

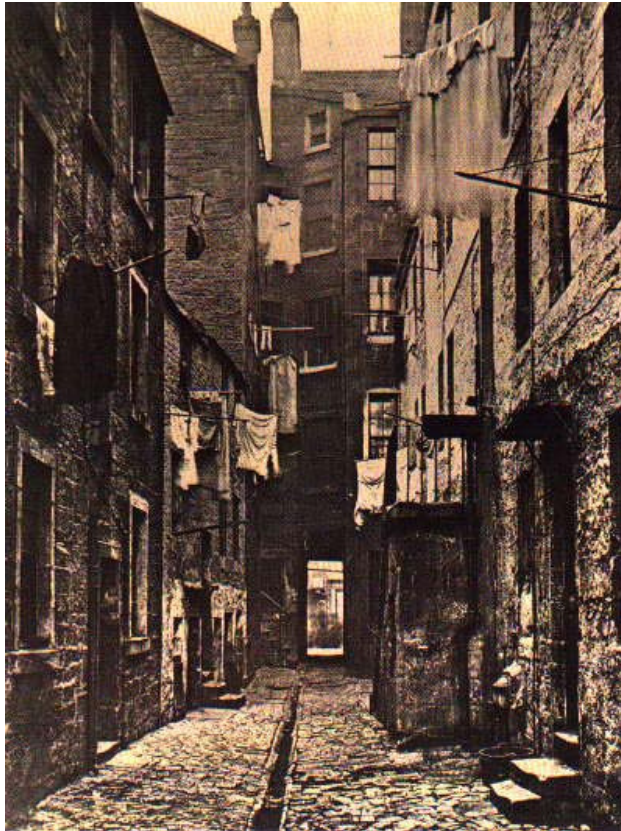
New Community north of Fareham-  
applying garden city principles.  
What should the greenspace do?

Henry Cleary

Chair, Standing Conference

The garden city concept was created by social reformers as a reaction to dense, polluted urban living –and a desire for gardens and fresh air

**Slum housing – eradicated by Victorian public health legislation**

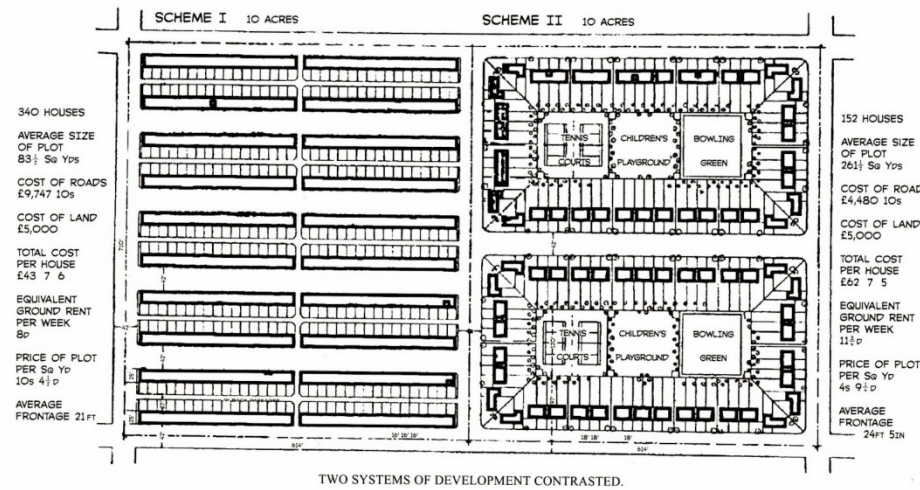


**Replaced by byelaw housing – minimum space rules for terraced housing - much better but no greenspace**



**“Nothing Gained by Overcrowding”** The Garden City movement aimed to develop new sites outside cities, with good transport but separated by farmland. Barry Unwin’s plans (1912) aimed to get better amenity from less expensive land – dense development wastes land on roads and back alleys. Lower density could deliver 3 x amenity for only a 50% increase in land cost per home.

Diagram I.



Nothing Gained by Overcrowding!

Letchworth the best example of early garden city principles was largely voluntary/privately funded, reliant on cheap land but leasehold – whose income funded community facilities.

**Outstanding arts and crafts housing – some by competition**

**Most greenspace is in gardens or along roads – not in parks**



Garden city principles hugely influential worldwide but capable of wide interpretation over intervening century

**Early new towns were modernist with green space in mainly public ownership**



**public sector met landscape maintenance costs - Stevenage**



Later new towns created major landscape features and central parks – as at Nene Park, Peterborough. Here and at Milton Keynes parks are now managed by residents through trusts, funded by endowments.



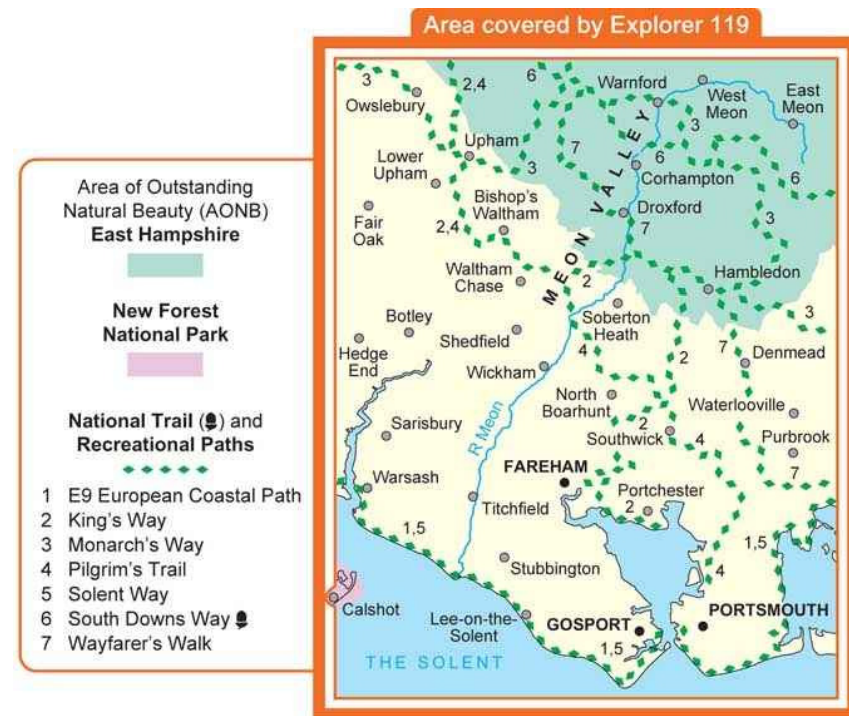
Landscape and green infrastructure will be critical features of the new community and give it its identity – in parkland, gardens, and woodland. How do we want to shape that identity?

- Key considerations
- The total area for green space is limited by viability of the whole development
- Maintenance costs for public space are critical – parkland vs wild space, private gardens vs public amenity
- Working landscape such as Garden Centres or market gardens can generate income
- Greenspace needs to be attractive enough to be “a place to go” – not more journeys to the coast



# Some specific suggestions from members and groups so far

- Focus on conserving and making more accessible the best existing landscape nearby eg lower Meon Valley
- A link with South Downs National Park
- Create treebelts along M27 to reduce impact and improve Fareham Common
- A new central park of “destination” quality
- Stronger green gaps with Wickham, Knowle





# How can we develop the perspective?

- We will need to compromise but we can influence where the “extra” resource goes
- We can influence the revised masterplan work now starting
- First we would benefit from a day workshop to get into these issues in more detail with conservation and countryside specialists to help
- Hold this event in late November if possible?
- Views/comments now or on reflection?

Constraints to Development at the New Community Site

