



## Project Newsletter Issue One



# Shaping the future

In March 2006, the South East England Development Agency (SEEDA) acquired 80 hectares (around 200 acres) of land surrounding the airfield at the former HMS Daedalus site at Lee-on-the-Solent, Hampshire.

Daedalus ceased being an operational military base in 1996, however a number of businesses have occupied the site in the interim. It is now considered to be one of the most significant brownfield sites for regeneration in the region.



# A date for your diary

**You are invited to attend the Daedalus Exhibition at:**  
Lee Methodist Church Hall,  
Lee-on-the-Solent High Street  
on Friday, 7th December,

12pm - 8pm and Saturday, 8th  
December 2007, 9.30am - 12.30pm.  
See 'Next steps' on the back page  
for full details.

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# What is SEEDA?

**SEEDA is one of the nine Government Regional Development Agencies (RDAs) set up in 1999 to promote the sustainable economic development and regeneration of the region.**

SEEDA's aim is to create a prosperous, dynamic and

inspirational region by helping businesses compete more effectively, training a highly skilled workforce, supporting and enabling our communities while safeguarding our natural resources and cherishing our rich cultural heritage. To find out more about SEEDA, visit the website at:

[www.seeda.co.uk](http://www.seeda.co.uk)



## A vision for Daedalus

**SEEDA's vision for the site is to achieve a sustainable, high quality mixed-use development, which respects the site's exciting heritage whilst releasing its potential to contribute to the economic growth of the region. But what does this actually mean?**

**Sustainable:** ensuring that the development will be long-lasting and built for the future. This encompasses a range of themes including development which meets, and wherever possible exceeds, minimum building standards, sensitively considers the ecology of the site, is integrated into the existing communities, and looks at which sustainable modes of transport could be incorporated.

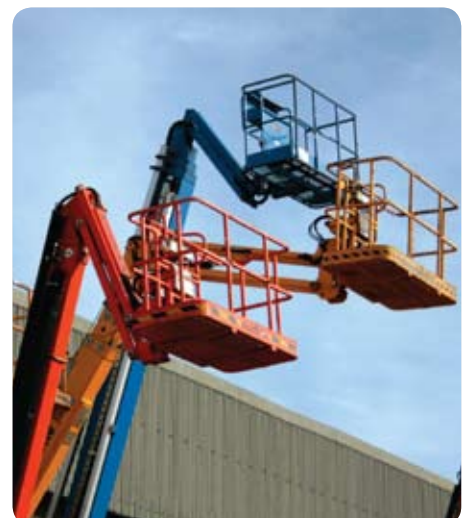
**High quality:** ensuring that the development uses appropriate materials, is sensitively designed and is built to the highest possible standards.

**Mixed-use:** to include a range of uses such as employment

(possibly some within the aviation and marine sectors), leisure, recreational and community facilities, educational facilities and housing.

**Heritage:** recognition of the sites' long and interesting history and ensuring that the development embraces this.

**Economic growth:** to develop the site in a way that will increase the number of jobs and businesses operating within the area. This means helping new businesses start-up as well as existing ones to grow and expand, whilst utilising and developing the skills that local people have via education, training and the jobs provided.



# Project Team assembled

The first task has been to get a team of specialist consultants together which will support and advise SEEDA on specific aspects of the development as the project evolves. For further information on the Team please visit the Daedalus Project website: [www.daedalus-seeda.co.uk](http://www.daedalus-seeda.co.uk)

## Community Consultants - Groundwork Solent

Based in Gosport, Groundwork Solent is responsible for ensuring that all members of the community are consulted, engaged and kept up-to-date as the project evolves.

## Town and Country Planning Consultants - Drivers Jonas

Drivers Jonas will advise on planning issues, lead on the strategy and any subsequent planning applications.

## Masterplanners - Terence O'Rourke

Terence O'Rourke will be responsible for translating the vision into a masterplan.

## Legal Advisors - Eversheds

Eversheds has been appointed to advise on all legal issues relating to the project.

## Transport Consultants - MVA Consultancy

Transport and access is a key issue for the Gosport peninsula. MVA will ensure that the scheme is designed with these issues in mind.

## Site Management - GVA Grimley

There are currently more than 50 occupiers located on site. GVA Grimley advise SEEDA on the day-to-day management issues.



## Developing the vision

There are five key stages to the project:

### Stage 1

#### Baseline studies

This stage is about ensuring that the Team fully understands the site and its context. It's about identifying site constraints as well as highlighting what opportunities the site presents. For more details about the various baseline reports, please view the Daedalus Project website.

### Stage 2

#### Community consultation

In parallel with stage one, Groundwork Solent has led on a consultation strategy which seeks to ensure that all interested parties are fully consulted, informed and engaged with the project as it evolves. To date, a survey and several events have been carried out to establish the public's opinion.

### Stage 3

#### Development of masterplan options

During this stage, the Team will produce a series of masterplan options which will identify how the site could be developed. As transport consultants, MVA assess each option as it evolves to ensure that any negative impact on the transport network is minimised and any positive impacts enhanced.

## Stage 4

### Option evaluation

Once a number of options have been identified they will be evaluated and tested to see which ones would best deliver the vision. Members of the public will be given the opportunity to review and comment on the options at the Daedalus Exhibition.

## Stage 5

### Masterplan and delivery

Following the option evaluation, one option will be taken forward and worked up in more detail. It is hoped that by 2008 there will be a clear vision for how the site could best be redeveloped. SEEDA will ultimately select developers to work with to ensure the masterplan becomes a reality.

## **i** What is a masterplan?

A masterplan is a document, or series of documents, which demonstrates how a site could be developed in terms of physical change including buildings, public spaces, roads and pedestrian routes.

# Have Your Say

**In order to begin the process of understanding how local residents would like to see Daedalus redeveloped, a freepost questionnaire was distributed to around 20,000 households in May 2007.**

The response rate was fantastic, with more than 5,000 people returning their completed questionnaire. In addition to the questionnaire, Groundwork Solent also carried out a series of street surveys in the local area. The questionnaire was also available electronically via the website.

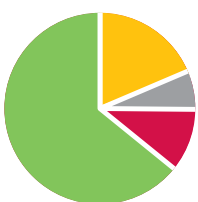


### Summary of the questionnaire results:

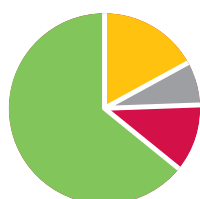
The results indicated there is a lot of support for the proposed development to provide job opportunities at Daedalus - particularly within the aviation and marine sectors. There is also support for education and training facilities, sports and fitness facilities, and provision of open space. However, there is less support for hotels as well as retail and office space and housing. For full results of the questionnaire go to: [www.daedalus-seeda.co.uk](http://www.daedalus-seeda.co.uk)

## Questionnaire results:

■ Yes   
 ■ No   
 ■ Maybe   
 ■ N/A



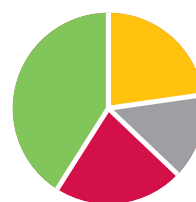
**Job Opportunities**



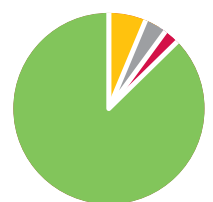
**Sport/Fitness Facilities**



**Hotels**



**Education Training Opportunities**



**Green/Open Space**

# Topic workshops



**A number of key themes emerged from the questionnaire.**

To ensure these topics were considered in more detail, a series of workshops were held throughout July 2007. The workshops were very well attended and extremely useful to the Project Team, enabling issues and ideas to be discussed and debated.

## Key topics

- ✓ Employment
- ✓ Heritage and building design
- ✓ Leisure, tourism and community facilities
- ✓ Green spaces and the environment
- ✓ Transport and access



## Interactive mapping

An interactive mapping facility was used to record all the comments, ideas and suggestions made at the topic workshops and the Drop-In. These have been compiled into a report and passed on to the masterplanners to consider as they develop the options. However, the interactive mapping facility continues to be available on the Daedalus Project website to give those interested an opportunity to make further comments. All comments made will be passed on to the masterplanners.

# Daedalus Drop-In

**On Monday, 30 July 2007, a 'Drop-In' event was held at Lee Methodist Church Hall, Lee-on-the-Solent High Street.**

The purpose of the event was for local residents to discuss their

ideas and suggestions for Daedalus directly with the Project Team. The event was a great success with around 500 people attending. More details about this event are available on the Daedalus Project website.



## Ranvilles Junior School visits Daedalus

**On Wednesday, 13 June 2007, 60 Year 5 pupils from Ranvilles Junior School visited Daedalus.**

As well as being given a tour of the site, they were asked to tell us what their priorities for the site are and what they would like to see built at Daedalus in the future.

Their ideas included a horse riding centre, monorail, cinema, ski slopes and buildings which could provide space for youth, dance and football clubs.

The results of the visit, along with the outcome of all consultations undertaken, have been given to the masterplanners.

## Next steps

### The Daedalus Exhibition

Throughout summer and early autumn 2007, the Project Team has been working on producing a series of masterplan options. These options will be the subject of a public exhibition at:

**Lee Methodist Church Hall,  
Lee-on-the-Solent High St:**

**Friday, 7th Dec 2007  
12pm - 8pm**

**Saturday, 8th Dec 2007  
9.30am - 12.30pm**

We hope you can come along as we would like to hear your views and for you to take an active part in the proposals for the site.

## Contact us:

If you have any questions, suggestions or would like to find out more about the Daedalus Project, please contact Clare Chester, Daedalus Project Manager, c/o Groundwork Solent by:

 **Email: [daedalus-project@seeda.co.uk](mailto:daedalus-project@seeda.co.uk)**

 **Website: [www.daedalus-seeda.co.uk](http://www.daedalus-seeda.co.uk)**

 **Freephone: 0800 077 8439**

 **Or call in at: 4 Portland Buildings, Stoke Road, Gosport, Hampshire PO12 1JH**

## The Daedalus Project is supported by:



If English is not your first language we can provide a summarised version of this document in Punjabi, Hindi, Gujarati, Urdu, Polish and Bengali. The document can also be made available in large print, Braille, disk and audio cassette. For a copy, please contact Groundwork Solent as above.

