



ROYALDOWNS GARDEN VILLAGE

A Pioneering Design Addressing Climate Change and
Future Lifestyle Choices



Royaldown Garden Village, a community based on 21st century Garden City principles designed to address climate change by using modern technological solutions and innovative design.

A 21st Century Garden Village is a holistically planned new settlement which enhances the natural environment and offers high-quality affordable housing and easy access to work in beautiful, healthy and sociable communities.

The Garden City principles include:

- Strong vision, leadership and community engagement.
- Long-term community stewardship of assets.
- Mixed-tenure homes and housing types that are genuinely affordable including Starter Homes, homes for Key Workers, and adaptable homes allowing families to extend their homes.
- Employment land and access to a wide range of jobs within easy commuting distance of homes.
- Imaginatively designed homes with gardens, combining the best of town and country to create healthy communities, including opportunities to grow food.
- Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains and using zero-carbon and energy positive technology to ensure climate resilience.
- Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods.
- Integrated and accessible transport systems with walking, cycling and public transport designed to be the most attractive forms of local transport.

Adapted from *New Towns and Garden Cities, Lessons for Tomorrow*, Town and Country Planning Association, 2014.



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Introduction

This document is prepared on behalf of the landowner and sets our vision for a new Garden Village to the Southwest of Winchester. This is very different to the standard residential extensions to the City that have been granted in the past.

Winchester is situated along the M3, approximately 60 miles from London and 14 miles from Southampton. Winchester has a good range of shops, services and community facilities including primary schools and secondary schools.

Royaldown Garden Village is situated to the South West of Winchester, South of Oliver's Battery and the South Winchester Golf Course. The Royaldown Garden Village would deliver new homes including much needed affordable and starter homes, new employment opportunities and community facilities including GP surgery, primary schools and a secondary school.

Major infrastructure necessary to support a new community will be delivered at the start of the process. This will include the facilitation of a much needed link road to alleviate traffic in Southern Winchester.

People wish to live in and around Winchester and housing need will not go away. Winchester City Council (WCC) are tasked to deliver new homes now and for future generations in order to meet objectively assessed needs (OAN) and economic aspirations.

The Royaldown Garden Village provides a unique opportunity to make a significant contribution towards meeting these strategic requirements in a series of inter-linked communities . The Site is owned by a single landowner who is committed to helping the local community by providing decent social housing and starter homes within the residential allocation. Royaldown is well suited to provide Key Worker accommodation to support NHS workers, teachers and other front line staff who support public services in Winchester

The Garden Village would deliver a wide range of benefits, including a different housing model and a purchase scheme to help people onto and upward on the housing ladder that will be unique to Royaldown, including private rented sector, rent to purchase and long term-purchase assistance schemes. Adaptable homes would also be provided, giving families the opportunity to extend their own homes rather than move. Two and three bedroom homes will be designed so that they can be extended in future years to accommodate a growing family. In contrast to the rather transient way in which people currently live, this offers residents a sense of permanence which in turn will contribute to the feeling of community.



Winchester City Context

The form and quality of the natural and built environment of Winchester creates challenges for addressing both housing and employment growth. Additionally, a large part of the South Downs National Park falls within Winchester City Council.

Winchester is situated across the River Itchen valley at the point in which the river cuts through the chalk belt of the South Downs. Winchester's settlement pattern primarily extends North/South from Winchester, reflecting landform, the River Itchen and transport infrastructure. The villages of Kings Worthy, Littleton and Harestock are to the North West and North East of Winchester, with Compton and Shawford to the South.

To the East of Winchester the landscape forms the edge of the South Downs National Park, with notable landform including Magdalen Hill Down, St. Catherine's Hill and Twyford Downs. To the Northwest of Winchester the character of the downland is open with expansive elevated areas of arable farmland. To the Southwest of Winchester the landscape is characterised by alternating open and enclosed valleys of varying scales.

The location of a new Garden Village in Winchester would be constrained from a landscape and visual perspective by:

- The River Itchen and associated flood meadows within the central part of Winchester;
- The South Downs National Park to the East of Winchester;
- The existing settlement patterns to the North and South of Winchester;
- The ridge lines and extensive tracts of ancient woodland to the West of Winchester;
- The open character of the landscape and more visually exposed downs to the Northwest of Winchester.


To supplement the above constraints, a review of the larger scale potential housing locations identified within Winchester's Strategic Housing Land Availability Assessment (2015) and the Winchester Town Strategic Allocations has also been undertaken. The findings of this are:


- To the North of Winchester new large scale development would be highly visible across rising land and risk both the coalescence of Littleton and Harestock with Kings Worthy as well as establishing a new settlement perceived as an extension to Barton Farm and Kings Worthy;
- On the Western edge of Winchester across Teg Down and South Winchester Golf Course new large scale development would be perceived as an extension to the existing settlement edge, as well as being highly visible and not discrete in relation to surrounding public rights of way and a high number of residential properties;
- To the South of Winchester at Bushfield Camp, new large scale development would be highly visible from the South Downs National Park and perceived as an extension to Winchester.

It is therefore considered that the area to the South West of Winchester presents lesser landscape and visual constraints without extending existing towns and villages.

Key ⓘ


 Motorway


 A Road


 Settlement

 Site Boundary

 Railway Station

 South Downs National Park

 Flood Zone

 Employment Sites

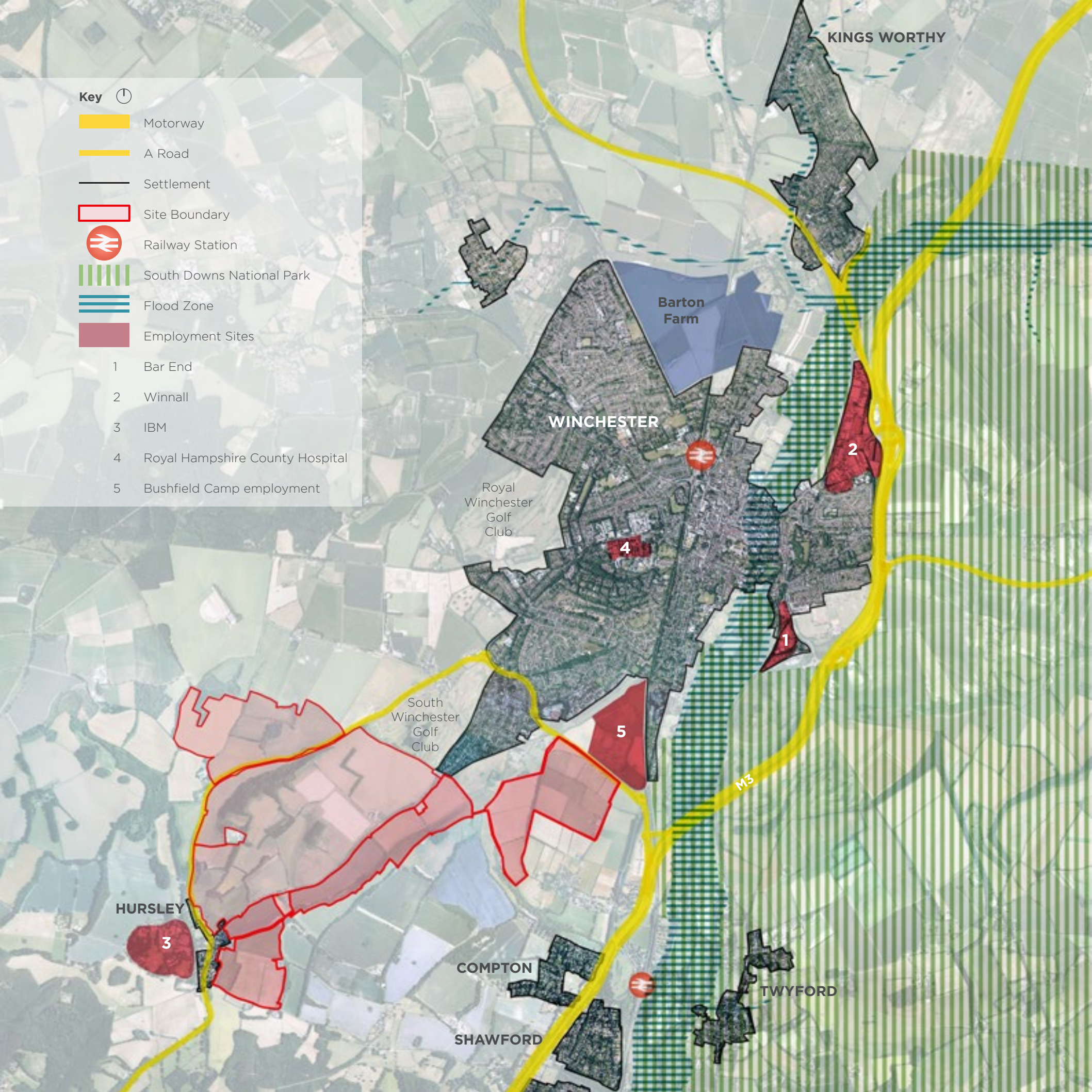
1 Bar End

2 Winnall

3 IBM

4 Royal Hampshire County Hospital

5 Bushfield Camp employment



Climate Change - Energy and Biodiversity

The golden thread that runs through Royaldown is that of Climate Change. We can deliver new homes that meet Carbon Neutrality, enhance Biodiversity and the Natural Environment.

Energy Production

We believe that the most efficient use of land is by using the same piece of land to deliver multiple assets. Below ground, above ground and surface (BAS) where possible.

Alternative energy sources have an important role to play in order to deliver a truly sustainable new community.

Below Ground

Ground source heat pumps will be used as part of the energy strategy to provide hot water and heating.

Above Ground

Biomass – On site production of biomass fuel will form part of the forested area of the Country Park. The on site fuel can then be used to deliver heat for community buildings, therefore reducing the financial pressure on the local council.

Solar farm- Royaldown will produce enough localised energy that will enable the new community to be self sufficient.

Battery storage – will be included as part of the energy network that will enable a sustainable and balanced delivery of electricity to the new community. Every home will be provided with a vehicle charging point, enabling Vehicle to Grid (V2G).

Surface

Biodiversity – The solar panels will be raised high enough above the ground to enable the area of land underneath them to be used for either growing localised crops or managed to increase net biodiversity gain (*see [treehugger.com/agrivoltaics-solar-crops-bees-4863595](https://www.treehugger.com/agrivoltaics-solar-crops-bees-4863595)*). Arcadian, a company wholly owned by Hampshire and Isle Of Wight Wildlife Trust (HIWWT) have carried out an ecological survey on the land. The land is intensively farmed with large open fields. There is great potential to deliver significant biodiversity net gain. We would continue to work with HIWWT to deliver at least 20% biological net gain and would look to the HIWWT to maintain the 200 acre country Park and ecological spaces in perpetuity.

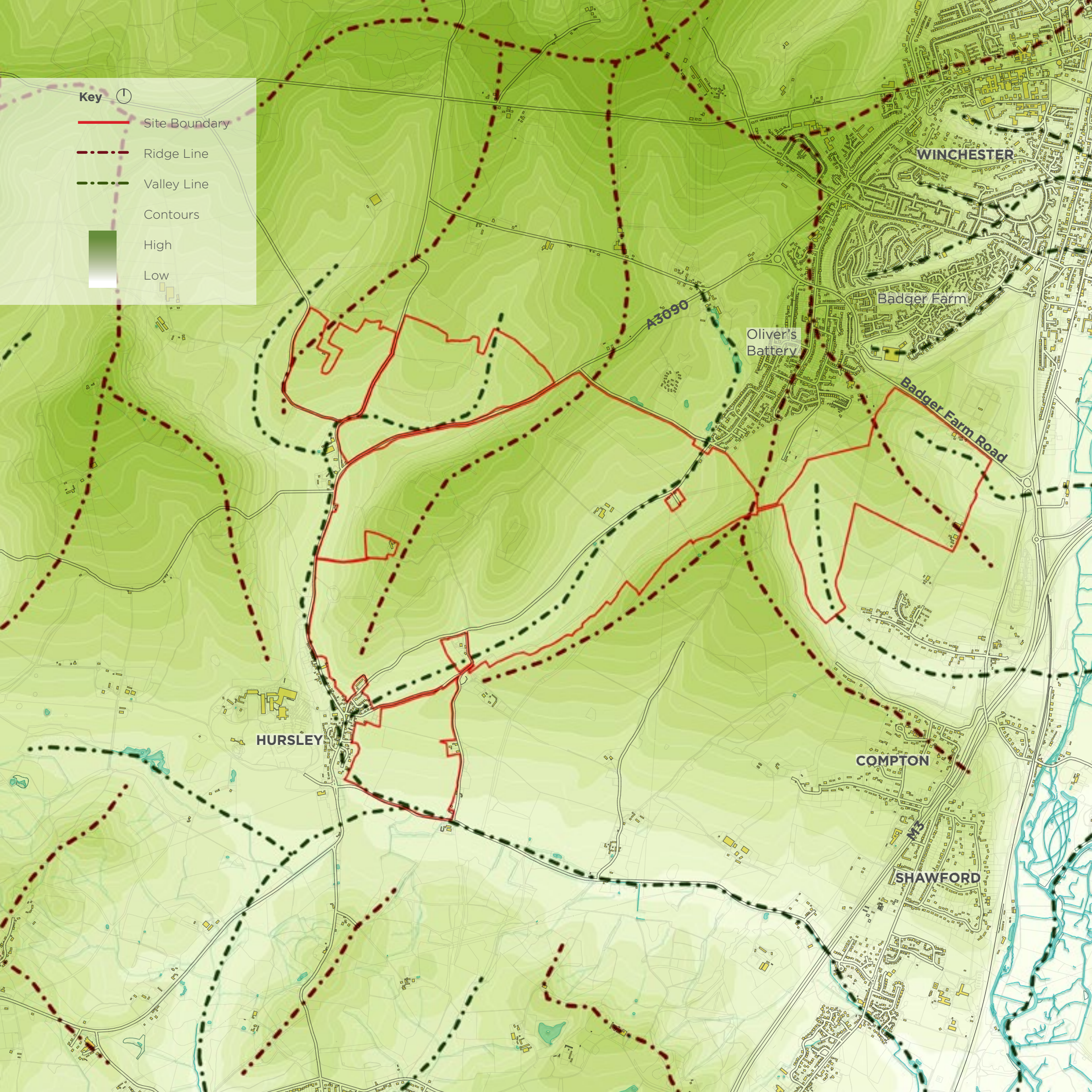
Carbon Offset - We will deliver significant Carbon offset through tree planting and the delivery of a 200 acre Country Park.



Site Landscape and Topography

The topography of the site is unique due to it being a hidden dry valley.

- The site is located Southwest of Winchester and consists of agricultural land use classified as Grade 3: Good to Moderate (Natural England's Agricultural Land Classification Map), exhibited by fields of varying sizes.
- The Northern part of the site is characterised by a larger scale field pattern which is more open in character with localised inter-visibility between Oliver's Battery and public rights of way (PRoW) networks and is in part crossed by overhead pylons which link to an existing electrical sub-station.
- The central part of the site consists of a range of field sizes divided by hedgerows and woodland blocks which extend to enclose the fields in the more elevated parts of the land.
- The combination of this existing vegetation structure and valley position results in a high degree of enclosure from the wider landscape, including for the elevated parts of the site adjacent to Juniper's Bank and Butchers Plantation woodlands.
- The Southern part of the site is also well enclosed from the wider landscape due to the valley landform and existing vegetation patterns, with a small degree of inter-visibility from a low number of residential properties in Hursley and transient views from Poles Lane.
- The site is considered to reflect the varied visual enclosure and strong landscape structure within the Hursley Scarplands Landscape Character Area.
- The surrounding landscape to the site comprises undulating downland landform characterised by a complex pattern of ridges and valleys and wooded hill tops.
- Notable settled areas include Winchester to the Northeast of the Site, Hursley to the Southwest, and Compton, Shawford and Twyford to the Southeast.
- The Site is not covered by any national, regional or local landscape designations.
- The Northeast part of the Site is designated as a Settlement Gap, with the role of retaining the separate identity of Oliver's Battery and Compton and Shawford.
- The South Downs National Park is located to the East of Winchester.



Key 

 Site Boundary

 Ridge Line

 Valley Line

Contours

High

Low

HURSLEY

WINCHESTER

Badger Farm

Oliver's Battery

Badger Farm Road

COMPTON

SHAWFORD

A3090

Royaldown Garden Village Vision

The vision for Royaldown is to create a place for today, which is ready for tomorrow. The focus today is on building places which create the environment for strong, sustainable, diverse and healthy communities. Keeping an eye on tomorrow, ensures that the design is future proofed to enable easy adoption of new technologies and trends in order to adapt to the world we expect to see in 15 years.

The vision for Royaldown is focused on the people that will live in, work in and visit the community.

For families, Royaldown will provide an environment that will limit the need for the car, enable them to spend time outdoors and promote a healthy lifestyle and manage their household utility bills to lower costs and be as efficient as possible.

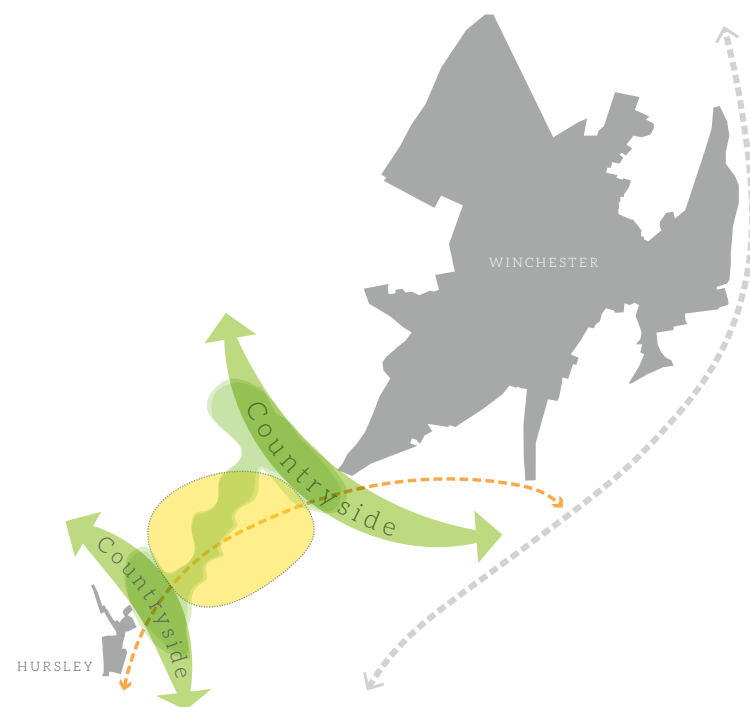
For children it will offer the very best primary and secondary schools, embrace technology in everyday life, enable them to grow up and be educated in an environment that is energy and water efficient and provide access to an extensive network of open space and the natural environment.

For the elderly, Royaldown will offer an environment to ensure they remain at the heart of the community. Health and mental well-being will be at the forefront of the design guide, framework plans and infrastructure planning.

Health facilities will be delivered on site.

A Garden Village

The proposed development will form a Garden Village to the South of the district, reflecting the existing dispersed settlement pattern surrounding Winchester. A green buffer will provide separation from Winchester itself, emphasising the rural settlement concept alongside the seclusion provided by the natural setting. The development will introduce new facilities and will be mostly self sufficient.



Opportunities

The opportunities of a new Garden Village located at Down Farm are:

- The site is unconstrained by landscape designations and is not of the highest agricultural land quality;
- The valley landform of the site in combination with the existing vegetation patterns provides a high degree of enclosure and would limit the impact on views from the wider area, including the South Downs National Park;
- The site is within the Hursley Scarplands Landscape Character Area for which the key characteristics include for a strong landscape structure resulting from areas of woodland and hedgerows, a varied visual enclosure and settlements concentrated close to main transport routes;
- A new Garden Village would provide new access and recreational opportunities integrating with the wider network of public rights of way (PRoW);
- The new Garden Village can reflect the historic linear settlement patterns by utilising Port Lane as the key cycle route;
- The site is well positioned in relation to the A3090 enabling the Garden Village to utilise existing highways;
- The new Garden Village would provide land for employment uses;
- The new Garden Village would provide primary and secondary education;
- Connectivity would be provided to existing employment areas such as the IBM HQ and the M3;
- The Garden Village would provide homes for all age groups from starter homes to family housing to retirement housing and care facilities.

Constraints

The constraints of a new Garden Village are:

- The existing woodland areas within the site, which can be accommodated by offsetting development in relation to root protection areas and incorporating the existing vegetation structure within a new green infrastructure layout;
- The overhead power lines can be accommodated by offsetting development from their alignment or grounding; and
- Visibility of new built form can be addressed through the careful consideration of the siting, scale and massing, avoiding development in open elevated positions and integrating via a robust landscape framework.

How Royaldown can Comply with the NPPF

Paragraph 72 of the NPPF (2018) states that the supply of large numbers of new homes can often be best achieved through planning for ‘larger scale’ development, such as new settlements.

The following points highlight key areas where the proposals for Royaldown Garden Village can fully comply with this and other parts of the NPPF. (References in brackets are to the NPPF 2018):

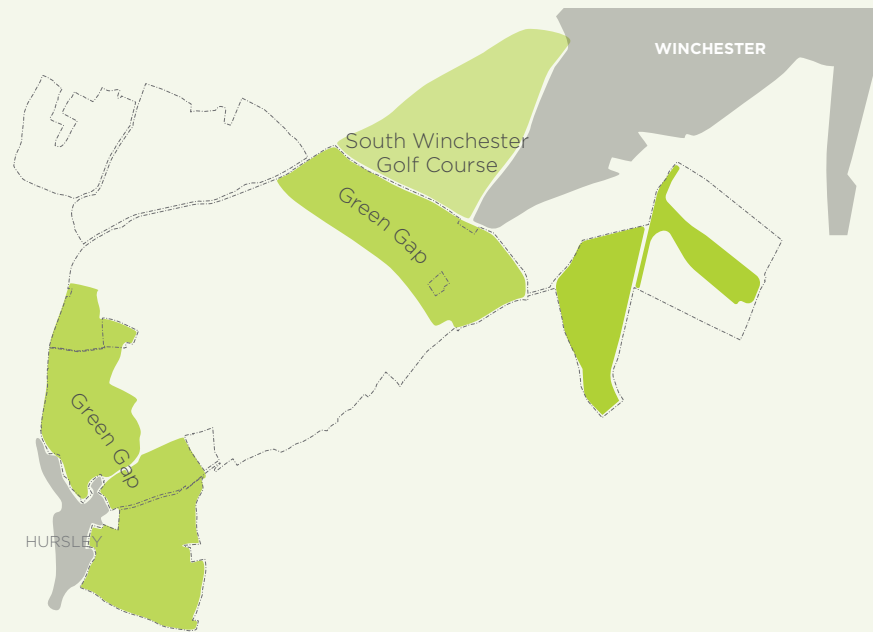
- Planning a whole new community, based on Garden Village principles embodies a fundamentally sustainable approach to all aspects of design, with the ability to deliver infrastructure and facilities, making this a sustainable location for large-scale development (Section 2);
- Delivering 3,000 homes in Phase 1 with a further 2,000 homes in phase 2 and a major new area of employment floorspace represents a significant contribution to meeting the District’s development needs (Sections 5 and 6);
- Provides for a wide range of dwelling types, sizes and tenures, including significant numbers of affordable homes for rent and purchase as well as private rental homes and self-build plots (Section 5);
- Facilitates significant levels of jobs growth on the site and supports existing and planned employment areas, helping to address current unsustainable commuting patterns (Section 6);
- Provides a major new link road that will serve the development and divert existing traffic away from Hursley and Pitt Roundabout (Section 9);
- Prioritising sustainable modes of travel with interlinked ‘walkable’ neighbourhoods, on-site services and facilities, effective foot and cycle links and additional public bus services, including a new Park and Ride facility (Sections 9);
- Provides for generous levels of green infrastructure, attractive ‘green links’ and extensive landscaping, including substantial green buffers between the Garden Village and Hursley and Oliver’s Battery (Sections 8 and 12);
- High-quality design to be promoted throughout, ensuring that the Garden Village is legible, attractive and takes on its own character and distinctiveness that are sympathetic to the local context (Section 12);
- Meets the development’s own needs for school places through the provision of two primary schools and a secondary school on site (Paragraph 94);
- Garden Village principles ensure an effective use of land by promoting compact and walkable neighbourhoods, also incorporating excellent levels of open space and attractive green links and landscaping (Section 11); and
- Incorporates significant zero and low carbon energy generation as well as minimising water consumption, waste and promoting the sustainable sourcing and use of materials (Section 14).
- The land that would be used for the Garden Village is of lower environmental and amenity value, being unconstrained by landscape designations and not the best quality agricultural land. The small areas which do have higher ecological value will be retained and protected (Section 15).



Landscape Principles

1. Green Integration

- The Garden Village would be integrated within the existing valley area and vegetation structure to work with the existing physical features of the site to enclose and contain the proposals in relation to the wider landscape in combination with avoiding development on open elevated parts of the land;
- The Garden Village would be set within a new vegetated framework to ensure the settlement remained within defensible boundaries and did not form part of, or an extension to, an existing settlement pattern.



Key

- Site boundary
- Golf course
- Green gap (within boundary)
- Settlement boundary

2. Topography and Hydrology

- The topography of the site provides a number of interesting landscape features: Port Lane at the lowest part of the site, and Nan Trodd's Hill and the Yew Hill found along the northern and southern boundaries
- The lowest part of the site sits 35m above the flood zone, forming a dry valley.



Key

- Site boundary
- Landscape Features
- Valley
- Ridge line

3. Planting Trees

- The site already encompasses a number of woodlands and tree belts.
- The proposal allows for new tree planting, 218 trees per acre.



Key

- Site boundary
- Existing and proposed woodland

4. Green Infrastructure and Enhancement

- The Garden Village would be based upon a series of Green Infrastructure layouts, with Port Lane forming the central heart of the layout. Other linkages would include between Juniper's Bank and Butchers Plantation woodland on Nan Trodd's Hill and the vegetation across Yew Hill; and
- The Garden Village would enhance the existing vegetation structure within the Site in combination with new opportunities for woodland and chalk grassland in line with published landscape character studies.



Key

- Site boundary
- Proposed POS incl. woodland
- Green infrastructure link between green gaps
- Green infrastructure links along line of woodland
- ... Port Lane retained as green link
- ☀ Solar farm

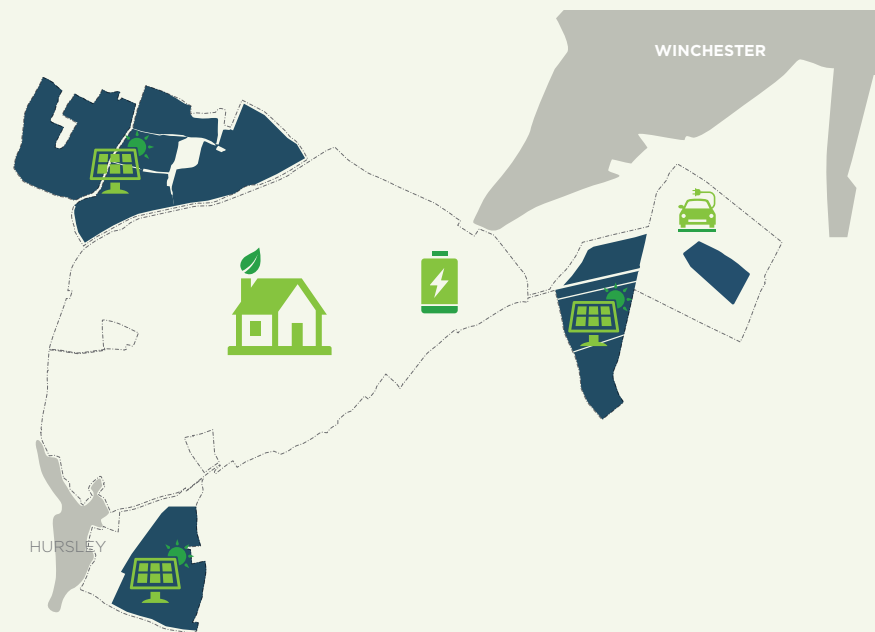
Design and Energy Principles

1. Energy Production

- Solar farms are proposed that will produce energy to be used within the development and to be fed back into the grid.
- On-site battery storage is proposed.

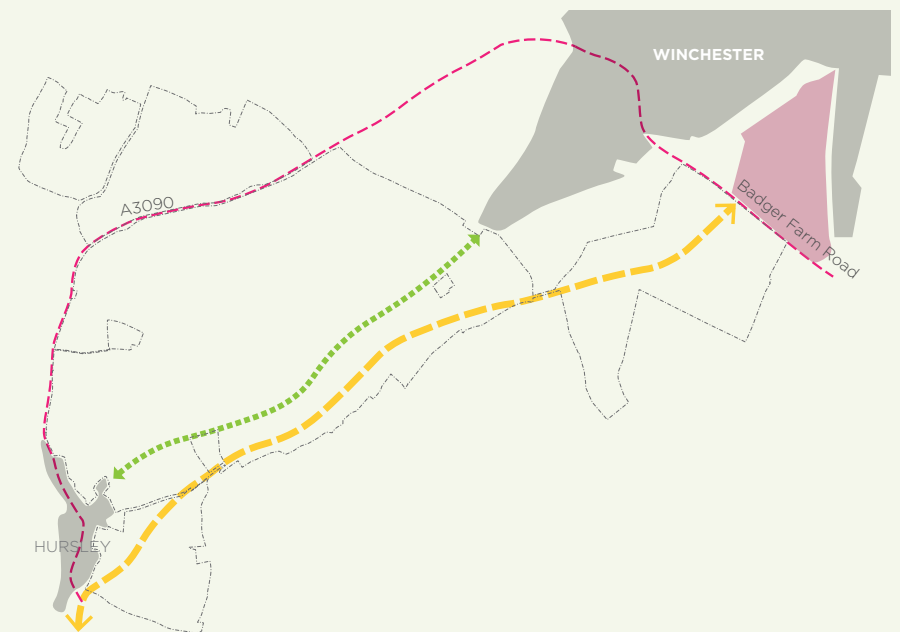
2. Strategic Access

- Increased recreational routes, including cycling and linkages to rail infrastructure.
- A spine road / main street running through the development, between the A3090 and Badger Farm Road, would deliver traffic relief to Hursley, Pitt roundabout and Oliver's Battery / Badger Farm whilst providing good access to the M3 (Junction 11).
- Electric charging points are proposed for every dwelling.



Key

- - - Site boundary
- Solar farm
- Battery storage
- EV charging points
- Proposed housing

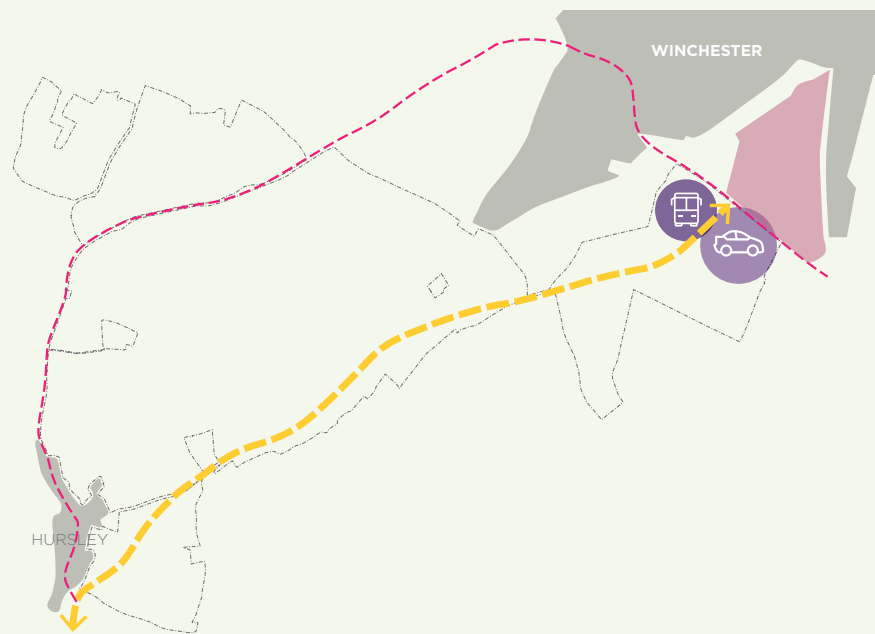


Key

- - - Site boundary
- Proposed Spine Road
- Existing roads
- Port Lane retained as green link
- Bushfield Camp employment

3. P&R and Commercialised Hub

- A 2200 space park and ride is proposed, with space for 2000 p&r spaces, 150 spaces with electric charging points for Winchester residents, and 50 spaces for car clubs. All spaces will have electric charging points.
- A commercialised hub is proposed that will provide electric charging to all of the Local Authority vehicles.

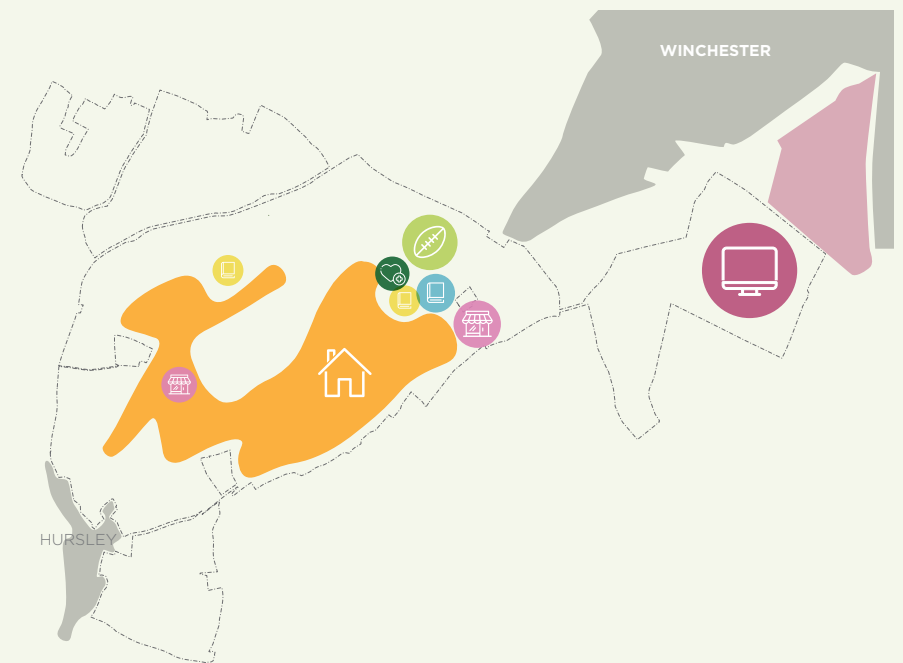


Key

- Site boundary
- Bushfield Camp employment
- 🚗 Park and Ride
- 🚌 Commercialised hub
- Proposed Spine Road
- Existing roads

4. Development

- Creation of neighbourhoods integrated with the network of green infrastructure.
- The Garden Village would provide a wide variety of land uses, employment opportunities, education, healthcare, building types and dwelling types from Starter Homes to retirement accommodation.
- The scheme will be designed so as to be future proofed to enable easy adoption of new technologies.



Key

- Site boundary
- Residential development
- 🏠 Local centre
- 📖 Primary school
- 📖 Secondary school
- ⚽ Playing fields
- 🏥 Health centre
- 💻 Employment
- Bushfield Camp employment

Development Framework

Royaldown is an opportunity to create a unique living environment for the community, where people of all ages can live, work, and visit.

The quality of the designed urban realm is vital as the neighbourhoods and places in which we live have an impact on our everyday lives. A high quality design as well as a coherent and integrated design approach will mean that the community can feel safe, can walk around their neighbourhood easily, and will have local facilities nearby such as shops, schools and community facilities. The design will create a unique urban realm which can be enjoyed by all who live in the new development, as well as by the existing communities.

This concept must be created through an informed design approach that learns from the existing communities, the history of the area, the drivers for development, and allows for early involvement with the community.

The development will provide new homes within a site of approximately 580 hectares. Royaldown Garden Village will accommodate a range of households such as families, young professionals and elderly people all within the same neighbourhood, thereby promoting social cohesion across a range of ages and demographics.

Royaldown Garden Village will provide employment uses, primary schools, a secondary school, retail/ local convenience, community uses and open space within short walking distances of the proposed residential areas. The uses proposed are:

- Two two-form entry primary schools and a secondary school will serve the immediate community as well as the surrounding areas.
- Two local centres provide amenities for the local community in highly accessible locations including doctors surgeries, convenience stores, post offices, food and beverage places, nurseries, etc.
- Employment land is also proposed to the Northeast of the residential area, allowing easy connection to the residential land, Winchester and Hursley.
- Wellbeing - health centre located close to the new woodlands.
- Country Park.



Oliver's Battery

HURSLEY

A3090

Key

Primary School	1
Secondary School	2
District and Local Centres	3
Health and Wellbeing Centre	4
Solar Farm	5
Battery Storage	6
Tree Planting	7
Primary Site Access	
Cycle Route Along Port Lane	
Housing (higher density)	
Housing (lower density)	
Play Areas	
Key Spaces	

Development Plots

One of the challenges delivering a new development is making sure that it does not look like a major housebuilder estate with token green areas in between.

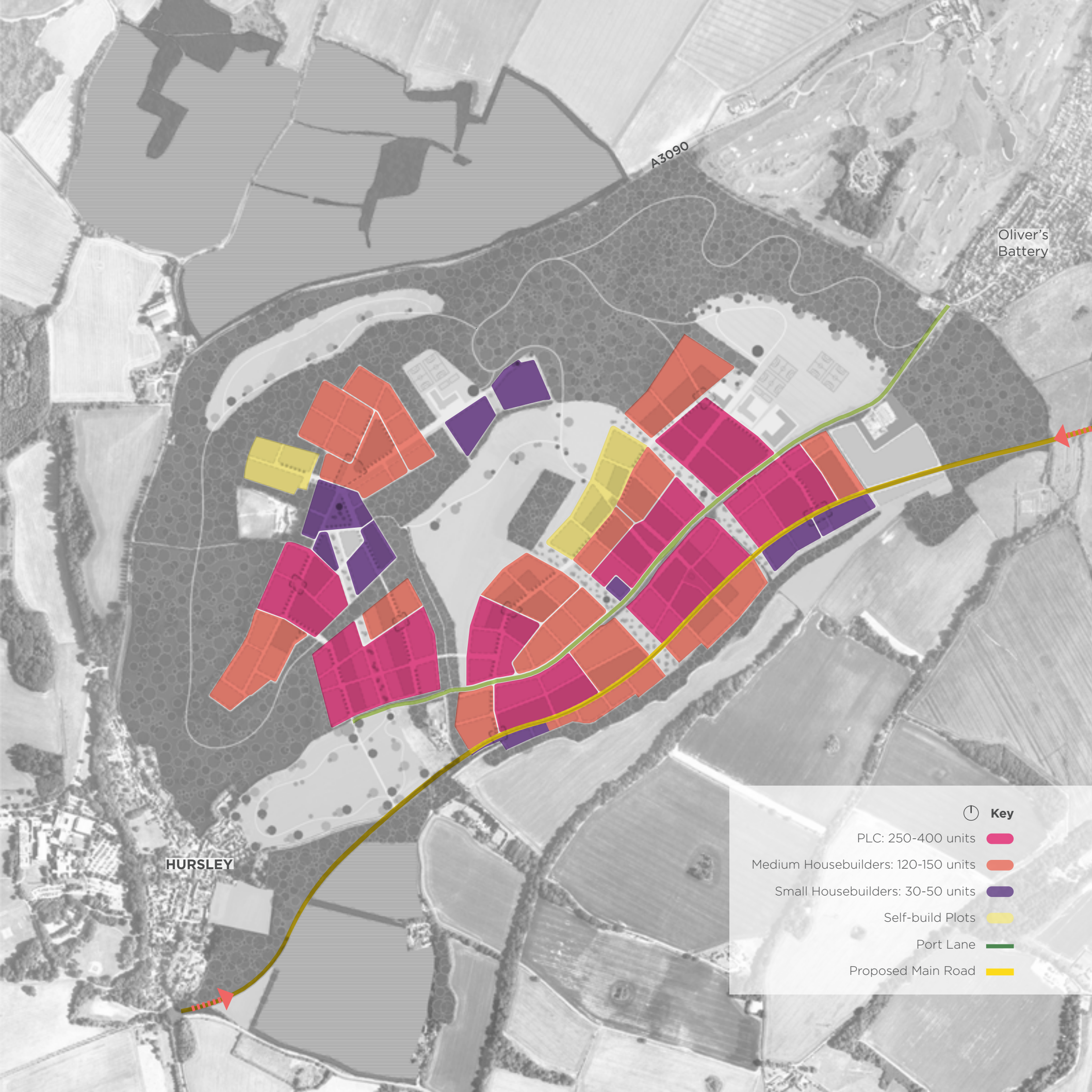
Land at Royaldown will be sold to Self-Builders and Small and Medium size housebuilders as well as National housebuilders.

Land parcels either side of the main link road running through the scheme will be serviced. Land parcel sizes will range from 1, 10, 20, 50 120-300 homes. This can only be achieved due to Royaldown delivering infrastructure up front and not relying on a series of land sales to fund it.

Winchester has a numbers of local small and medium high quality housebuilders. Providing smaller serviced land parcels will enable the local housebuilders to grow therefore providing more local jobs and deliver high quality new homes. This diversity will avoid the large uniform residential developments of the past and indeed, the present.

This strategy will provide:

- A range of house types
- A variety of densities across the site (high to low density)
- Local employment



A3090

Oliver's Battery

HURSLEY

🕒 **Key**

PLC: 250-400 units ■

Medium Housebuilders: 120-150 units ■

Small Housebuilders: 30-50 units ■

Self-build Plots ■

Port Lane ■

Proposed Main Road ■

Employment and Local Facilities

The creation of an employment centre at Royaldown Garden Village will allow its residents and those living in the greater Winchester area to work in a sustainable and relaxed environment.

Employment

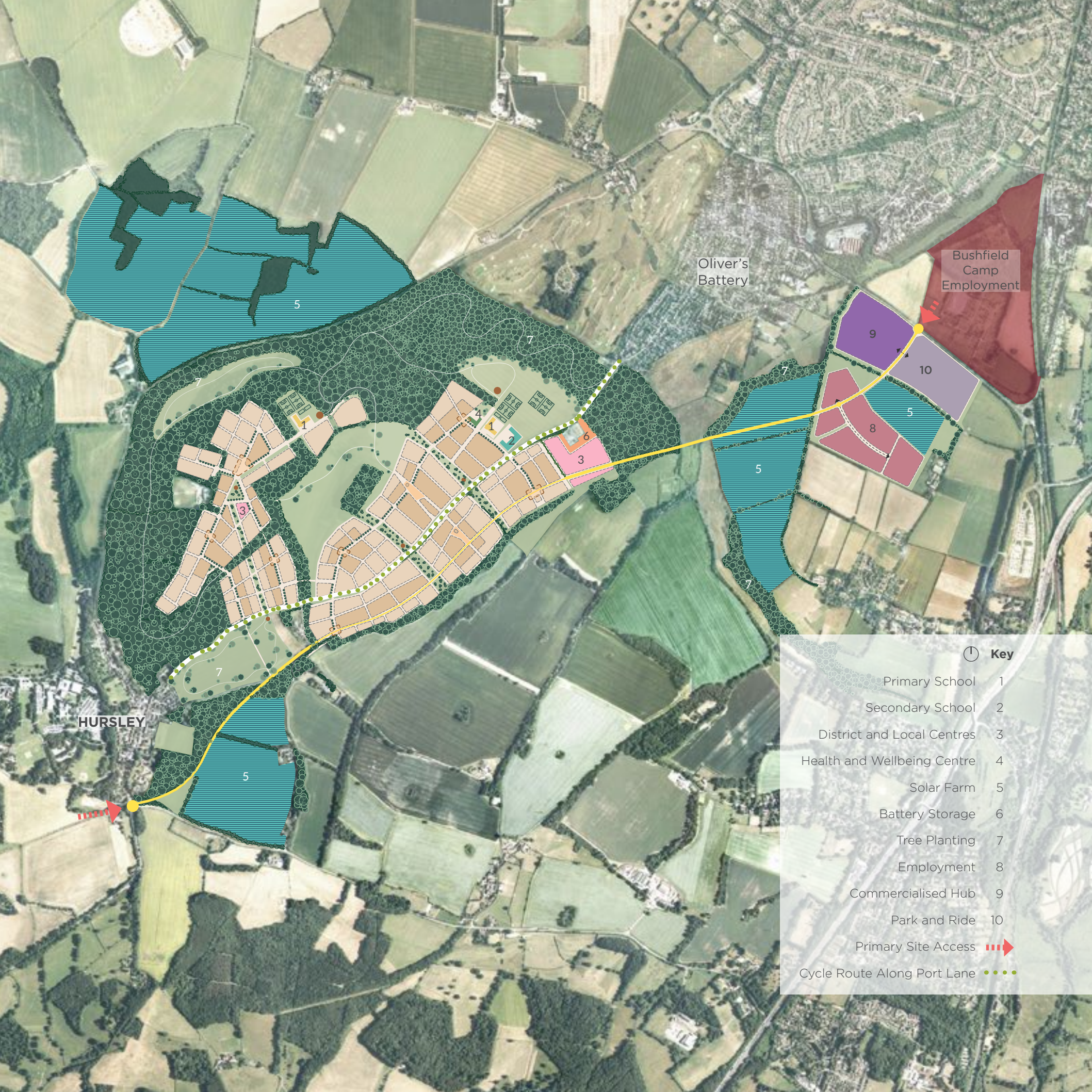
Winchester is lacking in well connected employment sites in general and particularly to the South of the city. Currently there are a significant number of residents living in Winchester who commute out of the city, causing congestion in the morning and evening. Simultaneously there is a large number of people commuting to Winchester causing large either way congestion in the morning and evening.

The Royaldown employment site, measuring approximately 13 hectares, would compliment the proposed “Knowledge Park” at Bushfield Camp or could be stand alone, offering a more diverse opportunity for businesses.

Royaldown will provide mixed housing, with schools and facilities alongside employment, connected by the new link road, which makes the development very sustainable. Residents could have the opportunity of cycling or walking to employment at the IBM site to the South or to the employment site to the North.

The benefits to potential employers:

- Ease of access to the M3 and the new “Park & Ride” facility.
- The availability of train services at Winchester and Shawford with dedicated bus services.
- The highly educated workforce that could work and live locally rather than commute out either way.
- The business profile of the University of Winchester and the University of Southampton.
- A modern 21st Century business park set in beautiful, landscaped surroundings with plenty of flexible space to expand into as the business grows.



Oliver's
Battery

Bushfield
Camp
Employment

HURSLEY

Key

-  Primary School 1
-  Secondary School 2
-  District and Local Centres 3
-  Health and Wellbeing Centre 4
-  Solar Farm 5
-  Battery Storage 6
-  Tree Planting 7
-  Employment 8
-  Commercialised Hub 9
-  Park and Ride 10
-  Primary Site Access
-  Cycle Route Along Port Lane

Sustainable Connectivity

A 2200 space P&R will provide the residents with sustainable connectivity to the wider area. A commercialised hub will provide electric charging to all the Local Authority vehicles.

Park and Ride

A 2000 space P&R is proposed with electric charging for every parking space. The P&R will also provide 150 EV enabled parking spaces for Winchester residents, and 50 EV enabled spaces for car clubs. The park and ride will provide sustainable connectivity to Winchester and Shawford train stations as well as to Winchester and the new development. This aligns with Winchester's Movement Strategy.

Commercialised Hub

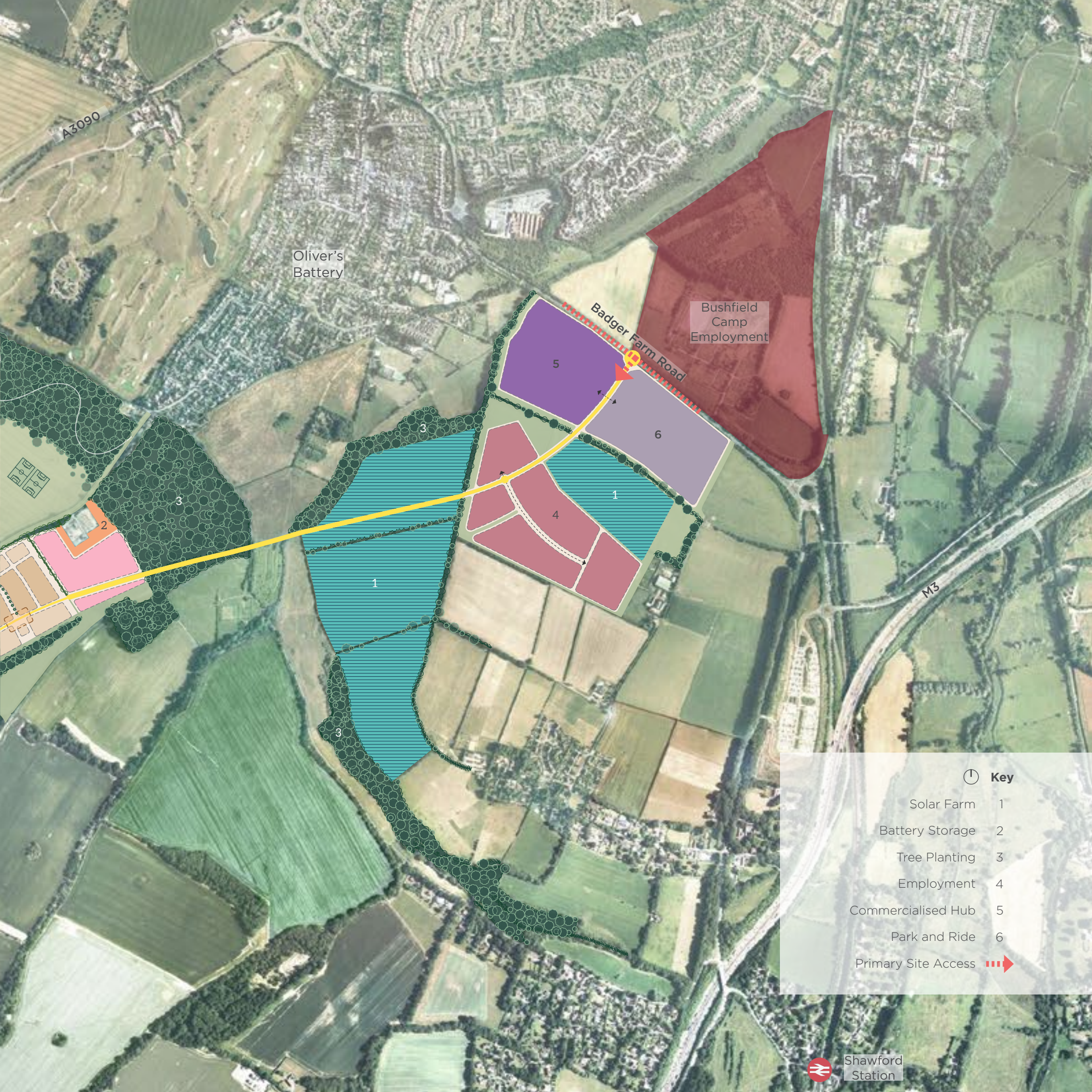
Diesel and petrol vehicles are being replaced by electric vehicles. One of the main issues facing local authorities across the country is where to charge the vehicles. If you have a location, is the power supply enough to charge the fleet of large and small vehicles that Winchester City Council and Hampshire County Council use.

The location should be accessible by a major road and close to where the vehicles are being used. Power supply should ideally be provided by on site solar panels with a battery storage facility.

Royaldown can help deliver a commercialised hub along the A3090 North of the proposed Park and Ride that is ideally located. The power supply for the commercialised hub and the Park and Ride will be provided by an on site solar park.

The on site green energy produced to run the vehicles will significantly reduce the running costs of the vehicles, allowing the council to spend the money saved on fuel on other important projects.

Carbon reduction will be significant due to the removal of hundreds of polluting vehicles being replaced by vehicles run on green energy.



A3090


Oliver's
Battery

Badger Farm Road

Bushfield
Camp
Employment

M3

📍 **Key**

- Solar Farm 1
- Battery Storage 2
- Tree Planting 3
- Employment 4
- Commercialised Hub 5
- Park and Ride 6
- Primary Site Access 

Travel

Royaldown will be designed to cater for all transportation needs of the community.

The scheme will allow for:

- Easy access to the M3
- Removal of congestion from Pitt roundabout
- A Park and Ride scheme
- A shuttle service to Winchester and Shawford train station
- A reduction of traffic through Hursley

Royaldown Garden Village will provide the opportunity for residents to undertake day-to-day activities on Site without impacting on the external local transport network. A network of interconnecting walking and cycling routes would be provided to link to the Site's schools, jobs and shops in a permeable way that creates an active environment and makes sustainable travel quicker and easier than the car for local journeys. Port Lane would be retained as a cycle link.

Technology will be provided to reduce the need for travel, including high-speed broadband and promoting home deliveries and home working.

Major employers such as IBM and the proposed Bushfield Camp employment area are a short distance from the site. Further, the majority of the site is within a reasonable cycle distance of Winchester City centre. Strong North-South links for cycling will be developed as part of the transport strategy.

Marketing and promotion measures will be in place from the outset, using technology and well-coordinated incentive schemes to promote the use of the sustainable travel opportunities provided at Royaldown. Much more than a Travel Plan, Royaldown would deliver a cohesive and committed strategy for promoting sustainable travel.

Site Access Arrangements

The site would be accessed from a new roundabout junction on the A3090 at Poles Lane as well as from a new junction on Badger Farm Road. A new link road will provide wider traffic relief to the A3090, Pitt Roundabout and Badger Farm Road corridor by removing M3 bound traffic from Hursley and the Pitt Roundabout.

At its Northern end, the spine road / main street forms a new junction with Badger Farm Road. There is the opportunity to provide a fourth arm on this junction to facilitate access to the proposed Bushfield Camp employment area to the North.

The link road will be constructed in its entirety at the commencement of the scheme.

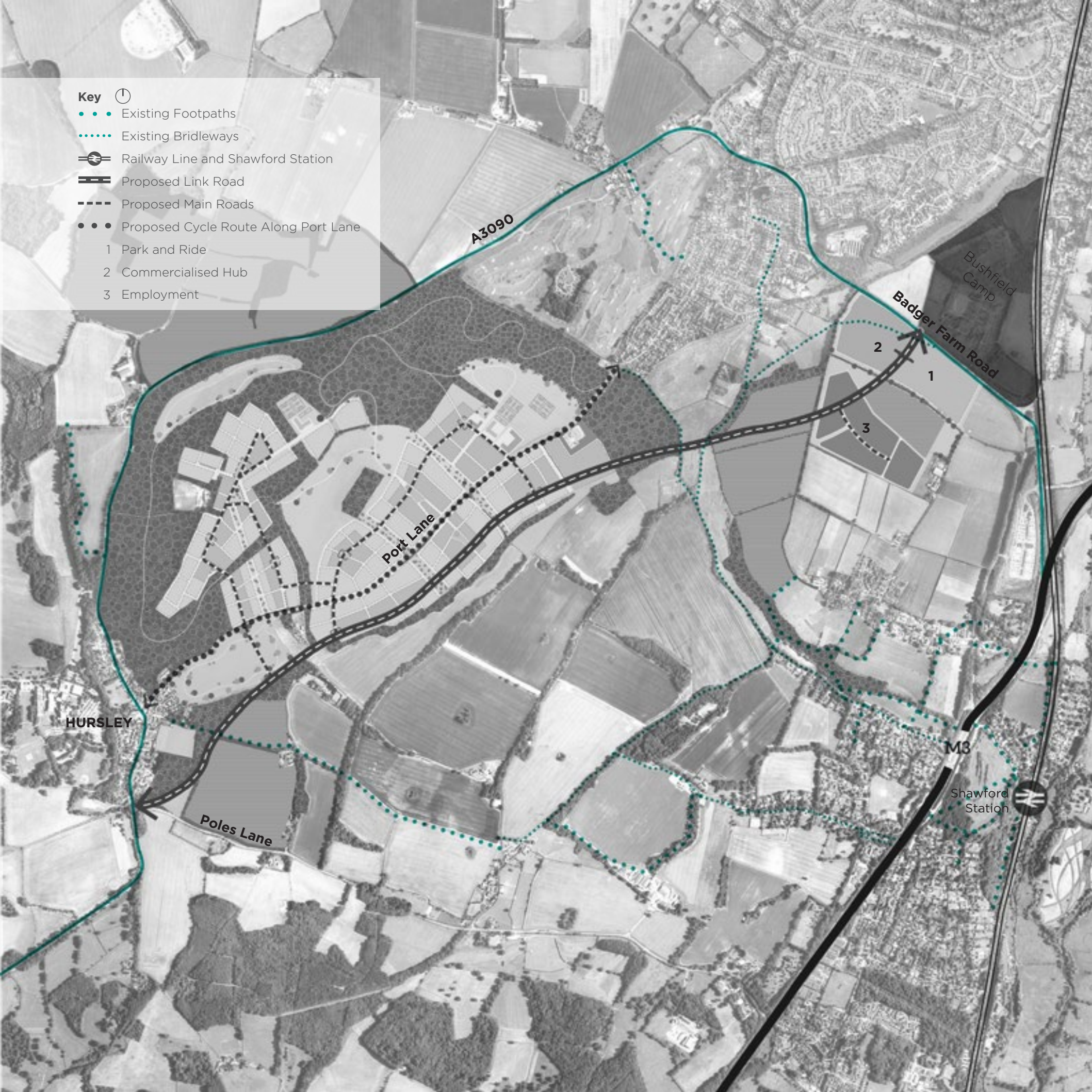
Sustainable Transport Options

Shawford Station is situated a short way to the East of the Site. It provides good, direct rail based access to a large range of destinations, including local destinations such as Winchester, Eastleigh and Basingstoke, and further afield to Southampton and London Waterloo. Existing routes and public rights of way between the Site and Shawford enable convenient cycle access to the station.

A network of EV enabled driveless pods will provide the development with an easy way to move around. Every housing cluster will be provided with rentable electric bikes. Each dwelling will be provided with an electric charging point.

Key ①

- Existing Footpaths
- Existing Bridleways
- ⊢⊢⊢ Railway Line and Shawford Station
- ▬▬▬ Proposed Link Road
- ▬▬▬ Proposed Main Roads
- Proposed Cycle Route Along Port Lane
- 1 Park and Ride
- 2 Commercialised Hub
- 3 Employment



A3090

Bushfield Camp

Badger Farm Road

2

1

3

Port Lane

HURSLEY

Poles Lane

M3

Shawford Station

The Way Forward

It will be a challenging process meeting the housing growth requirements in the UK, which will require a contextually sensitive approach that closely follows the Garden City principles, climate change and future lifestyle choices.

We feel the best and most sustainable option for helping Winchester City Council meet its present and future housing needs in the 21st century will be through the delivery of Royaldown Garden Village.

Royaldown is not being promoted by a housebuilder and therefore this development can truly reflect Winchester City Council and the residents' preferences.

Land at Royaldown will be sold to self-builders, small and medium housebuilders and large housebuilders to build new homes. The site not being dominated by a single housebuilder will mean that new homes will be delivered in line with Winchester's Local Plan requirement. There will be a consistent delivery of new homes from different types of housebuilders providing a robust strategy for housing that will help deliver diversity and a sound Local Plan.

This document introduces the principle of a new settlement in the form of a Garden Village to the Southwest of Winchester. Our development vision will continue to evolve with our experienced development team. The creation of Royaldown Garden Village will be an iterative and engaging process. Our team has already commenced this work, but will be seeking to work closely with a wide range of key stakeholders in the coming months and years.

To help achieve this, we will engage with statutory consultees and establish a dialogue with the local community and their elected representatives.

We will continue to develop the Royaldown Garden Village, and further advance relevant technical work to inform the scheme and promotion of the site through the Winchester Local Plan.

We hope this initial Vision Document has provided an insight into our preliminary analysis and an understanding of our ideas and aspirations for Royaldown Garden Village.

Residential development has been stuck in a rut over the last decade with relatively little use of innovation and technology compared to other industries.

This is a chance to make a difference and raise the bar. People who want to live in new housing allocations deserve better.



Garden Village Principles

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