DESIGN AND ACCESS STATEMENT

Land West of Lymington Bottom Road

South Medstead

PREPARED BY BOYER ON BEHALF OF BEWLEY HOMES PLC

MARCH 2024

CLIENT
Bewley Homes PLC

PROJECT TEAM

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TRANSPORT
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DRAINAGE & UTILITIES
MJA Consulting

ARBORICULTURE
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ARCHAEOLOGY
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Project:	South Medstead
Client:	Bewley Homes Plc
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B	21.12.23	Final	NB
C	21.03.24	Final	NB

Where distances are quoted these are approximate walking distances by the most direct route from the centre of the Site unless otherwise indicated.

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1. INTRODUCTION

1.1. Executive Summary

This Design and Access Statement (DAS) has been prepared by Boyer on behalf of Bewley Homes PLC to accompany the full planning application for residential development on Land to the West of Lymington Bottom Road, South Medstead ('the Site'), located within the administrative boundary of East Hampshire District Council ('the Council').

The description of the development is as follows:

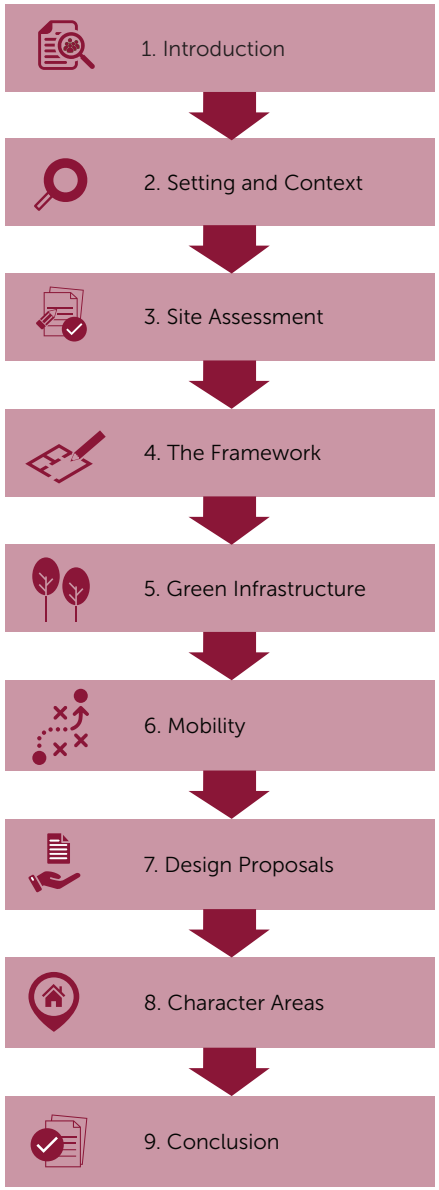
Full planning application for the erection of 53 dwellings with vehicular access from Lymington Bottom Road, and the provision of public open space, landscaping and other associated works, following the demolition of 61 Lymington Bottom Road.

This DAS has been prepared in accordance with Article 8 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, as amended June 2013, which requires certain applications to be accompanied by a Design and Access Statement.

The DAS demonstrates how the sensitively considered and context responsive design proposals, which also underpin the principle of development, is a suitable response to the Site and its surroundings.

This DAS should be read in conjunction with other accompanying documents submitted with this Full Planning Application.

Structure of the DAS



1.2. Bewley Homes - Responding to Climate Change

Bewley Homes is an award winning 5-star homebuilder, known for creating stunning developments which in turn form high quality and exciting new communities, resulting in a sense of ownership and pride. With a legacy of placemaking for over 30 years, we understand that it's our responsibility to protect the environment that we build in and preserve and enhance the surrounding landscape through our approach to sustainability.

Bewley's aim is to deliver high quality places through the planning and development process by working with the local community and thinking carefully about each location and how homes will settle into the surrounding area.

The development on this Site will work towards using lower carbon technologies along with social, environmental and economic sustainability measures considered in a phased and strategic manner. These will include consideration of the following:

- Reduction in carbon dioxide emissions compared to the maximum permissible by the Building Regulations (Part L - 2013) through energy efficiency measures. A 'fabric first' approach will be adopted. The current approach adopted by Bewley Homes to fabric efficiency already includes an above standard/Building Regulations benchmark.
- A total reduction in (TER) carbon dioxide emissions across the Site by using energy efficient, low-carbon and renewable technologies. Energy efficient boilers and PV (other sustainable technologies will be reviewed) will be used to meet the new 2021 building regulations Part L and Part O.
- The water use for each dwelling will achieve the enhanced standard required by the Building Regulations of 110 litres per person per day.
- The creation of sustainable drainage features will provide significant ecological enhancements and environmental benefits.
- High standards of environmental construction with compliance to a Site Waste Management Plan and other construction management principles.

In line with the National Planning Policy Framework (NPPF) over-arching economic, social and environmental objectives of sustainable development, proposals for this Site will embrace the three pillars of sustainability set out below.

SOCIAL SUSTAINABILITY

Support a strong and healthy community by providing:

- A range of new homes that meet the needs of present and future generations.
- A well-designed and safe environment accessible to all new and existing residents.
- A new network of open spaces that reflect the current needs of the community with opportunities for play provision.

- Support sustainable mobility through the provision of a well designed network of routes, that integrate and link with existing public footpaths.
- Safeguard the natural environment of the Site with:

- A development that responds to the surrounding character.
- New buildings that reflect the local vernacular. The typologies will be designed with materials to those found locally.
- A sense of ownership fostered by a development that is of high quality design and is visually attractive.

ECONOMIC SUSTAINABILITY

- Bring forward land suitable for development in a location where the new development can successfully integrate with the neighbouring community.
- Improve and provide new community infrastructure for existing and new residents.

ENVIRONMENTAL SUSTAINABILITY

- Protect and enhance the natural environment by:

- Retaining existing landscape features.
- Achieving biodiversity enhancements.
- Providing new restorative planting to protect existing habitats.
- Including sustainable drainage systems as part of a multifunctional green and blue infrastructure network.

- Use natural resources judiciously and consider mitigations to climate change by:

- Minimising waste and pollution.
- Minimising energy and water consumption.
- Designing buildings in full measure to maximise solar gain.

The above principles have been enshrined in our approach and has guided the delivery of this scheme, as part of our placemaking commitment.

BEWLEY HOMES

Benefits of the proposal

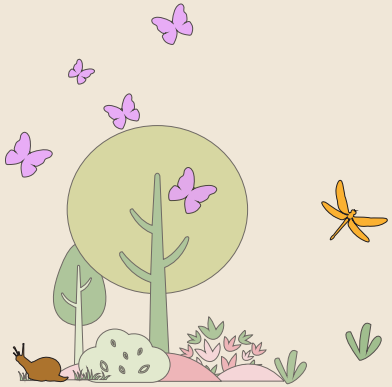
New Native Tree planting and provision of Community Orchards

Rainwater collection and grey water recycling

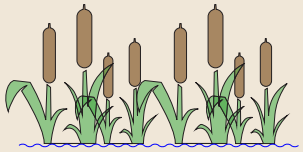
Up to 50 low carbon homes to boost housing supply and meet local needs

All homes with Solar PV and Electric Heating systems (NO GAS)

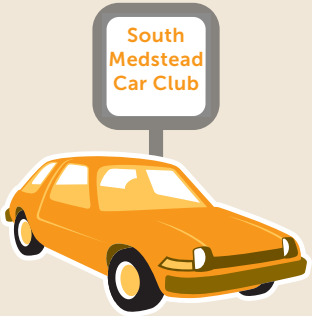
40% Affordable modern construction low carbon homes, including First Homes



Beautiful open spaces, rich landscape mosaic and new wildlife habitats creating biodiversity enhancements

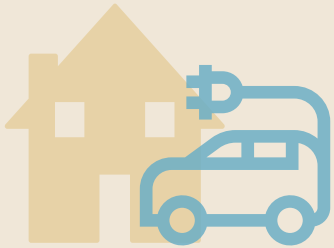


Creation of water retaining solutions to reduce offsite flood risk and mitigate climate change impact

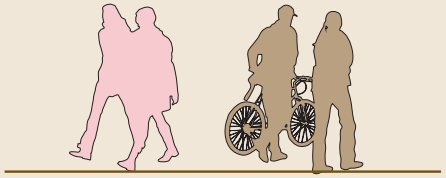


Community Car Club (Electric Vehicles only)

Bike vouchers and cycling proficiency lessons for all households through 'Bewley Backs Bikes' scheme



Fast EV Charging for all homes and visitor spaces



Provision of safe routes for walking and cycling along with safe a crossings

Naturalistic play spaces

1.3. Planning Policy Context

The site is located within the administrative boundary of East Hampshire District Council (EHDC). The Development Plan for EHDC comprises the East Hampshire District Local Plan: Joint Core Strategy (June 2014), Housing and Employment Allocations (Part 2 Local Plan), Local Plan Second Review saved policies the Local Plan and the Medstead and Four Marks Neighbourhood Plan (May 2016) and relevant Supplementary Planning Documents (SPD). EHDC are currently working on a Local Plan Update, however, as this is still at Regulation 18 stage any emerging policies carry limited weight.

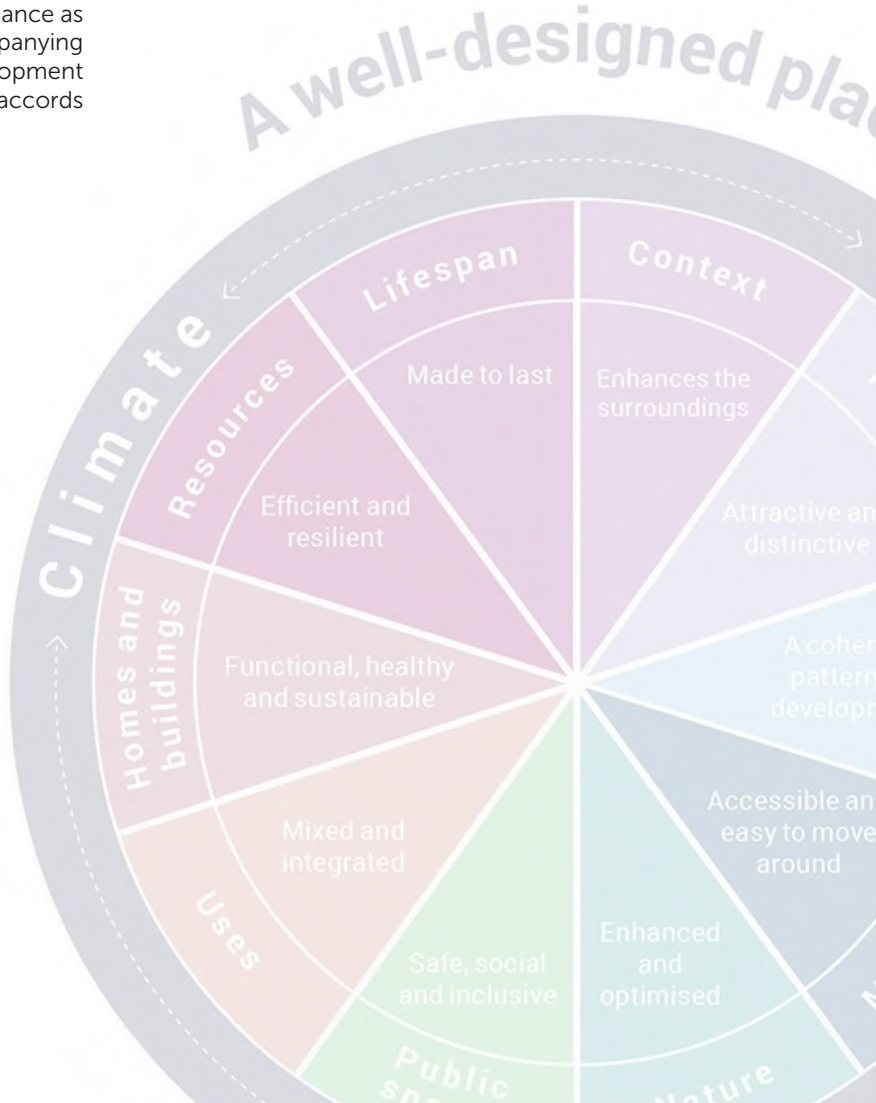
Whilst in all other respects the proposals are in accordance with adopted planning policy, the land currently lies outside the settlement boundary, there is, however a clear need to provide adequate land for housing, which is underpinned by the Government's strategic housing policy objectives.

The site is located adjacent to the settlement boundary of "Four Marks", which is located directly to the south of Medstead. It is an ideal location for new quality housing including market and affordable homes, as well as providing publicly accessible open space within the site itself.

The proposed development will make a valuable contribution to assisting the Council in meeting their housing requirements in the short term, where there is an identified shortfall, as well as providing wider community benefits.

The proposals have been arrived at through detailed consideration of the planning policy context through consultations with stakeholders and the local community. Prior to the submission of this application, consultation was undertaken through an information leaflet which explained the proposals. Where appropriate, comments have been taken into consideration and have influenced the final application proposals now being submitted.

The submitted supported documentation demonstrates that the proposed development would in the main conform to the Development Plan, as well as national policy and guidance as set out in the NPPF. The sections below and accompanying documentation demonstrate how the proposed development is shaped to deliver a sustainable development which accords with best practice design guidance and policy.



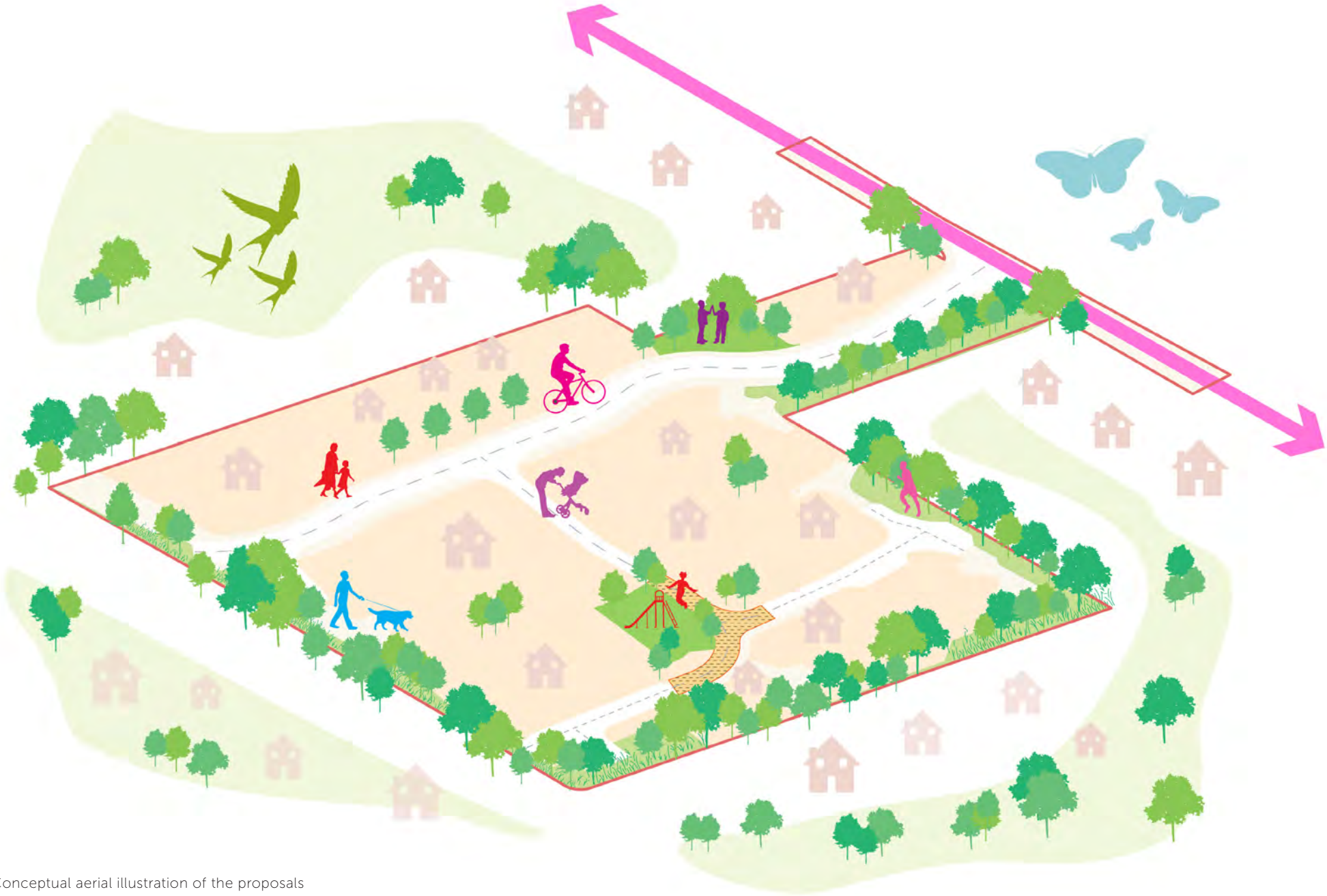


Fig. 1: Conceptual aerial illustration of the proposals

2. SETTING AND CONTEXT

2.1. Regional Context

2.2. Wider Facilities

2.3. Character assessment

2. SETTING AND CONTEXT

2.1. Regional context

The Site is located to the north of Four Marks within the administrative boundary of East Hampshire District Council and Hampshire County Council.

The diagram to the right shows the Site in its regional context and wider network connections. The nearest town is Alton, which is located 4.3 miles north east of the Site, with Basingstoke located to the north of the Site and Winchester to the south west. The village of Medstead lies further north of the site.

The Site has excellent public transport connections including a bus service along the A31. In terms of road network, the site is easily connected to the M3 motorway via the A31 and A32. Via the M3 one can travel to Basingstoke or Winchester. The train station in Alton provides services to London Waterloo.

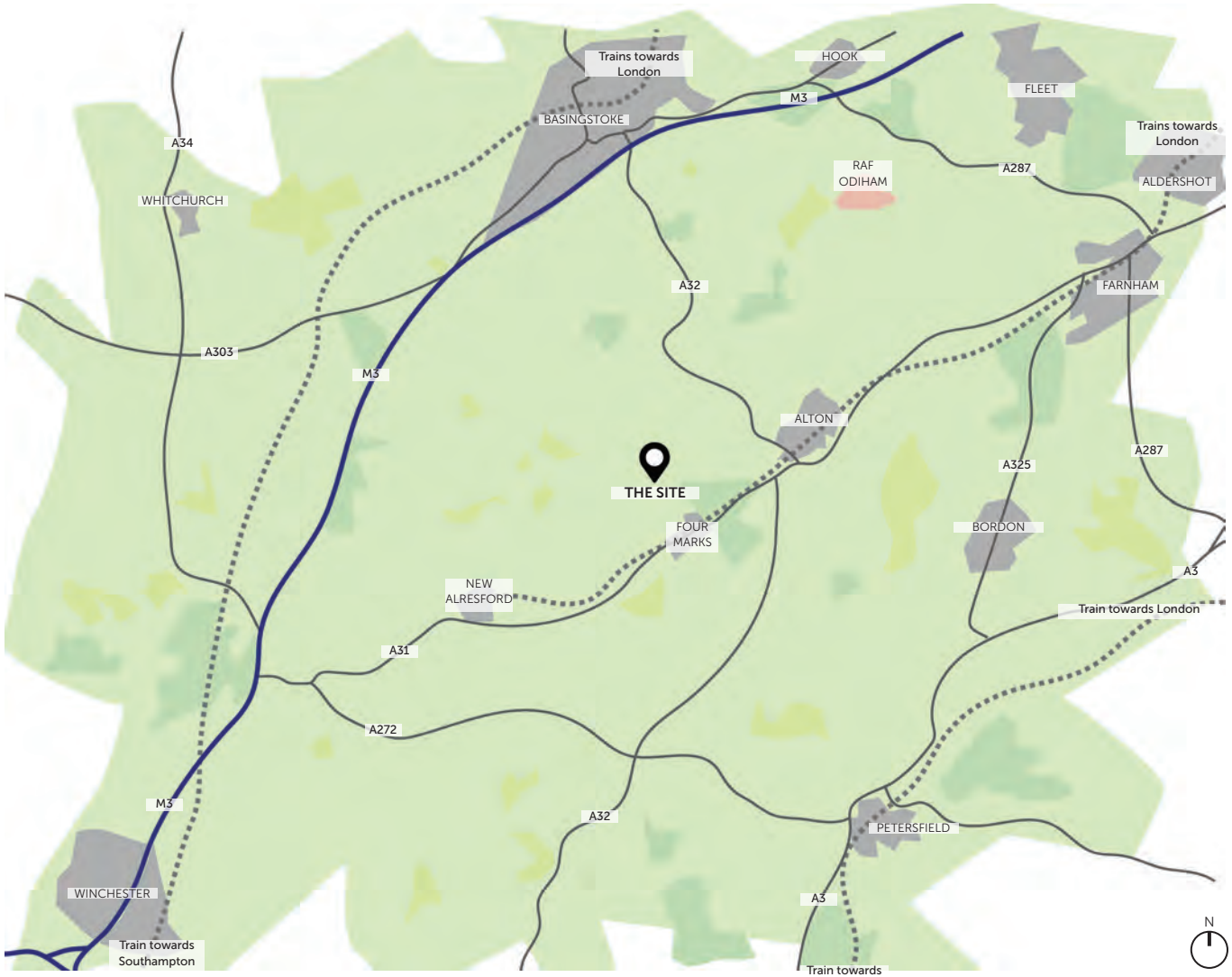


Fig. 2: Regional context

2.2. Wider Facilities

The Site is located within close proximity to wider facilities in Four Marks and Medstead Village as illustrated in the diagram to the right.

Four Marks is located to the south of the Site within 5 minute walking distance. Four Marks offers a variety of different leisure and amenity facilities such as grocery shops, hospitality facilities and GP services.

It takes approximately 5 minutes to cycle from the Site to Medstead village centre. Medstead has additional facilities such as leisure and shopping as well as Medstead Church of England Primary School.

Bus stops are located within a 5 minute walk/cycle from the Site along A31 Winchester Road. Buses running along A31 include number 64 to and from Alton and Winchester, while bus number 208 from Medstead Village runs to and from Alton and Bentworth.

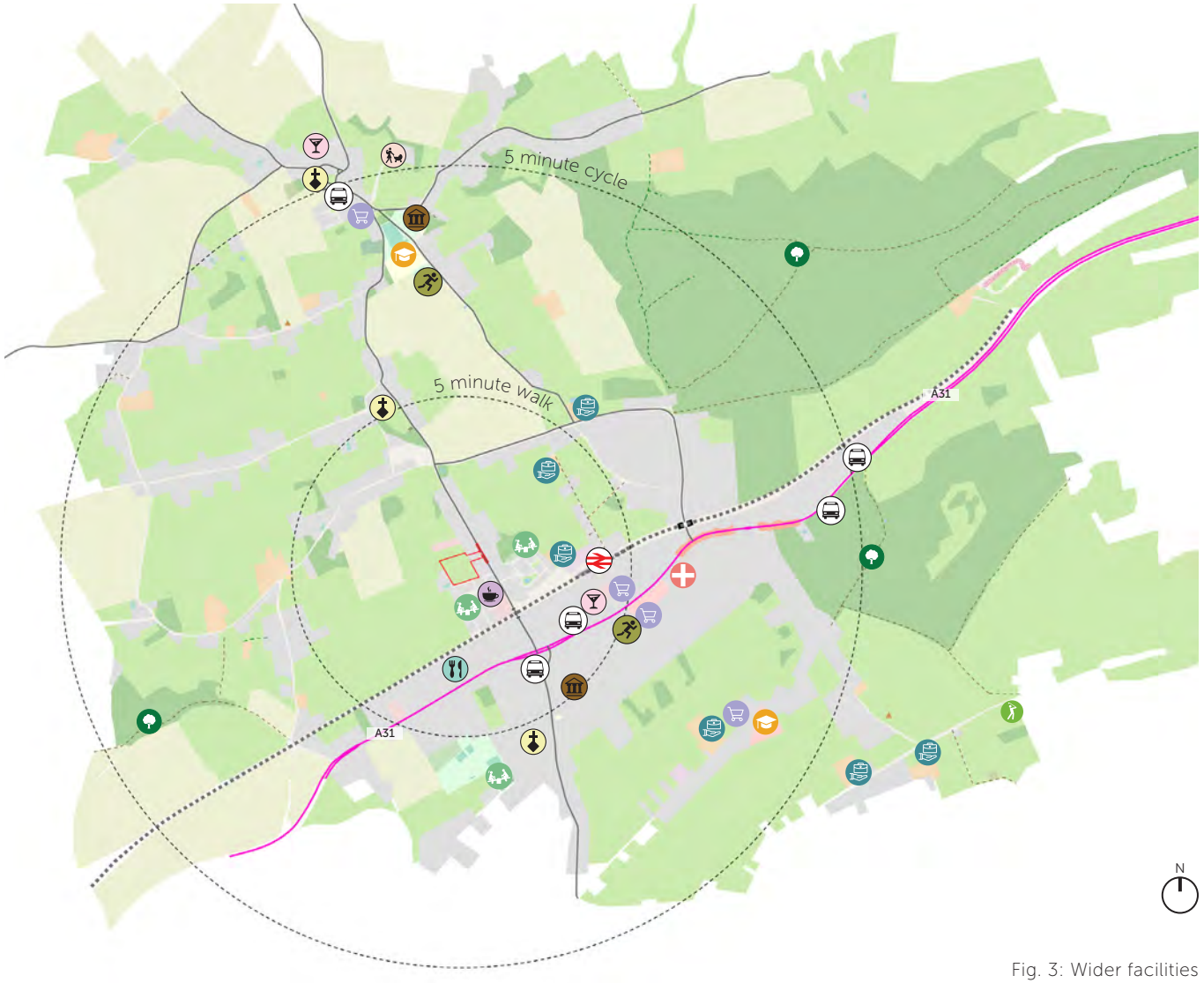


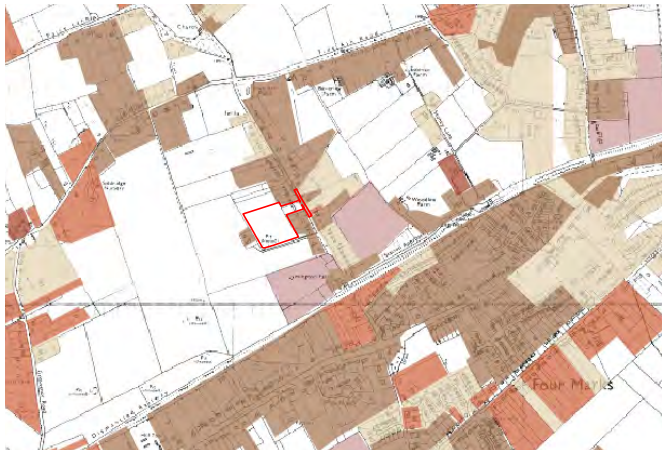
Fig. 3: Wider facilities

2.3. Character assessment

In the late 1800s the surrounding area of the Site consisted of small farms, fields and copses. Lymington Bottom Road was present during this time. The Watercress railway line opened in October 1865, and ran for 17 miles through agricultural area. The railway station was established in August 1868. During the early 1900s, Four Marks gradually began to grow into settlement, particularly to the south of the Watercress Line. By the late 1900s, settlements were established around the Site and Lymington Bottom Road area. By 1961 the majority of what once was fields and farmland to the south of the Watercress Line became developed and denser pattern of development began to appear both to the west and to the east of the Site.

Today, the character of the surrounding area is predominantly housing of medium density. It is predominantly 2 storey houses, with the occasional 2.5-3-storey apartment block. Detached, semi-detached and terraced house types are typically found in the area. On the following pages are three selected settlement extracts in the surrounding areas of the Site. These are newer developments which are analysed through the following criteria:

- Density
- Building form
- Spacing between buildings
- Setback
- Parking provision
- Boundary treatment
- Materials



Key Fig 4

- Application Boundary
- Settlement 1874
- Settlement 1910
- Settlement 1961
- Settlement 1981
- Recent settlement

Fig. 4: Historic map showing gradual settlement

Fig. 5: Example of local vernacular

Ivatt Drive

Ivatt Drive is located to the east of Lymington Bottom Road and comprises 75 dwellings, public open space and allotments. It was delivered in 2017 by CALA Homes. The Site is 3.98 Ha, with a mix of dwelling types and sizes, including detached, semi-detached and terrace housing, along with 24no. 1 and 2- bedroom flats (3 storeys with top storey within roof space).

Key features	
Density	18.8 DpH
Building form	Detached, semi-detached, terraces and flats
Spacing between buildings	< 2.5m
Setback	Front garden (distance varying 5-7m)
Parking provision	On plot, on street, garages
Boundary treatment	Hedge, timber fence, brick wall, grass verge, footpaths
Materials	Red brick, red/brown roof files, red tiles with tile hanging below, light brick for farm buildings, slate grey tile for farm buildings

Fig. 6: Built aerial photograph

Fig. 7: Layout - Ivatt Drive

Fig. 8: Sketched visual of Ivatt Drive

Rosings Grove

Rosings Grove is located south of the Site. It comprises 69no. dwellings and open space. The scheme was delivered by Miller Homes in 2018. The Site is 3.80Ha, which results in a density of 18 DpH approximately. The development consist of a mix of 66no. 2-storey homes and 3no. bungalows. Houses range between 1- 4 bed occupancy. The maximum building height throughout the Site is 2 storeys.

Key features	
Density	18 DpH
Building form	Terraced houses, detached, semi-detached, flats, bungalow
Spacing between buildings	< 2m
Setback	Front garden (distance varying 5-7m), footpath (2-2.5m)
Parking provision	On plot, on street, garages
Boundary treatment	Closeboard fence, high larch lap panel fence, brick wall, gravel board retaining wall, hedge
Materials	Red brick, red multi brick, flint, tile hanging, red and slate roof tiles

Fig. 9: Built aerial photograph

Fig. 10: Layout - Rosings Grove

Fig. 11: Layout - Rosings Grove

Site south of Lord Mayor Treloar Hospital

Westbury Homes' (now Persimmon) development at south of Lord Mayor Treloar Hospital comprises 183no. dwellings with associated open space. The development consists of a variety of different building typologies, ranging from detached homes, to terraces, semi-detached houses, maisonettes and flats, ranging from 2-3 storeys.

Key features	
Density	30 DpH
Building form	Detached, semi-detached, terraces, maisonettes and flats
Spacing between buildings	< 2.5m
Setback	Front garden (distance varying 5-7m), footpath (2-2.5m)
Parking provision	On plot, on street, garages
Boundary treatment	Brick wall, double sided palisade fence, closeboard fence, larch lap fence, post and rail fence, brick dwarf wall, metal railings, buffer planting, hedges
Materials	Red brick, red multi brick, white render, red/brown roof files, red tiles with tile hanging below, dark weatherboarding details

Fig. 12: Built aerial photograph

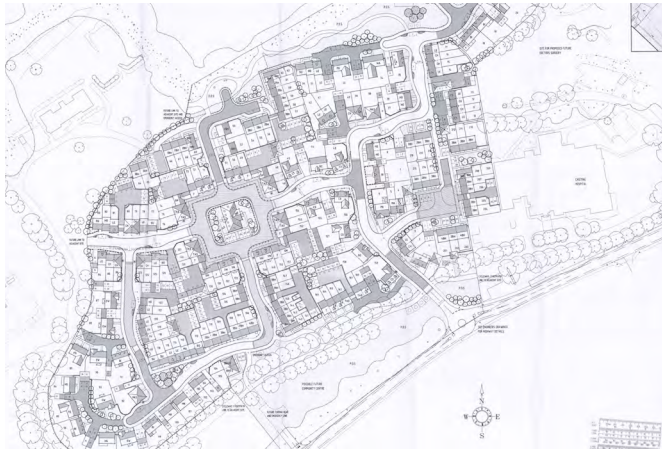


Fig. 13: Layout - south of Lord Mayor Treloar Hospital

Fig. 14: Sketched visual of south of Lord Mayor Treloar Hospital

3. SITE ASSESSMENT

3.1. Site Context

3.2. Site Characteristics

3.3. Site Opportunities

3. SITE ASSESSMENT

3.1. Site Context

The Site is located within the administrative boundary of East Hampshire District Council, north of Four Marks and south of the village of Medstead. The Site measures approximately 2.049 hectares /5.063 acres and comprises of two adjacent rectangular shaped fields. The Site was used for agricultural purposes following historical segregation from nearby farm holding and available as low-grade agricultural land.

The Site is set behind existing development along Lymington Bottom Road and is not traversed by any Public Rights of Way. The Site is relatively discreet from public vantage points and can be easily assimilated into the landscape. The site has no major constraints.

To the east of Lymington Bottom Road is open agricultural land and to the south is the village of Four Marks. The western boundary of the Site is marked by hedgerow and mature trees, behind which are a small number of existing dwellings accessed via Crown Wood. To the south of the Site is the recent residential development of Rosings Grove, and to the east is the recent development of Ivatt Way.

Photos are presented on the page overleaf

Fig. 15: Location Plan

Photograph of Site looking north-east towards Lymington Bottom Road

Photograph of existing residential semi-detached houses to the west of Lymington Bottom Road

Photograph of north-west view along Lymington Bottom Road

Photograph of commercial property on Lymington Bottom Road

Photograph of storage shed located on eastern boundary of Site - to be demolished

Area of proposed access along Lymington Bottom Road

3.2. Site Characteristics

An overview of the Site's characteristics are summarised below and are illustrated in the diagram overleaf.

ACCESS

The access of No.61 Lymington Bottom Road is the all modes access point to the Site. This will be relocated and widened and designed as a safe access. This part of the site has existing buildings which will be demolished. Existing hedges will be trimmed back for safe visibility splays and replaced within the proposals.

EDGE CONDITIONS

The Site falls gently from west to east. The difference in topography varies approximately >191m AOD to the west and slopes down <182.5m AOD towards the east.

The Site boundary in the main skirts existing settlement edge to the east and south. The Site is defined by existing hedgerows along its eastern, western and southern boundaries which will be retained.

HERITAGE AND VIEWS

There are no conservation areas near the Site. There are four nos. of Grade 2 Listed buildings found circa 0.7 miles to the north of the Site.

TREES AND HEDGES

The Site is defined by hedgerows along its western, southern and eastern boundaries. A 5 metre buffer will be retained to any development to ensure the protection of existing trees and hedges.

There are no ancient woodland trees on the Site. The trees within the Site are predominantly Category C and junior trees, as well as a number of Category B trees. The junior trees are located in the middle of the Site and these will be removed and replaced with new tree planting within the proposals.

DRAINAGE

The Site is not in risk of flooding and sits in Flood Zone 1. Attenuation features will be proposed along the south-eastern corner edge of the Site.

Fig. 16: Site characteristics plan

3.3. Site Opportunities

An overview of the Site's opportunities are compiled below:

TREES AND HEDGES

There is an opportunity to enhance the existing hedgerow around the Site boundary to the south, west and east. This will include robust buffer planting and native tree planting, as well as natural/semi-natural open space provision to achieve and enhance biodiversity net gain.

CHARACTER AREAS

The Site provides a unique opportunity to create character within the surrounding area. Through the landscape-led masterplan framework, the Site has been planned and designed holistically. The proposal will consist of three distinct character areas, which includes a picturesque suburban area, a pocket green and a formal suburban area. A variety in spatial experience and built form will create surprise and bring delight to the senses, shaping the sense of beauty within the proposed development.

OPEN SPACE

The proposal will include a central open space as well as informal play spaces and open green spaces to help enhance the biodiversity on the Site. A positive landscape-led approach will ensure the development is sensitively integrated into the surrounding area without detriment to the localised landscape character and neighbouring residential areas.

PEDESTRIAN AND CYCLE ACCESS

The proposal includes an all modes access point from Lymington Bottom Road which will provide opportunities for walking and cycling enhancements in the wider area.

The proposal will have a network of hierarchy of routes across the Site to increase permeability. These will include footpaths alongside streets and shared surface areas to create a safe and secure environment which is pedestrian and cycle friendly.

Key

- Application Boundary
- Category B tree RPA to be retained
- Category C tree RPA to be retained
- Proposed trees
- Location of all modes of access and pedestrian egress/ ingress point from Lymington Bottom Road
- Proposed primary street lined with tree planting
- Proposed secondary street with tree planting
- Primary building frontages
- Secondary building frontages
- Proposed location of community pocket green
- Proposed locations of Local Area of Play
- Proposed locations of orchards at site entrance

Fig. 17: Opportunities Plan

4. THE MASTERPLAN

4. THE MASTERPLAN

4.1. The Vision

The proposed scheme will create a high quality and well designed neighbourhood. New homes will be set in a beautiful and multi-functional landscape environment of bio diverse habitats, accessible open space, doorstep green spaces and play areas. These elements will be brought together with a distinctive, attractive aesthetic and architectural feel.

The proposal will respond to the existing conditions of the Site edges and landscape setting. The proposal will provide 53no. new homes in a variety of sizes and tenure, including 40% affordable housing designed to be tenure blind.

The design evolution of the proposals have been informed by three key principles, illustrated overleaf. The principles stated in the National Design Guide have informed this design approach. In order to build and deliver an identity of place, the following placemaking principles have been applied -

BLOCKS AND EDGES

Creating a legible block structure that provides active frontages to the Site edges to promote movement and visual permeability.

LANDSCAPE

The central pocket green is a significant asset to the proposal and to the wider community. This provision ensures that houses face open space, which increases visual amenity, and occupants have easy access to open green space.

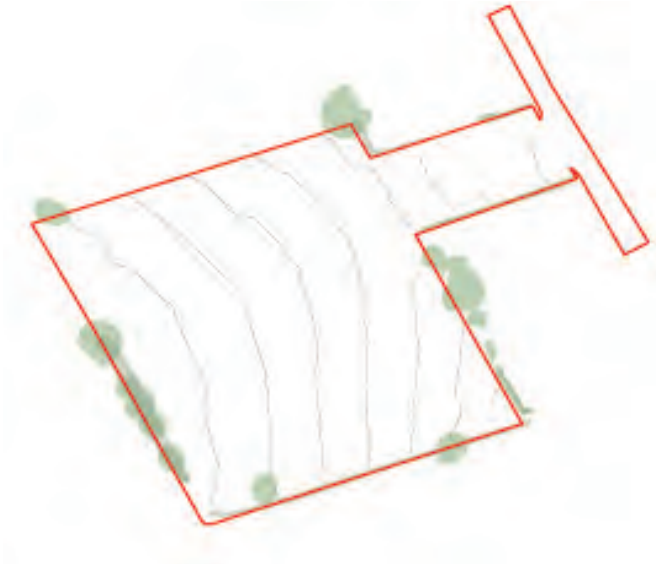
NODES

Community interaction is key for a new neighbourhood. Nodes have been created within the Site that offer informal play areas and a pocket green of intimate scale to allow the future and existing residents to interact with each other.

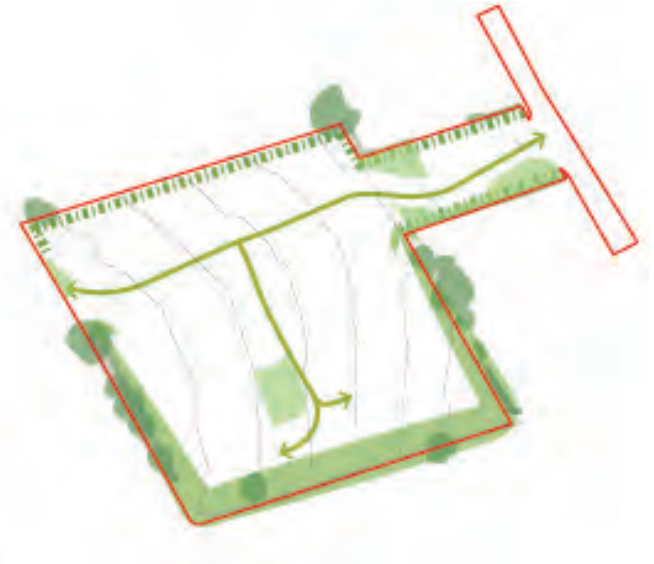
GREEN LINKS

Green links and pocket landscape spaces will be provided to bring the landscape to the doorstep. The proposed cycle and pedestrian network will connect to Lymington Bottom Road with safe crossings, promoting an active lifestyle. This will help to connect to the A31/ bus service and facilities at Four Marks.

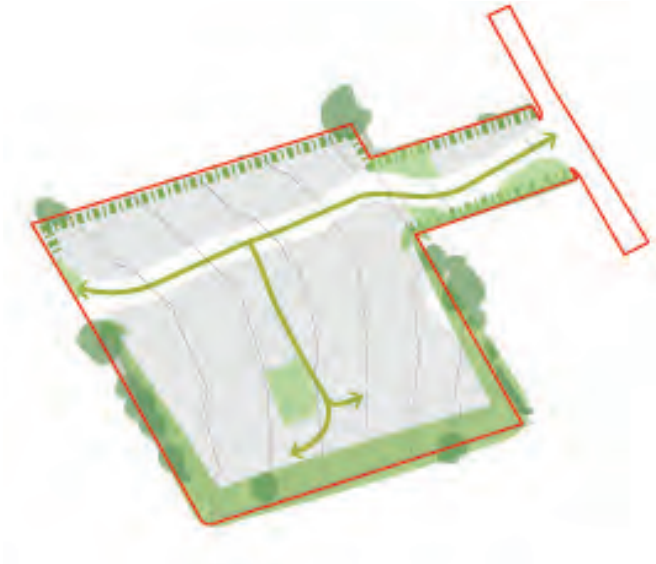
Design Principles



1. **Retention |** Respecting and protecting the existing landscape assets around and within the Site.



2. **Integration |** Creating new areas of open space and biodiversity enhancement to create a rich habitat network defining the eastern, western and southern edges. The entrance is framed by orchards and naturalistic green space. A central pocket green provides opportunity for community cohesion and local natural play.



3. **Built form |** Creating permeable and legible block structure and movement with high quality new homes set in the landscape.

4.2. The Framework Plan

The Development Framework Plan presented overleaf sets out key design principles for spaces and buildings and how the different land uses will create a high quality environment.

The Site will become a high quality, well designed neighbourhood, set in a beautiful landscaped environment of bio-diverse habitats, accessible open space, drainage features and informal play spaces.

The Site will have a distinctive and highly attractive aesthetic and architectural feel. This will consist of distinct character areas which will be connected by landscape and permeable network of streets and footpaths.

The proposal responds to the precise conditions of the Site edges, landscape and ecology. Productive and permaculture landscape will define the overall setting. This will include orchards and drainage features.

The application will provide 53no. homes in a variety of size and tenure, including affordable housing designed to be tenure blind. The application will also deliver 0.243 Ha of open space as part of its green infrastructure provision.

A summary of the proposed land uses and open space provision is set out in the table to the right.

LAND USE SCHEDULE	Ha	Ac
Total Application Boundary	2.049	5.0630
Development area excluding primary road infrastructure	1.4637	3.617
Open space	0.243	0.6
Highways works	0.099	0.247
No. of new homes	53	
Average Site wide gross density	25.9 dph	

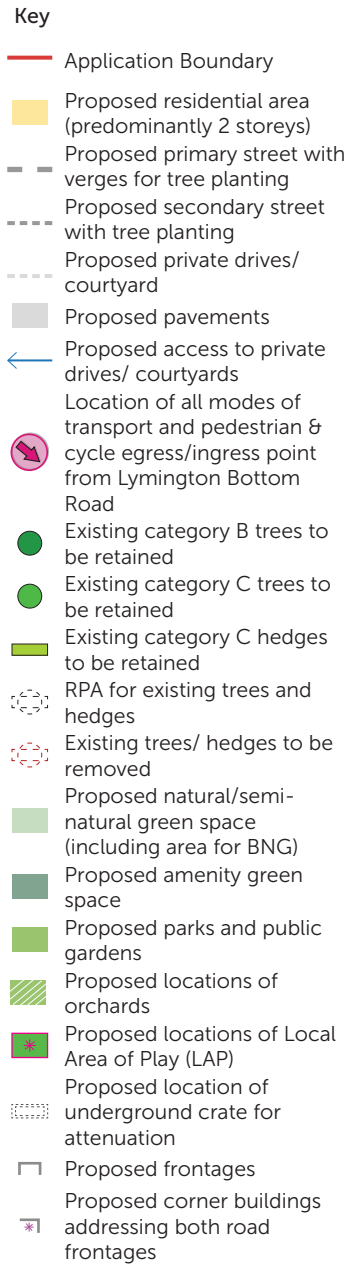


Fig. 18: Framework Plan - Indicative

4.3. Scale and Density

The diagram to the top right illustrates the building heights of the proposal. The heights have been carefully considered to respect the Site's surroundings and minimise any perceived visual impact on the surrounding area. The building heights parameters states that the development will be predominantly 2 storeys. Key corner buildings and groupings along the entrance, primary street and key spaces will be specially treated through architectural detailing or choice of materials.

The overall gross density is 25.9 DpH.

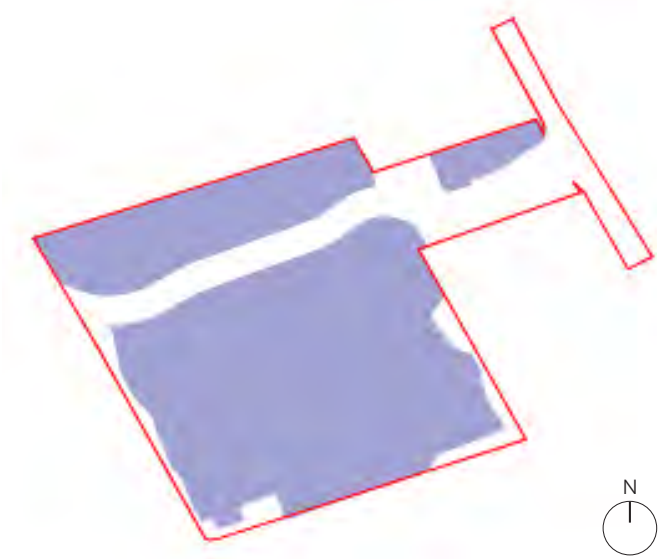


Fig. 19: Building Heights

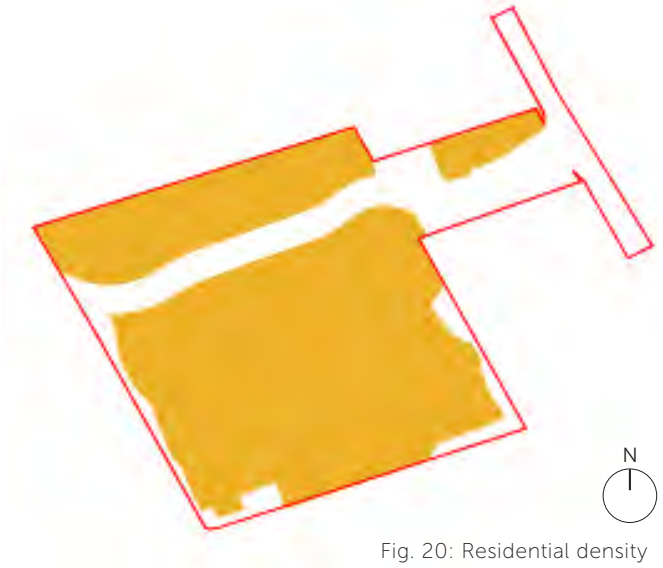


Fig. 20: Residential density

4.4. Form and Character

The plan to the right summarises the key spatial features that have guided the proposal. The development area responds to the unique Site characteristics and features.

The central node brings the proposed scheme together and provides legibility and wayfinding. As the 'heart' of the Site, it centres around a landscape feature space: a community pocket green, where character areas transition from one to another.

As shown on the adjacent plan, key frontages frame street corners and act as vista stoppers or groupings of buildings framing an edge or space. They are 2 storeys and will provide architectural interest. The flank walls of these units will provide animation to the street through ground and upper floor windows.

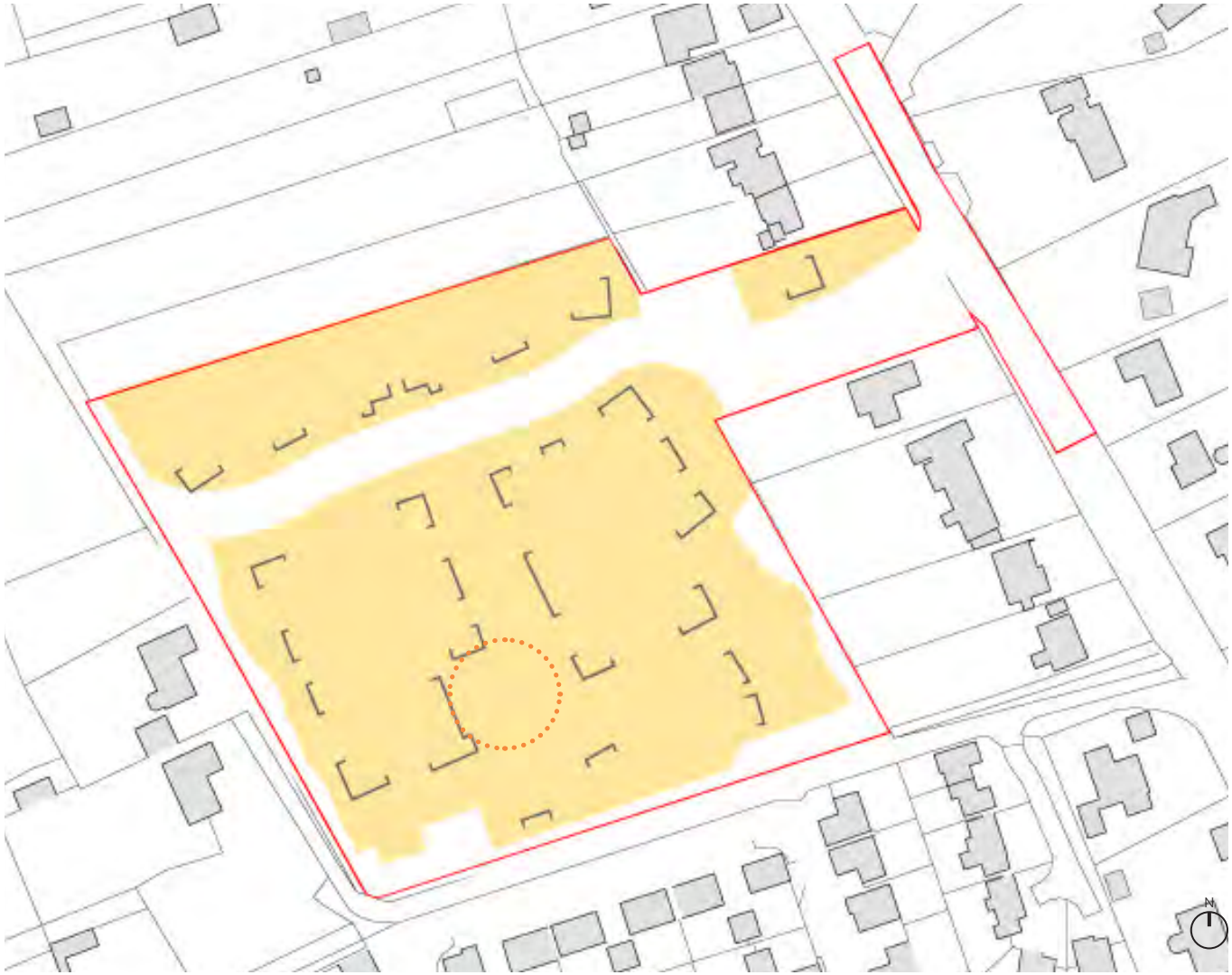


Fig. 21: Form and Character

5. LANDSCAPE PROPOSALS

5.1. Green and Blue Infrastructure Strategy

5.2. Landscape Character Areas

5.3. Residential Areas

5.4. Lighting Strategy

5.5. Drainage Strategy

5.6. Play

5.7. Biodiversity

5. LANDSCAPE PROPOSALS

5.1. Green and Blue Infrastructure Strategy

The site wide landscape strategy sets out the level of strategic spatial arrangement envisaged for the Site in order to provide a high quality landscape setting and strong green infrastructure framework to the proposed built development areas. The landscape objectives of the Proposed Development include:

- Development of a green infrastructure strategy to create a framework for development.
- Additional planting to screen and soften potential views from existing residential settlement to the west, east and south of the Site.
- To ensure retention and enhancement of existing vegetation within the Site and on Site boundaries, ensuring nature conservation habitats for a range of locally occurring species.
- To create tree lined streets.

In responding to the particular nature of the Site, with its dense and well vegetated southern boundary, with intermittent mature trees scattered along the western and eastern boundaries, retained existing mature trees and hedgerows link to proposed open space, and create development parcels which are further enhanced by tree lined streets.

All strategic planting will incorporate species that are native and locally appropriate to the area; plant stock will be of local provenance where possible. Existing boundaries will be enhanced to reinforce and expand ecological corridors throughout the Site and to the wider Site setting where possible. These corridors will create habitat and foraging opportunities for local fauna.

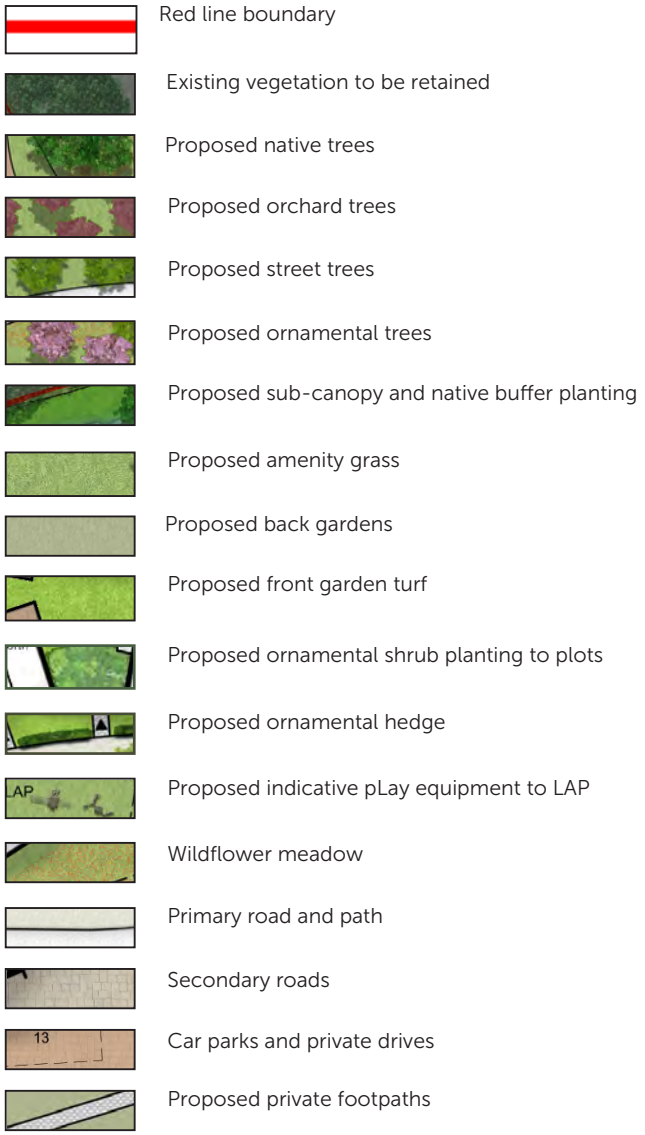
Green links across the development have the potential to connect areas of public space and built development areas to the wider landscape, through retention of views towards the mature trees that merge together to form a wooded horizon.

The use of further tree planting along the development edges will increase the biodiversity, connecting to existing green infrastructure and ecosystems, whilst also strengthening the natural defensible boundary to the development area.

Existing mature boundary hedgerows and trees will be retained (with buffers to development), reinforced and brought into regular, long-term management. This will protect visual amenity and landscape character as well as continuing to offer commuting and foraging opportunities for wildlife.

Multi-functionality is central to the green infrastructure concept and approach. It refers to the potential for green infrastructure to have a range of functions, to deliver a broad range of ecosystem services. The provision of new green spaces as part of the Green Infrastructure Strategy, as illustrated by the proposals, will be 'multifunctional', enabling the land to perform a range of functions, such as the provision for healthy recreation whilst contributing to a wide range of species to increase and enhance biodiversity.

Key



TYPE OF OPEN SPACE	REQUIRED	PROVIDED
Natural/Semi natural green space	0.22 Ha	0.135 Ha
Parks and Gardens*	0.12 Ha	0.0236 Ha
Amenity green space	0.04 Ha	0.0259Ha
Play	0.03 Ha	0.01 Ha
Orchard	0.01 Ha	0.0485Ha
Total	0.42 Ha	0.243 Ha

* On-Site provision of allotments and parks and gardens is normally sought above 250+ dwellings as per EHDC Open Space Assessment December 2018.

Fig. 22: Proposed landscape strategy masterplan JBA

5.2. Landscape Character Areas

Existing Green Infrastructure - to be retained, protected and enhanced throughout the Site. This provides maturity and a unique setting for the development, with well vegetated boundaries to the west, east and south.

Green Links - Tree lined streets to define main routes through development parcels to areas of green open space, enhancing biodiversity and connecting ecosystems.

Play Park - Visible and within easy access; integrated with the landscape and set amongst mature vegetated boundaries, creating a sense of place and providing a unique location for children to explore and learn about wildlife and the environment.

Fig. 23: Character Areas Plan

Landscape Character Areas - Existing Green Infrastructure

Fig. 24: Key Plan

Masterplan Extract - retained vegetation to southern and south western boundary

Existing Green Infrastructure - well vegetated boundaries to be protected and enhanced.

Illustrative Section of Green Edge to Development

Landscape Character Areas - Green Links

Fig. 25: Key Plan

Masterplan Extract - verges to provide green links to the north of the access road

Green Links - New planting within the development parcels to connect to areas of existing green space.

Illustrative Section of Tree Lined Primary Route through Development

Landscape Character Areas - Play Park

Fig. 26: Key Plan

Masterplan Extract - LAP within residential develoment (play equipment shown indicatively)

Play Park - A play space in a well vegetated landscape setting, including natural play opportunities.

Illustrative Section of Play Park and Green Space Edge to Development

5.3 Residential Areas

The residential development will incorporate areas of subtly different character to define and create a sense of place.

Development frontages should face outwards towards open space and street scenes to ensure that rear garden boundaries are hidden and not a feature of the street scene. As a result planting will be designed to respond to the individual character areas. Semi native and ornamental hedges and ornamental shrub beds should be used in more formal areas to define the street and soften the built form.

Amenity shrub and herbaceous planting used around key pedestrian nodes and residential frontages will seek to add colour, texture, form and seasonal interest to the soft landscape.

There is the potential to respond to the particular nature of the Site, to connect retained and enhanced well vegetated boundaries and individual trees to proposed green space, creating development parcels and tree lined streets.

In other areas planting has the potential to be more rural in character with strategic planting used to soften the development edge and open spaces. Native species will be used adjacent to open spaces and along the Site boundaries to create an appropriate transition to the surrounding area. Appropriate street trees will be used within the residential areas to soften built form and frame local views.

Fig. 27: Precedent Images

Plot Planting


Gaura lindheimerii


Salvia nemorosa


Chosiya ternata ‘Sundance’


Viburnum tinus ‘Eve Price’


Euonymus ‘Emerald Gaiety’


Skimmia ‘Rubella’


Rudbeckia ‘Goldsturm’


Tellima grandiflora


Deschampsia cesptiosa


Alchemilla mollis


VIburnum davidii


Pachysandra terminalis

Tree Strategy

Betula pendula

Quercus petraea

Crataegus monogyna

Carpinus betulus

Acer campestre

Orchard Areas

Masterplan Extract - Ochards at site entrance

Wildflowers

Wildflower meadow grass is used throughout the scheme to add colour and interest, and to increase biodiversity with little maintenance. Wildflower mixes have been chosen carefully to respond to local conditions and maximise ecological benefits.

This grassland type can form a good habitat for insects, small mammals, birds, amphibians and reptiles, providing nesting sites during spring, food during summer and autumn, and shelter during winter. This will complement the habitat provided by existing native hedgerow boundaries and new planting.

Wildflower used through the scheme has been largely planted in swathes for impact and habitat creation. This forms an integral part of green space throughout the development, especially along hedgerow margins. Mown paths within wildflower areas will be maintained to allow residents and visitors the chance to enjoy the wildflower areas whilst allowing good circulation throughout the Site.

5.4. Lighting Strategy

The lighting strategy for the Site will take into consideration -

- Specifications of lighting to adoptable highways.
- Lighting to provide personal security.
- Lighting that will minimise adverse impact to ecological areas on Site.

The lighting design for streets will be based around the street hierarchy. This will include lighting along the main street and internal lanes of the development, latter as seen fit being specified to an adoptable standard and agreed with the Council. The lighting specification for private drives will be minimal to illuminate key locations, provide personal security and increase the feeling of safety for residents and users.

Lighting within the rest of the development will be sympathetic to the location, positioned at key junctions through the green corridors to avoid light spill. This will enhance the naturalistic feel of the proposals whilst providing a safe route for pedestrians/cyclists to use at night. Cycle routes and pedestrian links will be lit at key junctures. These will be installed to spill light across the surfaced routes to aid usability.

Fig. 28: Street colum lighting

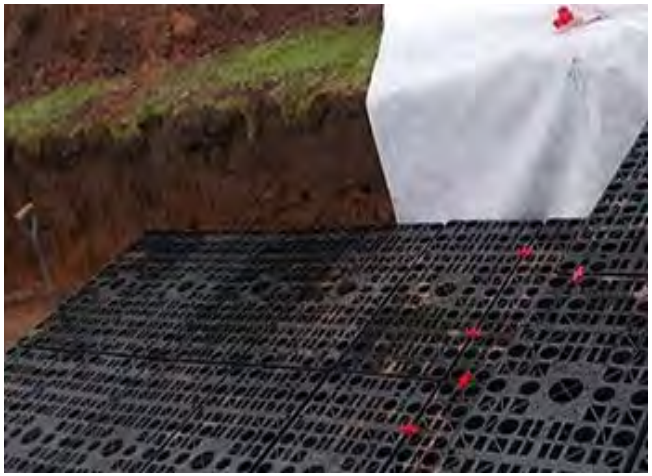
Fig. 29: Pedestrian column lighting

Fig. 30: Bollard lighting

5.5. Drainage Strategy

The landscape proposal takes a nature-led approach to unlock the full potential of the proposed development for mitigating climate change and focuses on an integrated water management approach.

An underground watercrate will be located along the south eastern edge. This will be mostly covered by new planting and informal landscaping.



Key

Application boundary

Proposed location of underground crate

Fig. 31: Drainage

5.6. Play

A play area will form a focus towards the centre of the Site, visible and within easy access; integrated with the landscape and surrounded by well vegetated boundaries, creating a sense of place and providing a unique location for children to explore and learn about wildlife and the environment.

A LAP is proposed for the local residents and is designed in a naturalistic way using natural materials and elements to fit into the proposed landscape character. These are shown on the accompanying Development Framework Plan submitted for illustrative purposes and in the diagram to the right.

The play strategy has allowed for a balanced provision across the development proposal with local and incidental play provision woven into the landscape and public realm more generally, ensuring activity, health and wellbeing and enjoyment of outdoor space is integral to the development and available 'on the doorstep'. The design of the play areas are to be creative, imaginative, and suitable for the village context.

The design of the play area is to be creative, imaginative, innovative and stimulating; suitable for the rural village context with areas for both younger and older children as well as seating for adults. To incorporate a range of elements such as landform, tunnels, boulders, planting, willow structures, meadow / grass, along with traditional and individual items of play equipment (predominantly timber) to provide a range of play activities and physical challenge: climbing, running, swinging, balancing and rotating as well as natural and social play. Potential for taller elements which would provide vantage points for views.

Fig. 32: Play

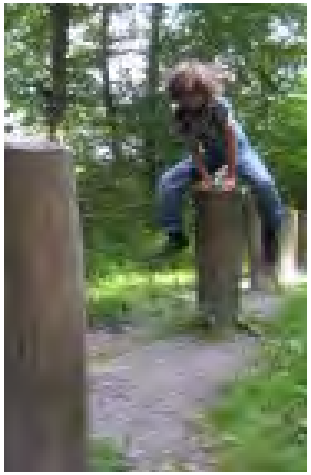






Fig. 33: Precedent images

5.7. Biodiversity

Biodiversity enhancement has been the key consideration during the design process on this Site. The nature led landscape masterplan sets out a strategy to achieve biodiversity net gain with wildlife as the primary driver for the landscape framework. The strategy retains key existing green infrastructure, enhancing and linking existing habitats alongside proposing new areas of biodiversity enhancement including native buffers, tree planting, species rich grassland and native scrub.

The areas of importance to ecology are the existing tree around the Site and linear hedgerows. The habitats throughout the Site are particularly important for a range of wildlife forming foraging corridors for bats, nesting areas for birds and other species.

The proposed habitats will include a mosaic open space, native scrub, mixed native hedgerow and species rich grassland with a pollinator focus, which will contribute to the biodiversity net gain. Please refer to the Ecology Report for further information.

HEDGEROWS AND VISUAL CONTAINMENT

The Site is afforded a high degree of visual containment as a result of a robust hedgerows which characterises the Site's boundaries. The Site falls gently from the west to the east, and owing to its current use is characterised by junior to early mature internal trees, hedges and maintained grassland.

WILDLIFE

Proposals will be informed by a Preliminary Ecological Appraisal (PEA) and Phase 2 surveys for badgers, bats, dormice, great crested newts, reptiles and invertebrates.

The proposed habitats will include a tiered approach to create a bio-diverse landscape framework. This will contribute to the biodiversity net gain.

ORCHARD

The access to the Site is characterised with green open space complimented with a community orchard and growing beds to create an enhanced naturalistic entrance.

LIGHTING

Lighting within the development will be sympathetic to the landscape and biodiversity setting, positioned sensitively through the green corridors to avoid light spill. This will be designed to enhance the naturalistic feel of the proposals whilst providing a safe route for pedestrians/cyclists to use at night.

MULTIFUNCTIONAL DRAINAGE

Permeable surfaces are proposed in multiple places around the Site. Permeable surfaces have a porous surface which catches precipitation and surface runoff, storing it in the underground crates while slowly allowing it to infiltrate into the soil below.

Fig. 38: Bird boxes

Fig. 35: Native Hedgerow

Fig. 36: Bat bricks and 'insect hotels'

Fig. 39: Biodiversity enhancement

Fig. 34: Community orchard

Fig. 37: Low level bollard lighting

HABITAT FEATURES

An ecologically informed approach can create new areas of wildlife habitat to deliver biodiversity gains alongside other green infrastructure benefits.

A range of habitat features will be incorporated to provide refuges, nesting and foraging for specific species including birds, bats, small mammals and invertebrates, as well as providing educational value and local interest. The location of these features will be agreed with an ecologist.

BIRD BOXES

Bird boxes (such as sparrow terraces, or other suitable nest boxes) subject to design to be integrated into suitable external elevations of new dwellings, or alternatively suitable existing trees, or posts set amongst new hedge and tree planting. Bird boxes should be facing between north-west and north-east.

BAT BOXES

Bat boxes should be integrated into suitable external elevations of new dwellings to provide roosting opportunities for common species. Bat boxes should be installed facing between south-east and south-west and should be at least 3m high.

LOG PILES / LOGGERIES AND DEAD WOOD

Constructed from timber if available and stacked in both horizontal and vertical positions (the later buried circa 60cm into the ground); minimum 3 x 1 x 1.5m and positioned in shaded conditions. Saw and / ro drill holes in timber. Topsoil and turf or chipped wood to be placed on top of log piles and vegetation allowed to grow over to provide shelter for invertebrates.

INSECT HOTELS

Insect hotels can be constructed using a range of materials to include drilled timber (from site), bamboo, straw / hay, dry sticks and leaves, sand, recycled terracotta tiles, plant pots and bricks. To be built up in layers or set into a structural frame on a firm level site. The hotels to be located in full sunlight or light shade near to potential foraging habitat, to provide a range of habitats for bees, wasps and other insects.

Plant species will be selected for their wildlife value and to ensure those that are highly attractive to insects and pollinators are included across the site.

Fig. 41: Precedent images

6. MOBILITY

6. MOBILITY

6.1. Access

The plan adjacent shows the Land use and Access Parameter Plan being submitted for approval and in support of the principle of development.

The Land use and Access Parameter Plan establishes the overall application area, point of all modes access from Lymington Bottom Road, overall area of residential development and alignment of the primary road infrastructure. In order to provide the access, No.61 Lymington Bottom Road will be demolished along with ancillary/temporary structures within the property premises.

Key

- Application Boundary
- Existing buildings/ structures to be demolished
- Developable area excluding primary road infrastructure (1.4637Ha/3.617Ac)
- Location of all modes of transport and pedestrian & cycle egress/ingress point from Lymington Bottom Road
- Indicative alignment of primary street
- Area of highways work

6.2. Movement

The proposal will provide a well connected network of routes to encourage walking and cycling along with signage to assist with wayfinding within the new neighbourhood. The movement network is designed with a clear hierarchy. Streets will include tree planting and will be designed as places rather than engineered highways.

Each street typology will have its own distinctive character. Pedestrian and cycle use will be prioritised. The street hierarchy across the Site is shown illustratively in the diagram to the right.

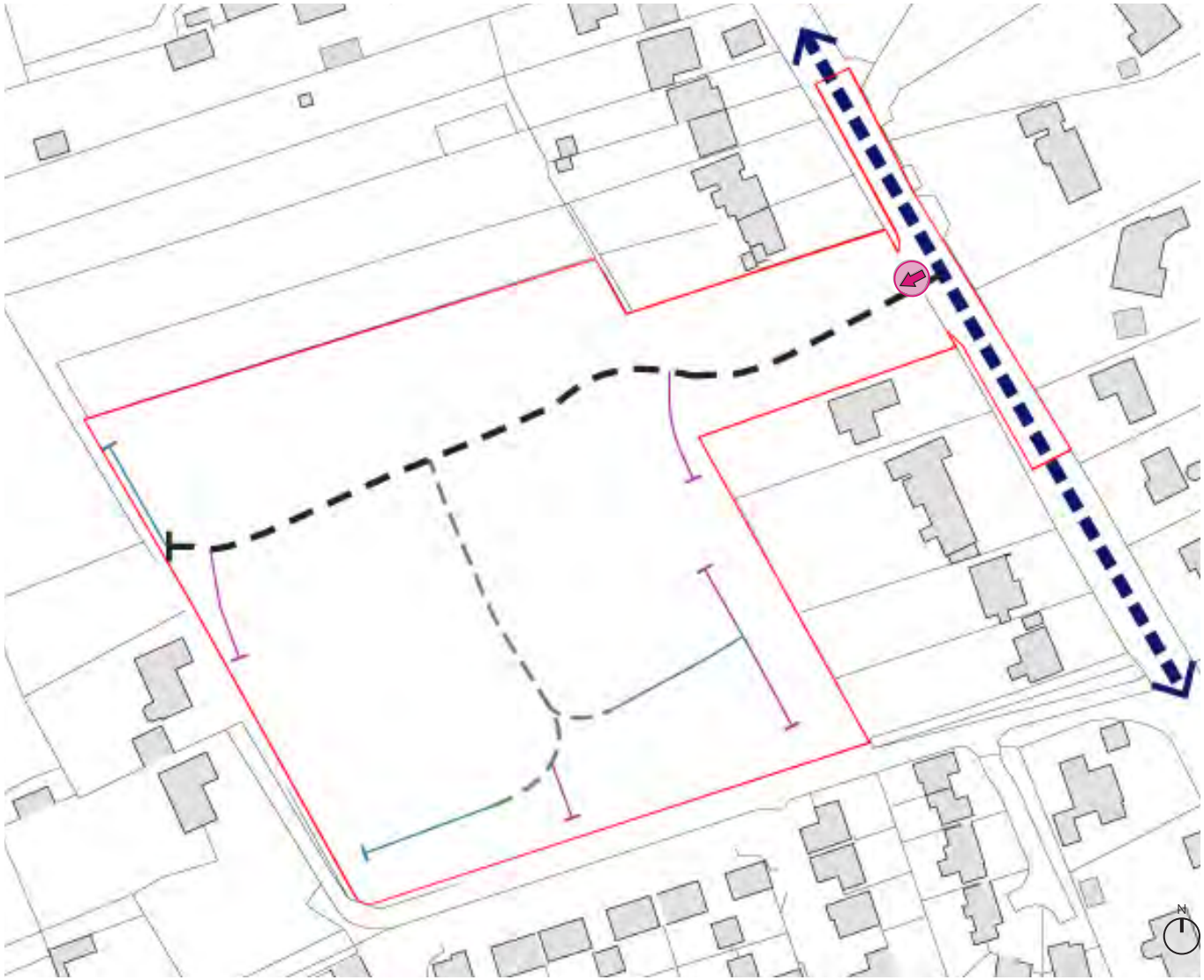


Fig. 42: Street Hierarchy

6.3. Street typologies

The sections on this page demonstrate how the interface of the developable area with the surrounding context will be achieved.

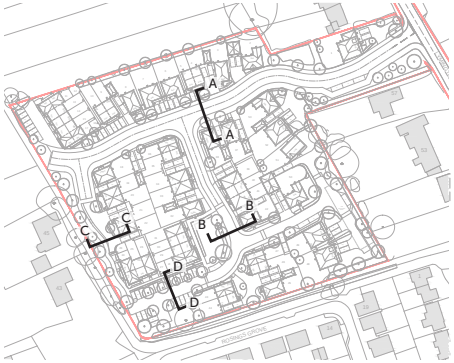


Fig. 43: Key

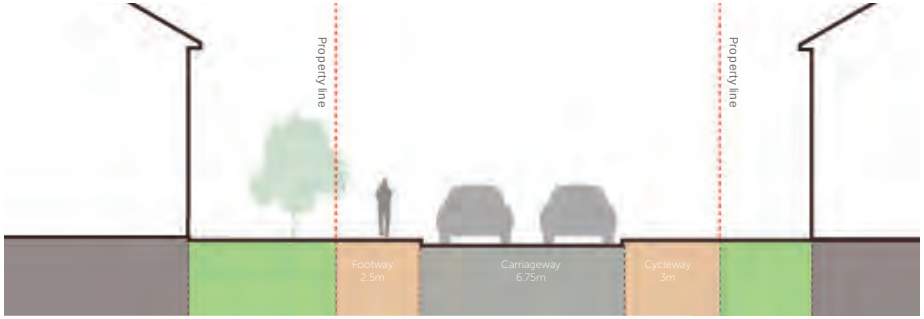


Fig. 44: Primary street (Section AA)

The Site is served by a central primary street. This includes a route for all modes and is lined with tree planting on each side in addition to footway and a cycleway. This street is designed to slow traffic down and also act as a service route. Through landscaping, the spatial feel of this typology will be of a tree lined suburban street that transitions to the quieter secondary road, mews and drives.

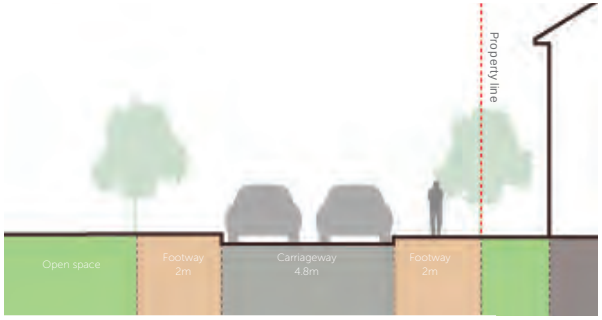


Fig. 45: Secondary street (Section BB)

The secondary street has a 4.8m carriageway width with 2m footpaths to both sides. The secondary street provides access further into the development parcel.

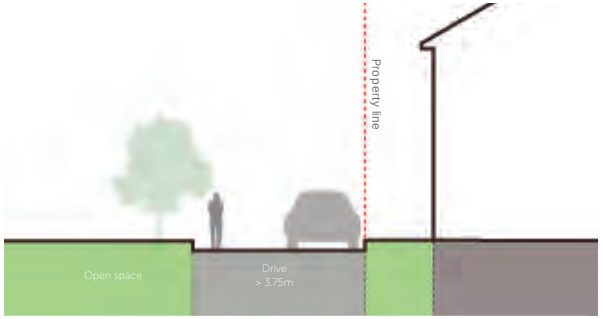


Fig. 47: Private Drives (Section CC)

The private shared drives serve a small number of properties. This type has a private feel as it is limited in length and not through roads. This typology leads to private driveways as well as shared parking courtyards.

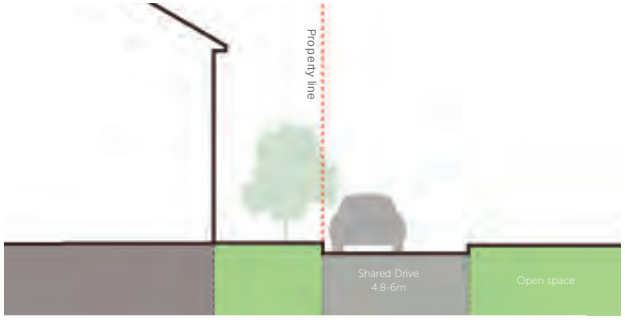


Fig. 46: Courtyards (Section DD)

The courtyards are service spaces of properties. They are 4.8-6m in width and include occasional widening to allow cars to pass through or turning heads for service vehicles.

6.4. Pedestrian and Cycle movement

The proposed network will include footpaths and cycleways alongside streets. The proposed open space will be fully accessible via a network of new footpaths, providing leisure and fitness routes, access to children's play facilities. Internally the proposed streets will feature high quality street trees and shrub planting to promote a verdant character, befitting of the Site's location.

Fig. 48: Pedestrian and Cycle Movement

7. DESIGN PROPOSALS

7. DESIGN PROPOSALS

7.1. Coloured Layout

The proposal has been shaped through a rigorous process of establishing strong design principles and developing these into a high quality design proposal to ensure that the scheme integrates well with the existing surrounding development.

The vehicular access is from Lymington Bottom Road, which runs east to west through the Site and connects to a network of proposed secondary and tertiary networks.

The proposals include a public open space, fronted by dwellings to the north and central portion of the Site. The open space will include children's play areas, orchards, landscaping and amenity open space. Other incidental pocket greens are located within the development.

The submitted proposed Site layout provides for a mixture of dwellings with generous rear gardens and access to open space.

All dwellings are provided with private car and cycle parking, and provision is well integrated into the layout as to not dominate the streetscene which also includes visitor spaces.

Fig. 49: Proposed plan showing developable area and open space provision

7.2 Proposed Tenure and Mix

The proposed development of 53 dwellings includes a selection of house types and sizes ranging from one bed flats up to 4 bedroom detached houses.

It is proposed that 60% (32 dwellings) will be for market sale and 40% (21 dwellings) will be affordable housing, including properties both for affordable rent (15 Dwellings) and affordable home ownership (6 dwellings). The location of affordable homes is located to the west and south of the Site. The materials and architectural treatment used have been chosen to ensure these dwellings are tenure blind and integrate fully into the Site.

The mix of house types within the development is detailed in the table adjacent.

	House type	Proposed Scheme	Proposed % Mix
Private	2B House	11	34%
	3B House	11	34%
	4B House	10	32%
Subtotal		32	100%
Affordable Rent	1B House	8	53%
	2B House	5	33%
	3B House	2	14%
Subtotal		15	100%
Affordable Home Ownership	2B House	3	50%
	3B House	2	33%
	4B House	1	17%
Subtotal		6	100%

Fig. 50: Proposed Housing Mix

All of the houses across the Site are Nationally Described Space Standard compliant (NDSS), ensuring adequate storage space and room areas are provided.

The proposed housing mix includes affordable housing provision in accordance with East Hampshire planning policy requirements.

Fig. 51: Proposed tenure and housing mix plan

7.3. Proposed Scale and Massing

The building height strategy reflects the overall character of the Site as well as buildings found within the nearby context of the Site. Two storey dwellings make up the most of the Site, with accompanying single storey garages.

The overall gross density of the Site is circa 25.9 DpH and a net density of 33 DpH based on a developable area of 1.6Ha.

Fig. 52: Proposed building heights plan

7.4. Proposed Appearance

The proposed design has a focus on traditional detailing. As identified through the study of the existing character of the area in this DAS, three distinct groupings start to emerge in the existing fabric.

This includes - Marker villas celebrating the existing grain on Lymington Bottom Road, formal suburban groupings to the south, responding to the existing development on Rosings Grove, and a set piece grouping around the pocket green framing the central node of the Site.

The material palette is shown below with further details under the Character Areas section.

Dark red/brown roof tile (Planum Duo Rustic or similar)

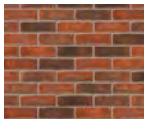
Red/dark orange roof tile (Planum Duo Cayenne Red or similar)

Slate Grey roof (Cedral Thrutone slate grey or similar)

Tile hanging (Terreal Emminence Plain Tile, Burgundy Sandfaced or similar)

Light Render (Monocouche Roughcast, Silver Pearl colour or similar)

Flint



Red/orange multi brick (Ibstock Cissbury Red Multi Stock or similar)

Red brick (Michelmersh Freshfield Lane First Quality Multi or similar)

Fig. 54: Proposed materials palette

Fig. 53: Proposed wall and roof materials plan

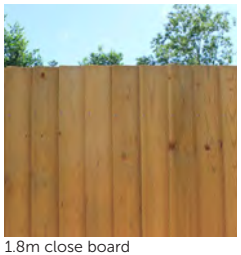
7.5. Proposed Boundary Treatment Plan

Boundary treatment plays an important role in setting the buildings into the street scene. The type of boundary treatment depends on the edge conditions and street hierarchy on which the plot or grouping of buildings face on to. The palette of boundary treatment for the developable area of the Site is shown on the plan to the right. For further details on landscaping, please refer to the Landscape Masterplan prepared by JBA as part of this submission.

Hedges

Planting

1.8m brick wall



1.8m close board fence

Fig. 56: Proposed boundary treatment

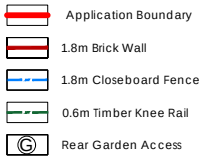


Fig. 55: Proposed boundary treatment plan

7.6. Proposed Car and Cycle Parking

The plan to the right shows the provision of car and cycle parking throughout the scheme. The parking provision has been designed in line with Local Authority requirements. Most homes will have parking within the curtilage of the dwelling plot. These are in the form of garages, car ports or areas of hard standing. Parking courtyards have been incorporated to provide enclosure to streets and ensure landscaping on streets is less broken. Areas of parking in courtyards will be softened by landscaped bays with planting and new trees.

A total of 12no. visitor spaces have been incorporated throughout the Site. All parking spaces will have access to one electric vehicle charging point as per Building Regulations Part S. These will be decided with the relevant management company at later stages.

The proposed cycle storage consists of 2 spaces within secure sheds for dwellings without garages and 2 spaces in each dwelling with a garage. 10nos. visitor cycle parking is provided in line with requirements stated in the EHDC Vehicle Parking Standards SPD July 2018.

Key

- Application Boundary
- Allocated parking (99 spaces)
- Covered allocated parking space (20 spaces)
- Visitors parking (12 spaces)
- Electric vehicle charging point
- SSC — Visitor cycle spaces - short stay Sheffield type stands (10no. spaces)
- CS — Private cycle sheds

*Garages also provide x2 cycle spaces

Fig. 57: Proposed car and cycle parking