Needs multi-use space	
Nursery / Creche	√				

Vets		√		Need to provide for SDA	
Public Transport					
Sports Facilities		√			
Churches / Religious Hall		√		Multi-use	
Nursing Homes / Day Centre		√			
Pharmacy		√			

Group G Specification Employment	How Important			Pros & Cons	Preferred Method of Access
Group's types of facilities	Essential	Desirable	Not needed		
Theme:					
Flexible - Multi Purpose Buildings					
Capacity to cope with change of use					
Jnt 11 – Heavier use ie distribution with heavy traffic					
Jnt 10 - offices Business Hub					

Group G Specification Sub Centre	How Important			Pros & Cons	Preferred Method of Access
Group's types of facilities	Essential	Desirable	Not needed		
Theme:					
Village Green				Cricket Pitch	
Education					
Primary	√			Poss co-location: campus	Safe cycle route Walking and bike
Secondary					
Nursery	√				Walk and cycle route
Employment			√	Suggest located in a dedicated area outside	
Pub					
General Store					
Community Facility Hall					

Sports Fields				Link to school multipurpose.	
Informal Park / Woodland				Include adventure trail, dog walking, children play area	

Group G Specification	How Important			Pros & Cons	Preferred Method of Access
Main Centre					
Group's types of facilities	Essential	Desirable	Not needed		
Theme: Retail / Leisure					
Pedn precinct ie no cars	√			Need convenient parking	Car / Public transport
Leisure/sport centre Sport pitches Sports hall, Swim pool, bowling	√ √		√	Close to centre not main feature Link to community centre? Shared facilities	Public transport Car Parking (easy and free) Bike roads
Cafes – Restaurants, bars	√			Promotes vitality / activity > 5pm	Foot
Supermarket (food)	√			Diversity	Car
Independent shop (quality)	√			Parking	Car/foot/cycle
(Variety needed)					

Group G Specification	How Important			Pros & Cons	Preferred Method of Access
Main Centre					
Group's types of facilities	Essential	Desirable	Not needed		
Public Transport	√			Link to Fareham / Link to S'hampton and P'mouth Bus/Train	Bus Station / Hub
Police office	√			Community office / base	
Car parks	√			Small scale, "soft" view	
Petrol Stations/ chargers		√ Possibly @ supermarket		Landscaping, underground?	
Medical Centres					Foot
Library / Info				Combine – landmark building. Flexible space	
Education					
Town Hall					
Multi Purpose Comm. Centre					
Religious Centre		√		Centralized or perhaps better	Needs further discussion

				- sub centres	
Energy Prodn Utility Infrastructure					

Group G Specification	How Important			Pros & Cons	Preferred Method of Access
Main Centre					
Group's types of facilities	Essential	Desirable	Not needed		
Theme: Employment					
Professional Services ie accountants ins etc	√			Avoids need to travel	
Retail and leisure	√			Range of size-boutique and lrger	
Business start up centres (small units)		√		Edge of main centre	
Office Space – small office one-off, local business not corporate office		√		Brings “fast fall” to retail etc Above shops	Public Transport (park and ride)
Business office hub / smart work centre		√		Link to start up centres. Promotes flexible working Cuts down transport	
ie Attract large corporation / headquarter major single employer			√	Possibly part of multi-purpose community centre	

Group G Specification Main Centre	How Important			Pros & Cons	Preferred Method of Access
Group's types of facilities	Essential	Desirable	Not needed		
Theme:					
Green Infrastructure + open space	√				
Formal Park (Bandstand/water)				Fronting onto park Link to café/shops	Walking Connectivity
Tree lined street		√		Maintenance – informal areas to promote wildlife	Common to all areas
"Green roofs" (Employment Areas)		√		More applicable to other areas ie outside main centre Could work on small scale	N/A
Sportsfields			√		
Urban Square Town Centre	√			Link to formal park Focal Point Link to café etc	Foot and bike Car Bus-nearby not at square

Group E Specification Main Centre	How Important			Pros & Cons	Preferred Method of Access
Group's types of facilities	Essential	Desirable	Not needed		
Theme: G.I. & OPEN SPACE					
Public park	√				
Allotments		√		Elsewhere in neighbourhood	

Children's play	√				
Playing fields		√		On edge	
Greenways	√				
Landmark Civic square	√			Linked to park or market	
Trees	√				
Amenity open space	√				
Private gardens		√		Depending on density	
Blue infrastructure		√		Depending on location	
SUDS			√	Provided on edge	
Pub & café garden		√			
Verges +		√			

Group E Specification	How Important			Pros & Cons	Preferred Method of Access
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Main Centre					
Group's types of facilities	Essential	Desirable	Not needed		
Theme: RETAIL & LEISURE					
Food Store & Convenience	√			Balance big box against opportunity for distinct street based retail	Walk, car (home delivery) taxi & public transport
Market area		√		Brings multi functional activity	Walk & cycle
Leisure/Sports facility		√		May be combined with a community centre	
Comparison shopping	√			Viable but not to compete with Fareham	
Banks & Building Societies	√			At least some representation	
Post Office	√				Walk
Pubs	√				
Restaurants/Cafes	√				
Hot food take away		√			
Playing fields			√	Take up a lot of space	

Professional services		√			
Parking	√				
Cinema/Theatre		√		Considered to be non viable	
Hotel		√		Linked to business needs	Car access
Petrol Station		√			Car access
Park & Public Realm	√			Creates setting for centre – needs to be maintained	Walk

Group E Specification	How Important			Pros & Cons	Preferred Method of Access
Main Centre					
Group's types of facilities	Essential	Desirable	Not needed		
Theme: COMMUNITY					
Secondary School	√			Needed in SDA; not necessarily in centre but well related to it	PT, walk, cycle, car
Primary School	√			Not necessarily in main centre	
Health Centre		√		Depends on other provision & investment priorities	
GP	√				
Dentist	√				
Library/Information Resource	√	√ Essentiable!		Important community resource requirement depends on how role is perceived & community composition	
Community Hall	√				
Leisure Centre		√		Depends on how facility is	

				defined. Community would justify – could be combined with Community Hall	
Church/Faith Facility		√			
Pharmacy	√		Include in retail	Relate to retail	
Early Years Childcare	√			Could combine with Community Hall or Church Hall	
Police		√		Small Police office	
Fire			√		
Ambulance			√		
Shopping	√			Link to retail & local community charity shops	

Group H Specification MC	How Important			Pros & Cons	Preferred Method of Access
Group's types of facilities	Essential	Desirable	Not needed		
Theme – Reality and Leisure					
Active Leisure					
Cycle ways					
Heart/Focal Point of green space network					
EMPLOYMENT					
Biomass related			Part of business bank		
Open space management					
Maintenance (depot)					

Group H Specification Secondary / Sub Centre	How Important			Pros & Cons	Preferred Method of Access
Group's types of facilities	Essential	Desirable	Not needed		
Theme: Retail and Leisure					
Food and Convenience	√				
Individually distinctive	√				
Sports and Leisure				Link to provision of secondary school	
Technology Hub				Link to employment / business park	
Culture/art					
Urban Farm					
Energy / sustainability (?)				Link to energy centre	
Health					
Employment		√			
Live/Work				Pro: Transition from living to	

Social & community				working (links to various facilities)	
Group H Specification Secondary / sub Centre	How Important			Pros & Cons	Preferred Method of Access
Group's types of facilities	Essential	Desirable	Not needed		
Theme: Open Space					
Local Play	√				
Neighbourhood Park		√			
Social and Community					
Community Centre and internet access	√				
Primary school	√				
Sheltered Housing/ retirement					
Local GP/ Dentistry					
Neighbourhood Management					

Group H Specification Sub-Centre (Healthy theme)	How Important			Pros & Cons	Preferred Method of Access
Group's types of facilities	Essential	Desirable	Not needed		
Theme: Open Space					
Fitness Trail					
MUEA					
Formal Relaxation space/sensory					
Herbal Gardens					
Sports pitches					
Informal provision					
Allotments					
Social & Com					
Sheltered Housing					

GP Primary Care					
Primary School				Linked education and health	
Cemetary				Linked to open space biodiversity	
Woodlands / Orchards				Also for screening	
Childrens Play					

Appendix C.
Cross referencing tables.

Cross referencing table – linking key concerns /high level development aims with specific key actions/items	Achieve a distinctive development.	Ensure that access to services, places and facilities is easy, convenient and within walking distance.	Create a place that supports the physical and mental health and well being of its inhabitants	Create development that is environmentally sensitive, with low levels of pollution, good air quality, comfortable air temperatures and a very low carbon footprint.	Ensure that the development can evolve to successfully cope with change.	Create high levels of variety and vitality.
Create a network of green corridors and routes linking the various areas of the development together and linking the development to the surrounding countryside and settlements;	✓	✓	✓	✓		✓
Ensure that bus and rail public transport is available and regarded as the primary vehicular movement mode;		✓	✓	✓		✓
Ensure that the buildings and spaces of the place are designed to offer a wide range of accommodation, to be flexible and able to readily and easily adapt to employment, retail, lifestyle, and climatic changes;				✓	✓	✓
Create a network of parks and green spaces;	✓		✓	✓		
Provide a single main centre and three distinctly different neighbourhood centres;	✓	✓				✓
Provide an underlying structural network of trees and tree lined streets;	✓		✓	✓		
Provide a system of visible, attractive and functional water features;	✓		✓	✓		
Construct a series of CHP and local energy generation facilities.				✓	✓	

Cross referencing table – linking key concerns /high level development aims with specific key actions/items.....continued.	Achieve a distinctive development.	Ensure that access to services, places and facilities is easy, convenient and within walking distance.	Create a place that supports the physical and mental health and well being of its inhabitants	Create development that is environmentally sensitive, with low levels of pollution, good air quality, comfortable air temperatures and a very low carbon footprint.	Ensure that the development can evolve to successfully cope with change.	Create high levels of variety and vitality.
Create a central “Town” park.	✓					✓
Create a central “town/ Market” square	✓					✓
Provide allotments		✓	✓			
Provide play areas		✓	✓			
Provide playing fields		✓	✓			
Create a focal point employment centre space	✓					✓
Provide a community centre(s).	✓	✓	✓			
Provide a Health Centre(s)		✓	✓			
Provide a gym		✓	✓			
Provide early years and day child care		✓	✓			
Provide places of worship		✓	✓			
Provide several primary schools		✓	✓			
Construct an information/media centre	✓	✓				
Provide a Secondary School		✓	✓			
Provide a civic offices/ public service hub/office		✓	✓			
Provide recycling facilities		✓		✓		

Cross referencing table – linking key concerns /high level development aims with specific key actions/items.....continued.	Achieve a distinctive development.	Ensure that access to services, places and facilities is easy, convenient and within walking distance.	Create a place that supports the physical and mental health and well being of its inhabitants.	Create development that is environmentally sensitive, with low levels of pollution, good air quality, comfortable air temperatures and a very low carbon footprint.	Ensure that the development can evolve to successfully cope with change.	Create high levels of variety and vitality.
Park and ride facilities		✓		✓		
Provide car parking		✓				
Devise a community development strategy	✓		✓			
Develop a system of local governance	✓		✓			
Create distinctive neighbourhood centres	✓					✓
Provide a range of pubs		✓				✓
Cafes/Restaurants		✓				✓
Convenience 24/7 stores and “Metro” type stores.		✓				✓
Provide a Leisure Centre.		✓	✓			✓
Independent shops	✓					✓
Banks and building societies		✓				✓
Post office		✓				✓
Take away food outlets		✓				
Hotel	✓					✓
Hair dressers		✓				

Cross referencing table – linking key concerns /high level development aims with specific key actions/items.....continued.	Achieve a distinctive development.	Ensure that access to services, places and facilities is easy, convenient and within walking distance.	Create a place that supports the physical and mental health and well being of its inhabitants.	Create development that is environmentally sensitive, with low levels of pollution, good air quality, comfortable air temperatures and a very low carbon footprint.	Ensure that the development can evolve to successfully cope with change.	Create high levels of variety and vitality.
Business starter units					✓	✓
Business and retail units of different sizes					✓	✓
Smart working facilities – development wide WiFi	✓				✓	✓
Mix of types of employment space.					✓	✓
Professional services		✓				✓
Local jobs		✓				✓
Regionally significant employment					✓	✓
Business forum		✓			✓	
Integrate employment in to the Main Centre		✓				✓
Place employment adjacent to the M27			✓	✓		
Re route the A32			✓			
Name the SDA development.	✓					
Support for homeworking					✓	✓

Appendix D.
Draft development instructions sorted by theme.

Green Infrastructure and open space summary

Main Centre	Neighbourhood centres	Employment Centres	Centre locations	Strategic Development principles.	Emerging issues
<p>MCGi1 A central park should be constructed in order to increase variety and provide a prime focal point. It should include a large scale play area and wildlife areas;</p> <p>MCGi2 A landmark town square connected to other parks should be provided to support a variety of events, including a regular market;</p> <p>MCGi3 Green corridors should radiate out from the centre to connect with other neighbourhoods as part of a green network of footpaths and cycle routes offering alternate access choices;</p> <p>MCGi4 It's essential that the centre should have large numbers of trees, including street trees, adding to the sense of it being a special place;</p> <p>MCGi5 Water features should be constructed to add to the distinctiveness of the centre, provide opportunities for sustainable urban drainage, aid relaxation, contribute to local air cooling and provide a focal point for events and festivals.</p> <p>MCGi6 The centre should provide the facilities for community food production and allotments – particularly for those people with out private gardens.</p>	<p>NCGi1. Play areas. These could enhance the vitality of the Neighbourhood;</p> <p>NcGi2. Green walking and Cycling loops can contribute to a healthy lifestyle by linking retail areas together and connecting into existing footpaths;</p> <p>NCGi3. Allotments for local food production and as aids to relaxation and good health;</p> <p>NCGi4. A series of local Parks could provide focal points along the green infrastructure network and also act as social meeting areas.</p> <p>NCGi5. Blue infrastructure/Water/SUDS – can act in a functional way to deal with local drainage, flooding and rainfall and as distinctive focal point(s).</p> <p>NCHi6. Green streets and trees. Providing vegetation to affect local air quality, temperature and contribute to CO2 reduction;</p> <p>NCGi7. Local Combined Heat and Power/Energy generation;</p> <p>NCGi8. Multifunction out door recreation and playing fields integrating recreation and access with green infrastructure.</p>	<p>ECGi1 Link the employment centres to the residential areas with walking and cycling links/ green corridors;</p> <p>ECGi2 Provide green break out areas in a landscape setting, incorporating art and, picnic spaces; with water courses and balancing ponds that contribute to the provision of SUDS.</p> <p>ECGi3 Provide trees as visual enhancements, screening, and sound barriers and as mechanisms for improving air quality, reducing air temperatures and fixing carbon.</p> <p>ECGi4 Construct a central focal point space.</p>	<p>CL2 All the centres should be linked by green walking and cycle routes;</p> <p>CL5 Position Green wedges or fingers of green space between the Neighbourhoods;</p>	<p>SDP3: Provide “Green space” throughout the site, linked to strategic green space provision on the perimeter in response to and with regard for the topography and natural physical attributes of the area, giving a “Green” appearance when viewed from Fareham.</p>	<p>Emi2. Provide linkage to the surrounding landscape and wider countryside;</p>

**Community Facilities summary.
Main Centre**

MCCF1. The main centre should contain a **Multipurpose Community Centre** with a hall and assembly facilities to function as a meeting point and community hub. It should be connected to the whole of the SDA by WiFi;

MCCF2. A **Health centre/Polyclinic** with GP services, dentistry and Pharmacy should be contained in the core of the main centre;

MCCF3. **Early years, day care, nursery, crèche,** and extended child care facilities are considered essential within the main centre;

MCCF4. A **Bus station** should be constructed to bring people into the centre and to allow access to other places such as Portsmouth, Southampton and Fareham;

MCCF5. **Place of Worship** should be provided to act as a social centre means of increasing integration;

MCCF6. A **Primary School** should be provided close to homes on the edge of the centre, not in its core;

MCCF7. Provide a landmark **Library/information/media/discovery centre** in a flexible space;

MCCF8. Build a **Secondary School** close to and well related to the core of the main centre;

MCCF9. A **Public services hub/Civic Offices** containing a job centre and housing office etc and a Police Station or Office should be constructed in the core of the centre to provide a one stop shop for public services.

Neighbourhood centres

NCCF1. Provide a Primary School. Seven of the eight groups indicated that a Primary School should be located in each Neighbourhood;

NCCF2. Provide early years child care/Nursery facilities – seen as essential to be located in all Neighbourhoods, close to homes to allow access by foot or Cycle;

NCCF3. Green Space/Pocket park

NCCF4. Combined Heat and Power generation – also listed as a green infrastructure function (in total four of the eight groups across these two themes feel that this is an essential feature);

NCCF5. Multipurpose **Community Centre/Hall;**

NCCF6. Waste and recycling facilities located centrally, close to other facilities in order to maximise the efficiency of car trips;

NCCF7. Worship Place in a multi-use facility – possibly combined with the Community Hall.

Employment Centres

ECCF1. Provide office day care/crèche facilities to support office workers and nearby residents are considered to be essential.

ECCF2. Provide a central **transport node** served by **public transport and incorporating park and ride** facilities that can also be used at weekends by people wanting to access Portsmouth and Southampton;

ECCF3. Provide **car parking.**

Centre locations

CL4. Provide a Public Transport route linking all Neighbourhoods with the Main Centre;

CL7. Provide a Rail Station at Knowle;

Strategic Development principles.

SDP2: Provide a movement strategy for the SDA that gives access by sustainable, green modes the highest priority.

Emerging issues

Emi3. Provide a new station at Knowle;

Emi8. Establish systems of Governance and management for the SDA;

Emi9. Establish a community development strategy in order to achieve a diverse community for the SDA. The SDA should support the “Spirituality” of the new community in its broadest sense; expressed in art, drama, sport, literature etc.

**Retail and leisure summary.
Main Centre**

MCRL1. Provide a **Pub(s)** in the centre as a means of promoting vitality and activity after 5pm and to attract a young population;
MCRL2. Restaurants and Cafes should be present in order to increase variety and vitality;
MCRL3. Provide a **Metro type Supermarket**/Food store for daily and weekly needs;
MCRL4. Build an **Indoor sports/leisure/swimming centre** close to the core but not as the main feature. This could be combined with a community centre and heated using CHP.
MCRL5. To facilitate events, including a weekly market and to bring in multi functional activities create a focal point central **Market/Town Square**. (see also the same item under Green Infrastructure)
MCRL6. Support **Independent and specialist shops** in order to increase diversity and introduce high quality retail.
MCRL7. Locate **convenience shopping/Banks and Building Societies** in the core of the centre;
MCRL8. Create a **setting for the main centre** by providing a range of landscape corridors, green spaces, parks and public realm for recreation and to encouraging walking.
MCRL9. Provide a **Post Office** – this could be co-located with other facilities;
MCRL10. A **Hotel** should be provided to support business uses and users.
MCRL11. Provide **Car parking** – particularly in convenient locations for families with young children

Neighbourhood centres

NCRL1. Small scale **convenience Store/24/7 store** located on or adjacent to pedestrian routes;
NCRL2. Hair dressers;
NCRL3. Individually distinctive centres. It is suggested that each Neighbourhood Centre could have a unique focus i.e. one could have employment, one could focus on renewable energy, one could focus on schooling, sports and recreation;
NCRL4. A “local” Pub;
NCRL5. Take away;
NCRL6. Post Office.

Employment Centres

ECRL1. the provision of **shops and a cafes.**
ECRL1. A Hotel; and.
ECRL1. A Gym and keep fit trail that is seen as acting to help reduce stress

Centre locations

Strategic Development principles.

Emerging issues

**Employment summary.
Main Centre**

MCEMP1. Flexible spaces and office types
MCEMP2. Starter/incubator units on the edge of the main centre;
MCEMP3. A range of **retail jobs and units of differing size**
MCEMP4. Public services, Community and Civic Offices
MCEMP5. Smart working employment centres/business hub to promote flexible working. Also possibility of multipurpose centre/hub.
MCEMP6. Easy **WiFi for the whole SDA** to support smart working;
MCEMP7. Mix of employment spaces linked by shared, safe walkable public realm;
MCEMP8. Service employment;
MCEMP9. Provide **professional services facilities** to help promote high levels of employment opportunity within the core and reduce the need to travel.

Neighbourhood centres

NCEP1. Provided local retail and leisure employment as a means of reducing commuting and shopping car journeys;
NCEP2. Provide small scale units
NCEP3. Child care
NCEP4. Education
NCEP5. Support home working. This was seen as essential as it provides a degree of vitality during the day and would support the provision of local services.

Employment Centres

ECEMP1. Business forum/offices to complement the existing areas in Portsmouth, Southampton and Fareham.
ECEMP2. Green, flexible multipurpose buildings with the capacity to cope with changes of use.
ECEMP3. Provide **local and regional employment facilities** to cater for local jobs and jobs for commuters;
ECEMP4. Mix Office and residential development in order to better integrate the community;
ECEMP5. J11 on the M27 should accommodate heavier use and uses.
ECEMP6. J10 on the M27 should be the focus for an Office and Business hub.

Centre locations

CL8. Locate employment uses adjacent to J11;

Strategic Development principles.

SDP5a. Integrate employment uses into the main centre.
SDP5b. Locate employment along the M27 corridor.

Emerging issues

EMi6. Provide employment accommodation and opportunity that responds to the market and is flexible and able to adapt to change;