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HALTERWORTH LANE,
Romsey

January 2024

Contents

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Part 1: Introduction

The Vision

This is the Design & Access Statement (DAS) for a proposed residential development at Halterworth Lane, Romsey.

This Design and Access Statement is for a proposed residential development at land east of Halterworth Lane, Romsey, has been prepared by FPCR Environment and Design Ltd on behalf of Gladman Developments Ltd.

The overall Site boundary comprises approximately 12.8ha of land, approximately 7.10ha of which is proposed for residential development for up to 270 dwellings, 1.09ha for the potential expansion of Halterworth Primary School, and the remainder is for the creation of new areas of public open space.

The submitted planning application seeks outline planning consent for a high quality sustainable residential development. The Vision for the development is to provide a number of beneficial elements for the existing and future communities, as follows:

- Approximately 7.10ha of land for up to 270 new dwellings including affordable housing provision;
- Land for Potential Expansion of Halterworth Primary School (1.09ha);
- New vehicular access points into the Site (main access from Halterworth Lane) with dedicated cycle lanes throughout the proposed main road network;
- Retention of the Public Rights of Way through the Site, enhanced by new recreational routes through areas of open space and adjacent green spaces;
- New play areas including a LEAP, dedicated for children and young people;
- A Green Infrastructure (GI) network will comprise retained habitats of hedgerows, trees and grassland across the Site. The existing GI will be complemented with new landscape areas of open space and sustainable drainage (SuDS).

Halterworth Lane, Romsey

Botley Road, Romsey

Highwood Lane, Romsey

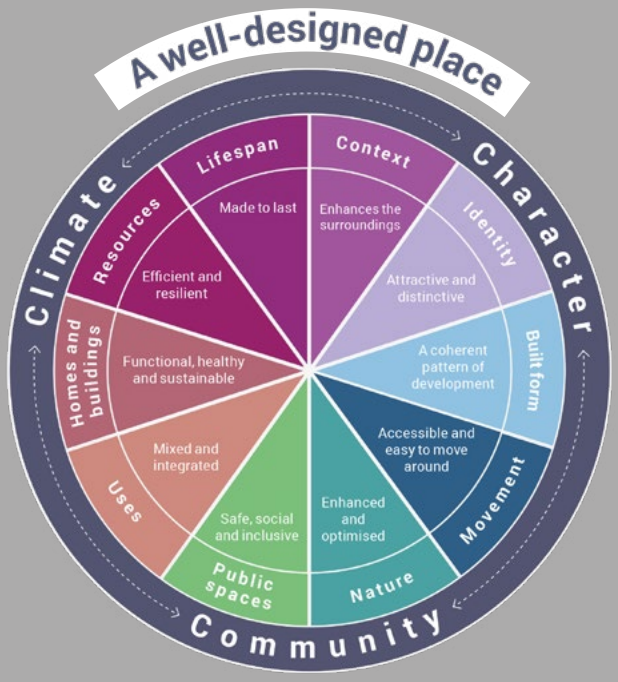
Public Rights of Way (PRoW, 198/15/1)

Implementing Good Design

The vision for the Site has been developed through a detailed understanding of the Site and its context, and has also been guided by best practice. The proposed development of the Site presents an opportunity to create a desirable and inclusive place of high environmental quality for the Romsey community.

The Ministry of Housing, Communities & Local Government's National Design Guide (January 2021), states:

"Well designed places have individual characteristics which work together to create its physical Character. The ten characteristics help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy".



Context - enhances the surroundings.
Identity - attractive and distinctive.
Built form - a coherent pattern of development.
Movement - accessible and easy to move around.
Nature - enhanced and optimised.
Public Spaces - safe, social and inclusive.
Uses - mixed and integrated.
Homes and buildings - functional, healthy and sustainable.
Resources - efficient and resilient.
Lifespan - made to last.

Part 1: Introduction

The Site

The Site lies to the east of Halterworth Lane, east of Romsey, within the county of Hampshire.

The Site is situated to the east of Halterworth Lane to the east of Romsey. The Site comprises an area of 12.8ha and consists primarily of two arable fields along with a number of stable structures within the Site. The irregularly shaped fields are delineated by existing trees and hedgerows, the hedgerows are gappy in places along the Site boundaries. The PRoW footpath: 198/15/1 is located on an east to west axis, linking Highwood Lane to the east, through the Site towards Halterworth Lane to the west.

To the east of the Site the area comprises large arable fields, which also includes of a series of overhead power lines and transmission towers on a north to south axis through the adjacent field network. Further to the east Highwood Lane is bordered by mature hedgerow and tree cover along large lengths of the route, while there are sections of Highwood Lane that have a more open aspect. There are a number of two storey, detached and semi detached properties located along Highwood Lane to the east, a number of which front towards the Site.

Halterworth Primary School and Chatterbox Community Pre-School are located adjacent to the Site to the South, with the buildings comprising a mix of single and two storey buildings. To the south east, the detached bungalows located off Elmtree Gardens back on to the Site.

Accessed off Halterworth Lane, the Site includes a number of stable structures. The housing adjacent to the Site includes the properties that front onto Halterworth Lane and back on to the Site to the north west, these properties are a mix of two storey detached and semi-detached properties. The gardens of these properties back on to the Site. These properties are set within gardens, with mature trees and hedgerows along the boundary of the Site, a number of properties have an open aspect across the Site.

To the north of the Site the area comprises large arable fields with Highwood Lane located beyond. Highwood Lane is bordered by mature hedgerow and tree cover along the length of the route, with a number of individual dwellings located along the route to the north, including Halterworth Farm. The Stroud School, King Edward VI Preparatory is located off Highwood Lane to the north east.

Figure 1: Site Location Plan

Site Location

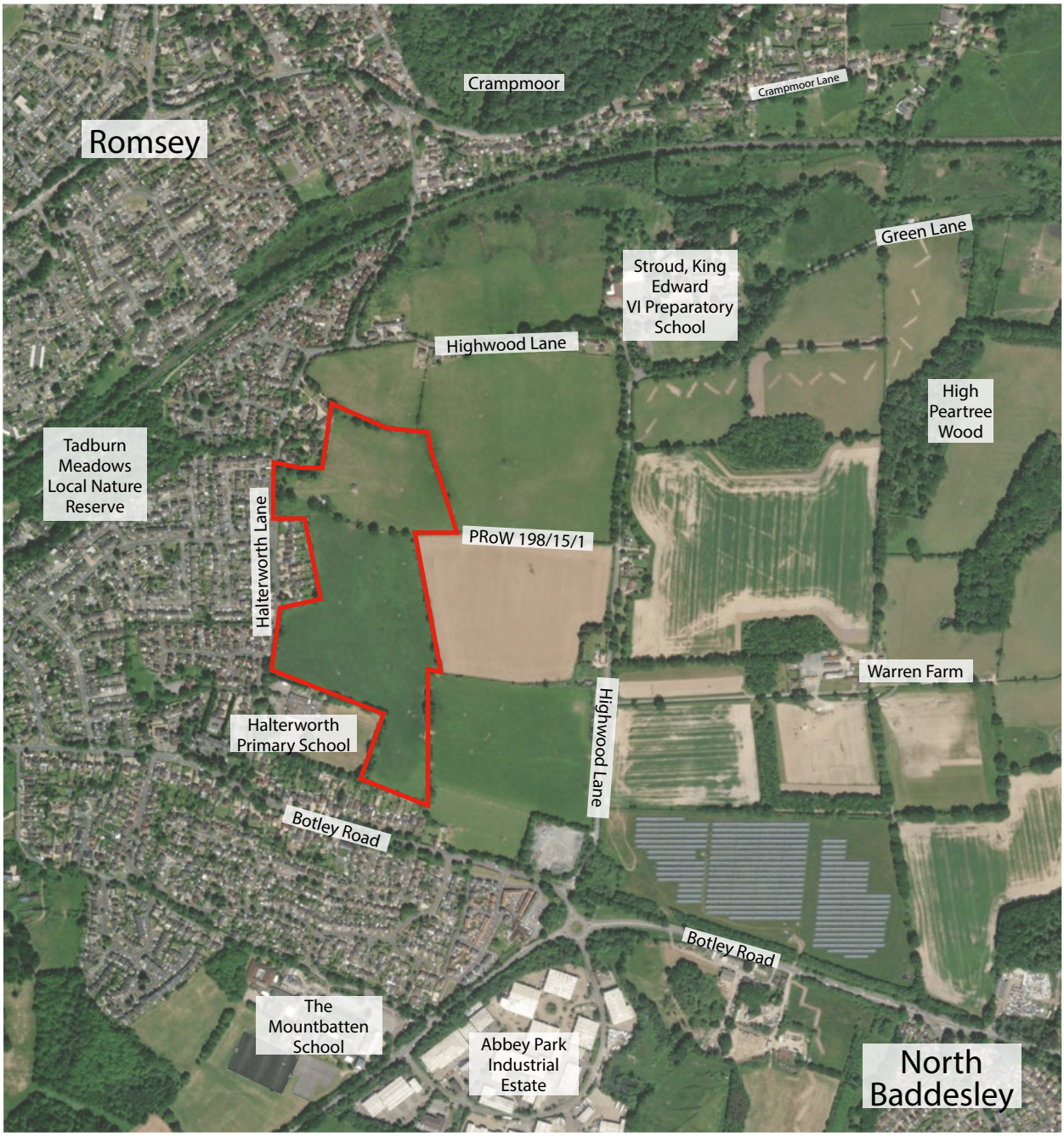


Figure 2: Aerial Photograph

Site Boundary

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Part 2: Planning

Planning Context & Design Guidance

The Design and Access Statement (DAS) follows best practice urban design principles that are aimed at delivering good design.

Purpose of a Design and Access Statement

The purpose of a Design and Access Statement is to explain the design process that has led to the application proposals. The Government's Planning Practice Guidance states that:

"Design and Access Statements (DAS) set out the narrative for the design approach and design rationale for the scheme. They demonstrate how the local character of an area has been taken into account and how design principles will be applied to achieve high quality design. They set out concisely how the proposal is a suitable response to the site and its setting, taking account of baseline information"

(Paragraph: 012 Reference ID: 26-012-20191001, Revision date: 01.10.19)

The DAS follows national best practice urban design principles that are aimed at delivering good design. The following are the principal documents that have been embraced:

- National Planning Policy Framework (NPPF), (December 2023), Ministry of Housing Communities and Local Government.
- Planning Practice Guidance (PPG), Ministry of Housing, Communities and Local Government.
- National Design Guide, (Sept 2019), Ministry of Housing, Communities and Local Government.
- Manual for Streets (MfS) (2007), Manual for Streets 2 (2010) Communities and Local Government.
- Living with Beauty, (January 2020).
- Building for a Healthy Life, Homes England, (2020).

Good and Well Designed Places

The underlying purpose for design quality and the quality of new development is to create well-designed places that benefit people and communities. The National Planning Policy Framework (NPPF) states:

"Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities" (Paragraph 131).

Building for a Healthy Life

The scheme has been developed with consideration of the 'Building for a Healthy Life' (BHL) approach, with the latest edition written in partnership with Homes England, NHS England and NHS Improvement. These considerations "are presented to help those involved in new developments to think about the qualities of successful places and how these can be best applied to the individual characteristics of a site and its wider context." Building for a Healthy Life is a useful tool for leading design discussions and using as part of a design process. This Design and Access Statement outlines how the BHL considerations have helped inform the design process.

"Building for a Healthy Life is a Design Code to help people improve the design of new and growing neighbourhoods" BHL 2020

Part 2: Planning

National Design Guide

The National Design Guide sets out the characteristics of well-designed places and demonstrates what good design means in practice. It notes that:

"A well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings. It comes about through making the right choices at all levels, including:

The layout (or masterplan)
The form and scale of buildings
Their appearance
Landscape
Materials; and
Detailing"

Design Response

Design responses are provided throughout the DAS to address the characteristics of good design from the National Design Guide. The responses will set out the design rationale for the development and the design principles that are applied to achieve good design. This is delivered through words, photographs diagrams and illustrative plans.

Test Valley Borough Council Local Plan

The Test Valley Borough Council Local Plan sets out the vision and overall development strategy for the borough to 2029, the Local Plan was adopted in 2011. A new local plan is currently being prepared for Test Valley Borough Council, the new Local Plan once adopted will provide policies to guide development in the district to 2040. Part 1 regulation 18 Consultation on the new Local Plan took place between February 2022 and April 2022. The following selection of documents and policies are of relevance to the site.

- Policy E1: High Quality Development in the Borough

'Development will be permitted if it is of a high quality in terms of design and local distinctiveness. To achieve this development:
a) should integrate, respect and complement the character of the area in which the development is located in terms of layout, appearance, scale, materials and building styles;
b) should not detract from the dominance of, or interrupt important views of, key landmark buildings or features;
c) should be laid out to provide connectivity between spaces and a positive relationship between public and private spaces; and
d) makes efficient use of the land whilst respecting the character of the surrounding area and neighbouring uses.
Development will not be permitted if it is of poor design and fails to improve the character, function and quality of the area.'

- Policy E2: Protect, Conserve and Enhance the Landscape Character of the Borough

'To ensure the protection, conservation and enhancement of the landscape of the Borough development will be permitted provided that:
a) it does not have a detrimental impact on the appearance of the immediate area and the landscape character of the area within which it is located;
b) it is designed and located to ensure that the health and future retention of important landscape features is not likely to be prejudiced;
c) the existing and proposed landscaping and landscape features enable it to positively integrate into the landscape character of the area;

Part 2: Planning

Test Valley Borough Council Local Plan

d) arrangements for the long term management and maintenance of any existing and proposed landscaping have been made; and
e) it conserves the landscape and scenic beauty of the New Forest National Park or the North Wessex Downs Area of Outstanding Natural Beauty where applicable; and
f) does not result in the loss of important local features such as trees, walls, hedges or water courses.'

Policy E3: Local Gaps

'Development within Local Gaps will be permitted provided that:
a) it would not diminish the physical separation and/or visual separation; and
b) it would not individually or cumulatively with other existing or proposed development compromise the integrity of the gap.
Local Gaps have been identified between: Romsey – North Baddesley (see inset map 3).'

Policy E6: Green Infrastructure

'Development will be permitted provided that:
a) it protects, conserves and where possible, enhances the Borough's Green Infrastructure
network;
b) it avoids the loss, fragmentation, severance or a negative impact on the function of the Green
Infrastructure network;
c) mitigation is provided where there would be an adverse impact on the Green Infrastructure
network; and
d) where it is necessary for development to take place on identified areas of Green Infrastructure
an appropriate replacement is provided.'

Policy LHW1: Public Open Space

'New housing development where there is a net increase in population will be permitted subject to:
a) the provision of open space to a standard of at least 3 hectares per 1,000 population comprising:
• outdoor sports facilities 1.0 hectares
• parks and public gardens 0.4 hectares
• informal recreation areas 0.8 hectares
• provision for children and teenagers 0.6 hectares
• allotments 0.2 hectares
as net areas of usable open space, excluding access, parking, ancillary buildings, landscaping and safety margins;
b) the laying out and equipping of the open space to a high standard at an early stage in the development; and
c) arrangements for the long term maintenance for the open space, equipment or facility having been made.'

Policy LHW4: Amenity

'Development will be permitted provided that:
a) it provides for the privacy and amenity of its occupants and those of neighbouring properties;
b) in the case of residential developments it provides for private open space in the form of gardens or communal open space which are appropriate for the needs of residents; and
c) it does not reduce the levels of daylight and sunlight reaching new and existing properties or private open space to below acceptable levels.'

Other relevant documents include:

Romsey Town Design Statement (2008)

The Town Design Statement Supplementary Planning Document (SPD) for the Parishes of Romsey Town and the Crampmoor, Halterworth, Highwood, Ganger and Woodley parts of Romsey Extra were adopted by the Council in January 2008.

This document forms part of the Local Development (LDF) and therefore forms part of the basis for decisions on land use planning affecting the area.

The objective of the document is to analyse the appearance of the town of Romsey and determine its unique appearance and to identify the visual features that are important to the townscape.

The Romsey Town Design Statement divides Romsey in to 12 separate neighbourhood areas, Area 12 Crampmoor and Highwood is located to the north, Area 1 Whitenap is located adjacent to the south and Area 2 Halterworth is located adjacent to the Site to the west.

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Part 3: Design Considerations

Topography

Topography

Within the Site the topography is generally between 37m to 39.5m Above Ordnance Datum (AOD) across the Site. Along the northern boundary of the Site the topography changes from approximately 37m AOD adjacent to the rear of the properties that back onto the Site along Halterworth Lane rising to approximately 39.5m AOD to the north eastern corner of the Site. The length of the eastern boundary of the Site is located between 39-39.5m AOD, making it the highest
point within the Site. To the rear of the properties located off Elmtree Gardens the contours are between 38.5m to 39m AOD, with the 38.5m contour continuing along the boundary of Halterworth Primary School before gradually descending to 38m AOD located at the boundary of the School with Halterworth Lane to the west.

The south western boundary (opposite Benedict Close) is located at broadly 38.5m AOD, with the boundary of the housing that backs onto the Site along the centre of the western boundary located at circa 38.5-39m AOD. The north western boundary located at the entrance to the PRoW 198/15/2 is located at broadly 38-38.5m AOD, before falling to circa 37m AOD to the north west of the Site.

The adjacent arable fields to the north and north east of the Site are located at circa 40m AOD, while the topography to the north of Highwood Lane, Halterworth Farm and the Stroud King Edward VI Preparatory School gradually falls towards the Chandler's Ford to Romsey railway line at circa 25-30m AOD and minor watercourses that link to Tadburn Lake and Tadburn Meadows Nature Reserve located further to the west. The topography rises to the north of the railway line towards Harefield and Crampmoor located at circa 39-40m AOD and extending to the east of Highwood Lane. To the east of Highwood Lane the topography rises to a localised high point at circa 45m AOD across an area of land that encompasses Warren Farm. Located beyond the Stroud King Edward VI Preparatory School and Warren Farm the topography gradually falls further to the east towards Baddesley Common and Emer Bog located at circa 30-35m AOD.

To the south of Warren Farm the solar farm is located at circa 40m AOD, with the topography at the north western extent of North Baddesley also located at circa 40m AOD along Botley Road. The topography of North Baddesley falls to the south of Rownhams Lane towards the woodland of Parker's Moor at circa 35-40m AOD. The industrial park located at the Botley Road and Luzborough Lane roundabout is located at circa 30-40m AOD, with the housing to the south of Botley Road located at circa 35-40m AOD. Further to the south the topography falls towards Beggarspath Wood and Parker's Moor at circa 20-30m AOD. The existing housing located to the west of Halterworth Lane is located at approximately 35-40m AOD.

Part 3: Design Considerations

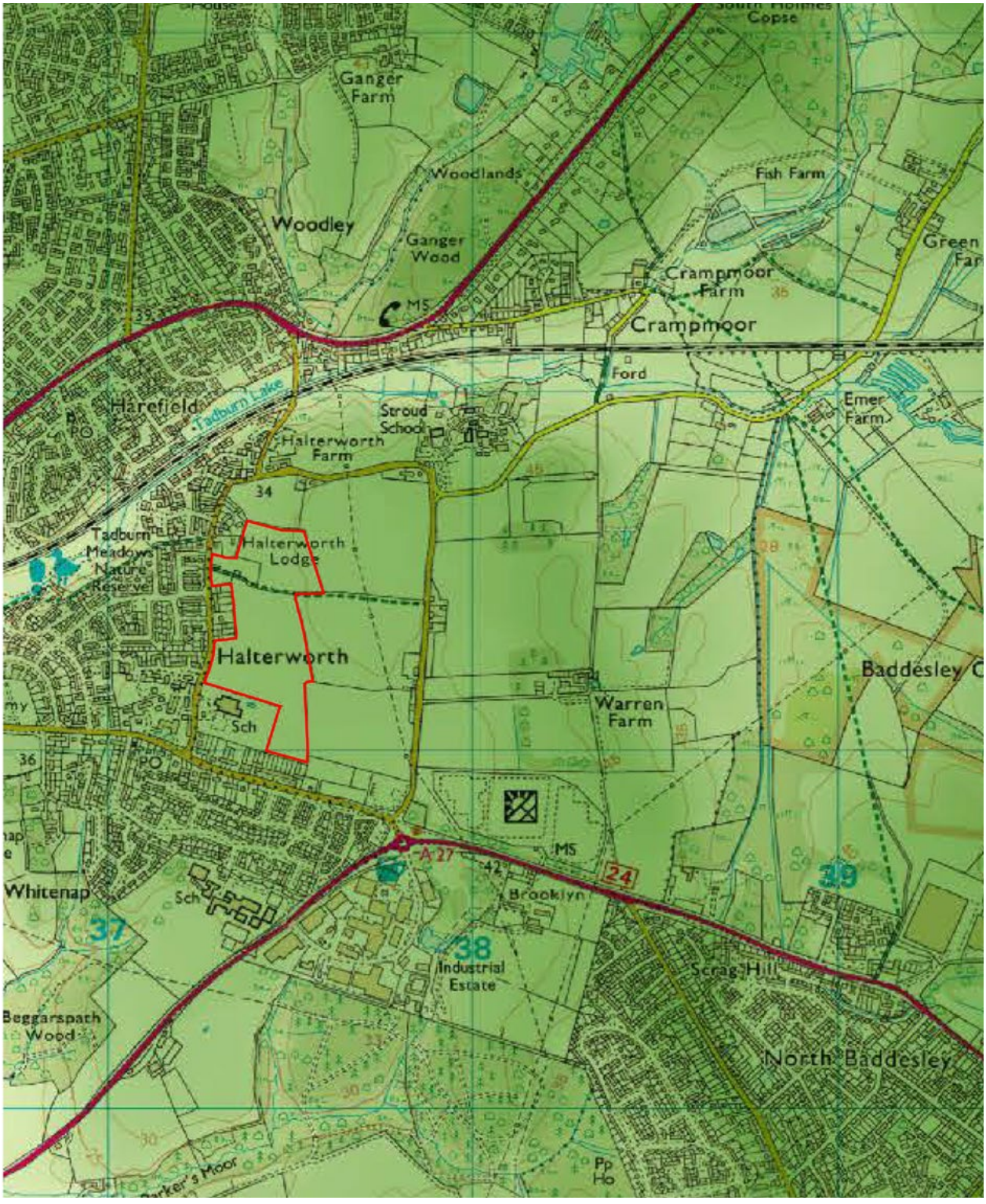

Figure 3: Topography Plan

Site Boundary

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Part 3: Design Considerations

Landscape

The baseline landscape is described by reference to existing published Landscape Character Assessments and by a description of the site and its context.

The Site lies within Natural England's National Character Area (NCA 128) 'South Hampshire Lowlands'. This NCA stretches from Eastleigh and Bishopstoke to the north, toward Waterlooville, Purbeck and Havant to the east, Fareham to the south east and Southampton to the south. Totton is located to the west with North Baddesley and Romsey located to the north west

The Hampshire Integrated Landscape Character Assessment (2010)

The Hampshire Integrated Landscape Character Assessment characterises the landscapes of the county into 62 Landscape Character Areas (LCAs). The Site lies within 'LCA 2D: Romsey to Eastleigh Wooded Lowland Mosaic'. The majority of the Site located within the Landscape Type 'Lowland Mosaic Open' and the north western extent of the Site located within the Landscape Type 'Lowland Mosaic Heath Associated'. Under Key Landscape Characteristics for the 'LCA 2D: Romsey to Eastleigh Wooded Lowland Mosaic' the following are of reference:

- 'A sense of elevation above the adjoining coastal and valley landscapes of the Test and Itchen, and moderately undulating topography with a variety of clay and sandy gravel geology.
- Watershed of the Test and Itchen with chalk fed tributaries and boggy heath and mire, in shallow valleys.
- Predominantly improved grassland, but also significant amount of semi-natural ancient woodland and conifer replanted woodland with internationally-designated damp and boggy acid heath habitat in central area creating a rich biodiversity.
- A predominantly wooded assart landscape of mid medieval origin fragmented and significantly altered by 18th and 19th century enclosures, conifer plantation and extensive expansion northwards of Southampton in the latter half of the 20th century.
- Huge loss of heathy commons and irregular medieval fields to enclosure and development of Romsey, Baddesley and Chandler's Ford in the last 150 years.
- Until the 19th century, a landscape with a dispersed settlement pattern relatively little changed since the 14th century.'

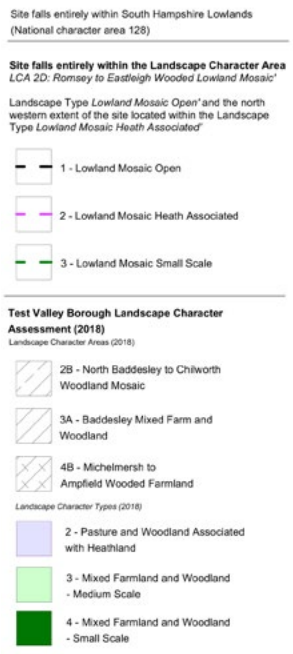
Test Valley Landscape Character Assessment (2018)

A Landscape Character Assessment has been prepared for Test Valley Borough Council. The assessment divides the landscape of the borough into thirteen Landscape Character Types, of which the Site lies within Landscape Character Type (LCT) 3: Mixed Farmland and Woodland - Medium Scale. The assessment identifies forty LCAs, with the Site located within 3A Baddesley Mixed Farm and Woodland. The key characteristics of the 3A Baddesley Mixed Farm and Woodland LCA include;

- 'Predominantly rural character with mixed farmland.
- Trees, woodland and hedges create a sense of enclosure and intimacy and provide strong containment to the settlement edge of Romsey and North Baddesley limiting views.
- Rural character of roads lined by mature trees, hedgerows, grass verges and ditches.
- The landscape around Lee Lane and rural lanes in the north-east of the area, including Baddesley Common and Emer Bog, are generally free from detractors.
- Key views include long views to wooded ridges notably from the central part of Hoe Lane looking north-west; views from Lee Lane across open fields and vegetation along the valley floor; and at Baddesley Common and Emer Bog across open areas of grassland to wooded horizons.
- Telegraph Wood containing a possible Iron Age hill fort on a small rise forms a local landmark feature.
- Hedgerows are a locally important feature but their quality is very variable and they are sometimes absent resulting in large open areas e.g. around Hoe Lane.
- A number of streams with stream-fed lakes.

Part 3: Design Considerations

- Patches of lowland heath and valley wetlands.
- Baddesley Common and Emer Bog have natural and tranquil qualities, provide some open access and include a complex mosaic of habitats.
- Parliamentary field enclosure, generally close to Clay River Valley Settlement type and to the river valleys themselves.
- Medium-sized irregular assarts and copses with wavy boundaries between Crampmoor and Ampfield.
- On the higher ground evidence remains of the previously wooded environment with narrow discrete roads and tracks, assarted fields and successive replanting of the forest.
- Ancient semi-natural woodland linked by hedgerows.
- Parkland and parkland features at Grove Place.
- Surviving traditional farmsteads.
- Traditional styles of built form include brick walls with clay tile roofs and clay tile hanging, with older properties of brick with thatched roofs.
- Trees along hilltops frame views.
- Key view to Romsey from A27 along Green Hill to east (within the 3B Melchet and Awbridge Wooded Farmland Character Area).
- Trees forming part of the skyline around Romsey town including at Botley Road cemetery and the two small chapels.
- Wooded character of the Straight Mile with built form largely hidden from view.
- Avenues of trees within Romsey.'



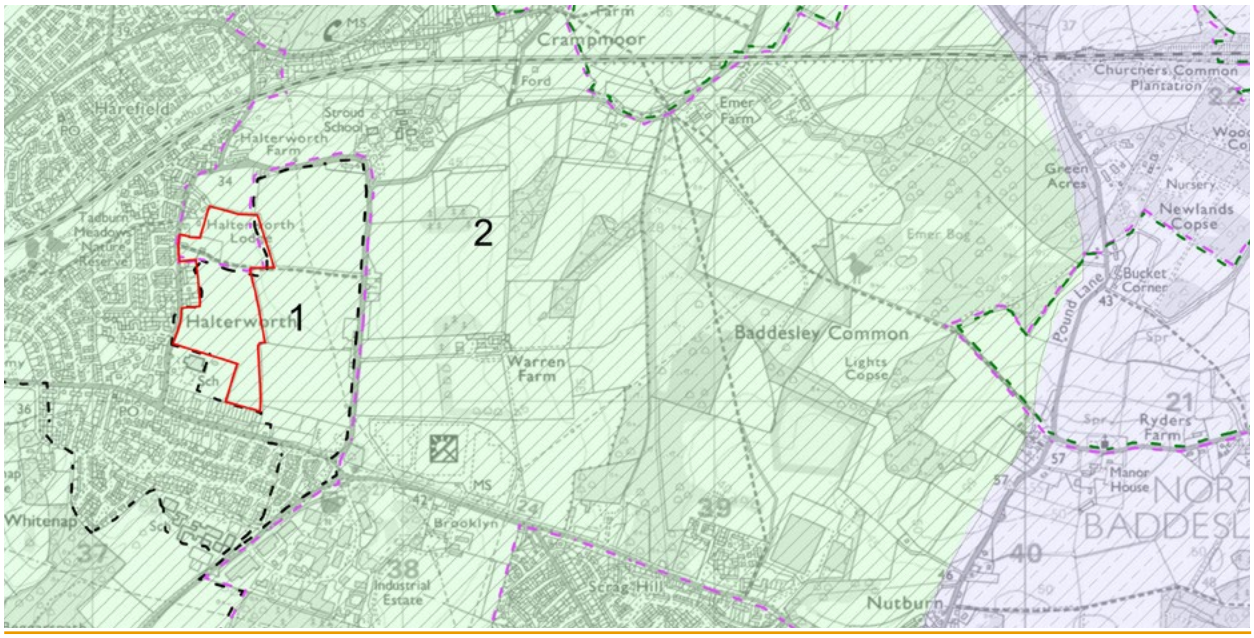


Figure 4: Landscape Character

Site Boundary

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Part 3: Design Considerations

Visual Amenity

A visual appraisal has been undertaken for the site. This has explored the nature of the existing visual amenity of the area and sought to establish the approximate visibility of the site from surrounding locations and receptors.

- There is the potential for full to partial views from residential receptors located to the south of Highwood Lane, located in close proximity to the Site to the north;
- There is the potential for full to partial views from residential receptors of Halterworth Lane that back on to the Site to the west;
- There is the potential for full, partial to glimpsed views from residential receptors of Halterworth Lane located in close proximity to the Site to the west;
- There is the potential for full to partial views from residential receptors located to the north of Botley Road at Elmtree Gardens, located adjacent to the Site to the South;
- Views will be full, partial to glimpsed for PRoW receptors of Footpath - 198/15/1, located to the east, through the Site and adjacent to the Site to the west;
- There is the potential for partial to glimpsed views from receptors of Stroud, King Edward VI Preparatory School located to the north east;
- There is the potential for full to partial views from receptors of Halterworth Primary School located adjacent to the Site to the south;
- There is the potential for glimpsed views from vehicular receptors of Highwood Lane located to the north and east;
- There is the potential for glimpsed views from vehicular receptors of Green Lane at the junction with Highwood Lane located to the north east;
- There is the potential for glimpsed views from vehicular receptors of Halterworth Lane located adjacent to the site to the west;
- Residents, PRoW, Road users and other receptors are limited to locations within, adjacent and in close proximity to the south of the Site.
- Views from within the wider context to the north, east, south are not possible due to distance, topography and intervening vegetation.

1: View north east across the site from PRoW Footpath - 198/15/1


2: View west from entrance to PRoW footpath - 198/15/1


3: View east from Halterworth Lane located adjacent to proposed site access

Part 3: Design Considerations

Viewpoint
Location Plan

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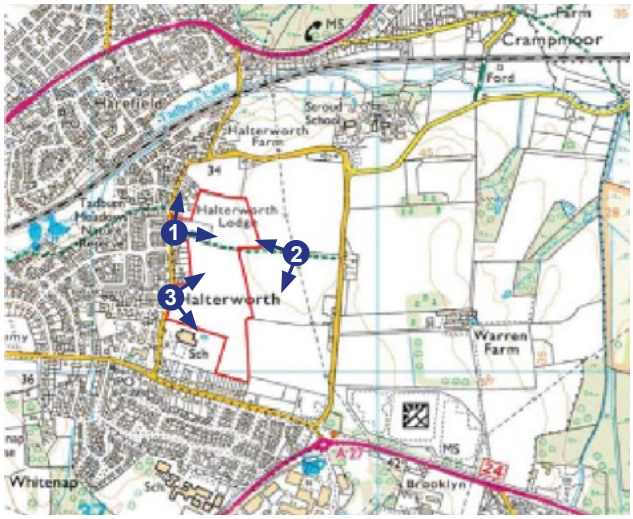

The site

PRoW

Eastern Site Boundary

Houses Backing onto Site located off Halterworth Lane

PRoW

Western Site Boundary

Halterworth Lane

Figure 5: Photo Viewpoints

Part 3: Design Considerations

Designations

This section considers only the relevant designations in the context of the landscape and visual issues of the Site and the proposed development.

The Site is not covered by any statutory or non-statutory landscape designations such as National Landscapes or National Parks. The Site is located within Policy E3 'Romsey – North Baddesley, Local Gap' in the Test Valley Local Plan. North Baddesley is located approximately 0.9km to the south east of the Site.

Listed Buildings

There are no listed buildings within or adjacent to the Site. Within the wider context there are some listed buildings including the following:

- Grade II Listed Building Luzborough Cottage - located off Botley Road approximately 45m to the south east.
- Grade II* Listed Building Luzborough House- located off Botley Road approximately 270m to the south east.
- Grade II Listed Building Garden Walls, Terrace and Gazebo Immediately South of Botley Road - Located Off Luzborough Lane approximately 270m to the south east.
- Grade II Listed Building Milestone 10 Metres North East of Brooklyn located off Botley Road approximately 750m to the south east.

Public Rights of Way

The following public rights of way are located within the application Site boundary:

- PRoW footpath: 198/15/1 is located on an east to west axis, linking Highwood Lane to the east, through the Site towards Halterworth Lane to the west.

The following public rights of way are located within the vicinity of the application Site:

- PRoW – Footpath - 172/1/1 is located approximately 0.87km to the north of the Site connecting Green Lane to Botley Road on a north to south axis.
- PRoW – Footpath - 172/1/1 is located approximately 1.3km to the east of the Site connecting Green Lane to Crampmoor Lane on a north to south axis.
- PRoW – Footpath - 172/1/1 is located approximately 1.4km to the east of the Site connecting Green Lane to Pound Lane on a north to south east axis.
- PRoW - Footpath - 197/503/1 is located approximately 50m to the west of the Site and west of Halterworth Lane and is located on an east to south west axis, linking Halterworth Lane to Tadburn Meadows Nature Reserve and Romsey.

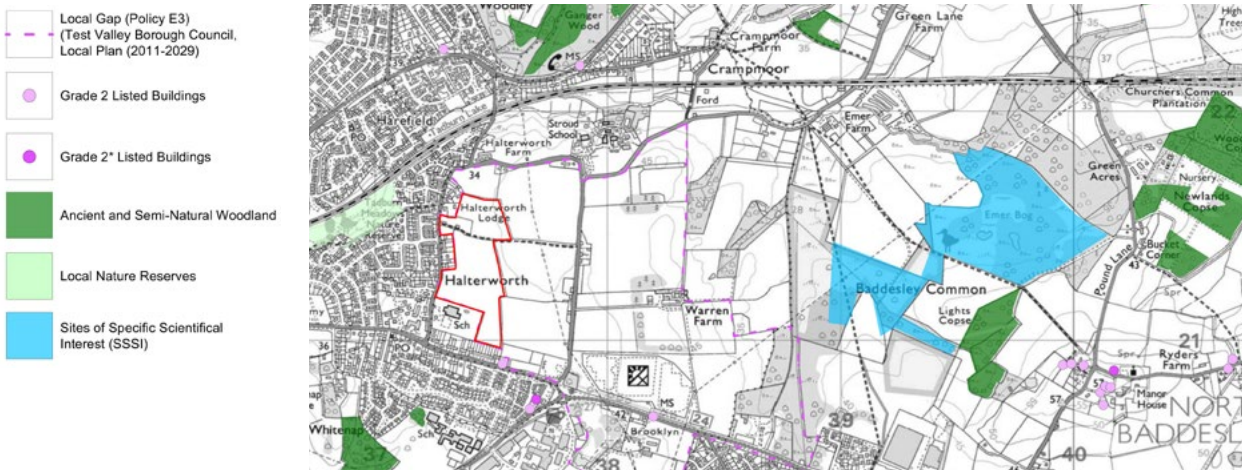

Figure 6: Designations

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Part 3: Design Considerations

Local Character - Buildings and Materials

Responding to local character is an important part of placemaking. The Romsey Town Design Statement (RTDS) (2006) provides some detailed information in relation to local character and architectural styles. Relevant extracts from the RTDS follow below.

Settlement Pattern

The historic core of the town has its focus in Market Place. The town centre is characterised by a fairly continuous building frontage of small terraces, semi-detached and detached properties. The RTDS notes that "one of the charms of the town centre is the way in which the streets twist about".

After 1945, the town expanded as a series of residential estates, which differ in their layouts. Whitenap has many cul-de-sacs with no pedestrian access whilst Halterworth, which is located adjacent to the site, has a network of footpaths which connect different parts of the development. Greater Woodley is a 'Radburn' style estate where traffic and pedestrians are separated, which results in an irregular layout.

Terraced housing in Cherville Street (B&W photo from RTDS)

The RTDS sets out design guidelines for new areas of settlement:

- Houses should face streets, and where they have been built turned away, their boundaries should preferably be surrounded with shrubs. The use of high fences as boundary features should be avoided
- New developments should preferably allow pedestrians through-passage and not end in cul-de-sacs
- Garage courts and parking should be well lit

Building Form

The predominant style of housing in Romsey is two storey but there are taller buildings scattered across the town. There are also groups of bungalows dating from the 1920s onwards. Larger buildings include those with commercial use such as shops and community buildings. Those built in the 1960s are notable for their flat roofs and plain rectangular shapes.

Estate housing in Romsey (B&W photo from RTDS)

The design guidelines for new buildings include:

- New buildings should be sympathetic to the scale of those surrounding them although there is scope for occasional well-designed landmark buildings
- The roofs of new buildings should normally reflect the pitch and covering of those nearby unless bold architectural statement is appropriate in the context
- New buildings should be both well-built and attractively designed
- Building lines should enhance and respect the street scene and preserve it.

Part 3: Design Considerations

Facilities

Facilities

The Site is located with good access to the town centre, existing community amenities and the local public transport network. Local amenities within walking distance of the Site include multiple bus stops, shops, Post Office and various local schools.

Along Botley Road and Halterworth Lane there are a number of bus stops in which buses 4, 5 and 35 operate between Romsey to Eastleigh and Romsey to Braishfield respectively. There are also bus stops along the A3090 with bus services operating to Winchester.

Halterworth Primary School and Chatterbox Nursery adjoin the site to the south, the Stroud, King Edward VI Preparatory School is located to the north east and the Mountbatten School further south.

Within walking distance of the site is the Luzborough pub to the south-east and the Spar Whitenap Convenience Store & Post Office to the south-west.

There is a network of public rights of way across the area which provide good connections to the town and the wider countryside. The PRoW 198 15/1 footpath provides a link through the Site from Halterworth Lane to the west to Highwood Lane to the east.

Part 3: Design Considerations

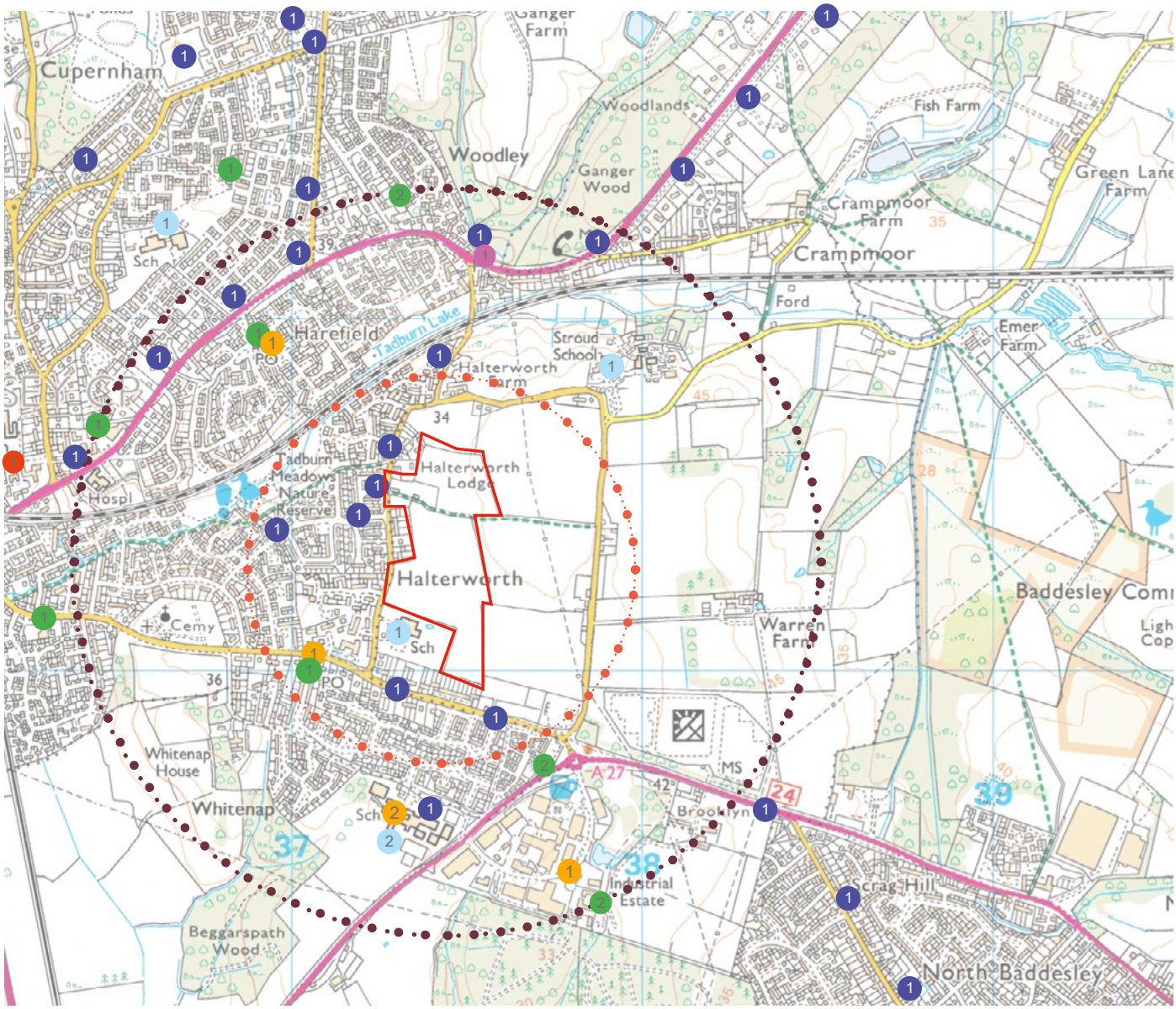

Figure 7: Services and Facilities Plan

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Part 3: Design Considerations

Arboriculture

A BS5837 Tree Survey has been undertaken to assess the condition and quality of existing trees and hedgerows within and immediately adjacent to the site.

A tree survey and assessment of existing trees was carried out by FPCR Environment and Design on 16th March 2021 and 11th September 2023. The survey provides an assessment of the arboricultural value of this existing vegetation, based on its current condition and quality in accordance with guidance contained within British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations' (hereafter referred to as BS5837).

The individual positions of trees, tree groups, and hedgerows are shown on the Tree Survey Plan on the following page. The root protection area and shade pattern (where appropriate) are also indicated.

The survey identified the following:

- Category 'A': 6 x Individual Trees, and 1 x Tree Group (including Woodlands).
  (Trees of high quality with an estimated remaining life expectancy of at least 40 years).
- Category 'B': 17 x Individual Trees, and 6 x Tree Groups.
  (Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.)
- Category 'C': 5 x Individual Trees, and 6 x Tree Groups and Hedgerows.
  (Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm).
- Category 'U': 3 x Individual Trees.
  (Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years).

Part 3: Design Considerations

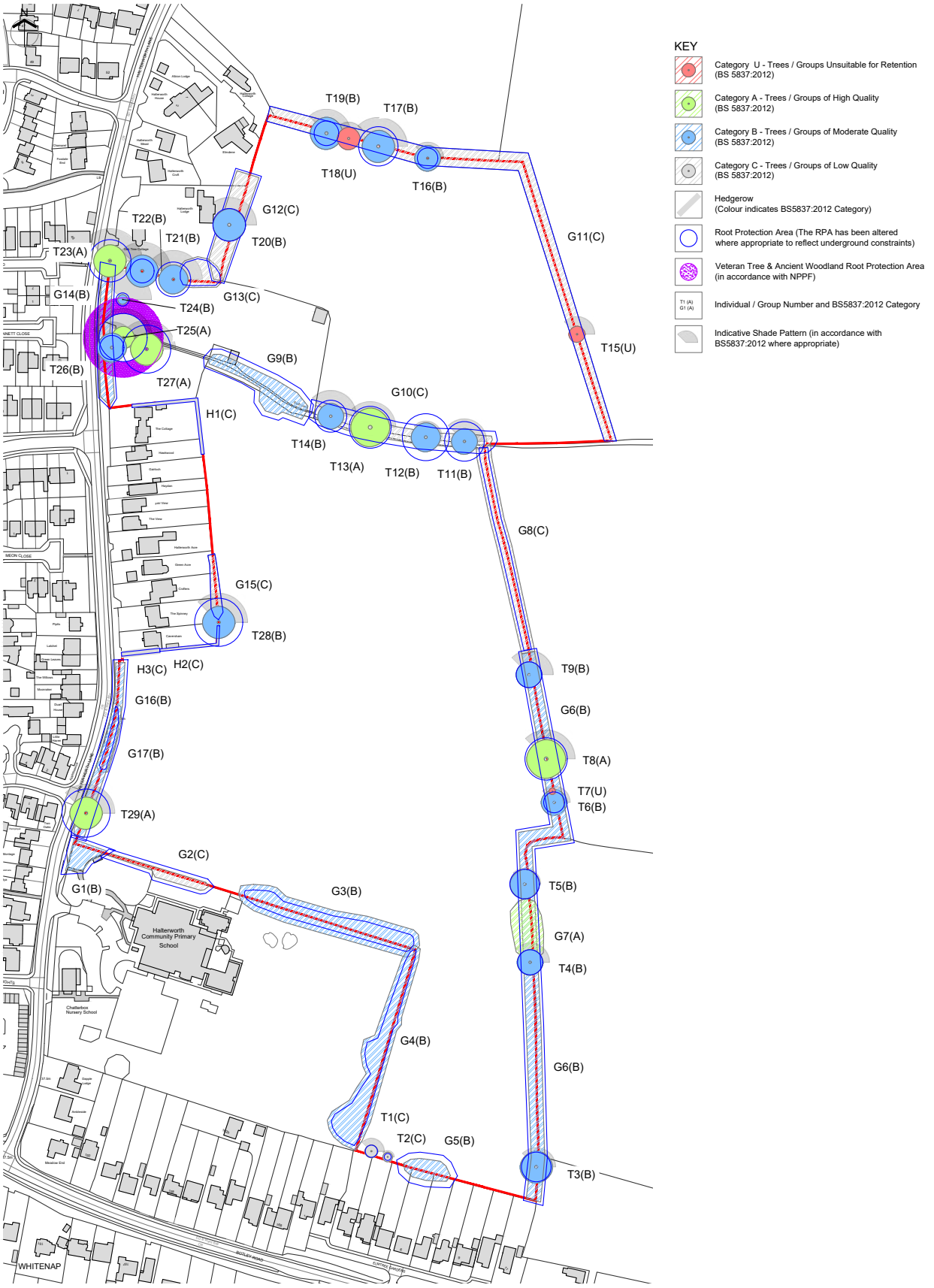

Figure 8: Tree Survey Plan

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Site Boundary

Part 3: Design Considerations

Ecology

FPCR Environment and Design Ltd were commissioned by Gladman Developments Limited, the Applicant, to undertake an Ecological Assessment of Land at Halterworth Lane, Romsey. This comprises a desk study, a UK habitat assessment, protected species surveys, a Biodiversity Net Gain Assessment and a Shadow Habitats Regulations Assessment (sHRA).

Habitats Summary

The majority of the Site comprised modified grassland, intensively sheep grazed resulting in a short tight swards, with species that are indicative of grassland improvement. A limited herbaceous composition was concentrated around the field margins, which again consisted of common species. Areas of disturbed ground around the Site has species such as annual meadow grass Poa annua, germander speedwell Veronica chamaedrys, ground ivy Glechoma hederacea and dandelion Taraxacum officinale agg.

A small compartment of unmanaged grassland and scrub was present adjacent to the PRoW entrance off Halterworth Lane, in the north-western extent of the Site (Figure 3 – TN1). Further sparse scrub vegetation was recorded around the peripheries of the field compartments comprised of bramble, blackthorn, elder Sambucus nigra and hawthorn Crateagus monogyna.

Tall ruderal species were sporadically recorded throughout the species poor semi-improved grassland compartments and on borders, including broadleaved dock, cow parsley, common nettle Urtica dioica, spear thistle Cirsium vulgare and creeping thistle Cirsium arvense. Two built structures were identified in the northern western field compartment, associated with areas of hardstanding and bare ground.

Ephemeral species were recorded along the PRoW including annual meadow grass, green alkanet, creeping buttercup and shepherd's purse. In addition to this, a number of established hedgerow ground flora species were recorded in associated with hedgerow H1 including wood avens Geum urbanum, lesser celandine Ficaria verna, bluebell Hyacinthoides sp. and cuckoopint Arum maculatum.

The majority of the ten hedgerows were lacking in structure and woody species diversity. Hedgerows H1 and H4 were considered 'important' under the ecological criteria of the Hedgerow Regulations 1997. In contrast, the majority of the other hedgerows onsite were not considered important under the Hedgerow Regulations due to them forming residential boundaries or being semi-defunct field boundaries.

The majority of the hedgerows onsite qualified as NERC S41 habitats of principal importance, as they supported a canopy composition of 80% native species. The exception to this were mixed species hedgerows along the residential boundaries, H2, H3, H5 and H10.

Trees T1, T4, T5-T8, T11-T13 support moderate potential and trees T2 ,T3, T9 and T10 support low bat roosting potential. These trees are present on the boundaries of the Site and will be retained and buffered by the proposals. .Providing a sensitive lighting scheme is adopted it is considered that there will be No impact to trees supporting roosting opportunities for bats. Two wooden structures were present on Site, in use for storage and stabling, which lacked any suitable bat roosting features as they were exposed to light and weather conditions on the Site. The range of habitats present onsite provided foraging and breeding opportunities for an assemblage of generalist bird species typical of hedgerow, grassland and urban edge habitats. The Site is therefore considered to be of Local importance for nesting birds, which are therefore important ecological features. The hedgerows and treelines onsite were predominantly gappy and non-continuous providing limited corridors of movement across the Site. Surveys did not identify any evidence of hazel dormice, and so it is likely they are absent from the Site and immediate surroundings. The hedgerow bases and associated scrub provided sub-optimal foraging habitat for common and widespread reptiles. Presence / likely absence reptile surveys undertaken recorded no reptile species. No ponds or waterbodies are present within the Site nor within 500m.

Part 3: Design Considerations

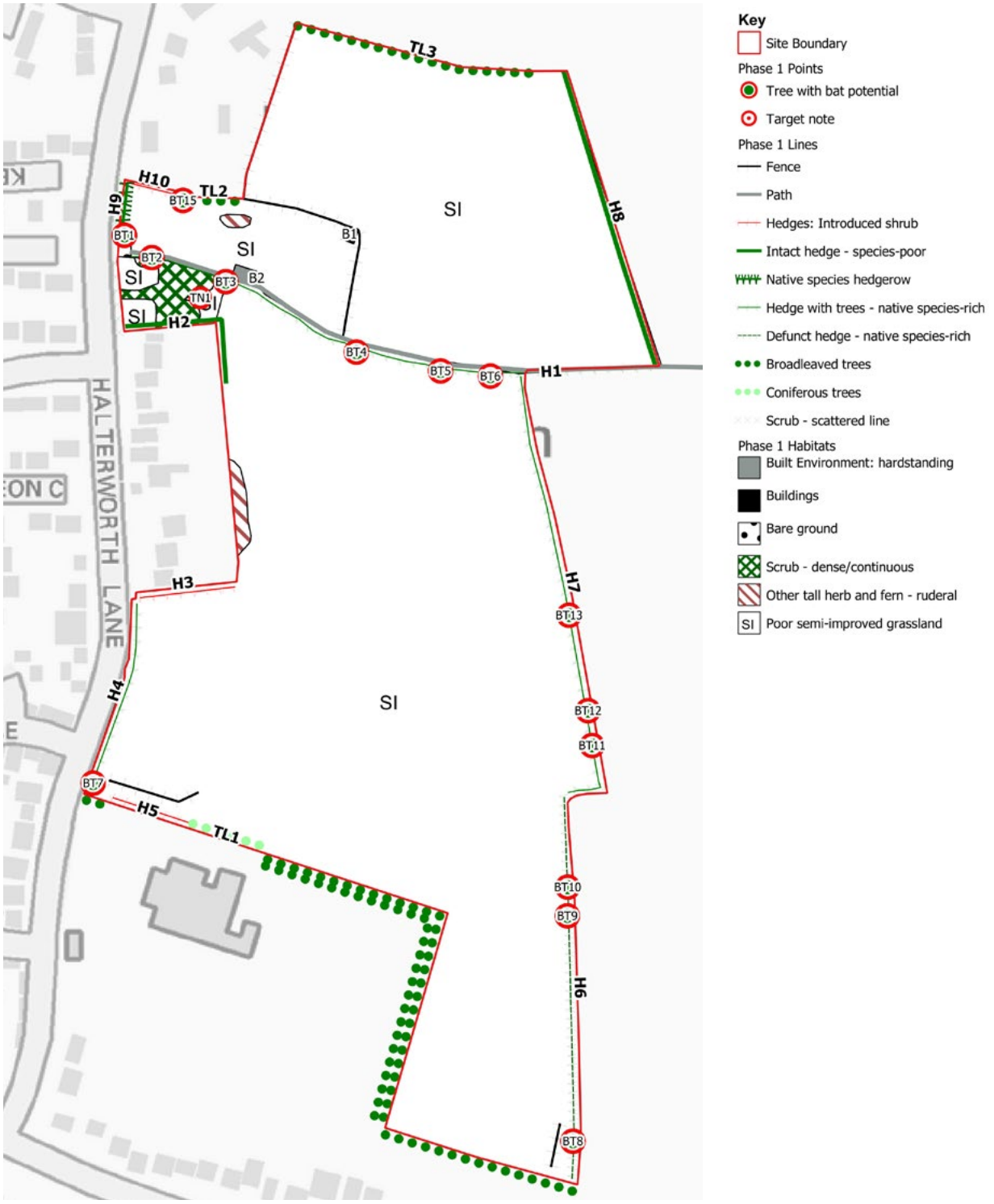

Figure 9: Phase 1 Habitat Plan

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Part 4: Evaluation

Opportunities & Constraints

The existing characteristics and features of the Site and surrounding context have been analysed.

The assessment of the site and its context identified a number of opportunities and constraints associated with the proposed development. These are summarised below and illustrated on the opportunities and constraints plan opposite. This analysis has informed the design of the proposals.

■ OPPORTUNITIES

- The scheme should be visually attractive, respecting the context, form and typology of existing built form and neighbouring local vernacular;
- Provide new housing, in a location with an extant need for new homes, increasing variety and choice; 40% of the dwellings will be of an affordable tenure.
- Opportunity to provide an integrated network of public open spaces incorporating play facilities, extensive landscape, sustainable drainage areas and ecological habitats;
- Opportunity to retain existing PRoW footpath routes through the Site and create new footpath connections through areas of open space, providing links with PRoW in the wider context.
- Existing vegetation across the Site will be retained, conserved and enhanced where feasible. Any losses will be mitigated with new native species in line with the existing character of the Site.
- Opportunity to deliver a range of SuDS features across the Site to form an attractive amenity feature and create new wildlife rich habitats.
- Proposals will seek to provide a net gain in biodiversity by creating new habitats, such as species-rich grassland, hedgerow, scrub planting, a wildlife pond and a potential Green Corridor.
- The opportunity to create high quality public spaces for use by existing and proposed residents for social interaction, play, and amenity.
- The opportunity to provide land for potential primary school expansion.

■ CONSTRAINTS

- Arboriculture; Consideration to the root protection areas (RPA) of the trees and hedgerows located within the Site and along the Site boundaries;
- Arboriculture; Consideration for existing gappy and open aspect of hedgerows located along the Site boundaries;
- PRoW: The PRoW footpath: 198/15/1 is located on an east to west axis, linking Highwood Lane to the east, through the Site towards Halterworth Lane to the west;
- Visual: Potential for views from residential users located in close proximity to the Site to the north, east south and west;
- Visual: Potential for views from PRoW footpath, 198/15/1 located through the Site;
- Visual: Potential views from vehicular users located in close proximity to the Site to the west.
- Visual: Potential views from Halterworth Primary School located adjacent to the Site to the south.

Figure 10: Opportunities and Constraints

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Part 4: Evaluation

Consultation

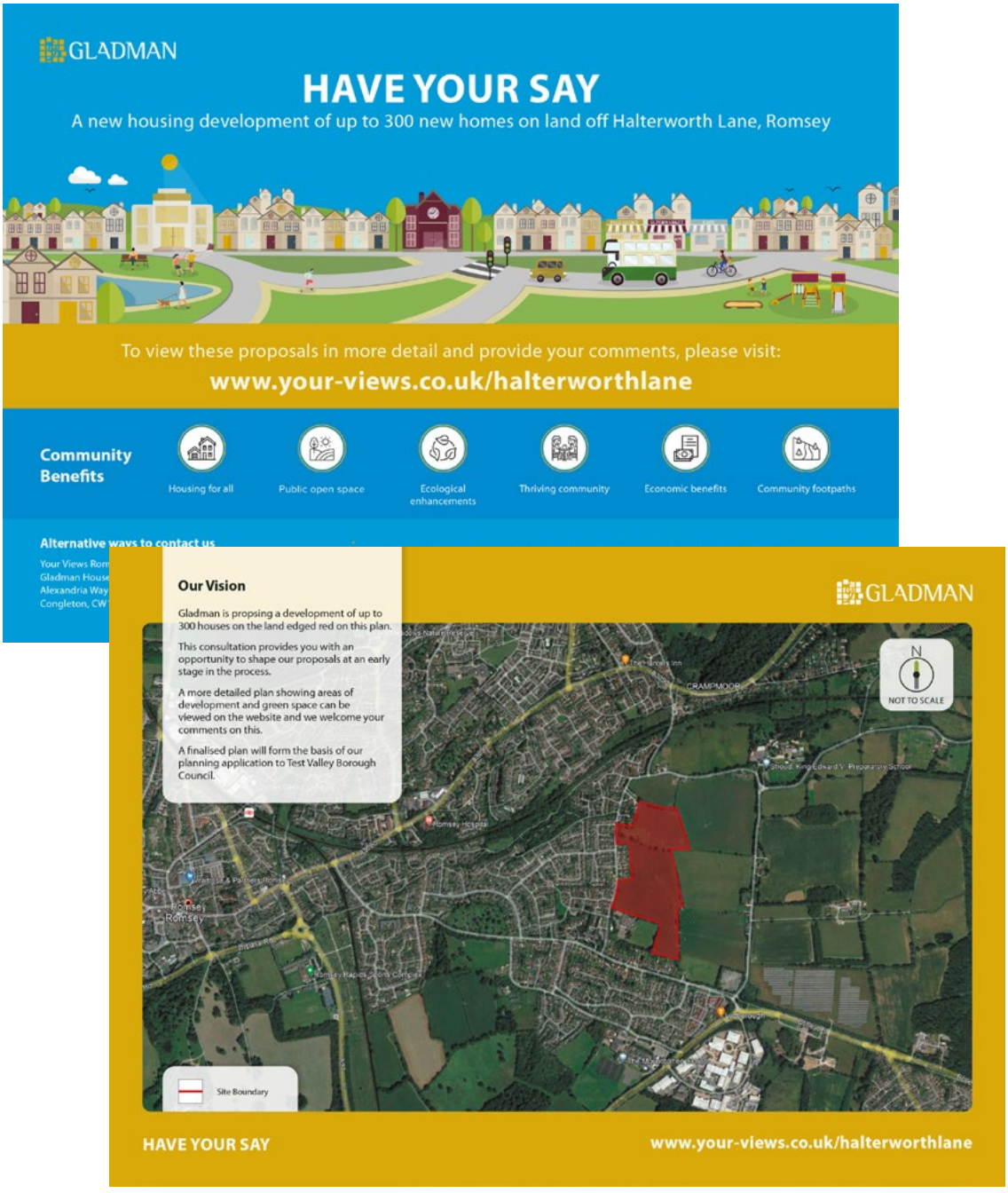
Consultation has taken place during the design of the development which has given a better understanding of how to develop the site and meet the needs of the local community.

Consultation

Public opinion has been sought with leaflets sent out to houses and businesses in the vicinity of the Site. This information also contained a link to the consultation website and online survey which has been prepared to convey the proposals to the public.

The Headteacher at Halterworth Primary School, Local Councillors and the Local MP have also been contacted to consult on the proposals. This also included a copy of the consultation leaflet and an opportunity to meet to discuss the proposals.

Part 4: Evaluation



Part 4: Evaluation

A Well-Designed Place

Three key elements of a high-quality and well-designed development are: Climate; Character; and Community.

Climate

With regard to Climate it is important that the site:

- Is in a convenient location that is within walking / cycling distance to local homes and other facilities.
- Provides a good quality internal and external environment for users, promoting health and well being.
- Layout, form and mix of uses provide their own resources to minimise the impacts on the surrounding area.
- Is a well-managed and maintained environment to ensure longevity and vitality.

Community

With regard to Community it is important that the site:

- Is safe and accessible for all, with a range of housing tenures provided to ensure that people of all ages and demographics are able to enjoy and benefit from the new development.
- Incorporates green infrastructure into the street scene to create a quality external environment that encourages residents outside.
- Plays host to well-located public spaces that support a wide variety of activities and encourage social interaction.
- Provides a series of different, interconnecting green spaces that will give residents flexible and varied open spaces on their door step.
- Forges new footpath links across the site that will tie in with existing routes and provide useful connections to the surrounding area for all residents.
- Encourages people to come together in community centric open spaces or buildings such as a Community Hub.

Part 4: Evaluation

Character

With regard to Character it is important that the site:

- Retains existing landscape features such as trees and hedgerows to give an instant maturity to the scheme.
- Creates new landscape features that can be integrated into the wider green infrastructure network.
- Provides a legible street environment that will aid movement through the site and beyond. Cycle and pedestrian routes will be included and given priority where possible.
- Higher development densities will be located within the centre of the site to enable the development to blend with the surrounding landscape context.
- Creates a positive and coherent identity through a variety of design and landscape measures.

Part 5: The Development Proposals

Development Framework

Study of the Site & context surveys and analysis of the constraints and opportunities have informed the development framework.

The development proposals are illustrated by the Framework Plan, which indicates the parameters of the development.

The plan identifies the following:

- The Site boundary;
- The means of vehicular and pedestrian access into the Site;
- The location and extent of proposed land uses; and
- The amount of built development (Net Developable Area).

The development includes 7.10 hectares of land for proposed residential development. At an average density of 38 dwellings per hectare, this will provide up to 270 new dwellings.

1.09 hectares of land has also been identified for the potential expansion of the primary school.

Site Boundary

Proposed Residential Development Area 7.10ha up to 270 dwellings @ 38dph

Land for Potential Expansion of Primary School 1.09ha

Potential Primary School and Visitor Car Parking (0.06ha)

Potential Site Access (Vehicular)

Internal Roads (Circa 0.10ha through POS)

Existing Public Right of Way (PRoW - with reference)

Proposed Footpaths

Green Infrastructure (4.45ha)

Existing hedgerows and trees to be retained

Proposed Structural Landscape Woodland/Trees/Hedgerow

Proposed Area of Open Space

Proposed Public Open Space

Proposed Play (LEAP)

Proposed SuDS Basin/ Ecology Pond

Existing Veteran Tree Root Protection Area

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Figure 11: Development Framework

Part 5: The Development Proposals

Green Infrastructure

The proposed development has been informed by the existing landscape resource which will also be enhanced with new Green Infrastructure.

Green Infrastructure

The Green Infrastructure has evolved as a result of analysis of the site and its setting and by responding to the best practice design guidance. The existing landscape resource, as well as the visual receptors and amenity of the site have been considered in the planning and design process and have informed the resultant scheme which include the following:

A. Existing GI to be Retained

The majority of the site's existing vegetation will be retained, with removal limited to short sections of hedgerow to provide site access through the site. Hedgerows and trees along the boundaries of the site will be retained and complemented by new planting, particularly along the northern and eastern boundaries to create a green edge to the adjacent landscape.

B. Play Provision

A total of 0.04ha of play provision for children and young people will be provided, including a LEAP (Which meets Local Plan requirement).

C. Public Rights of Way (PRoW) and Footpaths

Safe, healthy and attractive routes for pedestrians will provide efficient connections across the site and to existing PRoW. PRoW footpath: 198/15/1 will be retained within landscaped green corridors across the site

D. Natural Open Space

Areas including existing hedgerows and trees will be retained along with proposed trees, hedgerows and wildflower grassland across the Site that will provide relaxing environments for new and existing residents to enjoy, as well as providing benefits to local wildlife. Areas of open space across the Site will replicate the character of existing incidental open spaces, that already existing within the 'Halterworth Area', as outlined within the 'Open and Other Spaces chapter' within the 'Look at Romsey, Romsey Town Design Statement'.

E. Tree Lined Routes

Tree-lined streets and on plot landscaping will provide attractive routes through the built development, helping to further integrate the built development into its surroundings. Corridors featuring planting and recreational routes will link the green spaces within the development together, providing enhanced biodiversity, as well as many other environmental and amenity benefits.

F. Blue Infrastructure

Attenuation basins and ponds throughout the site provide sustainable drainage solutions, habitat creation and enhanced visual amenity.

Green Infrastructure (4.45ha)

- Existing hedgerows and trees to be retained
- Proposed Structural Landscape Woodland/Trees/Hedgerow
- Proposed Central Area of Open Space
- Proposed Public Open Space
- Proposed Play (LEAP)
- Proposed SuDS Basin/ Ecology Pond
- Existing Veteran Tree Root Protection Area
- Existing Public Right of Way (PRoW - with reference)
- Proposed Footpaths

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Figure 12: Green Infrastructure

Part 5: The Development Proposals

Green Infrastructure

The images on this page serve as an example of the different types of Green Infrastructure within the development.

Existing GI to be Retained



Proposed Open Space and Play






Proposed Footpath/Cycle Links and Public Rights of Way (PRoW)



Part 5: The Development Proposals

Public Open Spaces



Natural Public Open Space



Green Corridors



Tree Lined Routes



Blue Infrastructure



Part 5: The Development Proposals

Illustrative Masterplan

Illustrative Masterplan

An Illustrative Masterplan has been produced to provide an indication of how the layout could be set out to accommodate 270 units. At this stage this is indicative only.

The adjacent plan sets out how the movement routes, sustainable urban drainage, green infrastructure and public open space combine to form a unique and sustainable area of residential development that will bring a host of benefits to new and existing residents.

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Figure 13: Illustrative Masterplan

Part 5: The Development Proposals

Placemaking

The arrangement and the design of streets is the underlying element of placemaking and the creation of attractive places.

The key urban design principles that are expected to be adopted at the detailed stage, for perimeter block and plot design are as follows:

- To arrange buildings, so that they enclose and overlook the public realm (streets and green space).
- To create a range of perimeter block sizes (depth-length) to add character and contrast.
- To ensure that blocks are practical and efficient.
- To allow solutions that provide attractive plot designs seeking, wherever practicable, to maximise solar gain and light penetration through building orientation.
- To ensure that plots and buildings are safe and secure, with risk of crime designed out.
- To draw reference from local character in terms of building form and scale and the use of materials, details and colours.
- To use closed blocks (back to back properties) as the preferred approach, as this will allow for more secure private rear gardens.
- To provide changes in density. This will create character within the place and variation in house types and plot arrangements. Densities should be based on the 'character streets' so that blocks along the Primary Streets, for example, will be of a higher density than the blocks on the Green Lanes.

A typical indicative residential block

Part 5: The Development Proposals

Appearance

The architectural response to the development aims to create houses of high quality traditional architecture. Simple, elegant details and styles which reflect traditional local character found within Romsey are to be used in order to create a place that is both distinctive and individual without creating a pastiche of what has gone before. Building form and material details will follow the guidance as set out in the 'Area 2 Halterworth, Look at Romsey, Romsey Town Design Statement'. Landmark buildings represent an opportunity for occasional dwellings of high quality modern design, which embody principles of sustainable energy efficient design.

Architectural details are to accord with the following themes:

- Simple form utilising well proportioned buildings and a refined materials palette.
- High quality materials are to reflect the range of treatments throughout Romsey.
- Details should not distinguish between market and affordable housing.
- A firm commitment to the use of traditional building materials on a proportion of the plots.
- Materials could include a mix of red and yellow brick, stone, render, the use of weatherboarding, clay and slate tiles that are found in the local area.
- Feature details could include the use of bay windows, porches, chimneys, stone cills, joint detailing, contrasting brick banding and lintel details.
- Garages are a common feature in the area, with 'up and over' doors.
- Boundary treatments could include a mix of brick walls, timber fencing, estate railings, shrub and hedgerows..

Design Guidelines within the 'Romsey Town Design Statement', states as follows.

- New buildings should be sympathetic to the scale of those surrounding them although there is scope for occasional well designed landmark buildings.
- The roofs of new buildings should normally reflect the pitch and covering of those nearby unless bold architectural statement is appropriate in the context.
- New Buildings should be both well-built and attractively designed.
- Building lines should enhance and respect the street scene and preserve it.

Housing located off Jenner Way, Romsey

Housing located off Saxon Way, Romsey

Housing located off Elmtree Gardens, Romsey

Housing located off Meon Road, Romsey

Housing located off Meon Road, Romsey

Part 5: The Development Proposals

Density and Building Heights

The average density for housing parcels across the site is approximately 38 dwellings per hectare.

The residential density of 38 dwellings per hectare is considered to be an appropriate density given the site's settlement edge location. It also reflects the surrounding urban edge which is of a low-medium density and landscape-led focus with tree lined streets, parks and greenspace.

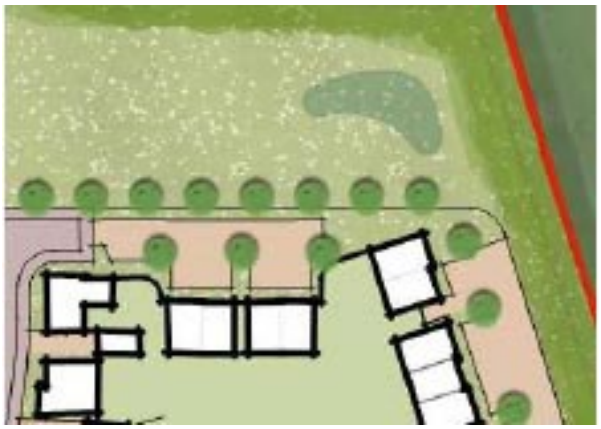
An average density of 38dph will typically comprise a mix of 1, 2 and 2.5 storey height terraced, semi-detached, detached, and apartment house types, with private frontages, rear garden space and on-plot parking with some on-street and shared courtyard parking. There will be a range of higher and lower densities to provide opportunities for different plot arrangements and house types.

The density mix should be based on a gradation of densities from the centre to the edge. Higher densities- albeit these will not be particularly high-should occur along the Primary Streets. This approach will reinforce these streets as the principal routes of the development and will thus encourage a good sense of legibility.

Densities should reduce near the edges of the development parcels where blocks lie adjacent to 'Greenspace' or 'Green Corridors'. The Lanes should be designed as low density streets.

In general, it is anticipated that the higher density arrangements will be realised by the use of plots closer to the street edge with a greater use of linked dwellings and smaller frontages. Whilst lower densities will be characterised by larger detached properties, with deeper frontages and gardens.

High density dwellings located within the core of the development along a primary street.



Low density dwellings located opposite to the open space.

Figure 14: Density & Building Heights

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Part 5: The Development Proposals

Street Types & Hierarchy

A regular off-set grid of streets is proposed in keeping with the character of the existing pattern of development in the area.

Street Pattern

The development's street pattern is based on a regular pattern of connected streets. This will create streets that are more direct in their form, and will be easier to navigate for pedestrians and cyclists.

It will also produce streets and perimeter blocks that are practical and efficient in their design. The street pattern will allow the opportunity to introduce avenues, feature spaces, and crescents. It will also encourage the use of vistas and views of keynote buildings as streets intersect.

Primary Street.

Secondary Street.

Indicative Street Types - Character Streets

Traditional places are organised on distinctive street types and, in general, a hierarchy of higher order streets such as a Primary Road or Main Street and lower order streets such as Lanes. This occurs within Romsey. Higher and lower order streets will be used for the development.

A series of street types will be introduced and these will act as 'character streets'.

The principle is that there should be around three 'character streets' each having variations in width, building form, densities and landscape treatment. These should be:

- Primary Streets;
- Secondary Streets;
- Green Lanes (including Shared Driveways).

During the detailed design stage these could be refined further with additional street types, following the principles set out within the DAS.

Green Lanes (including Shared Driveways).

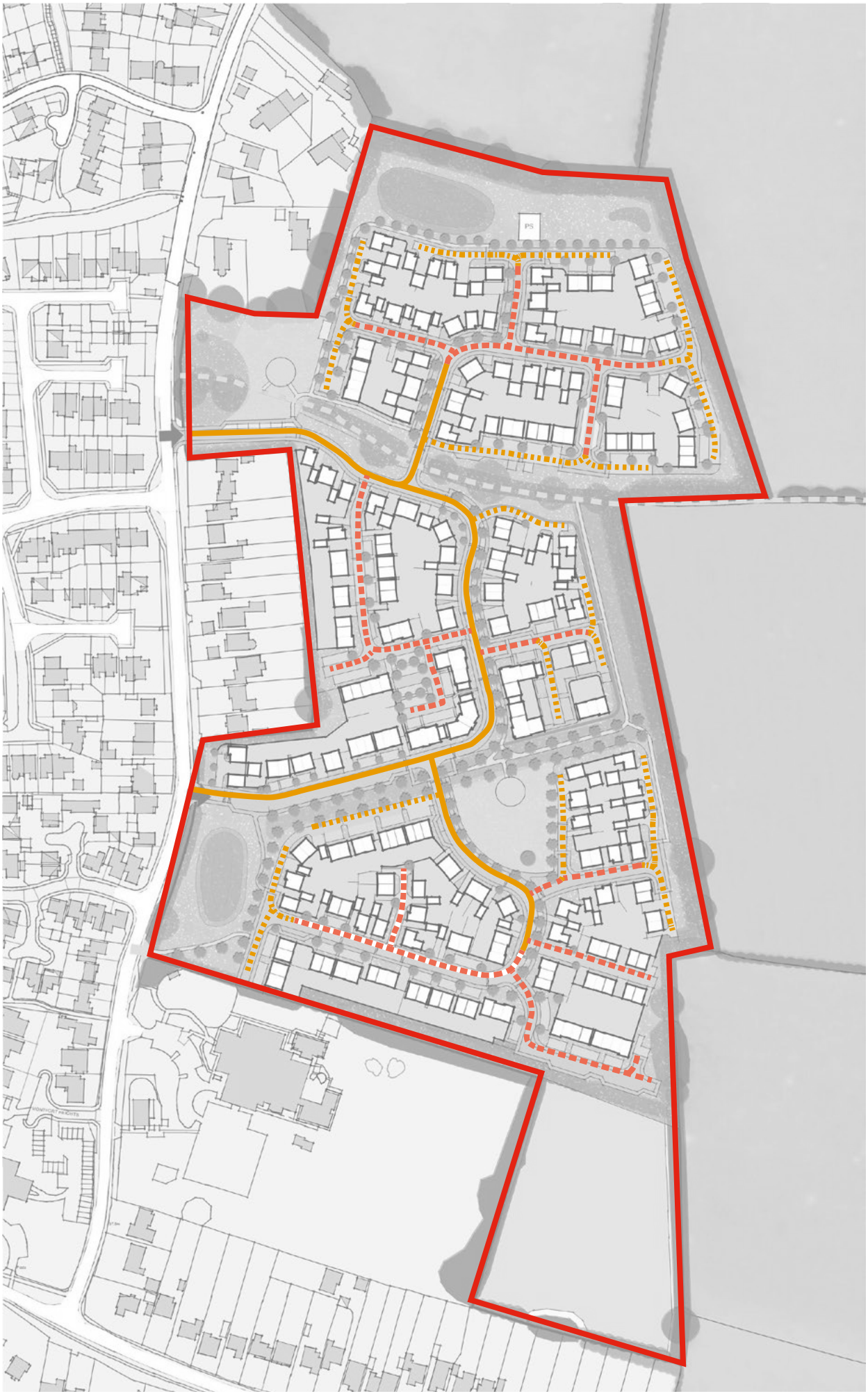

Figure 15: Street Types & Hierarchy

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Part 5: The Development Proposals

Green Infrastructure & Ecology

Biodiversity Proposals

From the outset and following review of the ecological baseline, the potential effects arising from the Proposed Development have been considered in the design process to avoid or minimise, where possible, potential adverse effects on important ecological features.

The proposals sought ecological input during an early phase of the design process to ensure that the impacts on ecological receptors, which include valuable habitat types will be kept to a minimum. BNG calculations have been completed to ensure that a net gain can be achieved, and the results of faunal surveys have been used to ensure negative impacts are kept to a minimum.

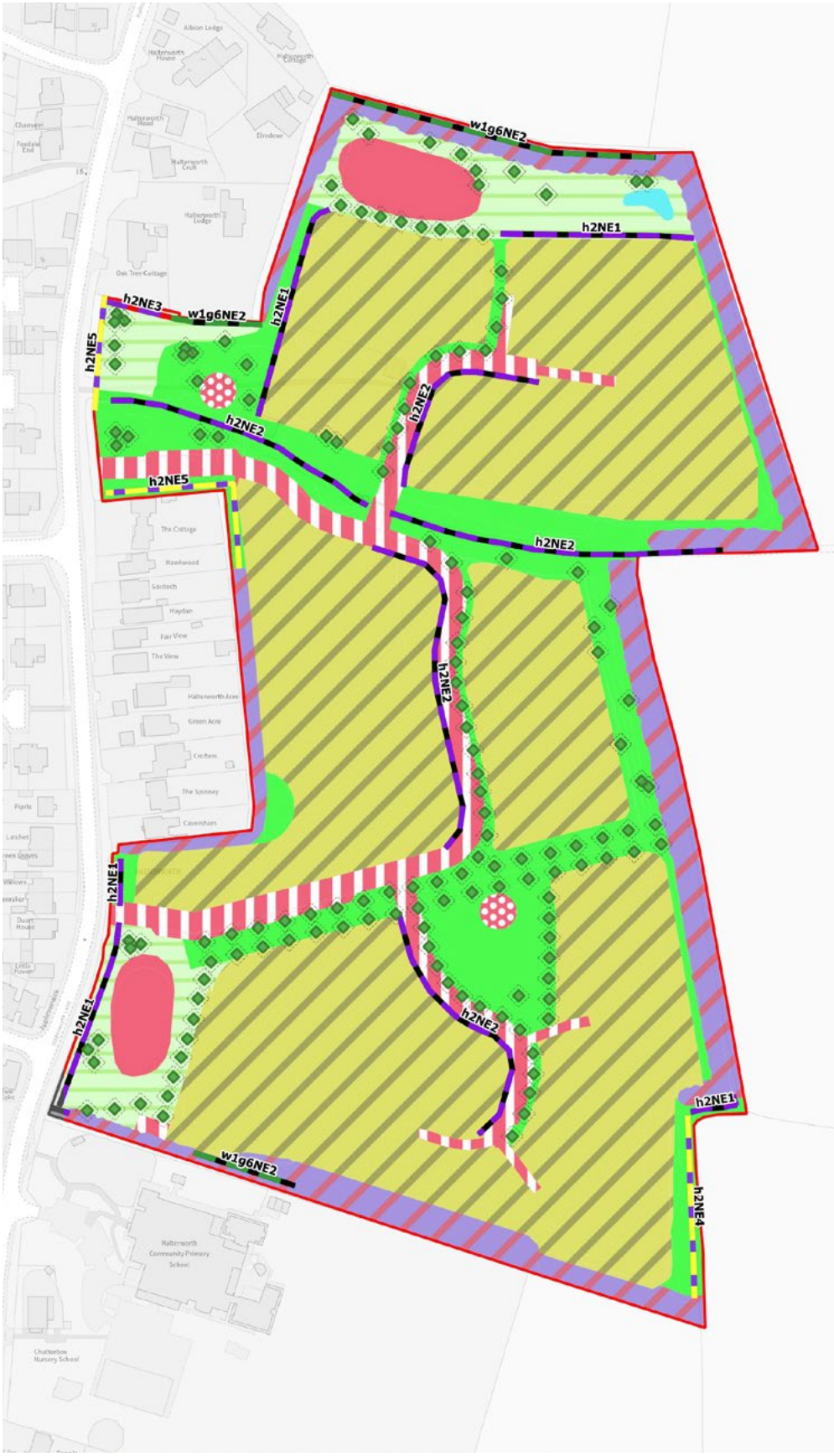
The proposed scheme includes the following intrinsic ecological avoidance, mitigation and enhancement measures:

- The mature trees will be retained and have their root protection areas (RPA) adequately buffered in line with the Arboricultural Impact Assessment.
- The retained hedgerows will be protected from damage, and will exist outside of property ownership, to protect them from damage and to allow sufficient room for management regimes.
- Roads will be kept as narrow of possible where they will create breaches in hedgerows. Hedgerow loss will be avoided unless required for access and/or H&S (visual splays etc).
- Proposals include additional tree planting within the development area, with them included along streets and around the Site peripheries.

Biodiversity Net Gain

The development framework has been assessed using the DEFRA Metric Version 4.0. Based on proposing habitats that are readily achievable and commonplace in residential development of this type, the BNG calculations will result in a 10.11% gain in habitat units and 22.01% gain in hedgerow units.

This will be achieved through the enhancement of existing retained habitats and through the creation of native species-rich grasslands, mixed scrub, hedgerows and a wildlife pond.



Key

- Site Boundary

Proposed Habitats

- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Mixed scrub
- Modified grassland
- Other neutral grassland
- Ponds (non-priority habitat)
- Sustainable drainage system
- Residential (70:30 split of developed land and vegetated garden)

Hedgerow Proposed

- Non-native and ornamental hedgerow (h2NE3)
- Line of trees (w1g6NE2)
- Native hedgerow (h2NE5)
- Native hedgerow with trees (h2NE4)
- Species-rich native hedgerow (h2NE2)
- Species-rich native hedgerow with trees (h2NE1)

Individual Tree Proposed

- Proposed Medium Urban Tree
- Small urban tree

Figure 16: Proposed Habitats Plan

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Part 5: The Development Proposals

Access

Vehicular Access and Public Transport

The proposal currently includes two new vehicular access points from Halterworth Lane. Potential parking for the primary school will be provided at the entrances to the site along the primary street.

Pedestrian and Cycle Links

The Indicative Layout creates a number of walking and cycling routes through a connected pattern of streets, footpaths and connections to existing network. This overall strategy will encourage the community to walk and cycle and will promote healthy active living.

Pedestrian routes will serve significant desire lines within the Site and offer safe and secure routes. The street design will also include footways and cycleways to provide priority for pedestrians and cyclists in terms of movement and crossing points. This will help to facilitate safe and easy pedestrian and cycling movement through the development.

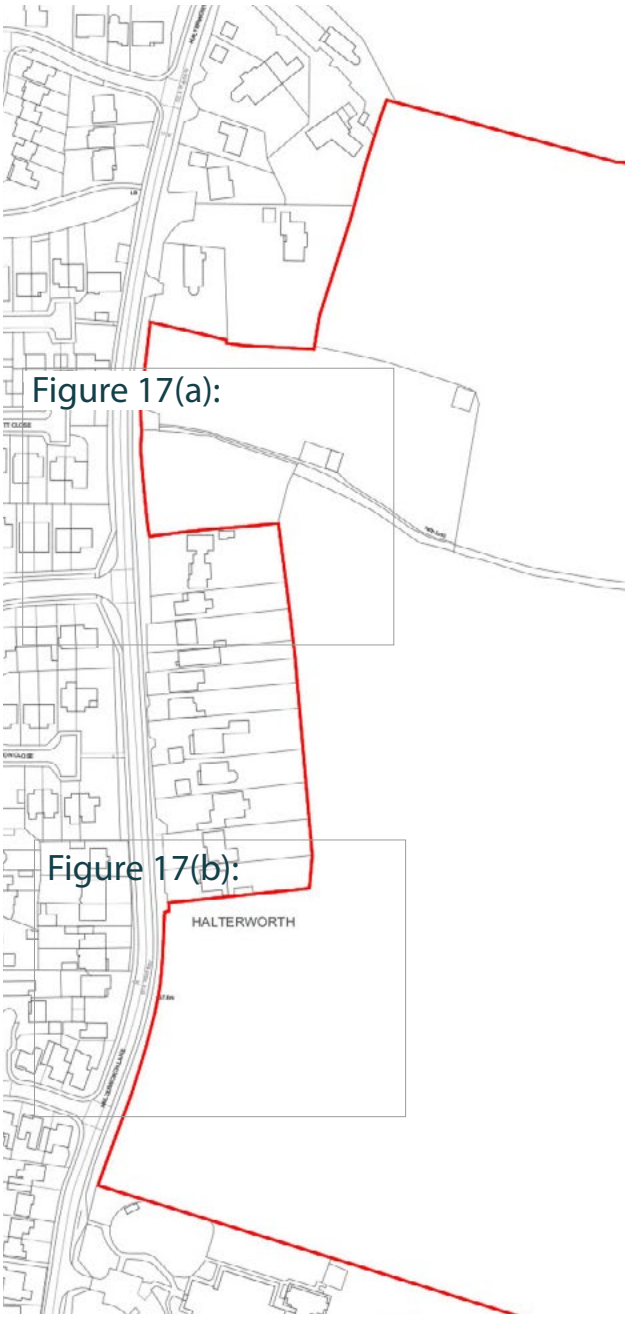

Figure 17: Access - Location

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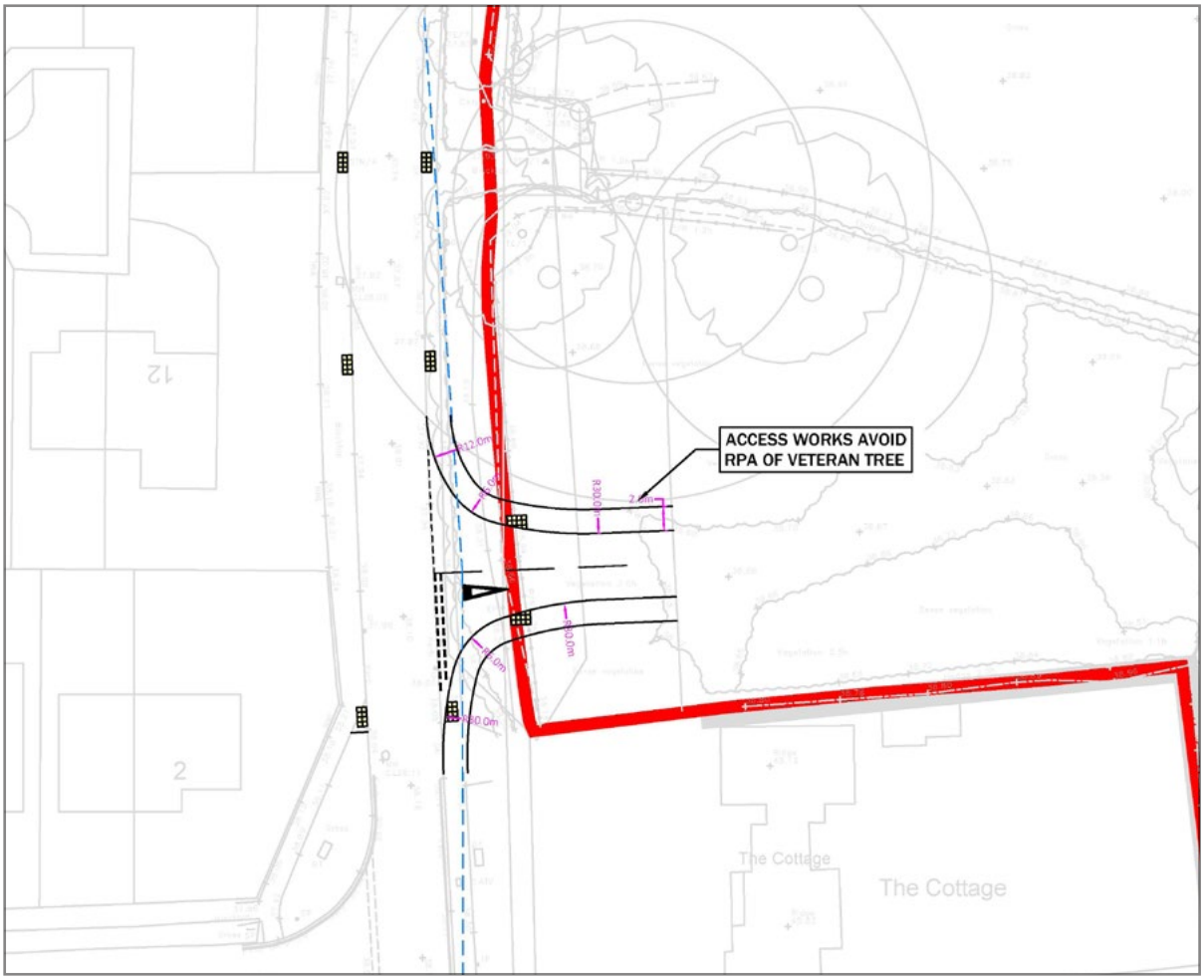

Figure 17(a): Access - Halterworth Lane

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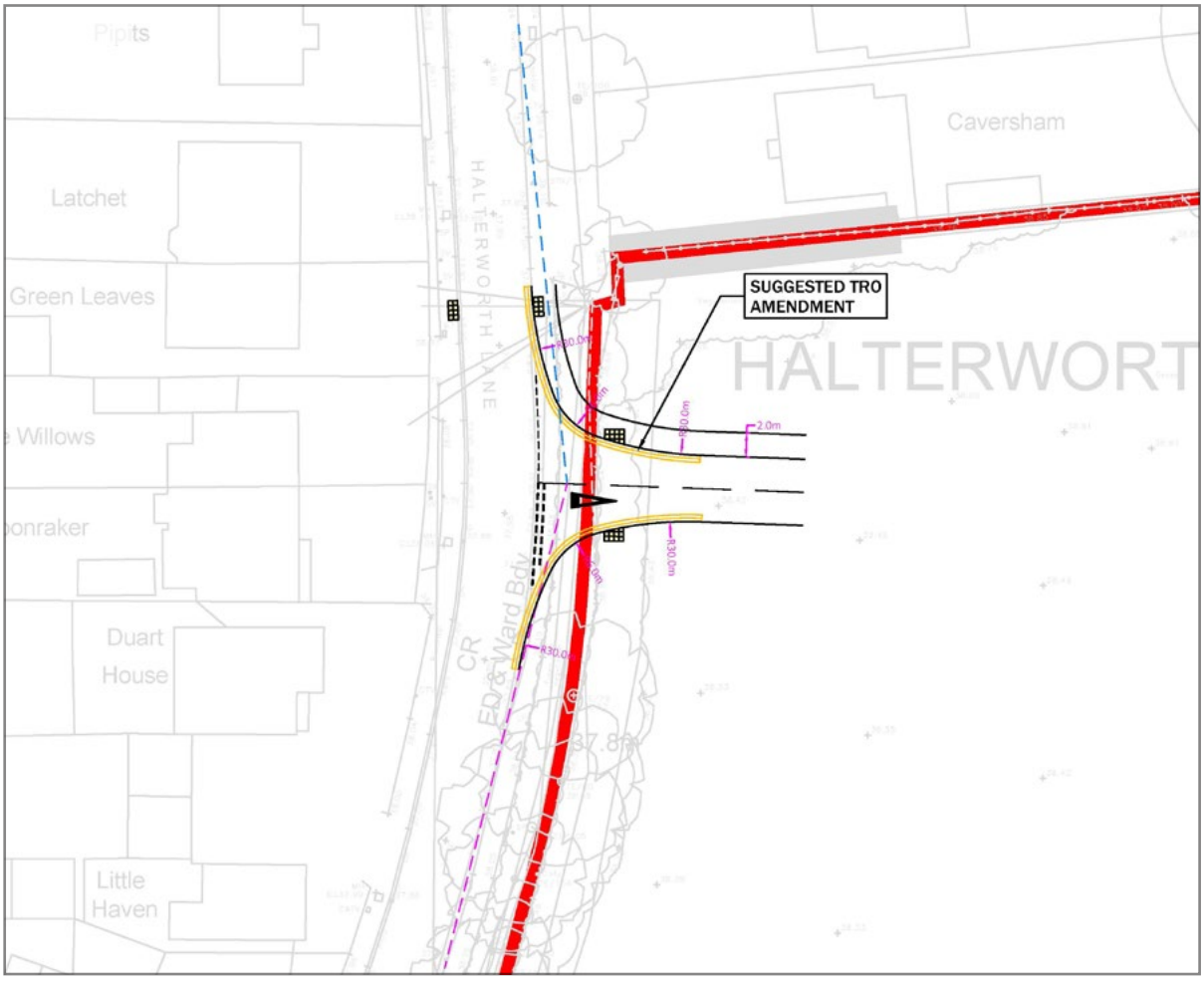

Figure 17(b): Access - Halterworth Lane

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Part 5: The Development Proposals

Conclusion

The aim is to develop a high-quality development with a strong sense of place that responds well to its existing context, will stand the test of time and meet the needs of current and future generations.

Conclusion

The proposed development is for a residential scheme delivering up to 270 dwellings including 40% affordable homes, along with associated public open space (POS), play and Green Infrastructure (GI) and attenuation features set within a landscape framework of retained and proposed GI.

The proposals have been developed by understanding the existing situation of the site in relation to the settlement, in accordance with best practice in urban design and with reference to both national and local design guidance.

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Appendix

Building for a Healthy Life

BHL is accepted as a useful design tool for residential masterplanning and the application proposals have responded to the 12 considerations as follows:

Integrated Neighbourhoods

Natural Connections: Create places that are well integrated into the site and their wider natural and built surroundings. Avoid creating isolated and disconnected places that are not easy places to move through and around.

Response: New pedestrian routes within the site will link to the existing footway network providing direct links into the surrounding areas. Access routes throughout the development will be welcoming, legible, and safe.

Walking, Cycling and Public Transport: Short trips of up to three miles can be easily made on foot or bicycle if the right infrastructure is in place, helping to improve public health and air quality whilst also reducing local congestion and carbon emissions.

Response: The development is within close range of Romsey. Several footpaths, cycleways, and bus routes are within easy reach to provide safe and sustainable journeys.

Facilities and Services: Places that offer social, leisure and recreational opportunities a short walk or cycle from their homes.

Response: The development is in close proximity to Romsey. New recreational spaces will be located across the site.

Homes for everyone: A range of homes that meet local community needs.

Response: The accommodation mix would reflect the needs and aspirations of the local community. The design would include a range of dwelling sizes across the site to provide a mixed community. Provision for 40% affordable homes and homes suitable for the elderly will also be created.

Distinctive Places

Making the most of what's there: Understand and respond.

Response: The layout and green infrastructure for the scheme responds to its context. At a detailed level, features will be included in the design, to develop local distinctiveness. The site's green infrastructure will complement existing landscape features and SuDS features take advantage of the site topography whilst contributing to biodiversity.

A memorable character: Create places that are memorable.

Response: The design approach retains the existing vegetation wherever possible which will give immediate character for the development. At a detailed design stage, architectural details / materials would reference local character and spaces within the site that have been considered for character benefits.

Well defined streets and spaces: Create a network of streets and spaces that are well enclosed by buildings and/or structural landscaping, taking care to ensure that front doors and the principal facades of buildings face streets and public spaces.

Response: The scheme is based on a series of development blocks. There would be a clear definition of the private and public realm and properties would overlook the public space.

Easy to find your way around: Use legible features to help people find their way around a place.

Response: The layout for the scheme follows a simple approach with a new 'Primary Street' to allow residents and visitors to easily navigate their way around. The relationship with the green infrastructure would allow easy orientation.

Appendix

Streets For All

Healthy streets: Streets are different to roads. Streets are places where the need to accommodate the movement of motor vehicles is balanced alongside the need for people to move along and cross streets with ease. Activity in the street is an essential part of a successful public realm.

Response: The building layout has defined the street network, so that highways and car parking do not dominate. Where main pedestrian routes cross the streets levels could be raised to give pedestrians priority, and to assist in calming traffic. At a detailed stage methods for traffic calming will be incorporated into the development's layout.

Cycle and car parking: Well-designed developments will make it more attractive for people to choose to walk or cycle for short trips helping to improve levels of physical activity, air quality, local congestion and the quality of the street scene. Well-designed streets will also provide sufficient and well-integrated car parking.

Response: Pedestrian and cycle routes will be safe, attractive, and efficient. Car parking would be integrated into the overall layout and design. Car parking would be within curtilage, primarily to the side of dwellings.

Green and blue infrastructure: Creative surface water management such as rills, brooks and ponds enrich the public realm and help improve a sense of wellbeing and offer an interaction with nature. As the richest habitat for a range of flora and fauna, they are also a key play in achieving the net gain in biodiversity sought by the 2020 Environment Bill.

Response: The site layout incorporates SuDS proposals within the open space which will provide biodiversity benefits and opportunities for the community to interact within the landscape.

Back of pavement front of home: Garden cities, towns and suburbs used hedges to define public and private spaces, helping to create characterful and biodiverse places. The space between the back of the pavement and the face of buildings has a significant impact on the quality of a place. Clear demarcations between public and private spaces can encourage people to personalise the front of their homes whilst also offering opportunities to integrate level changes, utility boxes and waste storage.

Response: Boundary features to fronts of properties will be well considered providing definition for public/ private spaces transitions. A variety of boundary conditions would be proposed depending upon location such as low walls, hedges and shrub planting. Front garden depths help define the street character and the building layout will allow for bins and recycling stores to be stored out of sight to minimise their impact on the streetscene.


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