

LITTLEBRIDGE / ANDOVER VISION DOCUMENT

Submission to Test Valley Borough Council
September 2018



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TO CREATE A SUSTAINABLE AND VIBRANT GARDEN SUBURB, WHICH CONTRIBUTES TO THE ECONOMIC PROSPERITY OF ANDOVER AND ITS HINTERLAND, IS CONNECTED WITH COMMUNITIES IN ANDOVER AND THE ANNA VALLEY, AND WHICH PLACES THE PROMOTION OF HEALTH AND WELL BEING AT ITS HEART.





/ SITE LOCATION

Local and Regional Context

The historic market town of Andover is situated on the River Anton, 18.5 miles west of Basingstoke, 18.5 miles north-west of Winchester and 25 miles north of Southampton. Andover is situated on a low plateau formed by the river valley, with existing housing and employment areas extending out from the town centre across the valley floor. To the south of the town the A303 trunk road, which forms an important route from London to the southwest of England, beyond which lies a prominent ridge line comprising Bury Hill, Bere Hill and Tinkers Hill. To the north of the town the land rises towards Enham Alamein and North Wessex AONB, and to the west towards Weyhill and Monxton.

Littlebridge is located approximately 2.5 miles from Andover town centre, on the south western edge of the town. The A303 forms the site's north-eastern boundary. The southern boundary of the site follows the course of the Pillhill Brook and Cattle Lane, a wooded valley between the site and settlements along the Anna Valley, namely Abbots Ann and Little Ann and further east to Anna Valley and Upper Clatford.

The West of England Main Rail Line, borders the northern boundary of the site, beyond which lies Government Offices, MOD land (Army Headquarters including Officers Mess and residential quarters) and Andover Business Park. Belts of mature trees and hedgerows strongly define this edge. To the west the site is bounded by Cattle Lane and existing watercress beds adjacent to the Pillhill Brook. Cattle Lane proceeds north to join Andover Road. Also to the west, Farm Road and Red Post Lane provide existing access into and across the site.

Andover is the main town with Test Valley, significantly larger than other settlements and with a commensurate level of services and facilities. Consequently, Andover exhibits a particular degree of self containment.





/ DEVELOPMENT PARTNERS

Andover College, Ilchester Estate and Hallam Land Management

Andover College

Andover College focuses on developing its student's skills across a broad academic curriculum including A Level, BTEC and City and Guilds professional qualifications. The College facilities in the centre of Andover include a successful Sixth Form Academy for the pursuit of academic programs; together with a range of well-appointed professional facilities to support a diverse range of programmes leading to qualifications in IT and business, health and social care, motor-vehicle, hair and beauty, creative and performing arts and construction.

"Andover College aims to be at the forefront of the market place with an outstanding reputation for clarity, innovation, impact and quality of service. To provide an outstanding, enjoyable and successful learner experience. To foster a culture that develops and supports staff to be outstanding in all they do, and to be the market leader in providing high-quality beneficial training and skills development that improves business performance."

Development at Littlebridge would allow the college to continue to develop its successful program of expansion and investment and help to put education for all at the heart of proposals for both Littlebridge and Andover as a whole. The creation of a purpose built campus community learning hub within Littlebridge, which offers the opportunity for young people would provide much needed facilities for the College to continue to expand its programme for Schools to prepare young people for progression from 16 years old onwards across Andover and Test Valley area.

Furthermore, dedicated facilities within Littlebridge combined with capital released from development of the Littlebridge site would free-up space within the College main campus in Andover to allow for further post 16 expansion of the full range of curriculum choices in line with the considerable increases in student enrolments which the College has seen since 2007.

Moreover the college will explore the potential to sponsor a new primary school within Littlebridge, ensuring that any new school benefits from placement students and an exchange of expertise.

Improved public transport connections would link the campus at Littlebridge to existing employment areas within Andover, and the town centre. These links will improve the on-going unity between business and education within the town. Both existing and new residents alike will have greater access to a range of educational facilities, and this will improve Andover in terms of educational excellence and opportunity, as well as creating more jobs.

The Ilchester Estate

Ilchester Estates owns and manages a significant property portfolio in the south-east of England, comprising a mix of agricultural land, forestry, residential property to let, commercial properties and high quality, 5 Star and Gold Award, rural holiday cottages.

Hallam Land Management

Hallam Land Management Limited (HLM) is the strategic land and planning promotion arm of the Henry Boot Group of Companies.

HLM has been acquiring and promoting strategic land since 1990. HLM have a strong track record in resolving planning and technical problems in order to secure planning permissions and to release land for a variety of developments.



Ilchester Estates



Hallam Land Management



/ ANDOVER VISION

A partnership of residents, community groups, businesses and public bodies

Andover Vision sets out an ambition for Andover and its future over the next 20 years (2017-2037). The document sets out five themes for Andover Vision, as follows;

1. *“Being part of a connected community.*
2. *Having a great green environment.*
3. *Being part of a thriving town centre.*
4. *Supporting business, jobs and skills in the town.*
5. *Access to great health.”*

Andover Vision notes the key drivers for change within Andover being;

- *“1050 new homes by 2024.*
- *22% of the population are 0-17 years old (above the national average).*
- *An estimated population increase of 5392 bringing the population to 511,117 by 2022.*
- *Higher proportion of people are in full time employment compared to the UK national average”*

The following ‘big ideas’ drawn out from Andover Vision’s key themes are relevant to development opportunities at Littlebridge;

Being part of a connected community

- *“Andover will be a town where people are able to get involved, through a wide range of volunteering opportunities and community groups.*
- *Andover will be well served with a range of community facilities that enable all of its residents to get involved and engage with their wider community.*
- *Andover will be accessible and easy to get around with a connected range of walking and cycling routes.”*

Having a great green environment

- *“Improve recreation facilities and acquire new green spaces and parkland as Andover grows.*
- *Cultivate community interest in Andover’s diverse wildlife and biodiversity in order to help protect it.*
- *Encourage and grow community-led projects where people and groups play an active role in nurturing and promoting green spaces and parkland.*
- *Let’s all play our part in making the established and new communities in the town greener and more beautiful places.”*

Being part of a thriving town centre

- *“Create and promote a strong brand for Andover as a place to visit and spend time.”*

Supporting business, jobs and skills in the town

- *“Strengthen links between businesses in the town and schools in order to inspire young people for the future.”*

Access to great health

- *“Deliver state-of-the-art facilities in Andover in order to promote active healthy lifestyles.*
- *Promote and encourage activities that Andoverians of all ages and abilities can take part in and have fun whilst being healthy.*
- *Work with young people and their families to encourage healthy habits which will become part of everyday life.”*

Littlebridge has the potential to create a sustainable garden suburb for Andover. In doing so Littlebridge can deliver a range of interconnected community facilities and open spaces, promoting the health and well being of its residents. It has the potential to develop stronger links between local business and educational establishments and will help develop a strong brand for Andover.



2 // DELIVERY

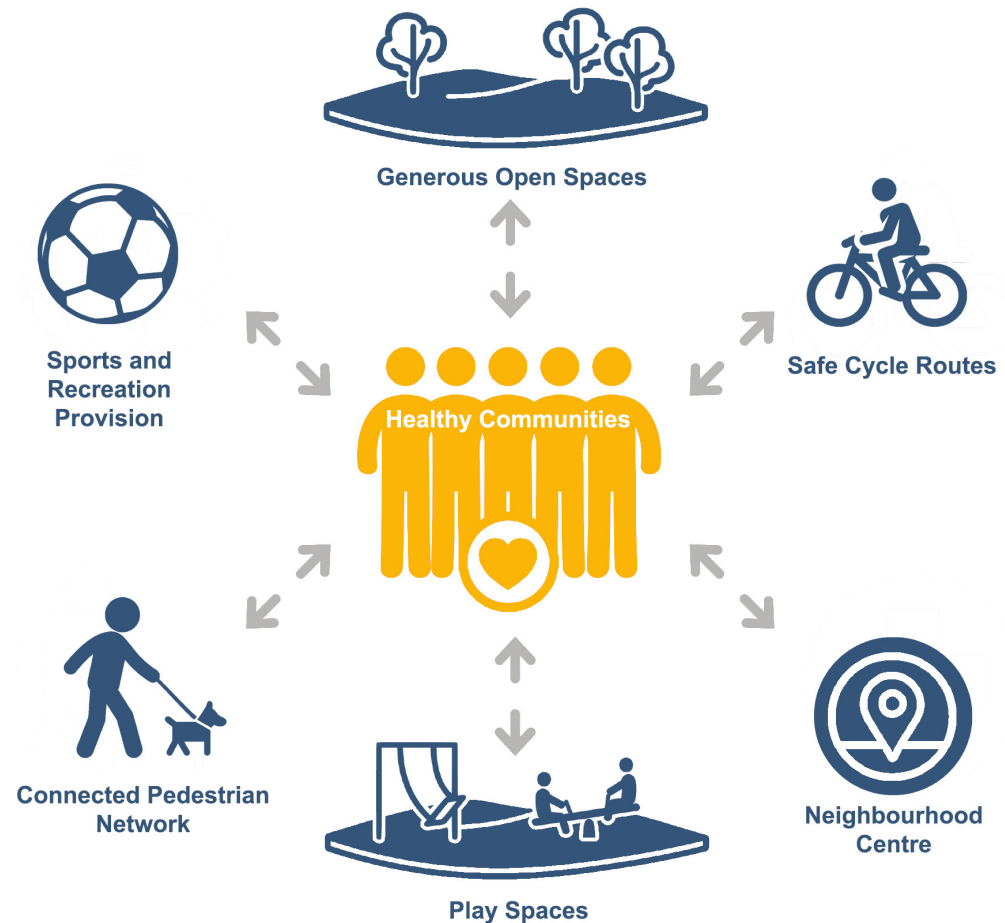


// HEALTH AND WELL-BEING

Creating a legacy of health and well-being within the development

There is a symbiotic relationship between human health, town planning and the quality of the built environment. Place making therefore has an important role to play in creating vibrant new neighbourhoods and a strong sense of local identity. This is essential if a strong, engaging, and adaptable local community is to become a reality and ensure that the proposed masterplan for Littlebridge is ultimately sustainable.

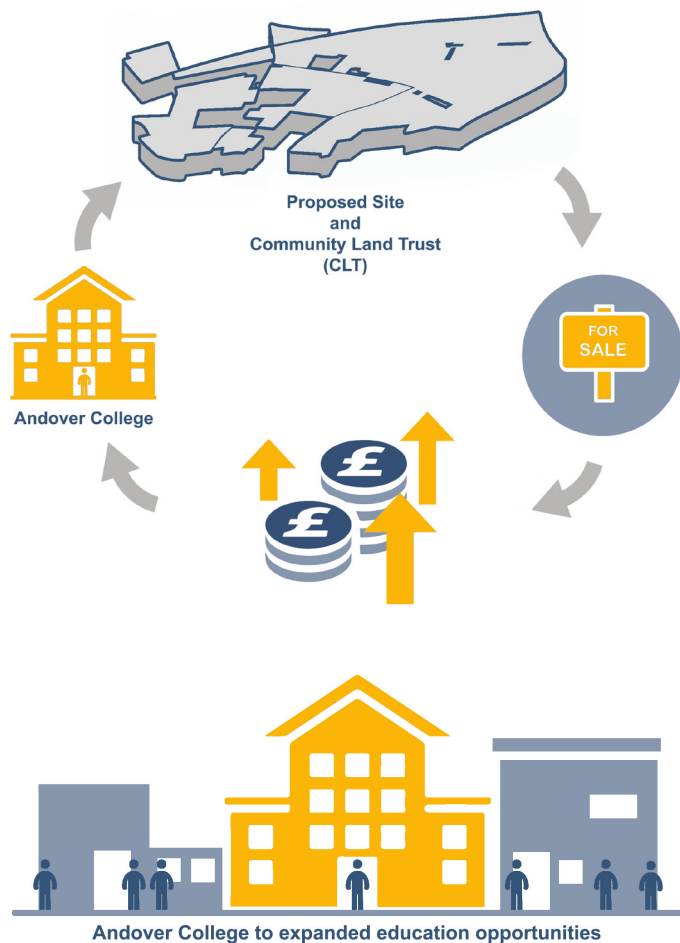
Proposals for Littlebridge will be developed to ensure that national and local government policy, relating to health and well-being ("Health in all Policies" published by Public Health England, 2016), will be fully incorporated into the masterplan. This will ensure that public physical and mental health sits at the heart of the design process. This in turn will seek to promote easy access to green infrastructure, opportunities for recreation and relaxation, connectivity to public rights of way, etc. Above all, the masterplan seeks to provide opportunities for social engagement through the creation of a network of public open spaces and interlinked community facilities.





// EDUCATION

A cornerstone of the delivery process



Littlebridge offers the opportunity to provide a wide range of educational benefits to the town, these include:

- Capital receipts as a result of development at Littlebridge which will be reinvested in the College's existing town centre campus to improve facilities, courses and its educational outreach;
- A purpose-built Learning and Skills hub for Andover College with dedicated public transport links to the town centre and surrounding employment areas; and
- A new high quality two form entry primary school, set within attractive grounds and potentially linked to the college through sponsorship and governance.

Andover College

A new Learning hub within Littlebridge would assist Andover College to continue and expand its on-going provision for educational excellence and lifelong learning within the town. It would enable the college to expand its range and scope of vocational and academic courses, as well as widening outreach to members of the community of Littlebridge and surrounding areas. The new centre could accommodate a range of learning and recreational facilities which would be available to the whole community.

The design of this new college building would reflect its importance within the development, as a gateway building and a key resource for the local community, cementing the important link between education and businesses within the town.

Primary Education

A new primary school is also included within the proposals for Littlebridge. This will be located at the centre of the development, allowing easy access from all residential areas via green corridors throughout the development. These routes will allow for safe movement of pedestrians in a traffic-free environment. Green corridors will also link the primary school with proposed sports facilities enabling the school to extend its boundaries and use the wider Littlebridge site as an educational resource.



// HOUSING

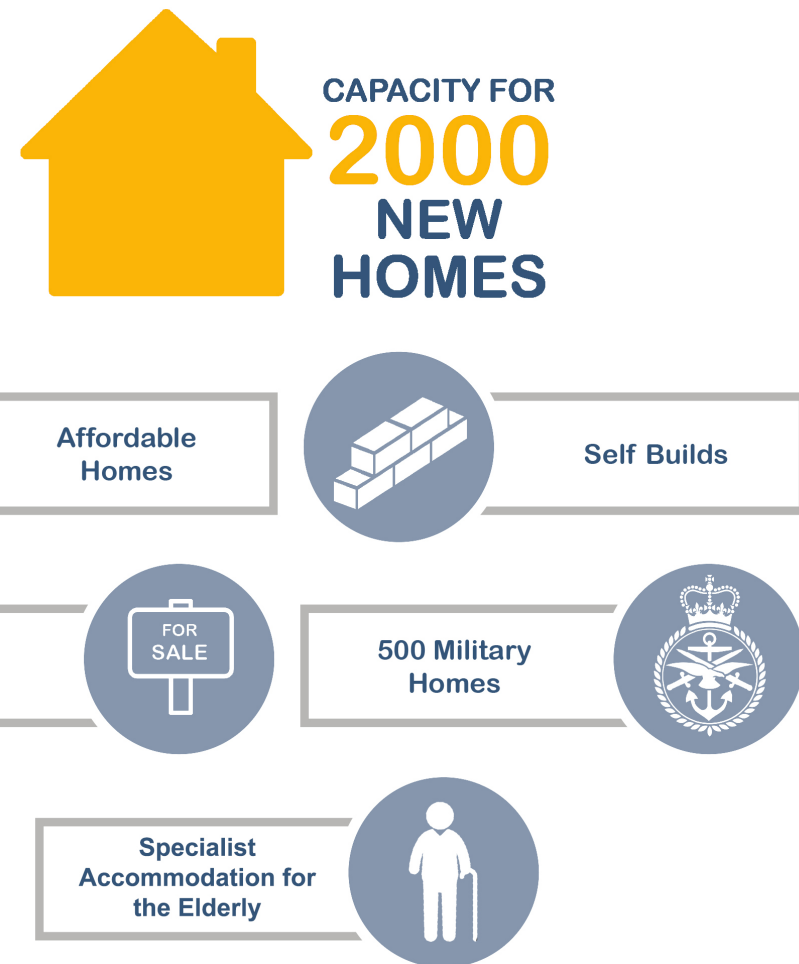
Housing mix to meet the needs of the local area

Littlebridge has the capacity to provide up to 2000 new homes, including approximately 500 homes to accommodate MOD employees. This concept assumes an average density of 35 dwellings per hectare across the site, reflecting the imperative to use land efficiently and to foster a more sustainable mixed communities.

The development will comprise a variety of dwelling types and sizes offering a broad choice of accommodation from smaller homes for first time buyers to family homes, with the potential to support a range of needs including specialist accommodation for the elderly and room for home working.

The affordability of housing is also a key consideration for Littlebridge. There is an acknowledged demand for more affordable housing, particularly for those on low incomes and for first time buyers. Littlebridge has the potential to provide a mix of affordable housing with both rented and shared equity housing being made available. Provision of key worker housing (education, health care sector for example) and self build plots will also be included.

The layout will take cues from surrounding residential areas and will seek to reflect local distinctiveness whilst creating its own identity. Furthermore the layout will seek to reflect its location between the edge of Andover and the Anna Valley to reflect the best of both and to develop an appropriate urban/rural transition, whilst maintaining a broad sense of separation between settlements.





// ECONOMIC

Creating economic opportunities



Neighbourhood Centre with the potential to bring jobs and services to the area



Andover College can help provide an increased skilled workforce for the community

A key part of economic growth relates to the fostering and support of a skilled labour force and their subsequent retention within the town. Littlebridge and Andover College play a key part in helping to achieve this.

Littlebridge will offer housing, work space and amenity space to support labour needs. In tandem the college recognises its role and responsibilities in this area and is committed to reinvesting capital from the development to enhance its facilities and to continue to improve its teaching and training.

Neighbourhood Centre

At the heart of the development, Littlebridge will provide a new Neighbourhood Centre, including a range of essential facilities and services alongside employment opportunities for starter businesses. Services may include but not limited to:

- A local supermarket;
- A health care facility;
- Smaller commercial units including for example a hairdresser, newsagent, delicatessen, cafe, estate agent, pharmacy etc;
- A Community Hub and Learning Hub.
- Flexible workspace (B11)

The Neighbourhood Centre will be located for ease of access. It will establish a mix of compatible uses tailored to meet the needs of the local community, create a well-considered public realm with good circulation and access for all. The Neighbourhood Centre will be designed to support and complement development in the surrounding area including Andover Business Park and the outlying villages of Anna Valley, Abbotts Ann, Monxton and Upper Clatford.

3 /// PLANNING CONTEXT



/// PLANNING POLICY CONTEXT

Local Planning Policy

The Test Valley Local Plan seeks to promote sustainable development through managing, guiding and facilitating the building of new homes and infrastructure. The main aim of the Local Plan is to ensure that the new development meets the social and economic needs of our communities whilst at the same time protecting the Borough's natural and built environment.

The Borough Council are currently preparing a new Local Plan for the period to 2036. This new Local Plan will be based upon national planning policy, the evidence produced by the Council and the key planning issues the Borough face.

The new Local Plan will need to cover a number of strategic policies including: a spatial strategy for distributing new development; the amount and location of new development, and policies for environmental protection and enhancement.

The NPPF sets out the Government's planning policies for England and how these should be applied. The Tests of Soundness require that a Local Plan is consistent with national policy and should enable the delivery of sustainable development in accordance with its policies.

Achieving Sustainable Development

The purpose of the planning system is to contribute to the achievement of sustainable development with three overarching objectives – economic, social and environmental. These are interdependent and are to be pursued in mutually supportive ways.

For plan-making, the presumption in favour of sustainable development means that plans should positively seek opportunities to meet the development needs of their area, with sufficient flexibility to adapt to rapid change. Strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas. Only when areas of protection afforded by the NPPF provide strong reasons not to, or when any adverse impacts significantly and demonstrably outweigh the benefits, should this principle be departed from.

Delivering a Sufficient Supply of Homes

The Government's objective to significantly boost the supply of new homes is restated in the new NPPF. To support this, it is important that a sufficient amount and variety of land can come forward where it is needed and that the needs of groups with specific housing requirements are addressed.

A Local Housing Needs Assessment will inform decisions about the minimum number of new homes needed. This will be conducted using the standard method in national planning policy unless exceptional circumstances justify an alternative approach. The Government have signalled their intention to review the standard method later this year and preparation of the Local Plan's housing strategy in due course will need to have regard to this.

In turn, planning policies should identify a sufficient supply and mix of sites taking in to account their availability, suitability and likely economic viability. Planning policies should identify a supply of specific, deliverable sites for years one to five of the plan and specific, developable sites or broad locations for growth for years 6-10 and where possible for years 11-15 of the plan. In this regard the supply of large number of homes can often be best achieved through planning for larger scale development, such as significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities.



Promoting Sustainable Patterns of Growth

Allied to the above, the Local Plan should actively manage patterns of growth in support of sustainable transport objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. Planning policies should support an appropriate mix of uses across an area and within larger scale sites to minimise the number and length of car journeys needed for employment, shopping, leisure, education and other activities.

Settlement Pattern

Andover's pattern of growth has been broadly nucleated from a central core straddling the River Anton, north, east, south and west.

Growth between the 1960's and the turn of the century saw expansion of the settlement south, east and west towards the A303, (constructed in 1933 and upgraded to a trunk road in 1958). Development to the north diverged from the nucleated pattern creating satellite pockets of growth. Subsequent development saw further growth to the north and north east, with development to the south and west of the A303 being limited to the creation of the MOD base and modest infill within Anna Valley.

Until recently land south west of the A303 was dominated by "defence"; initially with the establishment of RAF Andover during WW1, and more recently the Defence Logistics Organisation (DLO) and British Army Land Forces Headquarter. The Airfield is now home to Andover Business Park with a new solar farm alongside. Further development to the west would be well placed to serve these employment uses and to develop sustainable transport modes for the west of the town.

The history of Littlebridge (Little Park Farm) is also of note, being the first estate to be purchased as part of the Land Settlement Association in the late 1930's and turned from farmland into smallholdings – a home and a livelihood to those affected most by the Great Depression. Our Vision looks to turn Littlebridge into a modern day community and put this land at forefront once again in response to the latest crisis to hit this country – the need for more homes.

Development will be sensitively designed to come forward in a manner which maintains a gap between Andover, Abbots Ann and Little Ann, develops around the principle of a garden suburb with health and well-being at its centre, and which preserves the identity of these settlements.



Andover 1930



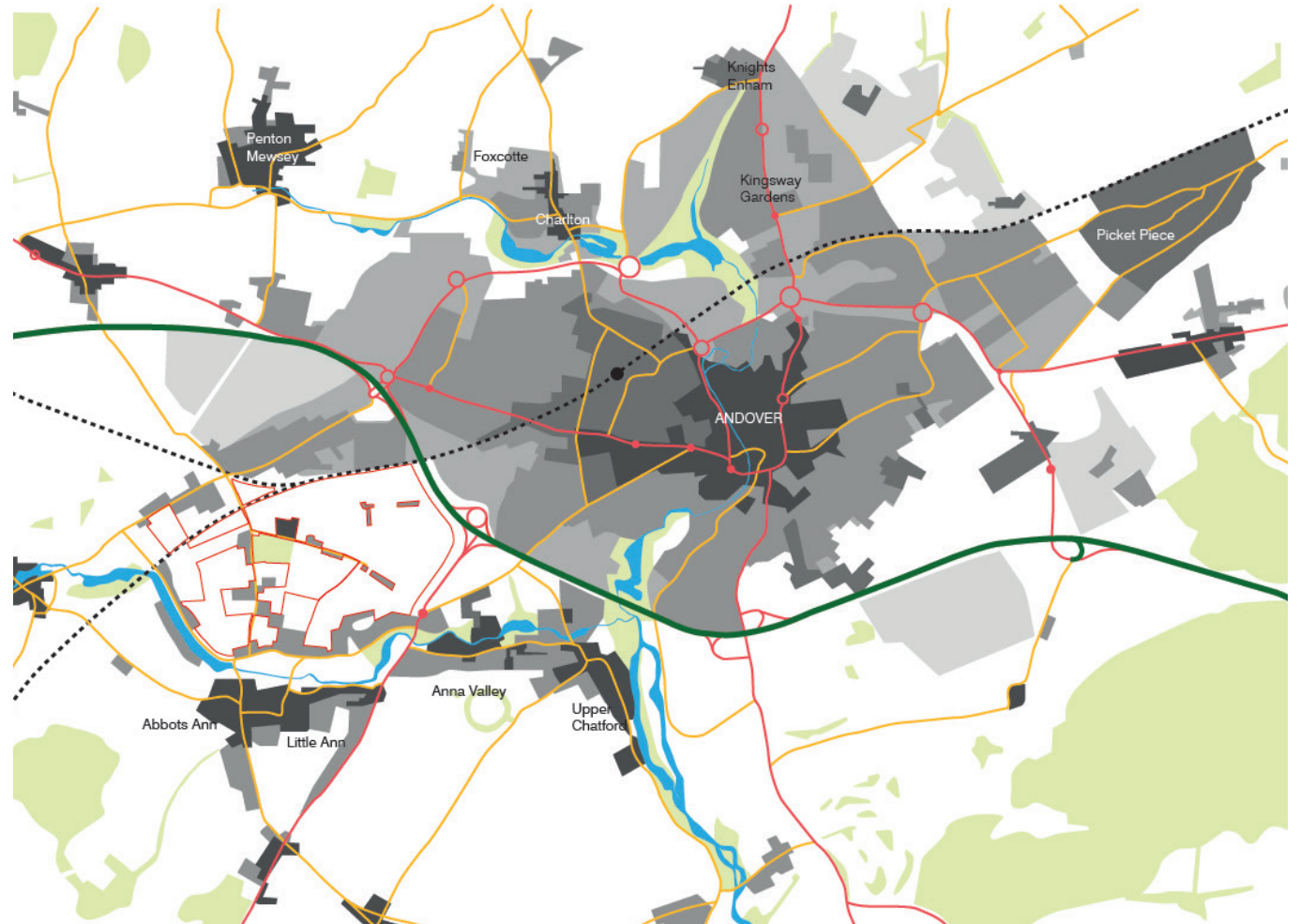
Andover 1970



Andover 2001



Andover 2018





/// The Suitability of Andover as the focus for additional development

Population

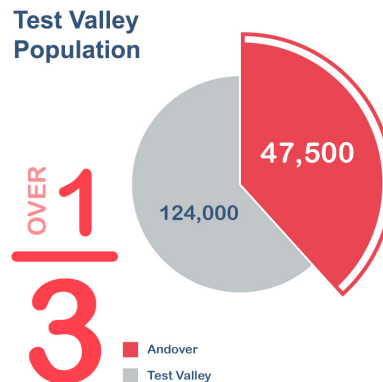
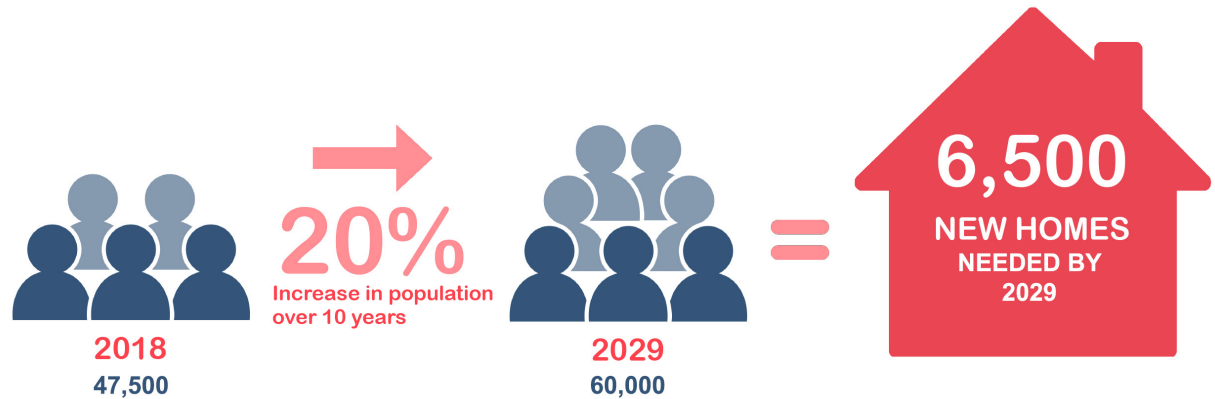
The current population of Andover is approximately 47,500, with a commitment in the current Local Plan for an additional 6500 new homes to be provided by 2029 which would increase the town's population to circa 60,000 residents. Its role and function is commensurate with the scale of the settlement and provides a focus for the rural hinterland of the Borough.

Other settlements in the Borough are significantly smaller. The population of Romsey, the only other major centre in the District, is only a third of that of Andover's. Romsey is a historic town which is part of the cluster of settlements associated with the Solent Waterside area.

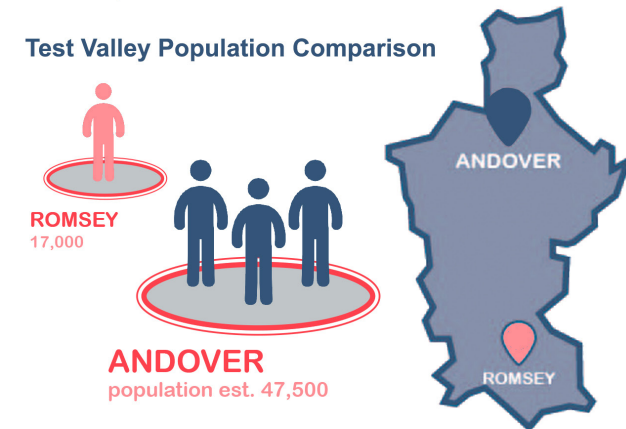
Local facilities

There is a wide range of facilities and services at Andover, typical of a settlement of this size. This includes major retail, employment, secondary and further education, leisure, sports and health and public transport provision.

The town centre offers both retail and employment opportunities and a range of local amenities and services for residents.



Test Valley Population Comparison





Andover benefits from both bus and rail based public transport. Situated on the main line railway, it is accessible to London Waterloo with a half hourly service and a journey time of little over an hour. Other destinations include Salisbury and Exeter.

Andover War Memorial Hospital is situated in the town centre and as part of Hampshire NHS Foundation Hospital provides extensive healthcare.

Economy

Andover is the main economic centre within the Borough and, as emphasised in the Economic Development Strategy, plays an important economic role with employment growing by 25% between 2010 and 2015. This is a larger proportionate growth than for the Borough as a whole. Following this pattern, future growth can be expected to be focused at Andover, reflecting its spatial advantages.

In the 2011 census, 75.8% of Andover residents aged 16-74 years old were economically active, higher than the proportion in the Borough. Job Density at Andover is also the greatest in the Borough. The growing young population of Andover supports economic growth and labour supply.

Of the economically active residents in Andover, 61.3% are in either full time or part time work. This is higher than the 57.5% in the Borough.

Within Andover there is a higher proportion of the population employed in higher skilled occupations. However, and in addition, the manufacturing base in Andover is stronger than elsewhere in the Borough. The Economic Development Strategy highlights that one in eight jobs (12%) are in this sector. This is greater than both the Borough and Regional proportions.

Commuting Patterns

Andover is a settlement with a significant degree of self-containment. The Test Valley Economic Development Strategy states that more of Andover's residents work locally rather commute further afield, and its 50% 'self-containment' is high compared to most towns. Maintaining and improving further this degree of self-containment is an important planning and land use objective.



The future role of Andover

Reflecting the above characteristics, and as a matter of principle, Andover continues to be an eminently suitable location for development and to serve as the focus for the distribution of development in the Borough. In the context of the requirements of the NPPF for policies and proposals to achieve a sustainable pattern of development, Andover represents the town best suited to achieve this.

Moreover, given its transportation links with such settlements as Basingstoke, Winchester, Southampton, it is also well suited to meeting unmet need from adjoining Authorities.

Having historically accommodated overspill from London in the 1950s it has a history of assimilating growth.

There is limited number of environmental constraints to future development at Andover. Development can be sensitively located without harming the character of nearby settlements.

Whilst the Borough is characterized by an ageing population, the structure of Andover's population is aligned with the town's role as the economic centre of the Borough with it having the greatest proportion of economically active residents. It also has a significant level of self-containment which should be maintained and improved.

The recent development of Andover Business Park represents a significant investment in the growth of the town. Development opportunities that capitalize on its locations adjacent to the A303 are clearly beneficial to the town's growth in the longer term and the juxtaposition of housing and employment is a positive factor in the location of new development. This is especially the case where new development would enable investment in the town's existing infrastructure.

As such the new Local Plan should look plan to meet as a minimum objectively assessed need for new development, any future development strategy for the District should prioritise the opportunities afforded at Andover to accommodate new development.

4 /// PLACE MAKING



/// THE SITE

Context, land use and local facilities

Landform & Topography

Littlebridge lies on the Andover plateau which rises gently from the centre of the town and the Anton Valley. The site rises from a low of 58m Above Ordnance Datum (AOD), within the wooded Pillhill Brook corridor to the south, to a height of approximately 80m AOD on its northern edge.

The southern slopes of the site form the boundary to Abbots Ann and Little Ann, and are partially visible from these settlements beyond hedged field boundaries and tree planting along the Pill Brook.

The northern slopes abut existing development on the urban edge of Andover and are contained by existing hedgerows and mature tree lines, as well as by the MOD site which spans the length of the northern boundary.

Landuse and Vegetation

The site is currently being used for arable farming, comprising a number of medium sized fields defined by hedged field boundaries. Tree coverage is limited to isolated hedgerow trees and small woodland copses.

Hydrology & Drainage

EA flood zone mapping confirms that the site lies within Flood Zone 1. The site levels fall in a southerly direction down towards the Pillhill Brook, south of Cattle Lane, before spilling into the River Test catchment. The site is therefore not liable to flooding.

Public Rights of Way (PRoW)

There are two existing Public Rights of Way which cross the site - a bridle path which links Cattle Lane with Farm Road, and a footpath linking Farm Road with the roundabout at Salisbury Road / A343. Proposals would seek to extend existing pedestrian access through the site and connect these into the wider footpath network.

Local Facilities

The majority of local facilities are located to the east of Littlebridge, centred in and around Andover town centre. The town centre is a short bus journey or drive from the site. Salisbury Road provides the most direct link between the site and town centre, along which development has the potential to improve walking and cycling links.

Andover Business Park is located approx. 600m north of Littlebridge and is considered a strategically important employment area. Current occupiers include; The Co-operative Group, Rich Products, Stannah, Harrier Grange Care Home, Travelodge, Marston's and Costa.

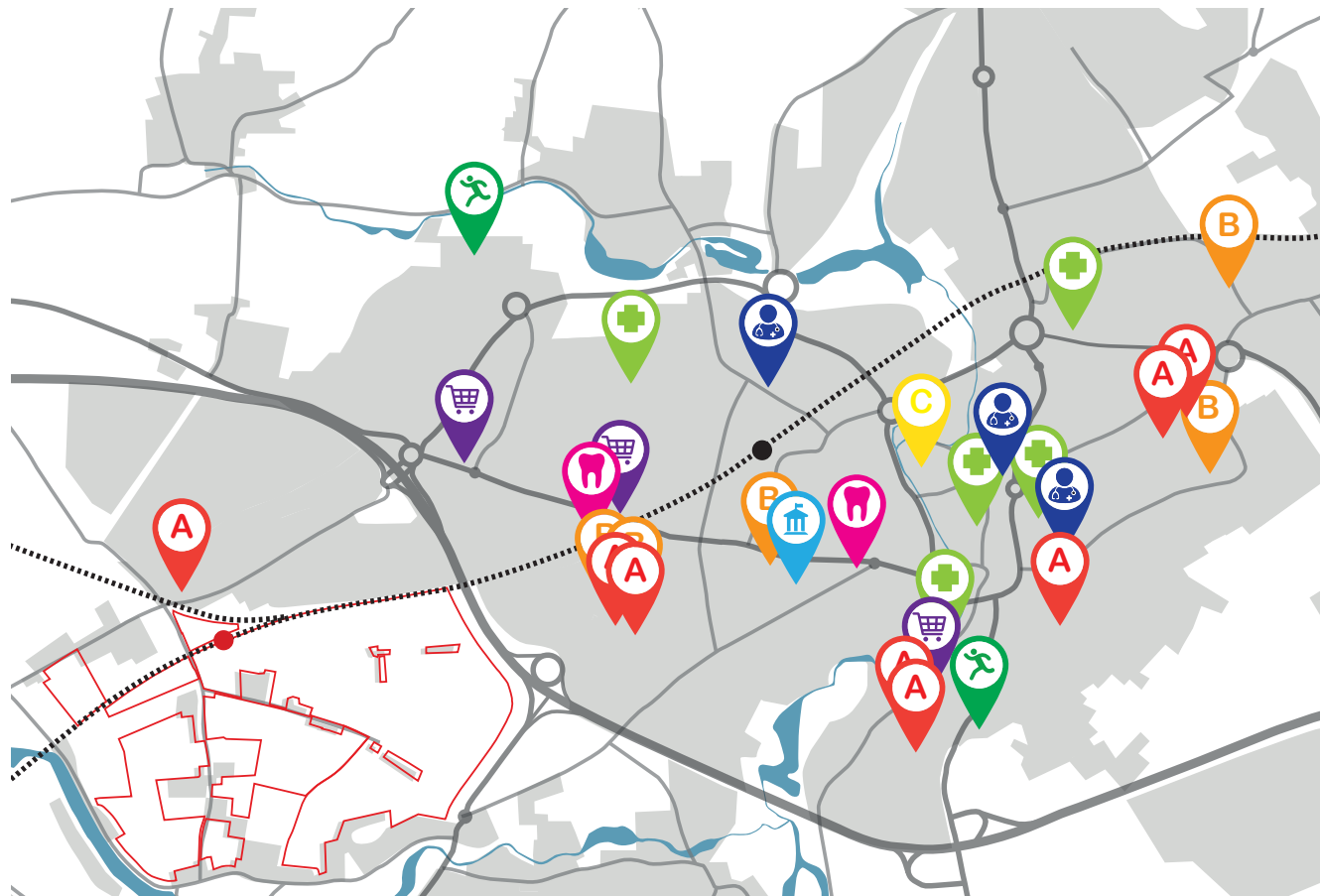
In the market are 18 acres of serviced land with planning permission. These plots are designated for retail, leisure and trade including children's nursery, self-storage facility, car showroom, trade units, builders merchants, convenience store and a gym. Links in terms of vehicle, cycle and footpaths between Littlebridge and the Business Park will be developed.

A range of proposed community facilities on site; including a local community and health centre, will reduce the need to travel into the centre of Andover. The proposed primary school will meet new local education requirements, whilst several existing secondary schools are located within a 15-minute walk from the site.

Within the green infrastructure network, the proposed country park, play and sports facilities will improve access to recreational facilities.



LOCAL FACILITIES PLAN



Local Facilities Plan Legend

- Nurseries and Primary Schools
- Secondary Schools
- Colleges
- Doctors
- Dentists
- Pharmacy
- Test Valley Borough Council
- Sports and Recreation Facilities
- Supermarkets



/// THE MASTERPLAN

Illustrative landscape masterplan of the proposed development

Masterplanning

At the outset the development team have made a commitment to the following underlying principles:

- To work in partnership with the community, the local planning authority and key stakeholders in developing proposals for Littlebridge.
- To develop a high quality design and sustainable development to achieve an exemplar scheme where people will want to live, work and spend their recreation time.

The emerging illustrative masterplan opposite shows one possible arrangement of land uses, street layout and landscape structure. This masterplan layout will be subject to rigorous testing and consultation and will undergo subsequent iterations as results of technical assessment work become available. It does, however, capture the essence of the Littlebridge proposals and demonstrates the type, scale and character of development that this site is capable of successfully accommodating.

The key design principles for Littlebridge are set out as follows:

- **Context is Key:** the masterplan will draw upon the best examples of local distinctiveness in the Borough and will ensure that Littlebridge is successfully integrated with its neighbours through the careful siting of buildings, the use of a varied development density, strategic planting and open space. Littlebridge will utilise the site's topography and restrict development to the lower slopes adjacent the Pillhill Valley.
- **Landscape Led Design:** The masterplan will retain and enhance existing landscape features such as hedgerows, trees, ditches etc, and use these as the basis for the creation of a robust green infrastructure within which the development will be framed.
- **Maintain Accessibility:** The masterplan will explore opportunities for new road connections to Salisbury Road, Monxton Road and Red Post lane, a new rail halt, bus routes, and footpath and cycleway connections. In particular opportunities for the erection of a bridge link over the West of England Main rail line, to Monxton Road and beyond, to connect with existing employment uses, will be explored.
- **Sustainability Throughout:** The masterplan will ensure the development of a 21st century garden suburb, including suitable plot sizes and orientation, opportunities for on site power generation, sustainable drainage, on site food production and measures to reduce reliance on car travel.

Masterplan Legend

| | |
|--|--|
| | Proposed Development Plots (market and affordable housing) |
| | Proposed Development Plots (MOD and key worker) |
| | Proposed Development Plots (Self build) |
| | Proposed Development Plots (specialist accommodation for the elderly) |
| | Proposed Primary School Location |
| | Proposed Andover College Learning Hub |
| | Proposed Neighbourhood Centre |
| | Proposed Country Park Visitor Centre and parking |
| | Proposed Rail Halt |
| | Proposed Play Areas |
| | Proposed Sports Fields |
| | Proposed Sustainable Drainage System & Habitat Creation |
| | Proposed Community Allotments |
| | Potential CHP Power Generation, Solar Farm or additional land for MOD housing. |





/// GARDEN SUBURB

A healthy environment is a happy place to live

In pursuit of planning for climate change, the National Planning Policy Framework states that: “Plans should take a proactive approach to mitigating and adapting to climate change, considering the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures.” (para 149, p.44)

Similarly, the Town and Country Planning Association describes the ethos behind Garden City design as: “... holistically planned new settlement which enhances the natural environment and offers high-quality affordable housing and locally accessible work in beautiful, healthy and sociable communities. The Garden City Principles are an indivisible and interlocking framework for their delivery.” (<https://www.tcpa.org.uk/garden-city-principles>)

This development is founded on these broad principles to achieve a well connected residential community which integrates community owned assets, and mixed-tenure housing types within the context of an imaginatively designed network of public open spaces and structural landscape. We believe that with these tenets of design at the heart of the scheme, development will contribute to a healthy sense of community and local identity. This masterplan will strive - unapologetically - to bring a sense of beauty to the urban realm and in doing so to help create a great place to live, work and play.





/// LANDSCAPE LED

Green infrastructure will shape and guide development



"A key design principle is to treat everything as landscape: buildings define the edge of space: landscape occupies the space, whether it is a park, a street, a fence or a pavement." (Urban Design Compendium Para 3.5).

Littlebridge will deliver multifunctional Green Infrastructure that provides important amenity space alongside an animated and vibrant public realm. A landscape which encourages sustainable modes of transport, conveys surface water, creates wildlife corridors, softens and screens development and helps to link the site with its wider environs.

The design of the site's open spaces is crucial to the manner in which the development is perceived, its character and its sense of place. Moreover, accessible, interlinked Green Infrastructure plays an integral role in maintaining a society's mental and physical health and well-being. Safe space for recreation, space for play and social interaction are all essential to the success of Littlebridge.

Littlebridge offers the opportunity to provide a interconnected network of spaces from sports field and linear park through the centre of the site, to a broad country park to the south and west. These spaces will diversify site wide habitat, provide community growing space and sports and recreation space for all ages.



/// CONNECTIONS

Legible links help us identify with the place

The ambition is to create a well-connected urban environment, with accessible routes to recreation, workplaces, homes and transport networks.

In line with best practice and current Design for Streets guidance, homezone principles have the potential to underpin the layout, placing an emphasis on dedicated off-road cycleways, bridleways and pedestrian footpaths, forming an integral part of the green space network.

The design for Littlebridge will ensure that people are connected to open space, connected to proposed facilities within the neighbourhood centre and connected to their wider urban and rural context.

The location of facilities for ease of access is vital. The 'coming together' of facilities with key movement routes and open space will be carefully designed to ensure that all three maximise opportunities for community interaction and cohesion.

The creation of a country park between the site and the Anna Valley equally has the potential to deliver recreation and habitat benefits beyond the site's boundary. As such access to these spaces for residents of Abbots Ann, Little Ann and Anna Valley will be carefully considered.





/// DIVERSE COMMUNITY

Fostering a community spirit starts by empowering people



Littlebridge will provide a wide range of housing styles, sizes and tenures aimed at attracting the broadest possible spread demographic of people. Housing will include starter homes for first time buyers, family housing, executive housing with home working space, specialist housing for the elderly, affordable housing and opportunities for self build.

All housing will provide private garden space as well as access to public open space. Community assets such as allotment gardens, orchards, play spaces, bike tracks and greens designed for dog walkers will be accessible for all.

Importantly residents will be given the opportunity to steer and shape their environment via a Community Land Trust, or similar management structure.



/// WIDER CONNECTIONS

Connections to the wider network

Existing Sustainable Facilities and Services

The closest bus route that serves the site is immediately to the north and east of the site. Route 5/5A, operated by Stagecoach, serves the Monxton Road corridor between Thruxton and Andover, operating hourly.

The closest train station to the site is located in town centre some 3.5km to the east of the site. This caters for the routes as indicated below.

| <i>Destination</i> | <i>Frequency</i> | <i>Journey Time</i> |
|--------------------|------------------|---------------------|
| Salisbury | Two per hour | 19 mins |
| Basingstoke | Two per hour | 17 or 22 mins |
| London Waterloo | Two per hour | c. 1 hr 10 mins |

Access Strategy

It is anticipated that any development will result in a high proportion of trips being attracted to either the town centre of Andover or to the strategic road network.

To deliver an appropriate access strategy to unlock the site it is necessary to remove any and all barriers to modal shift away from private car usage. Therefore a comprehensive strategy will be required which will consider how future residents will travel to Andover and its hinterland by all modes of travel.

The site is located approximately 5km from the town centre to the northeast. However, strong walking links into the hinterland of the site are vital to maximise any opportunities.

The distance to Andover town centre is such that cycling is a viable alternative to the car and measures to improve the cycling network will be investigated.

To improve walking and cycling connectivity between the site and the hinterland of Andover improvements to Salisbury Road will be explored. This could take the form of a segregated walking/cycling link to connect into the existing segregated facility that starts some 800m north of the site on Salisbury Road.

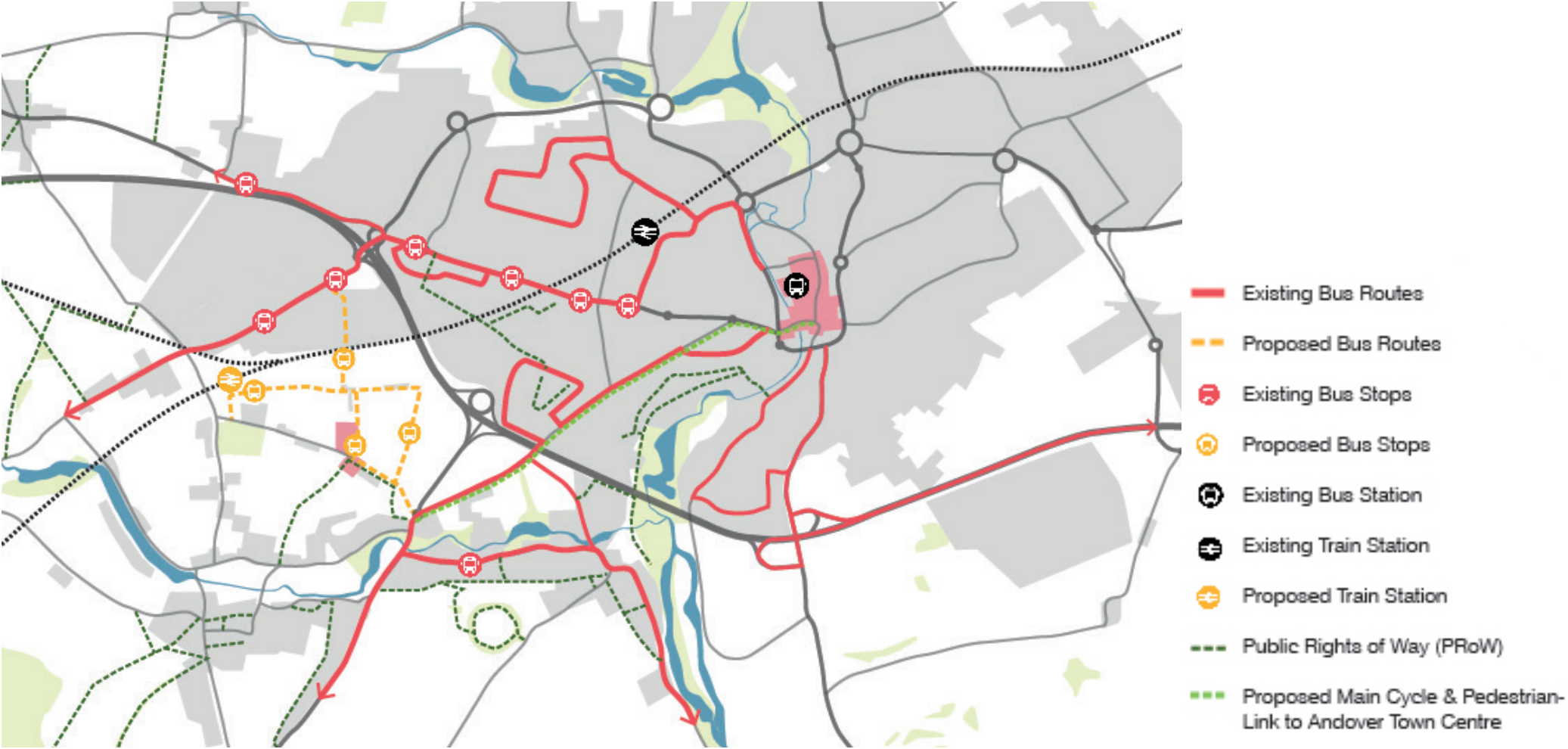
A fast reliable road based public transport system can provide a viable alternative to the car and this mode of travel needs to be fully considered. The development proposes a quantum of housing capable of delivering a dedicated public transport plan with sufficient frequency and reliability. To improve the attractiveness of public transport, it is important that all facilities should be high quality, with due consideration given to the provision of Real Time Passenger Information.

The location of the rail line along the northern boundary of the site could deliver a new train halt, located to the north east of the site. This would provide journey times of only a few minutes into the town centre, with a half hourly service to Salisbury and Basingstoke of c. 20 minutes. This option would be able to take advantage of the existing rail network and could be connected to new bus routes to create multi modal links.

The masterplan, together with a Travel Plan, aims to deliver a mixed used sustainable development that reduces the need to travel outside the boundary of the development.

A review of the travel to work statistics indicates that 15.3% of the workforce population within the Anna ward work from home. Working from home would reduce the peak demand on the road network and the Travel Plan should consider measures to support this, including encouraging public utilities to supply broadband into the development and provide a publicly accessible IT hub in a community building.

The Travel Plan could promote specific measures to maximise the use of modes other than private cars including car share databases and car clubs. A car club aims to provide an alternative to residents owning their own car, providing a fleet of cars for the use by the residential population. The intention is that each household would pay an annual subscription then reserve each individual trip. This will aim to reduce car ownership generally across the site and encourage 'linked trips' where several journey purposes are linked to a single trip.



5 //// SUSTAINABILITY

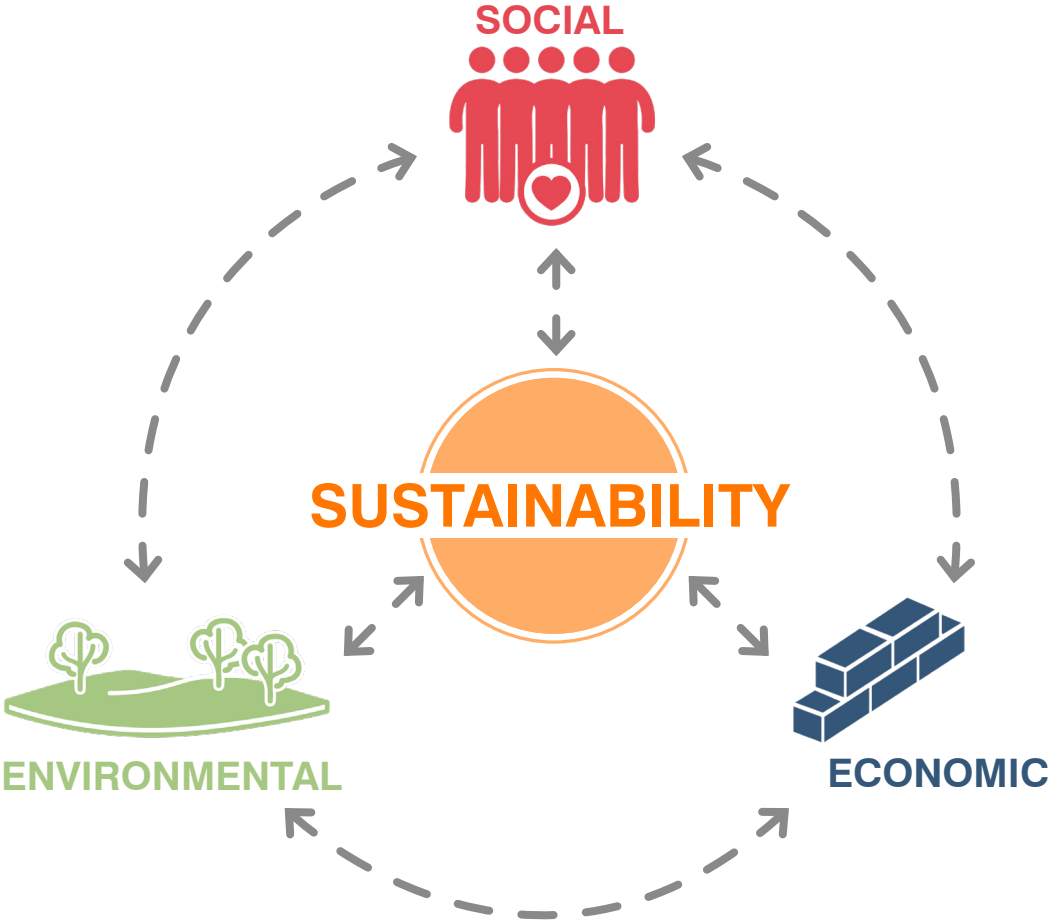


////// SUSTAINABILITY AT THE CORE

At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development. Development on this Site will contribute to all three facets of sustainable development by making provision for employment to support the local economy, developing a strong identity to promote community cohesion and local governance and ensuring that the development mitigates its impact on climate change through the prudent use and management of natural resources and energy.

All development partners are committed to the development of a site which is environmentally, socially and economically sustainable and to a design which seeks to reduce the proposals' carbon footprint. The Development will include specific measures aimed at promoting reduced energy demand and enhanced energy efficiency.

Development partners are also committed to working with a Design Panel to help steer the development and ensure that sustainability is considered from the outset. Part of this commitment will include measures to reduce transport emissions, through reducing reliance on the car and will ensure that local amenities will be available within walking distance. The implementation of a Sustainable Drainage System (SuDS) will also be integrated into the scheme as an integral part of the Site's open space strategy.



6 // // // // COMMUNITY



COMMUNITY LAND TRUST

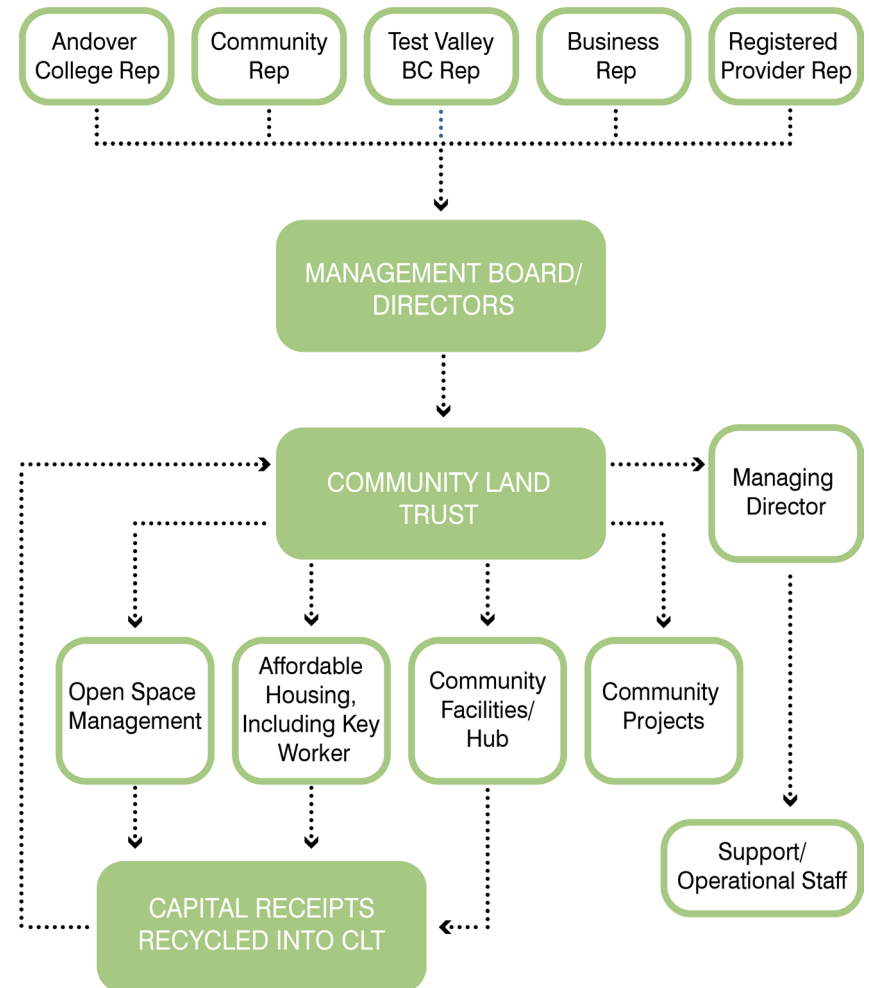
One potential opportunity being explored for the delivery and ongoing management of various aspects of the proposed development is the establishment of a Community Land Trust (CLT). A CLT approach allows for communities to deliver their own services, housing, community facilities and enterprises.

It would enable local people to access affordable housing, and to manage their own homes and communities. It's envisaged that the board members would be community representatives and other key stakeholders.

A CLT approach (or similar structure) would deliver the following benefits:

- Allows for a community driven approach which ensures the involvement of residents and the community in the management of key elements of the development proposals, including:
 - > Proportion of the affordable housing.
 - > Key worker homes, with priority to those in the education sector.
 - > Community facilities, including local retail, community hall.
 - > Open space.
- Enables borrowing from Government for the delivery of additional infrastructure, if necessary.
- Ensures the maintenance of a high quality living environment in a way that is controlled by the CLT.
- Allows community control and representation.
- Allows greater flexibility over the delivery of affordable housing.

CLT's are a not for profit organisation, with surplus capital recycled back into the Trust for use within the community, including additional community projects where appropriate.



7 // // // // // ACHIEVING THE VISION

////// ACHIEVING THE VISION

To achieve our vision for Littlebridge development looks to incorporate the Andover Vision five themes which are stated as the following;

- *"Being part of a connected community.*
- *Having a great green environment.*
- *Being part of a thriving town centre.*
- *Supporting business, jobs and skills in the town.*
- *Access to great health."*

These have help develop and been built upon with the placemaking aims set out within this vision document . As previously described the creation of a Garden Suburb, a development being Landscape Led, delivering a Diverse Community and Connection both within and to the surrounding areas have looked to be realised within the concept of Littlebridge.

Having these ideas, themes and concepts embedded into the design of the site, it is envisaged that the vision of a sustainable place can be achieved.



LITTLEBRIDGE / ANDOVER

VISION DOCUMENT

Document prepared by Urban Wilderness for Hallam Land Management
September 2018



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No dimensions are to be scaled from this drawing.
All dimensions to be checked on site. Area measurements for indicative purposes only.