

FAWLEY
WATERSIDE

PROJECT

Our Vision

IN BRIEF

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01 Introduction

Our vision is to transform the site into a thriving residential and commercial waterside community that becomes a destination for employment and leisure.

Who we are

Fawley Waterside Limited purchased the Fawley Power Station site in 2015 from RWE npower with the ambition to create something transformational for the Southern Waterside.

The company was founded and is managed by Aldred Drummond, owner of the neighbouring Cadland Estate, alongside local well established investors with shared long-term interests.

Project Team

Leon Krier

MASTERPLAN & ARCHITECTURAL COORDINATION

Ben Pentreath Ltd

ARCHITECTURAL DESIGN

Kim Wilkie

STRATEGIC LANDSCAPE ARCHITECTURE

Deloitte LLP

TOWN PLANNING

WSP

EIA, MARINE/COASTAL, FLOOD RISK/DRAINAGE, DECONTAMINATION, UTILITIES, STRUCTURAL & HYDROLOGICAL ENGINEERING

Markides Associates Ltd

TRANSPORT PLANNING

Fabrik

LANDSCAPE ARCHITECTURE

Jonathan Cox Associates Ltd

ECOLOGY & NATURE CONSERVATIONIST

Adams Infrastructure Planning Ltd

INFRASTRUCTURE PLANNING

Marina Projects Ltd

MARINE INFRASTRUCTURE

Potter & Holmes Architects

CAR PARK DESIGN

Town Legal LLP

PLANNING & ENVIRONMENT LAW

02 Heritage



The Central Electricity Generating Board (CEGB) Southern Project Group sought consent for the building of a 2000 megawatt oil-burning power station at a cost of approximately £100 million. Farmer and Dark were appointed the architects and Mitchell Construction Ltd the principal civil contractor. The construction was estimated to take four and a half years with a workforce of more than 2000 men.



The first stage of construction began with piling and work on the 14ft diameter tunnels under Southampton Water for electric cables and the two Calshot cooling water outfall tunnels.



The first major structure above ground was the 400,000V National Grid substation building.

1963

1965

1961

1962

1964- 66

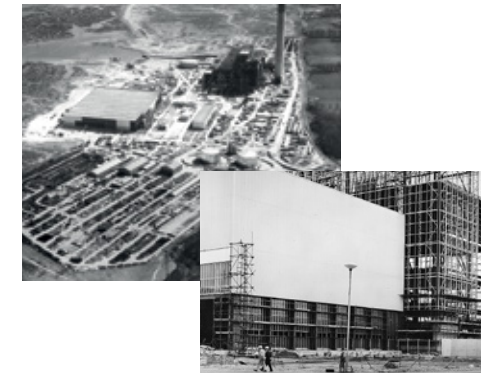
1966- 69



Wessex Dredging were appointed to carry out the land reclamation using 3.4 million cubic yards of dredge gravel.



The dock was constructed in the dry. Its primary function during construction was to provide access for the delivery of heavy loads. During operation it was used as the primary cooling water intake.



The height of construction activity. The Turbine Hall & Deaerator Building were designed to be highly visible so that passengers on passing cruise liners could admire it.



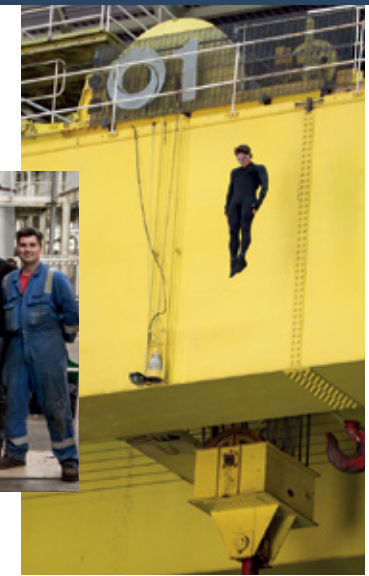
Unit 1 reached 500 megawatts for the first time. Hampshire County Council Chairman Brigadier Sir Richard H.A.G Calthorpe officially opened the Station. During the following five years the Station supplied 35,629 million kilowatt hours of electricity to the National Grid.

The CEBG was privatised and the Power Station became part of National Power.



National Power is divested into Innogy PLC. RWE purchase Innogy and re-brand the company as RWE npower.

Mission Impossible 5: Rogue Nation was filmed onsite with one scene involving Rebecca Ferguson (Ilsa Faust) and Mr Cruise (Eathan Hunt) jumping from Turbine Hall gantry crane to the basement 100ft below.



1970

1990

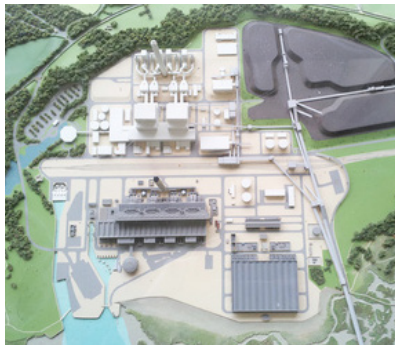
2000-3

2015

1987-88

1991-94

2013



The CEBG proposes a 1800 megawatt coal fired flue-gas desulfurisation power station called Fawley B. This proposal was scrapped in the run up to privatisation.

Unit's 2 & 4 ran for the last time before closure. Unit 1 was also then mothballed.



After more than 40 years of service the 500 megawatt main units had their last run.

03 The Site

One of the largest brownfield sites in Southern England, in a spectacular location near Calshot, on the west bank of Southampton Water.

The Power Station, its associated structures and all previously developed land is within New Forest District Council's boundary. Tom Tiddlers Ground and Calshot are within the New Forest National Park Authority's boundary. We are engaging with both local planning authorities to ensure proposals are sensitively designed to consider the wider context of the site.

Key Influences

- The Health and Safety Executive Middle and Outer Zones for the Fawley refinery and Nalco manufacturing facility cross the site. This restricts residential development in the far northern part of the site. A primary school would need to be located outside of the site.
- Existing National Grid substation on site for the next 15 years.
- Far southern part of the site is within the New Forest National Park that means environmental protection and mitigation of any impacts on coastal and New Forest landscape is essential.
- Protection from flood risk and coastal erosion.



Fawley Waterside Limited own the freehold of the former Power Station site. The site and surrounding area include:

- 1 92 acres of operational land, now vacant including service roads, all bounded by a perimeter fence. There are extensive underground structures and services.
- 2 A dock with a 14m entrance and 35 acre access channel capable of receiving vessels up to 2,000 tonnes, linked to Southampton Water, with a minimum depth of 2m at low tide.
- 3 The small village of Calshot at the southern end of the B3053.
- 4 150 acres of non-operational land, including Tom Tiddler's Ground.
- 5 The Northern Access Road from the B3053, Fawley By-pass, which is connected to the M27 via the A326.
- 6 Cadland Estate's land ownership adjoins the site and includes the Fawley quarry.
- 7 The laydown area originally used as a construction compound is owned by Exxon Mobil.



04 Our Vision

Fawley Waterside's economic purpose will come from ensuring that the place is attractive to both people and commerce. This new sustainable community will be the home to around 3,500 people with a significant proportion of people working close by. It will be defined by the beauty of its buildings and places, countryside and coast. The architecture will last, be useful and beautiful.

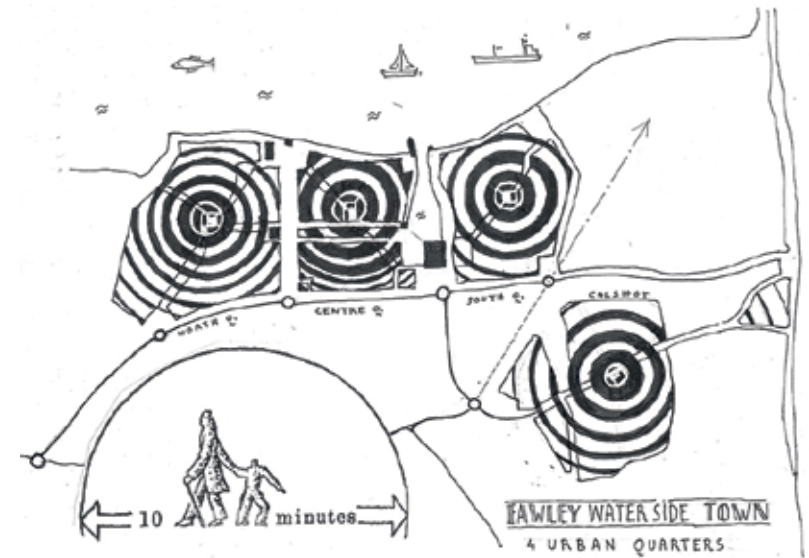


05 Evolution of The Masterplan

Leon Krier, the architectural theorist and practitioner, best known in the UK as the master planner of Poundbury, Dorchester, has created Fawley Waterside's key principles, working together with architectural designer Ben Pentreath. They understand that good timeless architecture adds enjoyment and value to people's lives.

Leon Krier believes in a walkable town that provides all daily needs within a 10 minute walk. A mixed-use, traditional street network that provides employment, shops and leisure activities within the development itself.

A WALKABLE COMMUNITY BY LEON KRIER



SKETCH BY LEON KRIER







o6 The Masterplan

- 1 Forest Edge
- 2 Northern Quarter
- 3 Boat Sheds
- 4 Existing Pylon
- 5 Retained National Grid Substation
- 6 Amphitheatre
- 7 Boatyard
- 8 Workshops
- 9 Houses & Flats
- 10 Restored Quarry
- 11 Oak Woodland
- 12 Boat Hoist
- 13 Retained Chimney
- 14 Canal
- 15 Heart of The Town & Quayside
- 16 Promenade
- 17 Harbour
- 18 Dry Boat Stack
- 19 Main Channel
- 20 Village Green
- 21 Southern Quarter
- 22 Saline Lagoon
- 23 Tom Tiddlers Ground
- 24 Intertidal Creek
- 25 Calshot Village Extension
- 26 Primary School



COASTAL WOODLAND, BEAULIEU



COASTAL WOODLAND, BEAULIEU



COASTAL GRASSLAND, BEAULIEU



FAWLEY PONDS AND REED BED



NEW FOREST DRY HEATHLAND



GRAZED POND, LYMINGTON

07 The Wider Landscape

The wider landscape has been developed by Kim Wilkie, the renowned landscape architect, together with ecologist Jonathan Cox, to provide a rich natural setting to the settlement and to stitch together the ancient New Forest landscape with a restored coastal edge.

The landscape extends from Fields Heath to Calshot, covering an area of around 1,000 acres of heathland, grassland, wetland, woodland and coastal habitats. This would be one of the largest extensions to grazing land and New Forest habitat in living memory.



- LEGEND**
- Open Water
 - Woodland & Scrub
 - Grassland & Heathland
 - Saltmarsh
 - Wetland within NNR
 - Reedbed
 - Shingle Island
 - Gorse and Scrub
 - Heath and Heather Bank
 - Green Roof
 - Proposed Footpath Access
 - Existing Footpath Access



08 Environment

The proposals will transform this corner of the New Forest, creating new and improved habitats and networks of open space to enhance and protect the New Forest's natural capital.

The relationship and proximity to the Cadland Estate enables the delivery and long term stewardship of a wider network of land to be restored and enhanced. Fawley Waterside Ltd will be the developer and retain a long term interest in the site. A management company will be established to maintain communal spaces within the development. The Cadland Estate will manage the wider natural environment and open spaces to ensure that quality endures.

Enhancing Our Surroundings

- Extensive livestock grazing and the provision of cattle grids, kissing gates and underpass to facilitate the movement of livestock from the New Forest to the coast.
- Creation of an extensive saline lagoon and grazing marsh to support habitats for wintering and nesting birds and other wildlife on Tom Tiddlers Ground. This will be similar in concept to Normandy Marshes in Lymington, where it has been demonstrated that a high quality bird habitat can co-exist with walkers and cyclists.
- Restoration of the Fawley quarry to a semi-natural habitat including heathland, acid grassland, scrub, woodland and wetland which will be grazed by livestock.
- Protection and enhancement of ancient woodland corridors.
- Recreational areas located immediately adjacent to and directly accessible from the development. These areas will connect to an enhanced network of footpaths linking to neighbouring communities.
- Formal squares and greens to enhance the public realm.

Ecological Designations

- Solent & Southampton Water Ramsar Site.
- Site of Importance for Nature Conservation at Tom Tiddlers Ground, Chambers Copse and Solent View Valley.
- Solent and Southampton Water Special Protection Area.
- North Solent, Hythe and Calshot Marshes Site of Special Scientific Interest.
- Calshot Marshes Local Nature Reserve.
- Solent Maritime Special Area of Conservation.

New Forest & Coastal Habitats



EXXON LAYDOWN AREA



WET WOODLAND,
FIELDS HEATH



NEW FOREST GRAZING



CALSHOT TO TOM TIDDLERS GROUND



CALSHOT LOCAL
NATURE RESERVE



FAWLEY SHORELINE

09 Community

The development of a sustainable community at Fawley Waterside will make a significant contribution to meeting local housing needs.

The masterplan has capacity for approximately 1,500 homes with a wide variety of sizes and tenure. From one bedroom studios and flats, to family houses and apartments, to large detached marine villas. The town will have a higher level of residential density within the Heart of the Town & Quayside which will gradually reduce towards the Southern Quarter.

Heart of the Town & Quayside

- Centred around an enlarged dock and new canal that provides marine access to the Northern Quarter.
- Possible retention of the Chimney.
- 4+ storey commercial and mixed use residential with taller landmarks.
- Approximately 1,300 apartments ranging from small to very generous with large balconies taking advantage of sea and canal views.
- Part of the Turbine Hall basement will be retained to provide underground car parking for residential and commercial use. There will also be undercroft parking for independent residential blocks, creating a traditional network of streets not dominated by private on-street car parking.
- Provision of services such as shops, cafés, restaurants, health centre and fitness uses.

Northern Quarter

- Powerful sense of entrance framed by an oak woodland.
- Marine-based industry.
- Longer-term delivery of additional mixed-used housing and commercial development when the National Grid substation becomes redundant.

Southern Quarter

- Lower density moving closer to the National Park.
- Approximately 200 family homes in a range of sizes with extensive gardens and private mews parking (120 of these will be in the New Forest National Park).
- Off-street car parking.
- Traditional New Forest architecture.
- New Forest grazed verges and gravel roads/tracks.
- Cattle grids allowing grazing stock to wander through the streets.
- A centrally placed village green.
- Views of the new saline lagoon.

Calshot Village

- Landscape improvements and redesign of public space.
- Links to Fawley Waterside provided by a new primary school, playing fields and vehicular, pedestrian and cycle routes.
- Small development of up to 30 houses on larger plots in traditional New Forest style facing open fields to the west and south.

- 1 Ower Farm
- 2 New Primary School
- 3 Southern Quarter
- 4 Tom Tiddlers Ground
- 5 Calshot Close
- 6 Tristian Close
- 7 Calshot Village Extension



10 Employment

The mix of uses proposed would create a substantial new focus on employment with the creation of approximately 2,000 jobs in advance manufacturing, marine and technology industries and in support services like cafés, shops, schools and leisure. This will replace those jobs lost locally with the closure of the Power Station that once employed over 700 people at its operational peak.

These jobs will provide an alternative to commuting by car to Southampton for residents of new and existing communities. It will also improve the economic prospects of the next generation and support more sustainable lifestyles.

MHI Vestas Offshore Wind

In September 2017 MHI Vestas Offshore Wind were granted planning permission to use the site for the storage and painting of wind turbine blades with a lease for up to 10 years, subject to planning conditions. Blades will be transported to site by a vessel known as Bladerunner. This will support their existing facility on the Isle of Wight and could create up to 30 jobs from November 2017.

Advanced Composite

Advanced composite will be the material of the future, exciting advancements are already being made. Due to a strong connection with the University of Southampton, Fawley Waterside is perfectly placed to be at the centre of this growing industry.

Marine

Marina Projects Ltd have designed the dock, canal and related marine infrastructure that provides access for marine businesses in the Northern Quarter. These facilities will not be exclusive. We want the community to be actively engaged with marine activity around the dock and quayside.

Intelligent Community

Fawley Waterside will set a benchmark for digital connectivity. Super fast broadband to all buildings and public places will provide the technological platform needed by 21st Century homes and businesses. This technology will take advantage of the network of tunnels under the site and will be designed and managed by global technology providers.

The technology will provide smart and user friendly solutions to energy, lighting, travel, business, education & community services. In keeping with the Fawley Waterside ethos these technologies will be highly adaptive and sustainable.

11 Connectivity

Fawley Waterside will be a sustainable development, with mixed land uses in a highly compact urban form, helping to reduce the need to use a car. Walking and cycling will be the preferred way of travelling, and there will be good access to buses and water-borne transport.

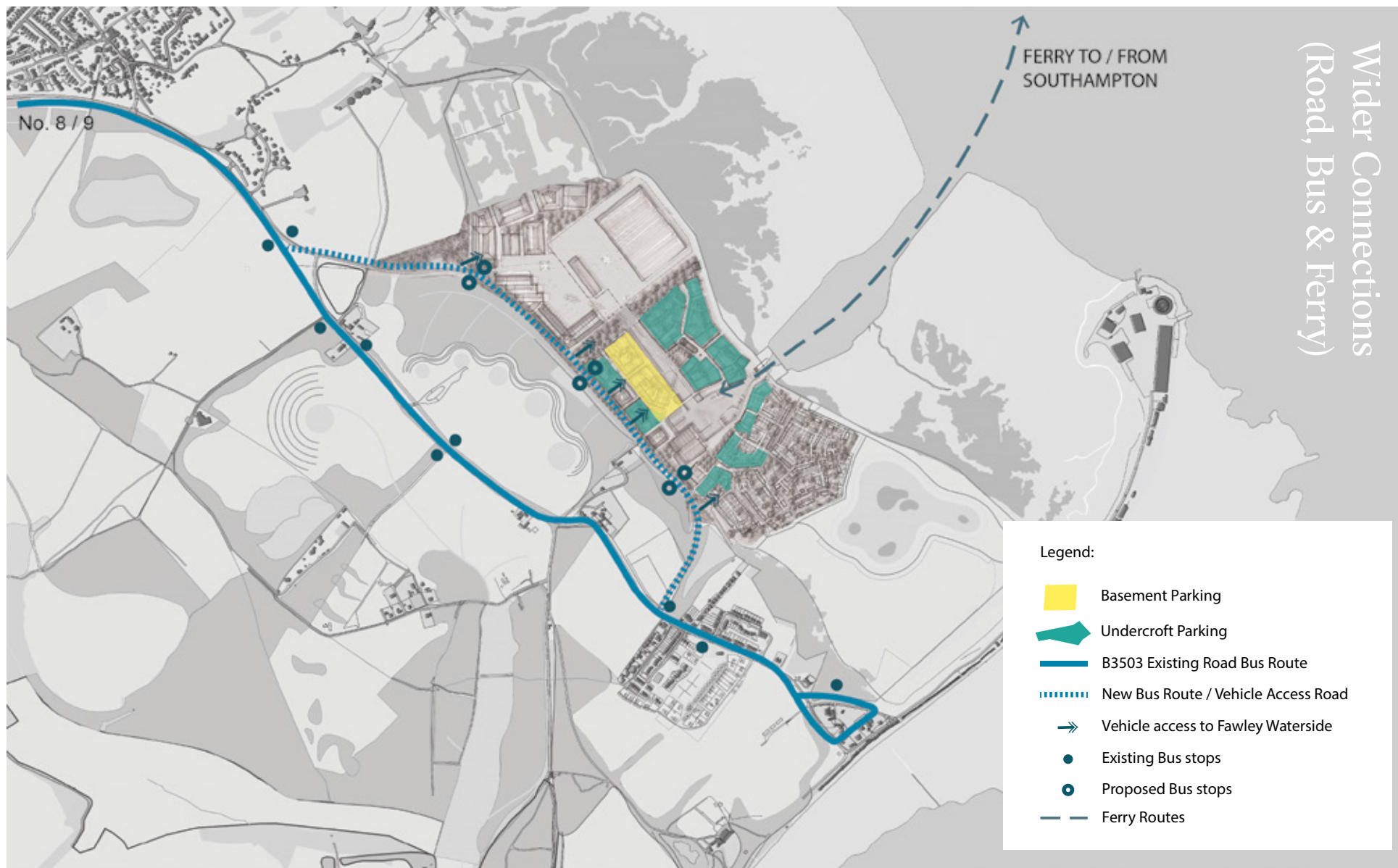
The reopening of the Fawley Branch Line for passenger services is also being investigated alongside the outline planning application.

B3053/A326 Potential Junction Improvements (subject to Hampshire County Council agreement)

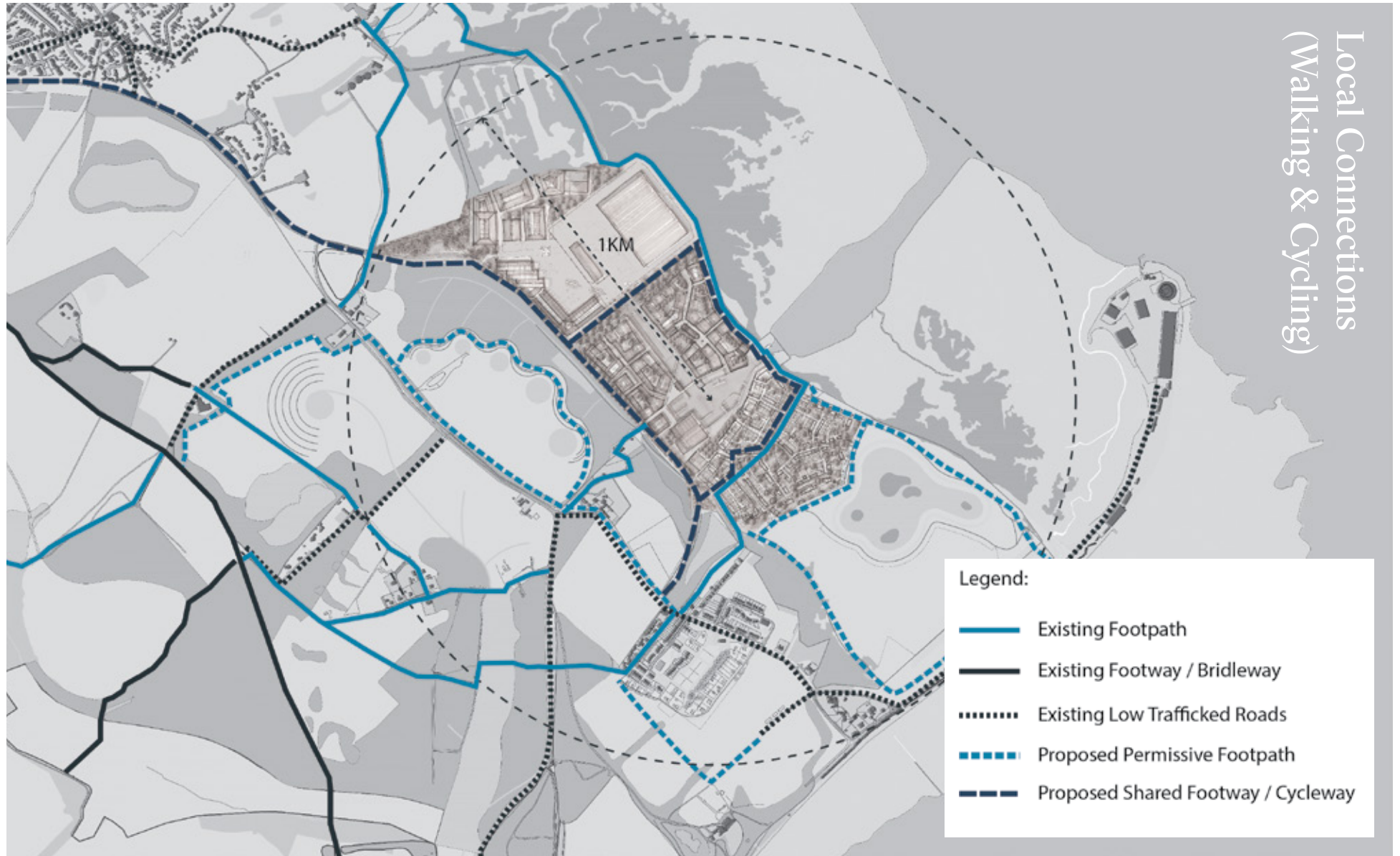
- 1 J1- Southern Access Rd; new junction.
- 2 J2- Northern Access Rd; improved junction.
- 3 J3- B3053/Blackfield Road; potential improvement.
- 4 J4- Holbury Roundabout; improved junction capacity - lane widening/additional lane.
- 5 J5- Hardley Roundabout; improved junction capacity - increased exit lanes.
- 6 J6- Dibden Purlieu Roundabout; potential improvement.
- 7 J7- Applemore Roundabout; improved junction capacity - lane widening/additional lanes.
- 8 J8- A326/Main Rd Roundabout; improved junction capacity - lane widening/additional lanes.
- 9 J9- A326/Twigg's Lane junction; potential improvement.
- 10 J10- A326/Staplewood Lane junction; potential improvement.



Wider Connections (Road, Bus & Ferry)



Local Connections (Walking & Cycling)



12 Summary & Next Steps

The proposals respond to the unique opportunity that the site and surroundings present to create a new settlement with a central focus of creating a vibrant and architecturally beautiful place to live and work.

The spectacular coastal location, its access channel, dock and coastline creates strategic opportunities for new marine employment, recreation and ferry services to connect communities on the Waterside. We seek to create a world class built environment that enhances a world class natural environment.

Next Steps

- Submission of an Outline Planning Application – Early 2018
- Anticipated Planning Permission – 2018
- Demolition of the Power Station – 2018-2019
- Infrastructure & Site Preparation – 2019
- First phase of Homes, Employment & Dock Opens – 2020



Light Industrial and storage, warehouse and distribution uses for the marine and energy sectors, including renewable technology.



Office, research & development uses focussed around the quayside with opportunities for the technology sector and a large co-working space for local universities, where they can access capital investment and can commercialise their intellectual property.



The quayside area will become a high quality public realm, encouraging smaller business uses and those with a need to access the marina. This area would benefit from a relationship to the water space which will be animated by the vessel movements associated with the dry stack, ferry and marine employment uses.



The centre, focused on the quayside, will include shops, cafés, restaurants, a community centre, a health centre and fitness uses.



The existing dock will be expanded and an impoundment introduced that retains deep water in the canal to address the restricted water depth at low-tide and maximise the access to deeper water for a range of potential marine related uses.



Marina berthing and a modern fully automated dry stack would be created for leisure vessel use on site and facilitating commercial use including boat maintenance, building and storage.



A wide range of housing will be set within a network of open space for recreation, play and quiet enjoyment.



Fawley Waterside would be designed to have a higher level of residential density within the core of the site which would gradually reduce towards the boundary and the interface with the New Forest. Starter homes and affordable housing solutions tailored to the local housing market will provide opportunities for local first time buyers, there will be a wide range of homes for all age groups and different household sizes.



A new primary school is proposed; this would be accessible to Fawley Waterside, Calshot, Ashlett and surrounding settlements by foot or bicycle and would also provide additional community facilities.



The existing Power Station is proposed to be removed, although the distinctive features of the Chimney and glazing from the Deaerator Building could be retained.



The Turbine Hall basement will be developed into a circa 2000 space car park to serve residential and commercial uses and a new canal to service the Northern Quarter – a working dock.



Public transport connections including a ferry service connecting Fawley Waterside to Southampton. This would help to improve the general accessibility of the existing area and could be brought forward on a phased basis.



Early introduction of employment uses back into the site. Given the extent of the proposals and associated construction programme, a significant number of jobs are likely to be created. It is estimated that there will be approximately 100 jobs on site by 2019.



High quality open space within the site including appropriate provision for play space, creating an attractive environment that connects to extensive green infrastructure improvements beyond the site boundary.



Enhancements to the existing highways network to mitigate any impacts from the proposals. There will also be a network of footpaths and cycle routes.

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