

Issue 3: July 2010

Rowner Response

Phase 2 Plans

www.rownerrenewal.com



Hazel Warwick, Group Development Director of First Wessex shows Caroline Dinenage MP the plans

We were pleased at the good turn out from residents at our public consultation on the detailed planning application for Phase 2 which took place on 2 and 3 July at the Nimrod Community Centre. We received many positive comments with only one or two concerns.

Over 70 people came to look at the plans including local councilors and the new MP for Gosport, Caroline Dinenage. On display were the plans for 101 new homes including the ten storey residential tower with replacement telecommunications equipment, the Tesco supermarket plus three smaller retail units and the new proposed play area for young people.

Here we reproduce some of the design team's impressions showing details of how Phase 2 will look and we respond to the queries that you raised with us at these meetings.

Phase 2's detailed planning application will be submitted to Gosport Borough Council at the end of July with a decision expected by the Planning Committee in October 2010. If all goes smoothly, the completion target for Phase 2 is expected between 2012 and 2013. Once the planning application is submitted you can view the detailed plans at Gosport Borough Council, the Nimrod Community Centre and also on the Rowner Renewal website www.rownerrenewal.com

Rowner Renewal
Enquiry Line:
**08450
343317**

Rowner
renewal

Rowner residents said...

"Very good layout with plenty of green."

"It looks very good. Big improvement on what is there at the moment."



Overall layout of area



View from East over supermarket



Phase 2 includes the existing Darwin Way, Livingston Court and Raleigh Walk areas. Outline planning was obtained for the complete area in 2009 and this gave us permission for the various property heights permitted throughout the regeneration area.

View from the public square showing the residential tower

What you liked

.....

Here is the design for the ten storey residential tower. Residents at the public consultation were shown two colour schemes and were asked to choose between light yellow and a brown-red. The majority preferred the brown-red colour scheme and it will be this one that goes forward within the planning application.

Residents also liked the way that the replacement telecommunications equipment was disguised within the design of the overall building.

Rowner residents said...

"Good idea to integrate the telecommunications installation within the building structure."

"If everything goes as planned it is going to be a much nicer area with obviously improved facilities."

"Good use of structure to disguise antennas."

"The brown colour scheme is far superior to the blue and yellow."

What you did not like so much

.....

Some residents wondered if there was enough parking spaces for the residents in the flats. The Partnership can confirm that this was approved within the Outline Planning Application and is in line with Gosport Borough Council's standards.

In addition there was concern that the substation was positioned so close to the proposed children's play area. Further to your comments, the location of the substation will be adjusted to encroach less into the open space area and the landscaping will also help to reinforce a distinct break between the parking area and the play area.

Rowner residents said...

"We like the design very much. It's very well thought out."

"At the moment it all appears very encouraging."



South elevation



West elevation

Mix of home types and job creation within Phase Two

All of the 101 homes planned for Phase 2 will be one and two bedroom flats. The Rowner Renewal Partnership decided to provide three and four bedroom family accommodation within houses, not flats, after research revealed this was more suitable.

Up to 700 new homes will be built and when all eight phases of the renewal programme are complete, 37% of them will be affordable housing.

20% of the flats in Phase 2 will be for affordable housing (rented or part rent/part-buy with First Wessex).

Within Phase 2 the mix of flats are as follows:

- 81 private sale flats consisting 9 x 1 bedroom and 72 x 2 bedroom
- 20 affordable flats: 6 x 1 bedroom and 14 x 2 bedroom

Within the ten storey tower included above the 56 flats will all be for private sale.

Also in Phase 2 is the planned new Tesco supermarket which will provide over 200 new jobs. There will also be three smaller retail units. Taylor Wimpey has also pledged to provide six new apprenticeship places – two per year for the next three years.

In Phase 1, 219 new homes are being built including 10 x 4 bedroom houses and 35 x 3 bedroom houses. 97 of these new homes will be for affordable housing. All of the new homes will be built to the Homes and Communities Agency design and sustainability standards, which exceed those required under building regulations.

The Rowner Renewal Project's long term aim is to regenerate the whole area by providing job creation, training opportunities as well as building new, modern, energy-efficient homes and outdoor spaces suitable for future Rowner generations.



affordable 2 bed / 4 person unit AF (2:4) a



private 2 bed / 4 person unit PR (2:4) d

Alver Village and New Sales and Information Centre



The Rowner Renewal Partnership has launched its new marketing brand for selling the new homes in the Rowner regeneration area. Alver Village is the name chosen and this suggestion was put forward by a local resident in a naming competition.

A new logo has been developed for Alver Village and residents will shortly see the hoardings and the sales office joint branded with Alver Village and Rowner Renewal.

The new Sales and Information Centre opened on 17 July along Grange Road. This is a centre for the community of Gosport and surrounding areas providing information on the homes and opportunities available for affordable housing and private sale.

The centre's opening hours and days are as follows:

Monday
1pm–5pm

Tuesday–Sunday
10am–5pm

The Compulsory Purchase Order for the whole area has now been issued by Gosport Borough Council. First Wessex (the new name for Portsmouth Housing Association) now owns 348 of the 506 homes (69%). Any resident who requires further information or wishes to discuss what happens next, should contact **First Wessex on the Rowner Renewal Enquiry Line: 08450 343317**



Stop Press

The Rowner Renewal Partnership is delighted to announce that the negotiations to buy the freehold of the Precinct are now complete and First Wessex exchanged contracts on **15 July** and will complete on the freehold on **28 July 2010**. In the next edition of Rowner Matters (planned for September) the Partnership will be able to discuss its management plans for that area.

Who's Who on the Rowner Renewal Team

Putting a name to the faces

.....

These faces are probably familiar to the local residents in Rowner – they are based in the area and you may see them from time to time.



David Cox,
Sales Executive,
Taylor Wimpey



Jackie Lovell,
Homebuy
Sales & Marketing
Co-ordinator,
First Wessex



Tony Jones,
Homebuy
Sales & Marketing
Manager,
First Wessex



Elizabeth Blake,
Sales Executive,
Taylor Wimpey



Alyn Shott,
Rowner Senior
Project Manager,
First Wessex



John Barker,
Head of
Development,
First Wessex



Lyn Kenyon,
Rowner
Neighbourhood
Regeneration
Manager,
First Wessex



Anne Lueken,
Rowner
Communication
Manager,
First Wessex



Yew Ling,
Rowner
Development
Project Manager,
First Wessex

If you would like to speak to any of them in person please call the **Rowner Enquiry Line** on **08450 343317** or alternatively email us via the Rowner Renewal website www.rownerrenewal.com

Supported by The Rowner Renewal Partnership members:

First Wessex
Gosport Borough Council
Hampshire County Council
Homes & Communities Agency
and Taylor Wimpey Developments Ltd

If you would like this information translated into any other language, or made available in large print or audio format, please contact **08450 343317**.



INVESTOR IN PEOPLE



www.rownerrenewal.com