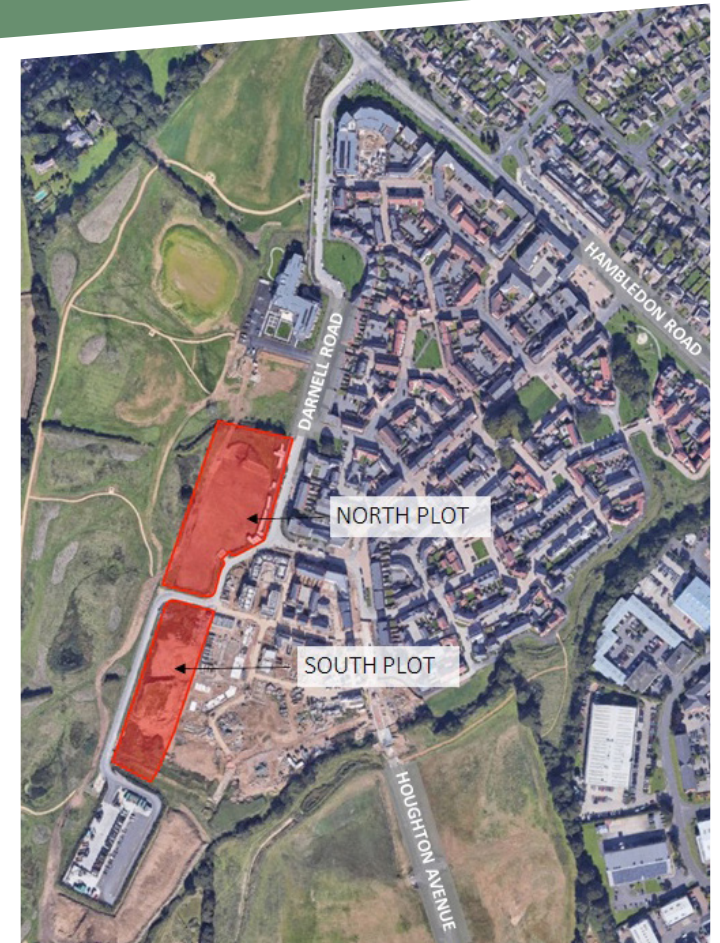


NEWLANDS BUSINESS PARK DEVELOPMENT PROPOSALS



INTRODUCTION

Dicentra Developments Ltd is proposing to develop flexible employment units (Use Classes E, B2 & B8) at Newlands Business Park (North and South Plots). These developments will deliver employment, education and skills opportunities to local businesses and people and provide a significant economic boost to the area.

We are now seeking views from residents and the local community on the draft development proposals before preparing and submitting separate applications for the North and South Plots to Winchester City Council.

WHAT HAPPENS NEXT

Your views are important to us and we would appreciate if you could take time to send us your comments by 23rd November 2020 using the freepost tear off section of this leaflet or via the online comments form on the Newlands Business Park website:

www.newlandsbusinesspark.co.uk



The Newlands Business Park website provides further information and details about the North and South Plots, development proposals, public consultation and indicative development process and timeline.

We also invite you to join a public consultation forum which we can host online (due to Covid-19 restrictions) where you will have an opportunity to raise questions on the draft proposals with the development team. Full details will be shared on the Newlands Business Park website.

All feedback received will be carefully reviewed and considered by the development team to inform the process of finalising the designs and preparing planning applications for the proposed development.

Following the public consultation period, separate planning applications for the North and South Plots will be prepared and submitted to Winchester City Council. As part of these applications, we will prepare a Statement of Community Involvement summarising the feedback received together with the responses to any concerns raised. There will be a formal opportunity to comment on the proposals once the planning applications have been registered by Winchester City Council.

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P20-1065 | OCTOBER 2020

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CONTEXT

The site is divided into two development plots which have been largely cleared and levelled. The North Plot (1.19 ha) is located west of Darnel Road and the South Plot (0.58 ha) is located east of Darnel Road.

The site forms part of the "West of Waterlooville" Major Development Area and lies within the land originally designated for employment uses (Class E, B2 & B8) in the Design Code for the original Outline Planning Permission for Wellington Park (ref. 05/00500/OUT).



SOUTH WEST AERIAL VIEW OF NORTH PLOT



NORTH WEST AERIAL VIEW OF SOUTH PLOT

DRAFT DEVELOPMENT PROPOSALS

Initial pre-application proposals were submitted to Winchester City Council and Hampshire County Council in June 2020. These proposals were reviewed to take into account the feedback received from statutory consultees. An initial consultation meeting was held with Newlands Parish Council in September 2020 to discuss the amended proposals.

The draft proposals include 2 larger employment units on the North Plot (N1 & N2) and 3 smaller employment units on the South Plot (S1, S2 & S3). All units are proposed for mixed, flexible commercial, business, industrial and storage use (Class E, B2 & B8).

Newlands Business Park will include separate car and cycle/pedestrian access, sufficient onsite parking, landscaped "green fingers" providing east to west connectivity with the public open space at Newlands Walk.

PLEASE SEE OVERLEAF FOR INDICATIVE SITE PLANS



INDICATIVE SITE PLAN - NORTH PLOT



INDICATIVE SITE PLAN - SOUTH PLOT

NEWLANDS BUSINESS PARK DEVELOPMENT PROPOSALS

Comments

Please send any comments by 23rd November 2020