

# Draft Test Valley Local Plan 2040 Regulation 18 Stage 2 consultation

Representations on behalf of Barratt David Wilson

March 2024



Henry Adams LLP

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## **1 Introduction & Background**

- 1.1 Henry Adams LLP act on behalf of Barratt David Wilson in respect of the draft allocation at Land South of Ganger Farm, East Romsey (the site). These representations respond to the Regulation 18 Consultation version of the Draft Test Valley Local Plan 2040 Regulation 18 Stage 2 (January 2024), which identifies the site for the delivery of 340 homes.
- 1.2 In this context, our response is focussed on the following matters;
- The development strategy
  - The strategic allocation proposed at Land South of Ganger Farm, Romsey.
- 1.3 This submission is accompanied by a Design & Access Statement (**Appendix 1**) which focuses on the site opportunities and constraints alongside the design considerations set out in the current Outline application before the Council. The application covers the majority of the allocation, but not the entirety, but it is important to note that it does not undermine the delivery of the whole site.
- 1.4 The draft Plan sets out an overarching Spatial Strategy Policy; *Spatial Strategy Policy 6 (SS6): Meeting the Housing Requirement*, the identifies proposed housing sites and number of homes to be delivered to meet the Council's minimum housing requirements. The Plan then sets out a site-specific allocation policy for Ganger Farm under draft policy *Southern Area Policy 4 (SA4): Land South of Ganger Farm, Romsey*.
- 1.5 This representation supports the proposed allocation of the site and confirms its suitability and availability for development.

## **2 Policy 6 (SS6): Meeting the Housing Requirement – Support**

- 2.1 The draft policy sets out that the Council have a current and future housing need for 11,000 homes over the plan period. This is set against the housing need between 2020 – 2040. Whilst we are some years on from 2020, this is the date the Council began the review process of their plan. Importantly the plan period running until 2040 means that currently the plan will cover a period of at least 15 years.
- 2.2 Given that the Plan sets out (para. 1.40) that the Council will submit for examination in Q2 2025, the end date of the Local Plan may need to extend, so too overall housing

requirement to allow for a minimum of 15 years, as is required by planning practice guidance<sup>1</sup>

- 2.3 The policy splits the Borough north and south on the basis of different housing market areas (HMA) and it makes specific allocations to meet the needs of each of the HMA. The policy allows for 1,644 homes in the south HMA, which includes 340 homes on land within our clients control at Land south of Ganger Farm, East Romsey.
- 2.4 Alongside existing site commitments and 3,790 homes proposed to the north HMA, the Council believes this meets the minimum needs of the Borough. The Policy makes no allowance from any unmet need from neighbouring authorities. The basis for this is that their Strategic Housing Market Assessment (SHMA) 2022 confirmed that there was no clear evidence of the level of unmet housing need in neighbouring local authority areas that would also justify increasing housing numbers. As such, the housing figure addresses the minimum requirements for the Borough only.
- 2.5 Unmet need is changing because at present the adjoining authorities to the south of the Borough have not sufficiently progressed their Local Plan reviews. What is clear is that there is likely to be a need.. This may be a matter that evolves during the Local Plan Review process
- 2.6 Overall, we support Policy 6 (SS6), in particular the allocation of land south of Ganger Farm.

### **3 Southern Area Policy 4 (SA4): Land South of Ganger Farm, Romsey**

- 3.1 Policy SA4 sets out a number of site-specific policy requirements for the site. It confirms the following:

#### ***Southern Area Policy 4 (SA4): Land South of Ganger Farm, Romsey***

***A strategic housing allocation of approximately 340 dwellings is proposed to the south of Ganger Farm, Romsey. Development will be permitted subject to:***

- a) An appropriate buffer to the ancient woodland located on the south and south eastern boundary,***

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<sup>1</sup> Paragraph: 064 Reference ID: 61-064-20190315 - Revision date: 15 03 2019

- b) A sequential approach will be taken within the site to direct development to areas at lowest risk of flooding taking into account flood risk from all sources including surface water flooding,***
- c) Access to the development via Ganger Farm (Kings Chase) to the north,***
- d) Appropriate mitigation in relation to the Mottisfont Bats Special Area of Conservation (SAC) in accordance with Policy BIO2, and***
- e) Provision of Suitable Alternative Natural Greenspace (SANG) in relation to the New Forest Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar Site.***

- 3.2 The principle of the allocation is fully supported, and it considered that the site is very well placed to meet the needs for housing in Romsey and the wider Borough. However, a number of the criteria set out above are not required on the basis of the consultation responses received to the live application for 309 homes relating to the majority of the proposed allocation area.

***a. An appropriate buffer to the ancient woodland located on the south and south eastern boundary,***

- 3.3 This can be accommodated and still deliver the appropriate quantum of homes sought. The proposed allocation and development of the site will ensure the protection and enhancement of the Ancient Woodland. As currently presented, ancient woodland buffers exceed 25 metres, exceeding the recommended 15 metre off-set. This policy criteria is agreed and supported.

***b. A sequential approach will be taken within the site to direct development to areas at lowest risk of flooding taking into account flood risk from all sources including surface water flooding,***

- 3.4 Whilst the intention of the above requirement is positive, the site lies entirely within Flood Zone 1. An area of low-risk flood risk follows the watercourses running through the woodlands on the eastern and south-western sides of the site. However, these are within Ancient Woodland and would not be subject to development, save for a proposed pedestrian and cycle route between the site and Winchester Road to the south. This would not comprise a vulnerable form of development and would comprise a sustainable transport link for future residents and desire line to nearby schools in the southern part of Romsey.
- 3.5 Whilst our client does not feel strongly on this matter either way, it appears to be an unnecessary policy requirement.



***c. Access to the development via Ganger Farm (Kings Chase) to the north,***

- 3.6 A vehicular access from Scoreys Crescent into the proposed development site has been granted permission under planning reference 22/01149/FULLS. Under the live planning application, this access road comprises of a 6m wide carriageway and 2m footway on the eastern side, providing vehicular, pedestrian and cycle route into the site. A 4m wide shared footway/cycleway is being proposed to the south of the development to connect with Winchester Road at which point it will reduce to 3m to connect into a 2m footway which will be provided to link to the existing bus stop to the west and onwards to nearby schools.
- 3.7 The existing Ganger Farm Lane access route will be retained for use by pedestrians and cyclists only, but no upgrades are proposed to this route.
- 3.8 The site is in walking distance to a variety of local facilities, including educational facilities, shops, public transport infrastructure and leisure facilities, making the site an accessible location. The site's accessibility has also previously been found acceptable given the approval and construction of Kings Chase Phase 1.
- 3.9 As part of the development proposed under the live application, a walking / cycling route north to south to Winchester Road will significantly reduce walking and cycling time for both future residents and existing residents within the Phase 1 development.
- 3.10 The development offers the opportunity for both residents from the recently completed Ganger Farm development and other abutting housing to cross Winchester Road (or Straight Mile) by the Halterworth Lane junction in a safe manner. This would encourage more sustainable modes of transport to both Halterworth and Mountabatten Schools in whose catchment the proposed development falls
- 3.11 To ensure sustainable means of access, we would suggest flexibility to allow a choice means of access.

**d. Appropriate mitigation in relation to the Mottisfont Bats Special Area of Conservation (SAC) in accordance with Policy BIO2, and**

**e. Provision of Suitable Alternative Natural Greenspace (SANG) in relation to the New Forest Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar Site.**

- 3.12 Through consultation undertaken on the live planning application for the site, there is no requirement to provide SANG. On site mitigation, in the form of enhanced woodland management, provision of formal and informal public open space and contributions towards management to SPA provide appropriate mitigation to avoid any likely significant effect on the SACs and SPA. The planning application as currently presented proposes 5.73 hectares of public open space, comprising a mix of formal and informal provision.
- 3.13 In light of the above, we request consideration being given to revised wording of policy SA4 as follows:

***Southern Area Policy 4 (SA4): Land South of Ganger Farm, Romsey***

***A strategic housing allocation of approximately 340 dwellings is proposed to the south of Ganger Farm, Romsey. Development will be permitted subject to:***

- a) An appropriate buffer to the ancient woodland located on the south and south eastern boundary,***
  - b) ~~A sequential approach will be taken within the site to direct development to areas at lowest risk of flooding taking into account flood risk from all sources including surface water flooding,~~***
  - c) Vehicular Access to the development via Ganger Farm (Kings Chase) to the north, pedestrian and cycle access to the south to Winchester Road and pedestrian access west via Ganger Farm Way.***
  - d) Appropriate mitigation in relation to the Mottisfont Bats Special Area of Conservation (SAC) in accordance with Policy BIO2, and***
  - e) ~~Provision of Suitable Alternative Natural Greenspace (SANG)~~ Appropriate mitigation in relation to the New Forest Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar Site.***
- 3.14 Subject to the above amendments, the proposed allocation policy is supported by our client.

**4 The Site and its suitability**

- 4.1 The application site is characterised by open land in agricultural/ horticultural use divided into parcels with vegetated field boundaries comprising hedgerows and mature trees. The northeast of the site is dominated by arable and grassland and the south and western areas are largely semi natural-broadleaved woodland.

- 4.2 It is located to the south of the existing Kings Chase residential development. It is bound to the northeast by Hillier Nurseries, the east by Ganger Wood which is Ancient and Semi-Natural Woodland, to the south by the A3090 Winchester Road and to the west by more woodland with existing residential development at Hunters Close, Peel Close and Silverwood Rise beyond.
- 4.3 There is a level change within the site, it slopes from the centre down to both the eastern side and the western side. The trees to field boundaries consist of a large number of matures oaks with one veteran oak which, alongside the surrounding woodland, contain the site from the wider area.
- 4.4 The scheme, for its' size, impacts on very few direct neighbours with residents of Peel Close and Scoreys Crescent having long views into the scheme and in all other ways Peel Close remains unaffected, bar benefitting from the improved sustainable infrastructure proposed.

#### ***Site Constraints***

- 4.5 There are four tree preservation orders on and adjacent to the site, the oldest of which dates back to 1951. Within the site, TPO reference TVBC.1200; land south of Scoreys Crescent, is one of the most prominent, at the entrance to the site. A provisional TPO ref: TVBC1255 was made on the 23<sup>rd</sup> Jan which covers all woodland on the site. There is also one veteran tree within the site; VT391, which will be retained and protected.
- 4.6 TPO ref. 25.TVC.3 abuts the eastern boundary, forming part of Ganger Wood which is also Ancient and Semi Natural Woodland.
- 4.7 A Site of Importance for Nature Conservation (SINC) is also located to the western, southern and eastern boundaries; Ganger Farm Meadow, Ganger Farm Marsh and Woodland, and Ganger Wood.
- 4.8 Further details relating to these elements can be found within the Landscape and Visual Appraisal, Design and Access Statement, Opportunities and Constraints Plan and Ecology submission.

#### ***Surroundings***

- 4.9 Romsey is considered as a major centre within the settlement hierarchy; a settlement with the widest range of facilities. These include, but are not limited to, sports facilities, schools,

Post Offices, village hall, shops and supermarkets, a range of employment opportunities, pubs, restaurants, doctors surgeries and Romsey Hospital.

- 4.10 There are a considerable number of bus stops throughout the area, providing regular services into the heart of Romsey and to Winchester, including Winchester Hospital. Less regular services run to places such as Fulflood, Braishfield, Ampfield and Eastleigh. Romsey also benefits from a bus station and busy train station which provides regular South Western and Great Western services. All of these services are accessible from the site via public transport, with bus stops located on the Winchester Road, Jermyns Lane, Woodley Lane and Braishfield Road.
- 4.11 Romsey also benefits from a number of Nature Reserves as well as the Sir Harold Hillier Gardens and Arboretum, which provide excellent locations for outdoor exercise, socialising and dog walking.
- 4.12 There are only two major town centres which are the focus for development and where future housing growth is supported in both the current and emerging Test Valley Local Plan, namely Andover in the north of the Borough and Romsey in the south. Whilst housing development is considered to support opportunities for villages to grow and thrive, the most sustainable settlements are and will be the focus for development. This approach therefore supports the significance of Romsey in accommodating future housing growth.
- 4.13 The selection of this site, over others that might be considered as alternatives, puts no pressure on coalescence with other settlements within the Borough, which is a significant benefit.

## **5 Technical work to date**

- 5.1 A range of technical work has been completed and the findings reflected within the high-level summary on each matter being set out in the Design & Access included at **Appendix 1**. In summary, this includes;
- **Highways** – Transport Assessment and Travel Plan prepared in support of current application.
  - **Flood Risk & Drainage** – Flood Risk completed confirming site is at low flood risk and will not affect flood risk elsewhere. Outline drainage strategy, accommodating advice from landscape officers.
  - **Landscape** – Design and appearance of the scheme informed by a Landscape Visual Assessment.
  - **Ecology** – Preliminary Ecological Appraisal and Species-specific surveys completed.

- **Heritage** – Archaeology and heritage desk-based assessment highlighted the potential for archaeological interest which should be investigated prior to construction.
- **Nitrate Neutrality** – nitrate loading assessment undertaken and appropriate mitigation in the form of off-site mitigation to be secured.
- **Trees & Ancient Woodland**– tree survey and indicative protection measures completed. Proposal will not require loss or harm to woodland of individual trees.
- **Air Quality** - An Air Quality Assessment was undertaken to assess road traffic emission (operation phase) and construction dust impacts (construction phase). Concluded no adverse impacts would result.

5.2 Discussions have also taken place with the Town Council together with engagement with the local community.

5.3 The site has been subject to significant survey and investigation and is deliverable now.

## **6 Summary**

6.1 In summary, the Client supports the allocation of Land south of Ganger Farm, Romsey to assist in the delivery of housing requirements for the Borough.

6.2 The representation confirm support for Policy 6 (SS6): Meeting the Housing Requirement and support the principle of development set out under Southern Area Policy 4 (SA4): Land South of Ganger Farm, Romsey. This subject to the suggested modifications to wording to reflect the evidence available for the site and responses to the live application currently being considered by the Council.

6.3 The technical work completed to date and accompanying Design & Access Statement demonstrate that the site is capable of delivering a quality housing scheme during the course of the plan period.

6.4 The Client would however request that minor amendments be made to the wording of the site specific policy to allow for a level of flexibility so that any future development can be aligned with local needs and not require mitigation that is unnecessary for the site.

## **Appendix 1: Design & Access Statement**



# KINGS CHASE SOUTH, ROMSEY

DESIGN AND ACCESS STATEMENT | APRIL 2023





SITE  
ACCESS

SPORTS  
PITCHES

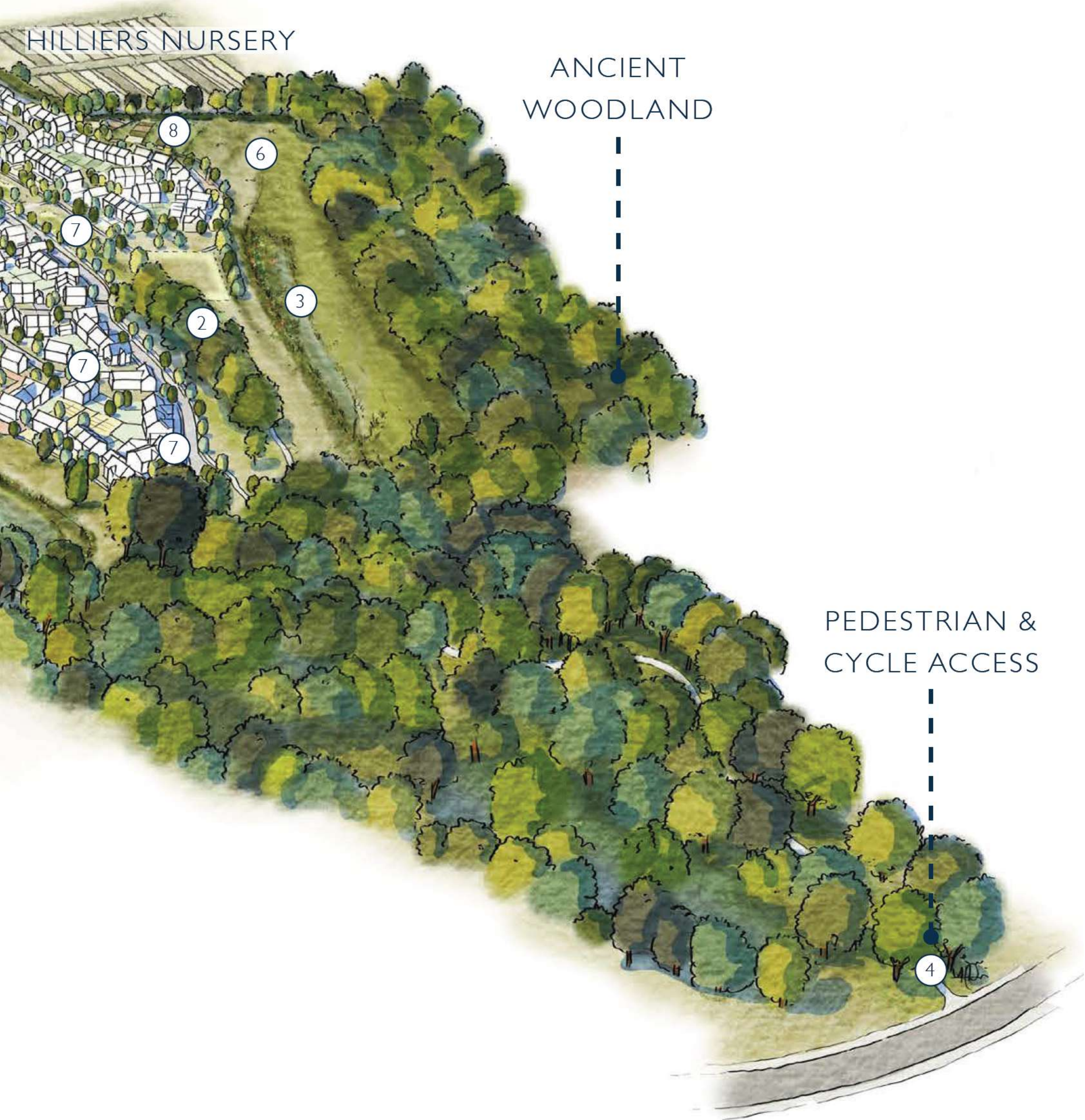
GANGER  
FARM SPORTS  
PAVILION

EXISTING  
FARMLAND

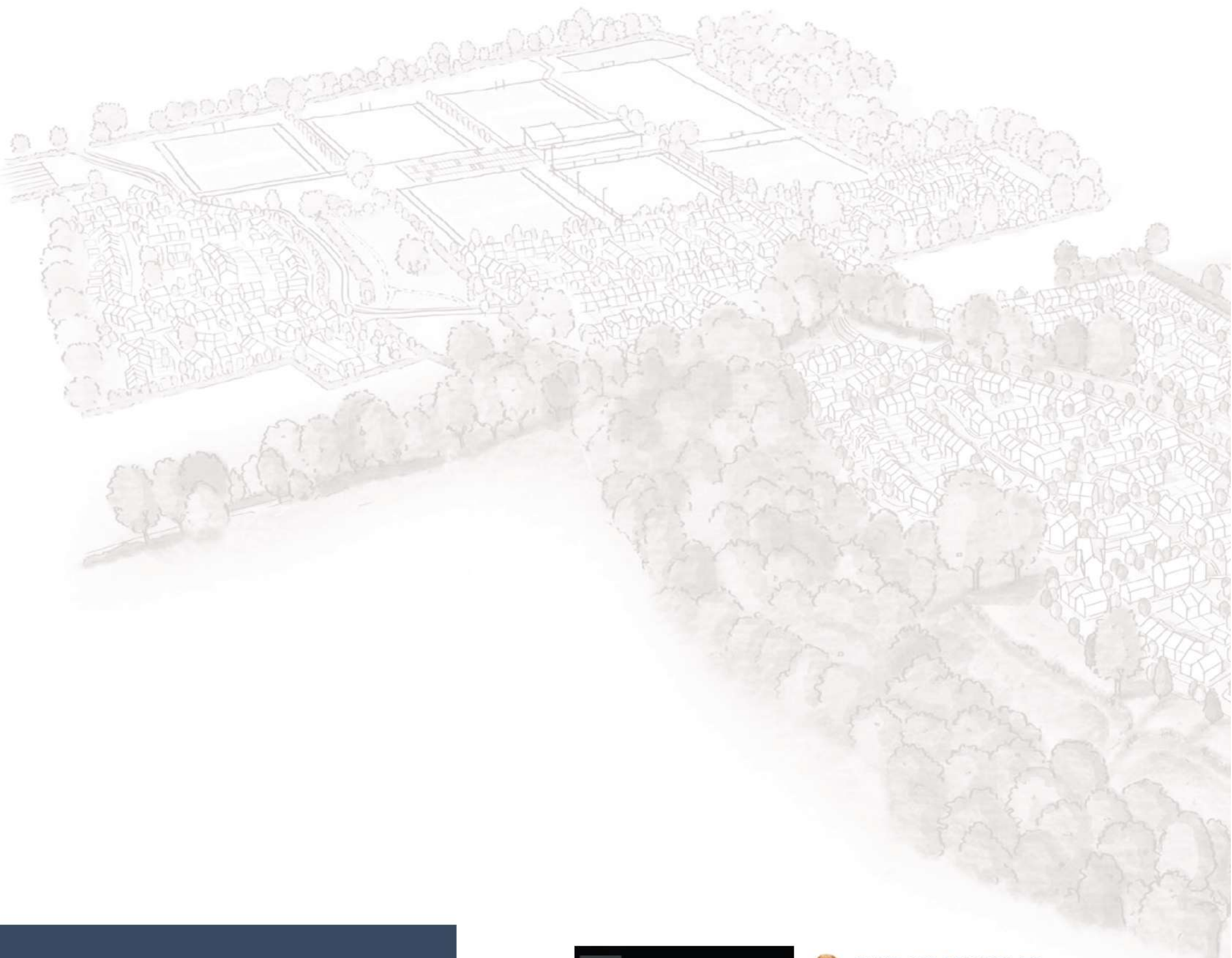




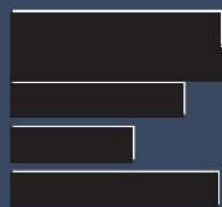
- ① CONNECTION WITH PHASE I
- ② RETAINED TREES ACROSS THE SITE
- ③ ATTRACTIVE SuDS BASINS
- ④ PEDESTRIAN & CYCLE CONNECTION
- ⑤ NEW CYCLE WAY
- ⑥ ATTRACTIVE PUBLIC OPEN SPACE
- ⑦ PLAY AREAS
- ⑧ ALLOTMENTS







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PLANNING



MASTERPLANNING AND  
RESIDENTIAL DESIGN



LANDSCAPE  
DESIGN



HIGHWAYS



DRAINAGE



ECOLOGY



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# I. INTRODUCTION

## PURPOSE OF THIS DOCUMENT

1.1 This Design and Access Statement has been prepared on behalf of Barrett David Wilson Homes to support an Outline application for residential development up to approximately 309 dwellings and associated infrastructure, all matters reserved other than access.

1.2 The document sets out the overall land uses and strategies for the development and explains the design rationale for the scheme which should be read in conjunction with other technical and non-technical reports submitted with this application.

1.3 The document is broadly set out into 2 sections:

- Context - setting out the baseline of the surrounding area to explain the features that have influenced the design.
- Masterplan Strategies - Overarching approach to the site in terms of land use, scale, access and movement, open space provision and design principles.

1.4 The Design and Access Statement structure follows the headings of the National Design Guide, published in October 2019, and complies with the regulations of the guidance in the DCLG document 'Guidance and Information Requirements and Validation' March (2010) Design and Access Statement (2006).

## SITE LOCATION

1.5 The site is 46.466ac/18.804ha and is located on the eastern boundary of Romsey.

1.6 The recently constructed Phase I site defines the northern extent of the development. Ganger Farm, Hillier Nurseries and Ganger Woods boarder the eastern parameter. The southern extent is bound by the A3090, Winchester Road. The western parameter is bound by existing woodland.

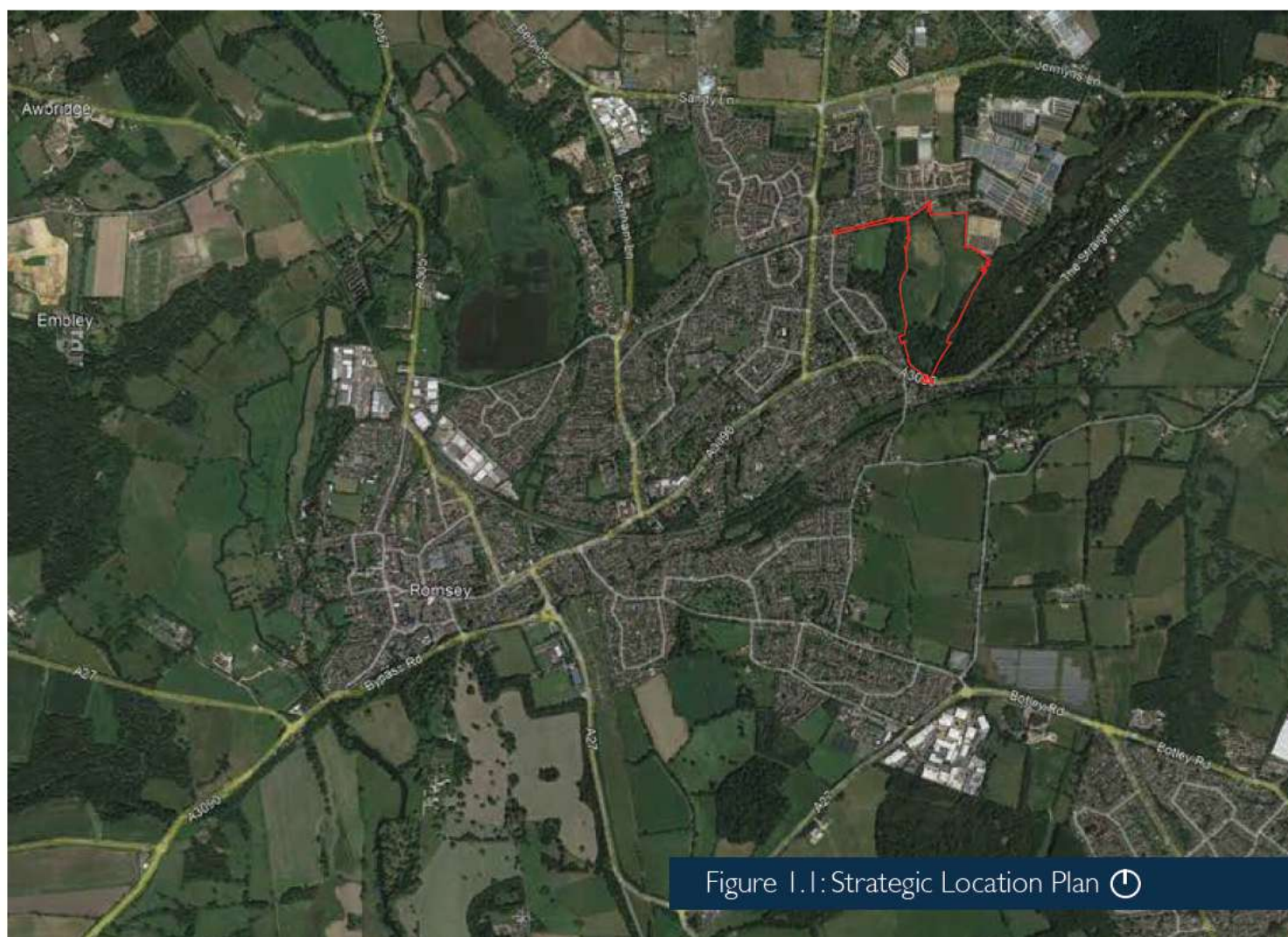


Figure 1.1: Strategic Location Plan





Key  
Site Boundary  
46.466ac / 18.804ha

Figure 1.2: Site Location Plan



## 2. CONCEPT

### LAND USE

- The site is to deliver approximately 309 dwellings.
- A range of green open space will be provided and will include play areas, informal green spaces, allotments and SuDS.

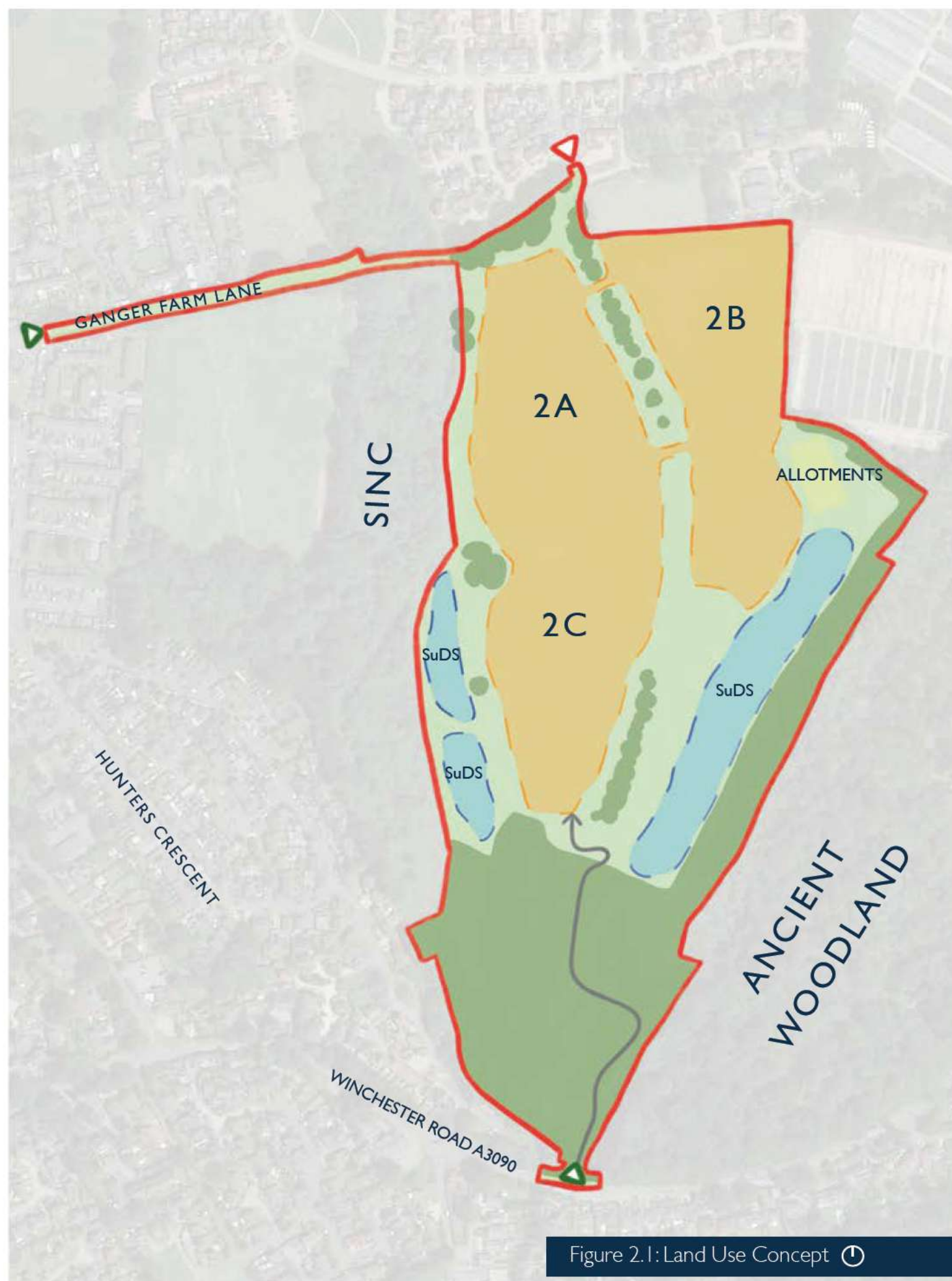


Figure 2.1: Land Use Concept



## CONNECTIVITY

- The site entrance will connect with the constructed infrastructure road of Phase I.
- Pedestrian and cycle connections will be provided throughout the development connecting with the A3090 to the south, and Ganger Farm Lane to the west.

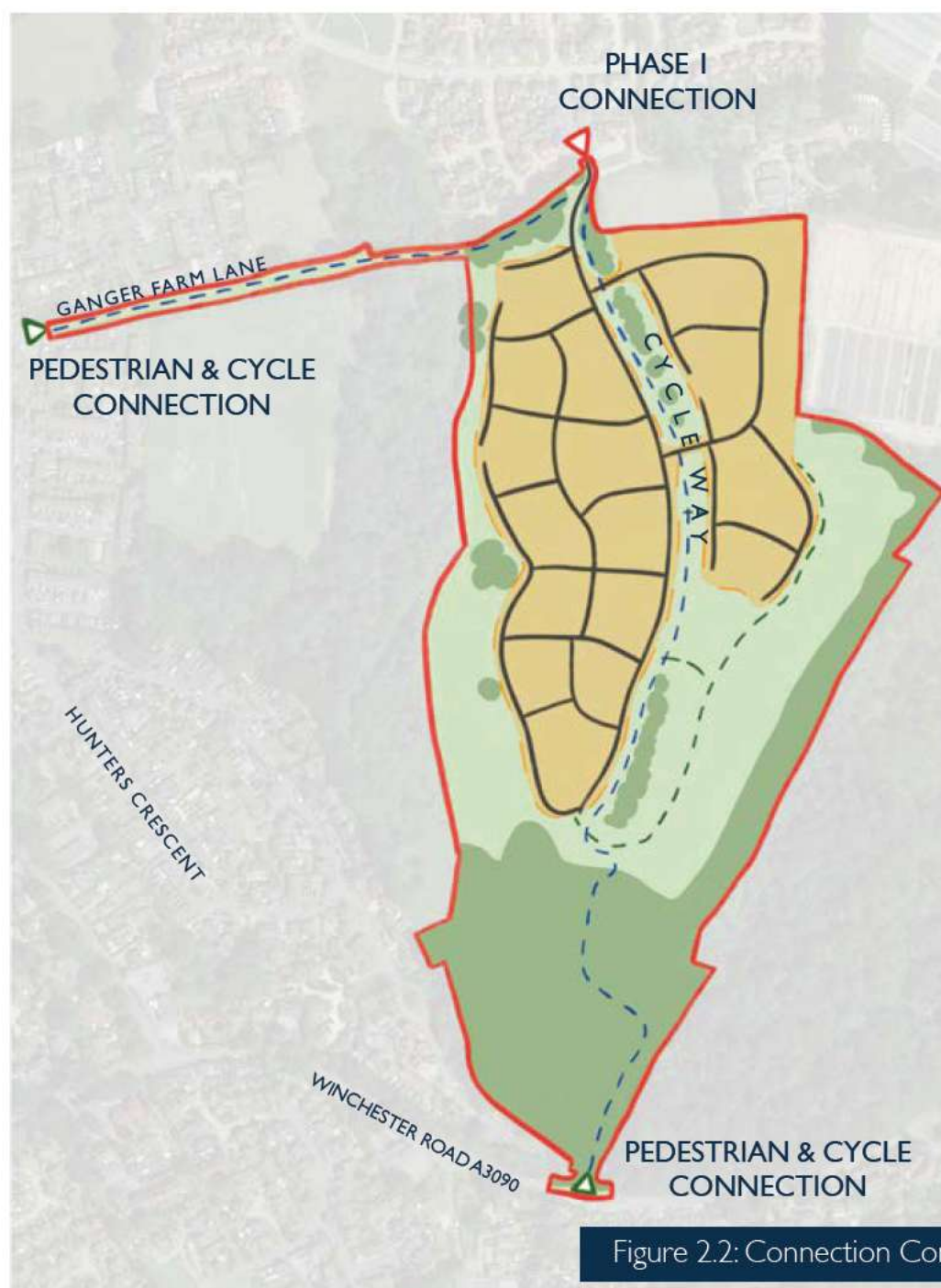


Figure 2.2: Connection Concept

## SCALE

- Predominantly 2 storey development.
- 2.5 storeys to be used in higher density areas to reinforce development road hierarchy and character.



Figure 2.3: Scale Concept

## 3. SITE CONTEXT

### PLANNING CONTEXT

3.1 Section 38 (6) of the Planning and Compulsory Act 2004 and Section 70 (2) of the Town and Country Planning Act 1990 requires planning applications to be determined in accordance with the policies of the Development Plan unless material considerations indicate otherwise.

#### THE DEVELOPMENT PLAN

3.2 The Development Plan for the purposes of the application comprises the Test Valley Revised Local Plan (2016) and the Hampshire Mineral and Waste Local Plan.

#### TEST VALLEY REVISED LOCAL PLAN 2011-2029 (2016) AND FIVE-YEAR REVIEW (2021)

3.3 The Test Valley Local Plan was adopted in 2016. As the Local Plan reached the five year anniversary of its adoption on 27 January 2021, a review was undertaken to ensure that the plan and its policies remain effective and to identify any areas which need to be reviewed in line with the National Planning Policy Framework (NPPF) 2019.

3.4 The Part 1 assessment concluded that the spatial strategy is considered to remain sound and plan policies remain up to date and continue to provide a robust basis for decision making. The Part 2 assessment concluded that NPPF 2019 requirements necessitate some new or additional policy which will be taken into account and considered in preparing the next Local Plan.

3.5 The Council are working on a new Local Plan to cover the period to 2040. They are currently at the early stages with the Refined Issues and Options Consultation (Regulation 18) having taken place in 2020.

3.6 The following policies are relevant to the determination of this application:

- Policy COM2: Settlement Hierarchy
- Policy COM7: Affordable Housing
- Policy COM15: Infrastructure
- Policy E1: High Quality Development in the Borough
- Policy E2: Protect, Conserve and Enhance the Landscape Character of the Borough
- Policy E5: Biodiversity
- Policy E6: Green Infrastructure
- Policy E7: Water Management
- Policy LHW1: Public Open Space
- Policy T1: Managing Movement
- Policy T2: Parking Standards
- Policy CS1: Community Safety

### NATIONAL PLANNING POLICY FRAMEWORK AND GUIDANCE

3.7 At national level the National Planning Policy Framework 2021 (NPPF) sets out the Government's most up-to-date policies against which all Development Plans should be prepared, and planning applications assessed. It is a material consideration that carries substantial weight.

3.8 The Framework sets out at paragraph 8 the three overarching objectives which comprise economic, social and environmental considerations. The same paragraph confirms that these objectives are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives). The paragraph does not, however, state that net gains must be achieved across all three objectives for a proposal to constitute sustainable development.

3.9 The presumption in favour of sustainable development is set out at Paragraph 11, which the Government maintains is at the heart of the Framework. For decision-taking the presumption in favour of sustainable development means:

- c) Approving development proposals that accord with an up-to-date development plan without delay; or
- d) Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
  - i. The application of policies in this Framework that protects areas or assets of particular importance provides a clear reason for refusing the development proposed; or
  - ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

3.10 This means that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (such as where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites (footnote 8)), planning permission should be granted. As the Council cannot currently demonstrate a 5-year HLS (as considered further below), paragraph 11 (d) of the NPPF and the application of the 'presumption' for sustainable development is engaged. The only caveat to this is set out above under paragraphs 11(d)(i) and (ii).



3.11 Paragraph 11 (d)(i) relates to footnote 7 and this sets out the areas and assets that should be protected. However, it states that the policies that relate to them should only prevent the granting of permission where there are clear reasons for refusing development. Where there are no clear reasons, paragraph 11 (d) (ii) requires any adverse impacts to significantly and demonstrably outweigh the benefits of the development.

3.12 With regard to the delivery of new housing, Paragraphs 73 and 74 deal with the requirement for Local Planning Authorities ("LPAs") to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement.

## OTHER MATERIAL CONSIDERATIONS

3.13 Other documents that should be taken into consideration include:

### HOUSING LAND SUPPLY

3.14 This application is supported by an Interim Housing Supply Note. The note provides a review of the Five-Year Housing Land Supply position in Test Valley Borough Council for the period 1 April 2022 to 31 March 2027, as well as an analysis of delivery for future five year periods and the emerging local plan.

3.15 The report therefore demonstrates that the Council are unable to demonstrate a five-year housing land supply. In this instance, the presumption in favour of sustainable development is engaged in accordance with para. 11 of the NPPF.

### STRATEGIC HOUSING ECONOMIC LAND AVAILABILITY ASSESSMENT (SHELAA) (2021)

3.16 The site is assessed in the SHELAA 2021 under site reference 284, Ganger Farm (south). It has been assessed on the basis of 420 dwellings, delivering 240 dwellings in years 1-5 and 180 dwellings in years 6-10. The assessment notes the wider site constraints including Ancient Woodland, Tree Preservation Orders, Nature Designations and location within the New Forest SPA Zone. It does also note that it is located adjacent to the town of Romsey which is identified as a Major Centre in the Local Plan Settlement Hierarchy.

### AFFORDABLE HOUSING SPD (2020)

3.17 The Affordable Housing Supplementary Housing Document (SPD) was adopted and took effect from September 2020. This document has been taken into consideration in the preparation of this application in that 40% of dwellings will be provided as affordable, and at least 10% of the affordable rented will be provided in accordance with Build Regs Part M4 (cat 2).

### INTERIM POLICY POSITION: FIRST HOMES (DEC 2021)

3.18 This provides an update to the Affordable Housing SPD following changes in National Policy. The key consideration within this statement is that 25% of affordable homes must be delivered as first homes.

### ROMSEY NEIGHBOURHOOD PLAN

3.19 The Parish Council decided not to proceed past designation given the level of detail for Romsey within the Local Plan (2016).

### PLANNING BALANCE

3.20 The site is identified in the Test Valley Local Plan as being located outside but adjoining the settlement boundary. As such, development would be contrary to the locational and countryside protection policies of the Local Plan. However, given the Council's inability to demonstrate a five-year housing land supply in line with NPPF, the policies for the supply of housing are considered out-of-date and carry limited weight. In such situations, the NPPF directs decision-makers to grant permission, unless either:

- i. the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

3.21 As neither of the above are considered to apply in this instance, the presumption in favour of sustainable development is engaged.

3.22 The Local Plan categorises Romsey as Major Settlement as it has a range of local services and facilities and as such can be a focus for new development.



## LANDSCAPE VISUAL APPRAISAL

3.23 An LVA has been prepared in support of the planning application. The findings and conclusion of the appraisal are summarised below:

- Locally, the study area is located within the Test Valley Borough landscape character study and falls within the LCA3A Baddesley Mixed Farmland and Woodland character study which is characterised by the following key characteristics:
  - 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;
  - Ancient semi-natural woodland linked by hedgerows;
  - Wooded character of the Straight Mile with built form largely hidden from view;
  - Limited number of Public Rights of Way restricting recreational opportunities and enjoyment of the countryside.
- The site can be seen to relate to all the above key characteristics and can therefore be concluded that the site is seen as characteristic to the local character area. Although the site has no formal designations, it is located adjacent to two key designations, Ancient Woodland and a SINCE (Site of Importance for Nature Conservation).
- Any proposed development at Kings Chase South, as long as existing vegetation and topography were respected in the design and the suggested mitigation implemented, would have minimal overall impact on the existing landscape and visual receptors, creating connections to the wider landscape and phase I at Kings Chase.
- Any residential development will change the character of a location to some degree. However, with the correct siting, design and landscape treatment, the visual impact can be significantly reduced. To some extent the implementation of landscape mitigation measures can even provide an opportunity to enhance and improve the existing landscape.

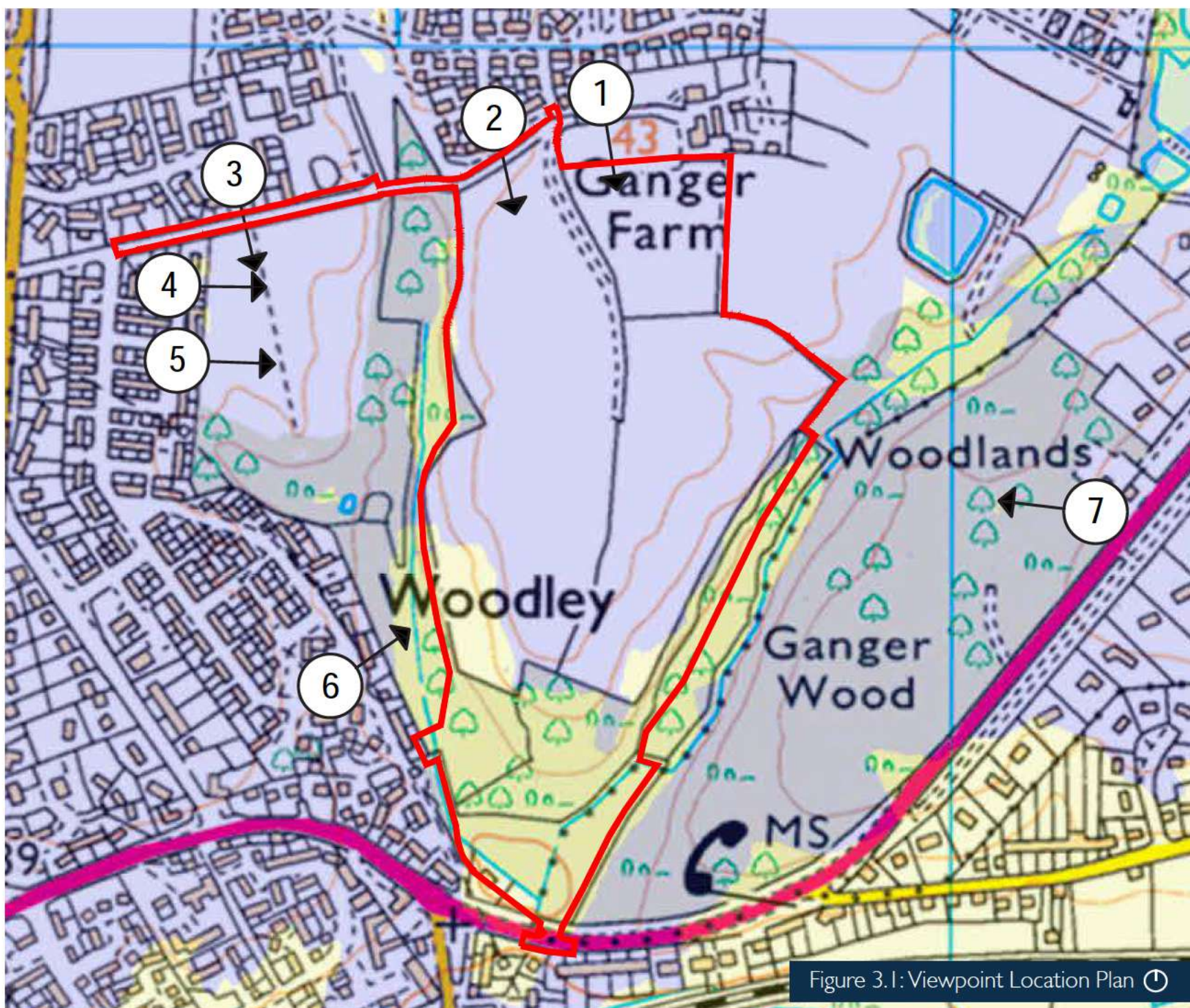


Figure 3.1: Viewpoint Location Plan







Figure 3.2: Viewpoint 1 taken from Ganger Farm Phase 1 development, off Ganger Farm Way

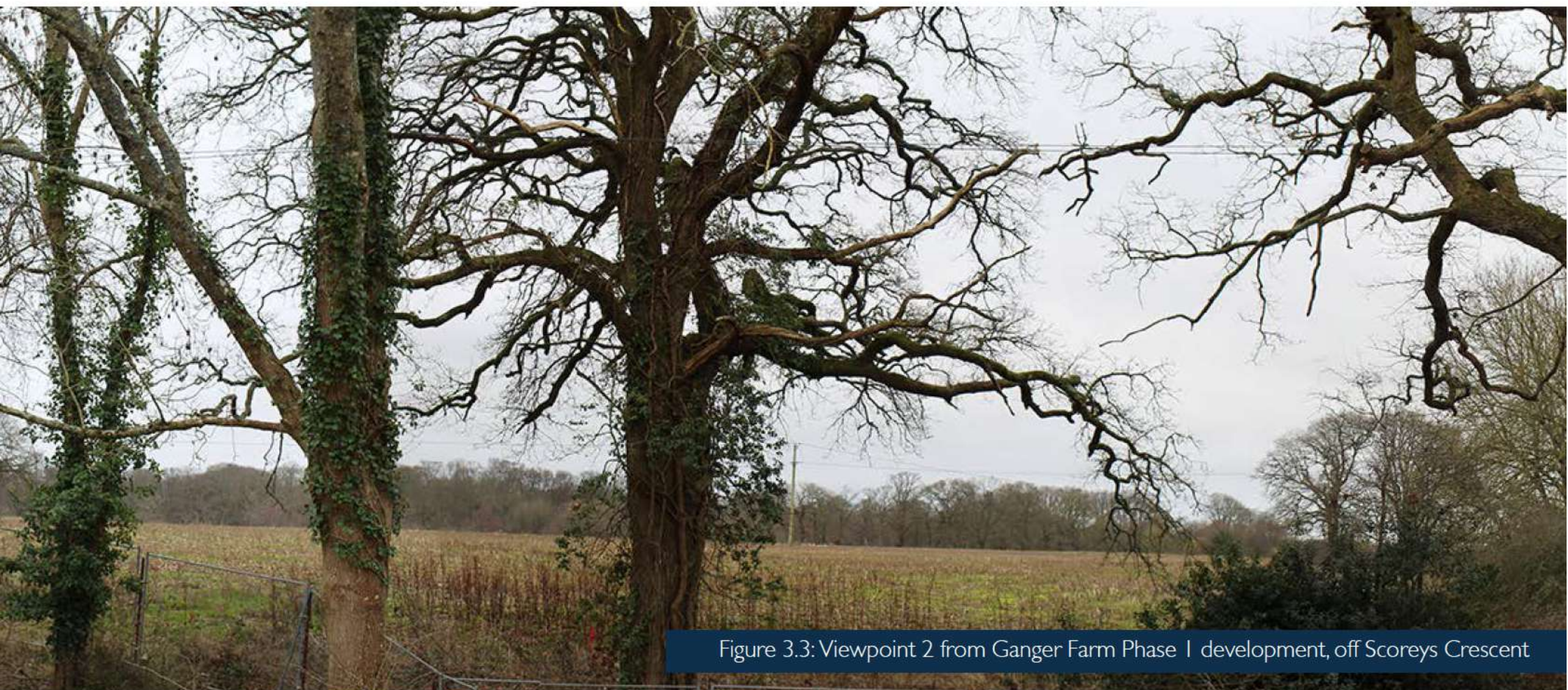


Figure 3.3: Viewpoint 2 from Ganger Farm Phase 1 development, off Scoreys Crescent



Figure 3.4: Viewpoint 6 from Hunters Crescent



## LANDSCAPE STRATEGY

3.24 The landscape proposals have evolved through an analysis of the site and its existing features.

3.25 The following key green infrastructure and landscape design principles are proposed:

- Retention of existing landscape structure. This includes hedgerows and trees, especially the mature and veteran oaks.
- Landscape buffers proposed to site boundaries to offset built form from existing SINC and Ancient Woodland designations.
- Proposed trees and vegetation along the ridgeline in Parcel C to provide an element of screening and filter views of potential development.
- Proposed tree, shrub and hedge planting to provide enhancement of existing vegetation.
- Proposed planting to create linear connections both within the site and to the wider green infrastructure networks that are currently isolated.
- Attenuation features designed to follow existing contours and minimise impact on the topography of the site. To include native marginal and aquatic species to maximise biodiversity in these areas.
- The introduction of tree planting along streets within the residential parcels to aid with blending the built form with the surrounding landscape.
- Footpaths and cycle links proposed within the site to create attractive walking routes taking advantage of existing landscape features within the parcels as well as encouraging sustainable travel and connections.
- A mixture of both native and ornamental species to be proposed within the planting palette. This will ensure a biodiverse variety of nectar and pollen to pollinating insects, as well as providing year round interest. A variety of shrubs, grasses and perennials would provide a range of forms, sizes and scales to enhance the structural complexity of the site.
- Species with an emphasis on bearing nectar, berries, fruits and nuts to encourage foraging opportunities for wildlife, including birds and invertebrates to be proposed within the open spaces.



Figure 3.5: Ancient Woodland



Figure 3.6: Existing Vegetation



Figure 3.7: Ganger Farm SINC





Figure 3.8: Boundary Vegetation



Figure 3.9: Site Topography



Figure 3.10: Landscape Strategy



EXISTING FACILITIES

3.26 Romsey has an extensive range of facilities associated with a settlement of this size and significance, with a range of retail, employment, leisure and community uses, all of which are located within 2.4km of the site.

3.27 Romsey Train Station is located within 3km of the site.



Figure 3.11: Hilliers Gardens



Figure 3.12: The Co-Op Supermarket

PHASE I

3.28 A range of services and facilities are provided within Phase I of the Kings Chase Masterplan. Included in that area is an allotment, sports pitches, a sports pavilion and an ecology trail.



Figure 3.13: Ganger Farm Sports Pitches



Figure 3.14: Ganger Farm Sports Pavilion

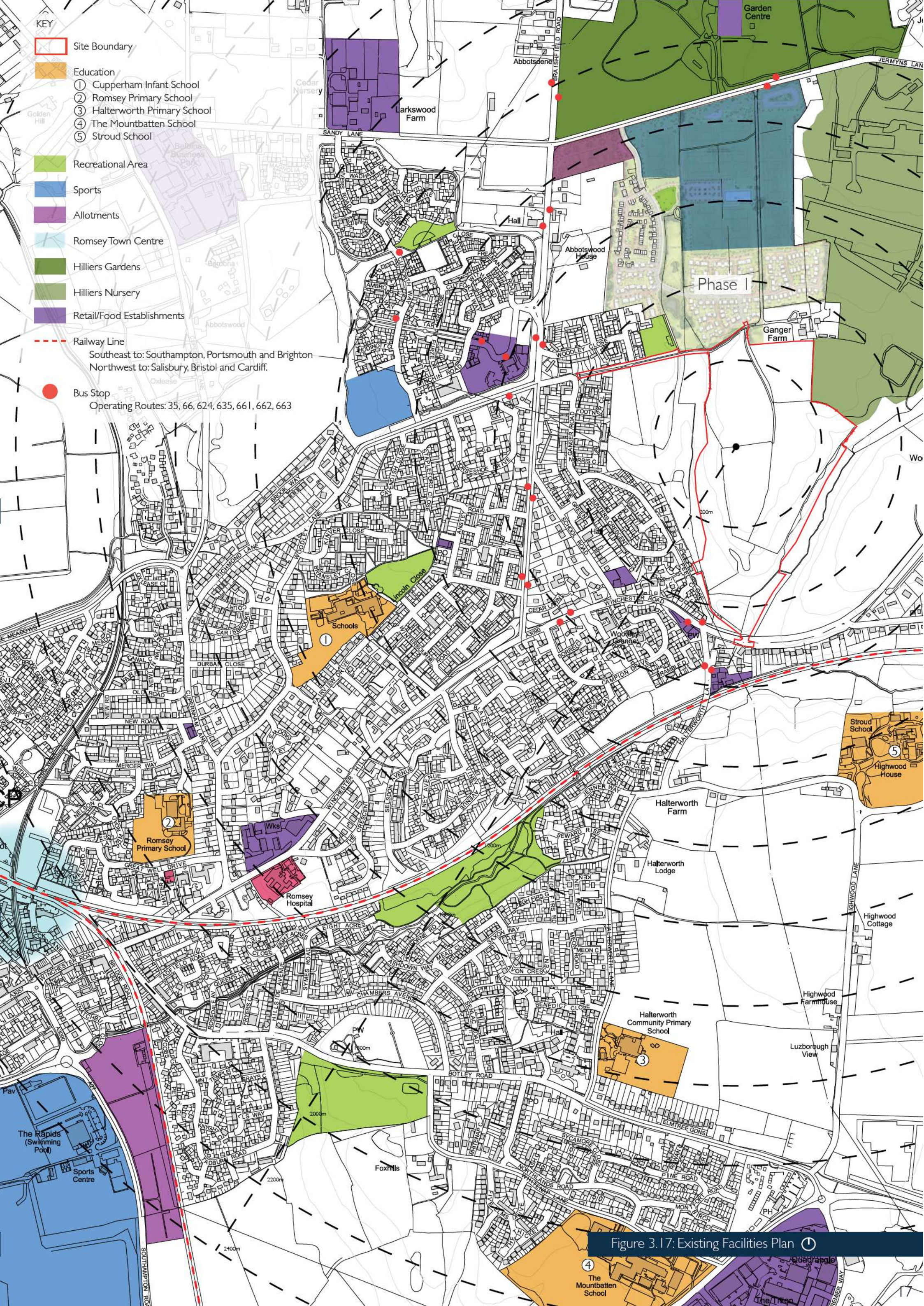


Figure 3.15: Ganger Farm Allotments



Figure 3.16: Ganger Farm Ecology Trail







KEY FEATURES IN SURROUNDING AREA

3.29 The surrounding town and the area immediately surrounding the town have some distinctive features that will need to be integrated in the overall future design of the development.

3.30 The following images show a mix of landscape and architectural features that will influence the future proposals. A more detailed assessment of the surrounding areas can be seen in the following pages.

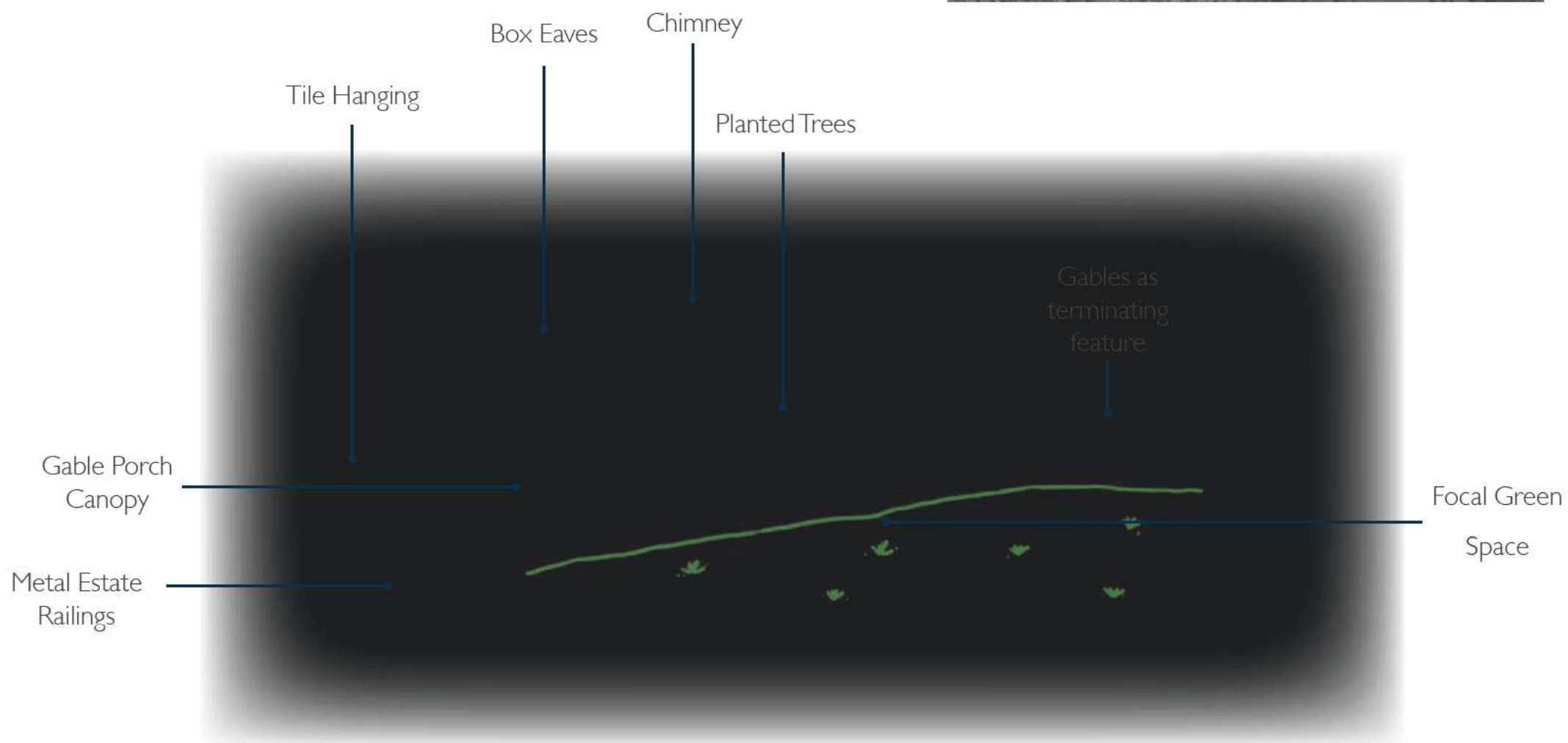


Figure 3.18: Cutforth Way



Figure 3.19: Hunters Crescent





Figure 3.20: Campion Drive

## URBAN FORM

3.31 The overall grain of the town is eclectic with a mix of formal and organic forms. Any future development will need to tie in with the overall grain of the village and provide a transition between landscape and built form.



Figure 3.21: Figure Ground Plan



## CONSTRAINTS AND OPPORTUNITIES

3.32 A series of constraints and opportunities are present on the site, which have been subject to a series of surveys and other technical and non-technical assessments (including an Environmental Statement) as part of this Outline Planning Application.

3.33 These include:

- Topographical Survey;
- Noise Assessment ;
- Landscape & Visual Impact Assessment;
- Transport Assessment;
- Flood Risk Assessment;
- Ground Investigation;
- Ecological Assessment;
- Arboricultural Assessment;
- Planning Policy Appraisal;
- Archaeological Assessment;
- Heritage Assessment;
- Noise Assessment; and
- Air Quality Assessment.

### TOPOGRAPHY

3.34 The site has noticeable level changes, sloping from the centre to the east and west, which has informed the road design, block forms and drainage strategy.

### EXISTING TREES AND HEDGEROWS

3.35 A detailed tree survey has been carried out for the site, which has identified over 200 trees, groups of trees, woodlands and hedgerows.

3.36 The key arboricultural features at the site include a plethora of Category A trees and an area of Ancient Woodland which adjoins the site's eastern boundary. The Ancient Woodlands will be given a minimum 15m buffer zone from development, in line with standard advice from Natural England. Several trees, tree groups and woodland are also covered by Tree Preservation Orders.

3.37 All of these key arboricultural features will be retained as part of the proposed development, and incorporated into Green Infrastructure corridors and areas of open space.

### SITE ENTRANCE

The entrance to the site will be a connection from the already developed Phase 1, off of Scoreys Crescent. Pedestrian and cycle access will be provided to the west from Ganger Farm Lane and from the south off Winchester Road.

### PHASE 1

3.38 The approved development on Phase 1 sets a strong framework in which the phase of development will need to tie into in terms of vehicular, pedestrian and cycle infrastructure. To the north of Phase 2 there will be direct development abutting constructed dwellings and this has influenced the block structure and street networks. The same is also considered with regard to the proposed sports provision where the Phase 1 development facilities have now been constructed.

### DRAINAGE

3.39 According to the EA flood map (DEFRA.gov.uk), the site is located wholly within Flood Zone 1, considered to have a low risk of flooding rivers (less than 0.1% probability in any given year) or the sea (less than 0.5% in any given year). The risk of groundwater flooding to the proposed development has been deemed as low, based on the results of the intrusive investigations, as well as assessment of bedrock geology. In addition, based on the topography of the site, any potential risk of groundwater flooding would occur in the lower lying areas of the site, limited to the existing woodlands in the southern portion. The risk of surface water flooding to the site is low. This assessment has been made on the information provided within the EA maps for surface water flooding (DEFRA.gov.uk) in conjunction with a review of the topography of the site. There is an existing Southern Water foul sewer which runs through the centre of the site, from the north to the south. There are no historic recorded instances of flooding of this sewer. The site is not in an area at risk of flooding from reservoirs.

3.40 The design of the development proposals will look to implement attenuation basins with bio-retention wetland areas within the inlet and outlet forebays. These attenuation basins will have the benefit of providing temporary storage of surface water run-off from the areas of the site being re-developed and slowly release these flows back into the downstream existing watercourse at the Mean Annual Average Greenfield run-off rates. This will provide the benefit of reducing the peak run-off from the site during severe storm events and thus reduce the risk of flooding downstream.

### ECOLOGY

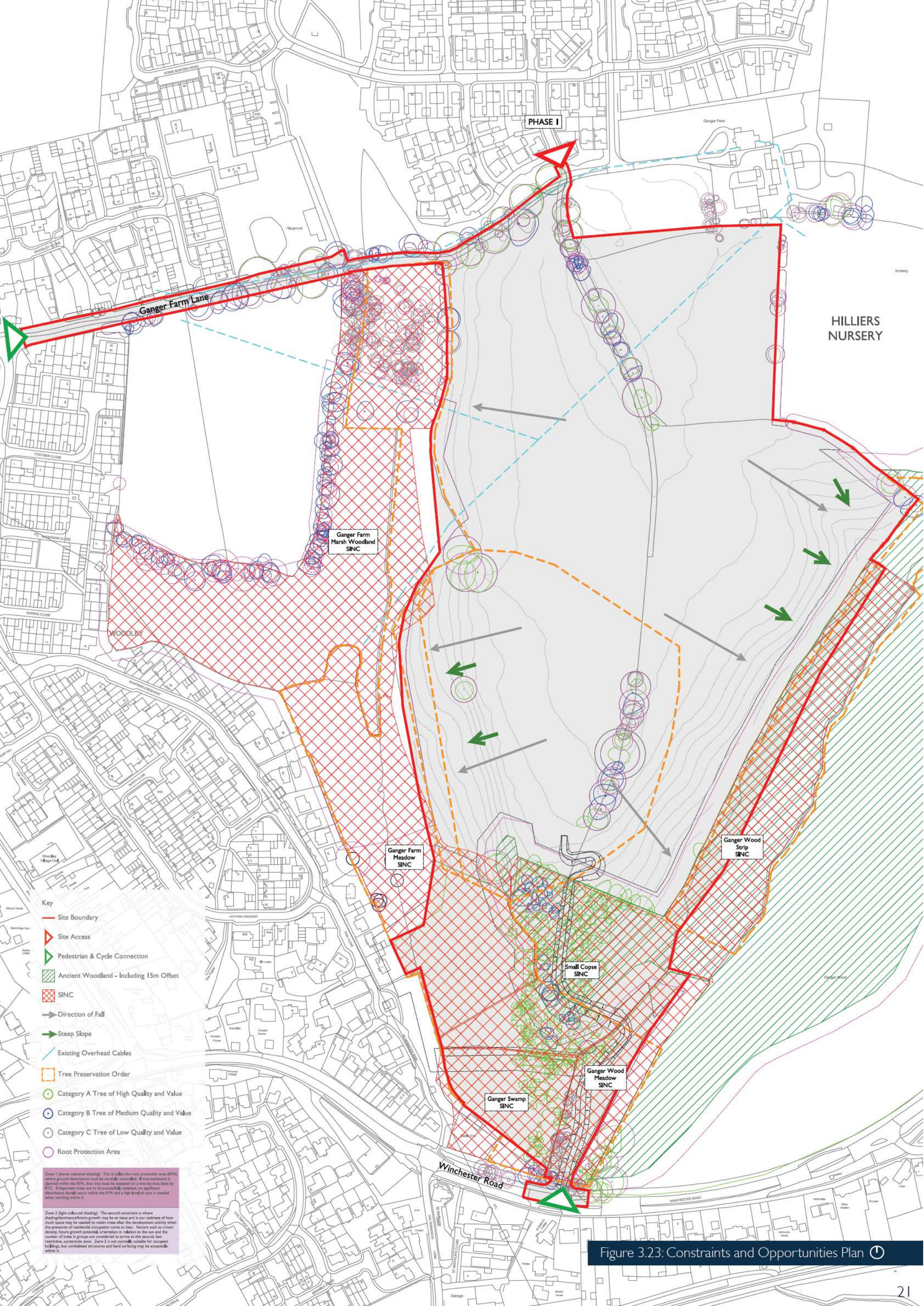
3.41 To compensate for the small area of habitat loss for the southern access, the adjacent Ganger Swamp and Ganger Meadow SINCs will be enhanced to improve their condition through positive management including the removal of non-native species. Reptile habitat will be retained and increased on site as are key habitats for bats and birds (with the development designed to prevent light spill upon protected and created habitats) and the developed areas of the site will provide large numbers of roosting and nesting sites for a wide range of species.

3.42 Overall the scheme will deliver a net gain for biodiversity of at least 10%.



Figure 3.22: Boundary Vegetation







# ILLUSTRATIVE MASTERPLAN

3.43 Working from the parameter plans the initial Masterplan was produced for discussion with the design team and is based on:

- Amount and type of open space;
- General arrangement of development; and
- Proposed distribution of uses and the nature of development within the landscape setting.







Figure 3.26: Illustrative Masterplan



PUBLIC EXHIBITION

3.44 A Public Exhibition was held at Ganger Farm Sports Pavillion on the 2nd March 2023. Feedback was varied, however some of the comments were:

INFRASTRUCTURE

- Traffic generation at peak hours through Phase I along Ganger Farm Way;
- Lack of health provision in the area;

FLOODING

- Even though proposed houses are outside Flood Zones 2 and 3, still concerns given the history of the site and the area;

ACCESS TO THE SITE

- Encouraging feedback about the southern pedestrian & cycle access;
- Concerns about vehicular access off Ganger Farm Lane to the west;

THE PROPOSED LAYOUT

- Residents to Scoreys Crescent requested changes to the proposed play area fronting onto their boundary;
- Landscape buffer to Scoreys Crescent could be enhanced;

DESIGN MATTERS

- Use of renewables;
- Use of gray water;
- Will gas be used to heat homes?
- 2 and 2.5 storey height homes welcomed;
- Access for wheelchair users/mobility impaired residents.



Figure 3.27: Boards From The Public Exhibition



Figure 3.28: Photos From The Public Exhibition





# 4. MASTERPLAN

## MASTERPLAN AREA

4.1 The overall site is 46.466ac and 18.804ha that will deliver a range of uses across the development.

4.2 A breakdown of the land uses across the site area is set out in Figure 4.1.

### RESIDENTIAL

4.3 The site is to be developed for residential use and comprises of approximately 309 dwellings. The location and extent of the residential use is shown in Figure 4.2, and is designed to create a single cohesive community.

### RESIDENTIAL MIX

4.4 The development will provide a mix of dwellings in terms of size and tenure. The mix will range from 1 bedroom apartments up to 4 bedroom detached dwellings. The precise mix will vary across the site in response to a variety of influences including market demand and development character.

4.5 An indicative mix range for the development is to follow the principles of what was established within Phase I:

- 1 bed 10-20%
- 2 bed 30-40%
- 3 bed 30-40%
- 4 bed 10-20%

### AFFORDABLE HOUSING

4.6 The proposals provide for a policy compliant 39% affordable housing.

### GREEN INFRASTRUCTURE (GI)

4.7 50% of the site is proposed for open space, with a range of functions and character.

### SUSTAINABLE URBAN DRAINAGE (SUDS)

4.8 The SuDS area has been calculated but is not included within the overall open space and GI provision.

### DENSITY

4.9 The overall density strategy for the Masterplan has also been refined and updated to co-ordinate with the road hierarchy, surrounding landscape strategy, and building heights strategy.

LAND USE PLAN			
KINGS CHASE SOUTH, ROMSEY			
REF	COLOUR	ACRES (AC)	HECTARES (HA)
Site Boundary		46.466	18.804
Residential		18.445	7.464
Informal Open Space (Inc. Existing Trees & Woodland)		22.706	9.189
Indicative SuDS Location		4.036	1.633
Allotments		0.420	0.170
Infrastructure		0.859	0.348
GRAND TOTAL		46.466	18.804

Figure 4.1: Land Use Breakdown



## LAND USE

4.10 The overall site is 46.466ac and 18.804ha that will deliver a range of uses across the development.

4.11 A breakdown of the land uses across the site area is set out in the plan below.





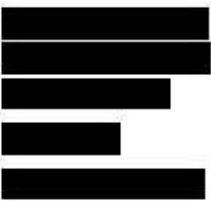
# SCALE

4.12 The majority of the development is to be 2 storey with intermittent 2.5 storey buildings where appropriate to assist with legibility across the development. This is a direct response to the local vernacular and emerging context of Phase 1 and the surrounding area.



Figure 4.3: Building Heights Plan





# 5. DEVELOPMENT CHARACTER

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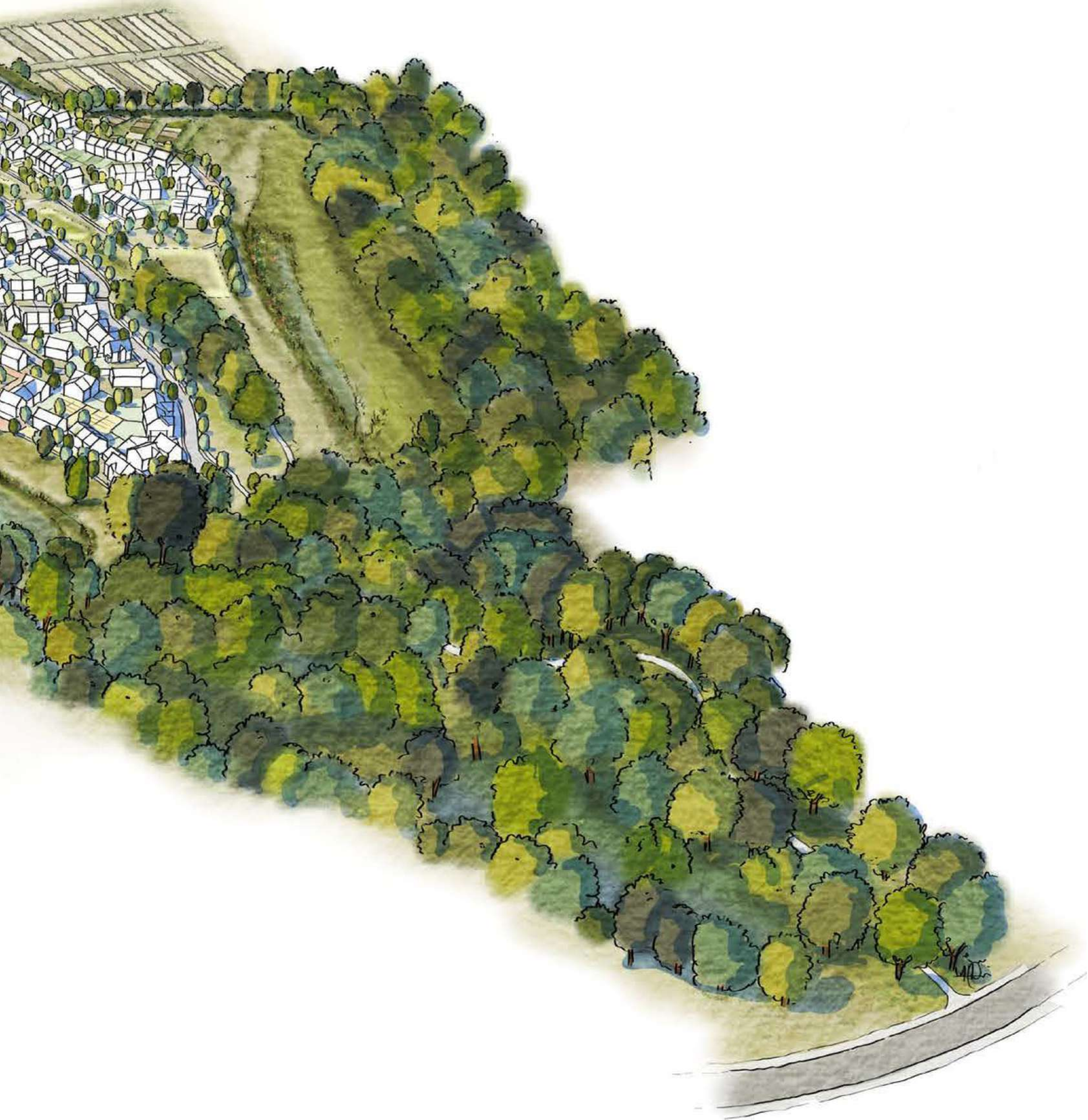


Figure 5.1: Artistic Impression of The Site



## DEVELOPMENT FRAMEWORK

5.1 The urban framework is set out in Figure 5.2 which is premised on the delivery of a connected, permeable and legible development that provides a framework for a sustainable community. The design and layout respond to the new unique features of the site such as the topography and the abundance of existing vegetation, as well as the Phase 1 green infrastructure and residential aspects.

5.2 The overall framework of the masterplan is largely informed by the on-site constraints and opportunities. Key elements such as the topography and the Phase 1 development provides much of the structure. A strong sequence of streets and spaces across the site combine to provide a rich and diverse sense of place within the development, and is respectful of the landscape context in which this phase sits.

### BLOCK STRUCTURE

5.3 The overall block structure has been informed by the constraints and opportunities of the site. The blocks have been designed to ensure frontage and back-to-back distances comply with well established distances of 21m back-to-back and 11m side-on in order to maintain the privacy of the private amenity spaces and ensure natural surveillance of streets and spaces to create a high quality development. This is also compatible with the character of existing development on the edge of Romsey.

5.4 The overall block pattern will provide an underlying variation in character that will support the existing proposed landscape setting and provide strong permeability throughout, working with desire lines of movement to the existing settlement boundary and proposed connection points.

5.5 Within the overarching block forms come the localised residential block variations with the development parcels that enable the opportunity to provide subtle variations in urban form and create distinctive pockets that will add a richness and variety to the masterplan.

5.6 Two forms of perimeter blocks are proposed to provide inherent activity and security to the plots:

- Back-to-back;
- Courtyard.

### FOCAL SPACES

5.7 A sequence of linked spaces is proposed across the masterplan of varying forms and character to help with legibility across the development that will also respond to localised variations in character. Figure 5.2 shows the sequence of spaces.

### FRONTAGE

5.8 Development frontage across the masterplan is an important aspect that will provide activity to routes and spaces and will assist in defining the character of streets and focus spaces that are to be created.

### LEGIBILITY

5.9 How residents and visitors interpret and understand the development is an important consideration. The overall hierarchy of areas, spaces, streets and character all assist with understanding the area and providing ease of movement.

5.10 In addition, focal buildings will act as markers within the development. There are two levels of focal buildings, strategic and local; these will support the proposed focal spaces.

### KEY BUILDINGS

5.11 These will operate as points of interest such as spaces and corner buildings within the various character areas.

5.12 Each type of focal building can be defined by a combination of the following:

- Change in material;
- Boundary treatment;
- Setback;
- Colour;
- Height; and/ or
- Detailed building design.





KEY

- Site Boundary
- Site Access
- Pedestrian & Cycle Access
- Bus Route
- Secondary Route
- Tertiary Route
- Private Drive
- Pedestrian & Cycle Connection
- Contours
- Allotments
- Site of Importance For Natural Conservation (SINC)
- Ancient Woodland With 15m Buffer
- Proposed SuDS
- Play Area
- Focal Space
- Frontage
- Focal Building
- Proposed Block Structure

Figure 5.2: Urban Framework Plan





Figure 5.3: Back-to-Back Block Structure



Figure 5.4: Courtyard Block Structure







Figure 5.5: Block Structure Plan





## ILLUSTRATIVE LAYOUT

5.13 A series of informal workshops were held between the design team and the client to discuss elements of the plan in a collaborative manner. An illustrative layout was produced, indicating key features such as:

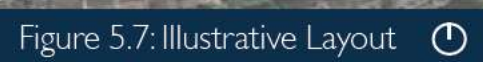
- ① Extensive open space, incorporating public footpaths and landscaping;
- ② Play areas dispersed around the site;
- ③ Attractive SuDS basins;
- ④ A 2m cycle and pedestrian path;
- ⑤ Retained trees enhanced with added landscaping;
- ⑥ Allotments; and
- ⑦ Pedestrian and cycle connection to the A3090 and Ganger Farm Lane.

## EXAMPLES OF WHAT COULD BE SEEN ON SITE



Figure 5.6: Recent Barratt David Wilson Developments







SENSITIVE DESIGN

5.14 The site is visually well contained by mature vegetation, particularly along Scoreys Crescent, which runs along the majority of the northern boundary.

5.15 With regard to the proposed development, the masterplan should seek to protect and enhance all of the existing woodland and vegetation within and around the site, helping to integrate the development into the landscape and screen views.



Figure 5.8: Cross Section Location Plan ⓘ







Figure 5.9: Indicative Section Between The Site and Phase I

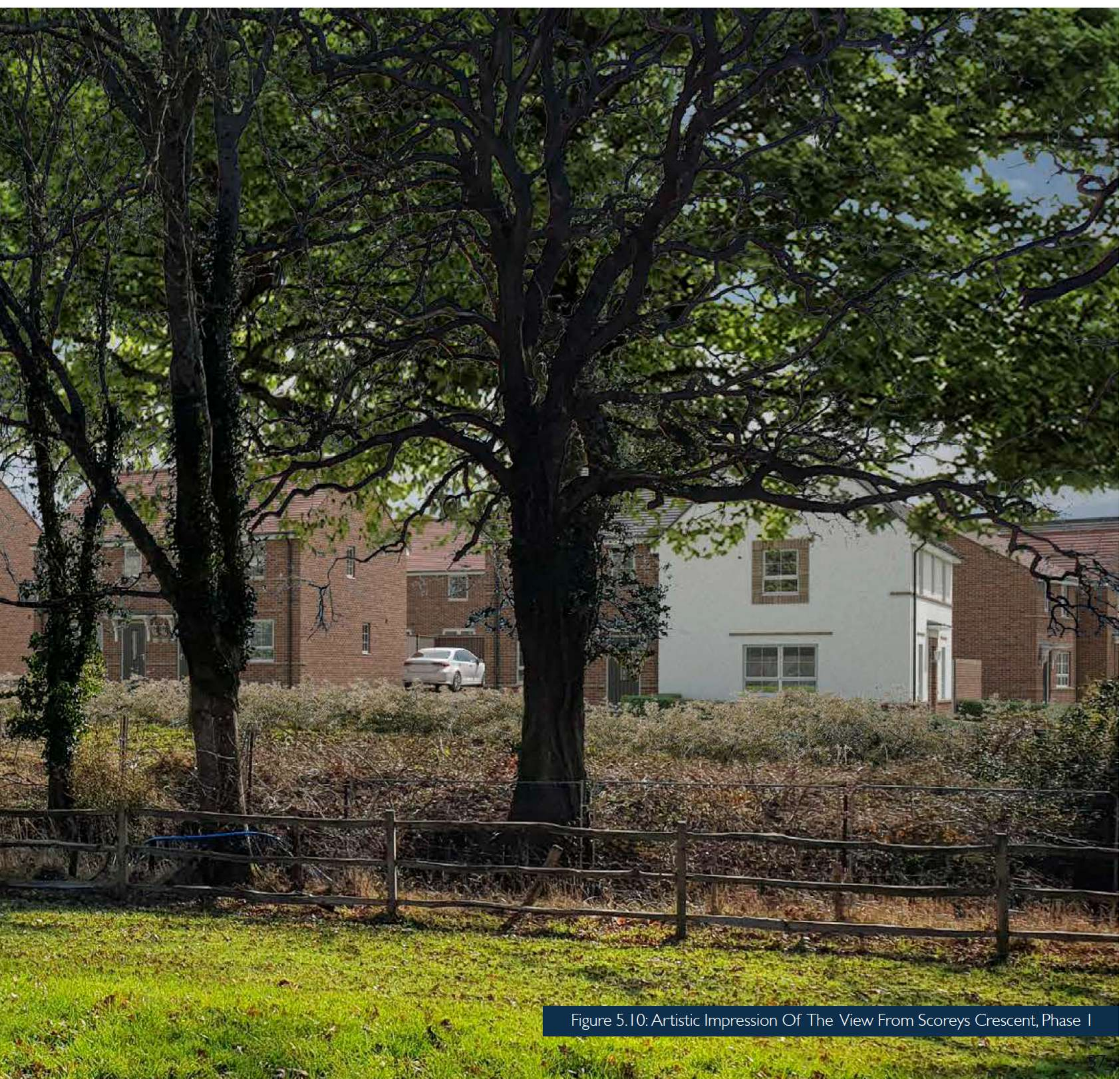


Figure 5.10: Artistic Impression Of The View From Scoreys Crescent, Phase I



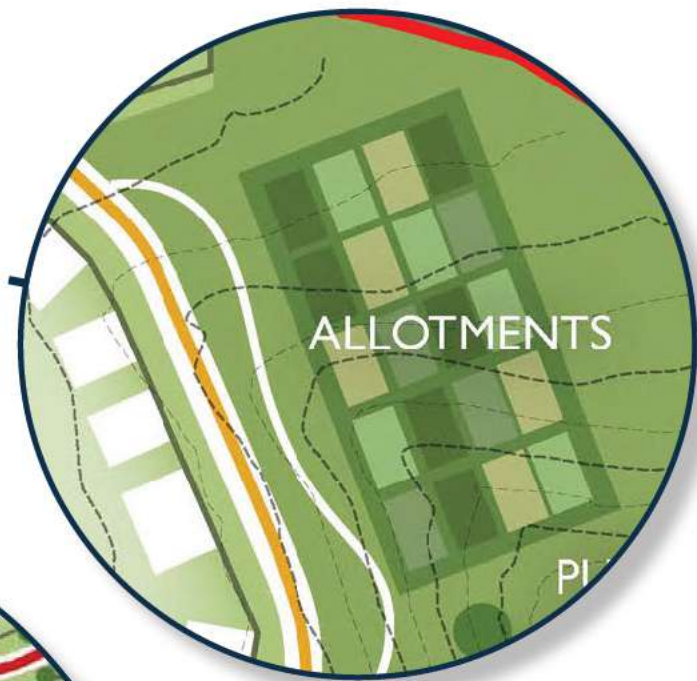
KEY SPACES

5.16 The masterplan is broken up by a sequence of spaces of varying types and character. The development facilitates the integration of the existing vegetation to provide an instant sense of maturity and enable an easy and legible link to Phase I and existing Public Right of Way and cycle connections.

5.17 The development seeks to provide verdant streetscape, wherever possible, in line with the latest national guidance in lieu of any more localised design policies and criteria. Existing retained trees have also been set within pocket green space and made a feature of, to punctuate the development.

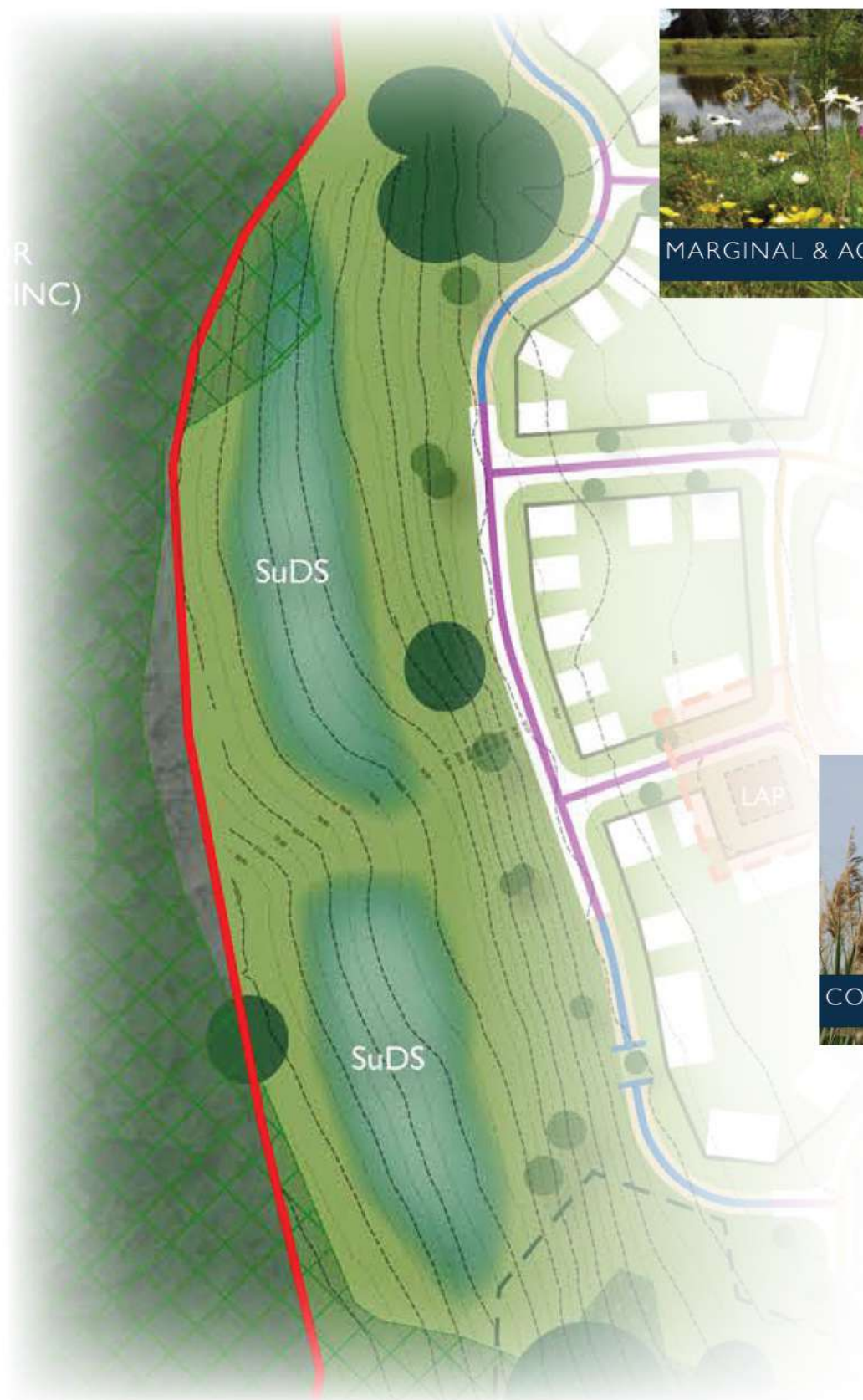








## 6. ECOLOGY & GREEN INFRASTRUCTURE



### APPROACH TO SUDS FEATURES

6.1 The parameter plans include various SuDS features across the site. These will be planted with both marginal and aquatic vegetation. The species will be all native, to maximise biodiversity as well as encouraging new habitat creation.

6.2 Mown grassland paths will be proposed through the open space adjacent to the drainage features, where wildflower would be located. Providing access through the open spaces, but with less formal paths, will keep the rural feel of the site edges where the boundaries meet the designated areas of the SINC and Ancient Woodland.



# APPROACH TO PLAY, HEALTH AND WELL-BEING

6.3 The parameter plans of the site have been designed to provide a range of play opportunities around the proposed development. These range from more formal equipped play areas to informal opportunities to play. These play spaces are located along green open space corridors with good pedestrian and cycle connectivity.

6.4 A timber trim trail will provide a green link from north to south through the development, linking a copse of existing trees within the site. To the south of the trim trail, a large Locally Equipped Area of Play (LEAP) is located adjacent to existing mature trees, providing an attractive setting for a range of play experiences for differing age groups. 3 Local Areas of Play (LAPs) will be located throughout the main parcels of development providing more informal play for younger children. Planting within the play areas will be low growing sensory planting providing additional play value with texture and colour.

6.5 A cycle route will run along the trim trail, connecting the north of the site to the south and seating areas will be located around the areas of play.



TIMBER TRIM TRAIL



PLAY TRAIL THROUGH WOODLAND



INFORMAL NATURAL PLAY



TIMBER FORMAL EQUIPMENT



CYCLE ROUTE



SEATING AREAS



## ALLOTMENTS

6.6 The allotment area will contain various sized plots, with a communal shed for secure tool storage, mains water supply and central paths dividing up the plots. The allotments will be surrounded by native hedgerow planting to encourage bees and insects aiding pollination of the crops, as well as fencing to provide security to the space.

6.7 Allotments integrate existing natural features that support quality of place, biodiversity and water harvesting/conservation/management, and which address climate change. This community asset will be a great benefit to residents, as allotment gardening is shown to increase physical and mental well-being, as well as giving a huge sense of achievement and sense of community.







Figure 6.2: Artistic Impression Location Plan



Figure 6.1: Allotments Artist Impression



LANDSCAPE MATERIALS PALETTE

SOFT LANDSCAPE

6.8 The planting strategy throughout the site is to retain existing vegetation where possible, and propose green infrastructure connections with new tree and shrub planting.

6.9 Tree species proposed will include native species as well as ornamental to provide a wide range of textures and year round interest with blossom, leaf colour, as well as biodiversity value with nuts and berries.

6.10 Hedgerow planting to front gardens will provide a definition of space and ownership whilst creating green links through the site.

6.11 Species within landscape buffers and open spaces will utilise native species to increase the ecological value of the site and maximise biodiversity.

6.12 Ornamental species will be proposed with the residential plot design to provide year round structure, colour and interest to plot frontages.

INDICATIVE TREE SPECIES



ACER CAMPESTRE



BETULA PUBESCENS



PITTOSPORUM



CARPINUS BETULUS



MALUS EVERESTE



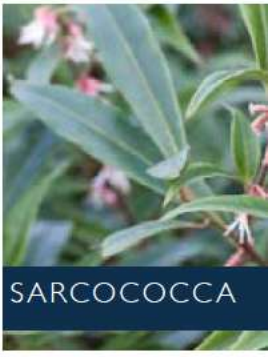
HEBE



PRUNUS SUBHIRTELLA



QUERCUS ROBUR



SARCOCOCCA

HARD LANDSCAPE

6.13 A variety of hard landscape materials are proposed to provide variation across the site and cohesion within individual character areas.

6.14 Block paving proposed to private drives and secondary roads. Tarmac and self binding gravel footpaths provided to open spaces to provide suitable surfaces for bicycles, pedestrians and pushchairs to navigate and promote sustainable travel and healthy lifestyles.

6.15 Benches and bins will be provided across the site in suitable locations.

INDICATIVE PAVING MATERIALS



GREY BLOCK PAVING



BUFF BLOCK PAVING



TIMBER KNEE RAIL



SELF BINDING GRAVEL PATHS



TARMAC PATHS



TIMBER POST AND RAIL



## INDICATIVE SHRUB SPECIES



ESCALLONIA



LAVANDULA



VIBURNUM

## INDICATIVE HERBACEOUS SPECIES



GERANIUM



ALCHEMILLA



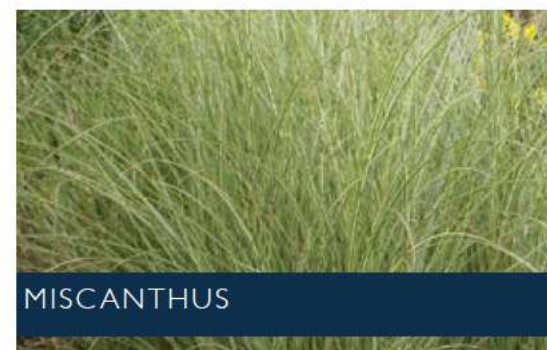
HEUCHERA



VERBENA



DESCHAMPSIA



MISCANTHUS

## INDICATIVE BOUNDARY MATERIALS



ESTATE RAILING



BOW TOP FENCING



WOOD RAIL FENCES



BOW TOP FENCING

## INDICATIVE FURNITURE PALATTE



TIMBER BENCHES



CYCLE STANDS



INFORMATION BOARDS



TIMBER BINS



## ECOLOGY

6.16 The site predominately comprises arable land managed on a cereal crop rotation. At the time of the most recent survey, most of the site comprised arable stubble with one field an improved grassland ley. A line of trees extends partially into the centre of the site from the north and south, forming a boundary between the eastern and western fields. To the east, south and west of the site lie a mixture of broadleaved semi-natural and wet woodlands, which include streams to the east and west which converge south of the site. These form a network of Sites of Importance for Nature Conservation (SINC) including Ganger Wood SINC, Ganger Wood Strip SINC, Ganger Swamp SINC and Ganger Meadow SINC. These woodlands form valuable habitats and ecological corridors extending to the north and north east, with Ganger Wood SINC and Small Copse Romsey Extra SINC also supporting ancient woodland (the northern part of Small Copse Romsey Extra SINC and Ganger Wood Strip SINC are listed on Natural England's Ancient Woodland Inventory, but are not ancient woodland as both areas were field compartments in the 1860s). Alongside the existing farm access from Ganger Farm Lane lie a series of ancient and veteran oak trees which also represent a valuable ecological resource.

6.17 The site supports reptiles, nesting birds and bats, with the woodlands and tree lines the most heavily used features by bats foraging and flying around the site. Activity within the main area of the site itself however was low. This baseline has been determined following extensive surveys undertaken on site including Phase 1 habitat, reptile presence / likely absence, bat activity, hazel dormouse and badger surveys.

6.18 In line with local policy requirements, the scheme seeks to retain important habitats on site and maintain ecological connectivity. The tree lines are integrated into the landscape design forming a corridor of open space and habitat creation through the centre of the site which will offer a north/south connection which is significantly higher quality than the baseline. Buffers of habitat creation comprising woodland edge habitats of scrub and grassland are integrated to the east, south and west to protect and enhance the adjacent SINC woodlands.

6.19 The surface water strategy includes high-quality sustainable drainage to make sure runoff rates and water quality are controlled to prevent off site hydrological impacts. Proposed footpath and cycleway connections to the west and south will be constructed using no-dig methods to minimise impacts to individual trees and woodlands, and routes have been chosen to avoid ancient and veteran trees, or ancient woodlands (thus avoiding loss or deterioration of irreplaceable habitats). Where the southern access passes through areas of wet ground conditions, it will be constructed with a permeable base using large-scale material which will minimise construction-phase impacts and maintain local hydrological conditions.

6.20 To compensate for the small area of habitat loss for the southern access, the adjacent Ganger Swamp and Ganger Meadow SINC's will be enhanced to improve their condition through positive management including the removal of non-native species. Reptile habitat is retained and increased on site as are key habitats for bats and birds (with the development designed to prevent light spill upon protected and created habitats) and the developed areas of the site will provide large numbers of roosting and nesting sites for a wide range of species.

6.21 Overall the scheme will deliver a net gain for biodiversity of at least 10%.



Figure 6.3: View of Ganger Farm Lane



Figure 6.4: View of The Site



Figure 6.5: Example of Common Pipistrelle



Figure 6.6: Example of Slow Worm





Figure 6.7: Illustrative Layout



# 7. ACCESS & MOVEMENT

## SITE ACCESS

- 7.1 The site will deliver an access point to the north of the development connecting from Phase I, off Scoreys Crescent.
- 7.2 A pedestrian and cycle route will be implemented along the main infrastructure road connecting south to the A3090 as well as a link in the north-western corner connecting from Ganger Farm Lane.

## PERMEABILITY

- 7.3 The form of the site and proposed block structure ensure that the development is well connected and highly permeable.
- 7.4 This will encourage sustainable forms of movement and support the site's legibility, through the proposed road hierarchy, development framework and landscape strategy that will create a highly connected and sustainable development.

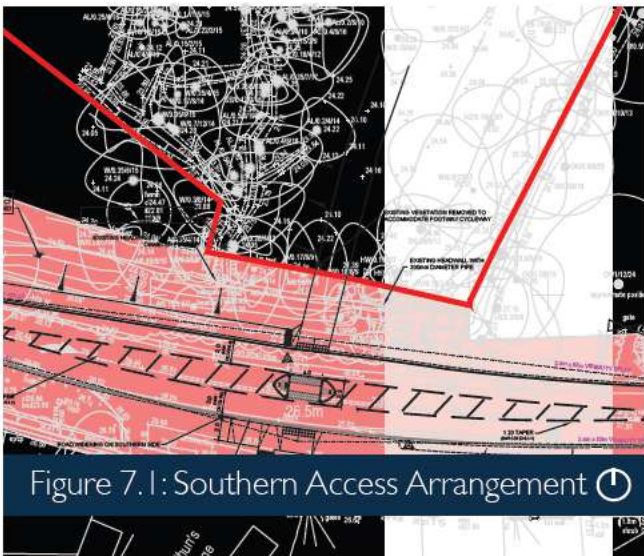


Figure 7.1: Southern Access Arrangement



Figure 7.2: Permeability Plan





Figure 7.3: Street Hierarchy Plan



## STREET HIERARCHY

7.5 The design of the proposed masterplan enables a simple and legible road hierarchy. A principal route to the north of the site will provide a potential bus route connecting from Phase I. This is supplemented by a secondary route that will connect the southerly residential elements of the masterplan. The secondary route will connect a range of tertiary roads and lanes. The lowest order road will be private drives at the edges of the development, seeking to provide softened edges that respect and respond to the landscape setting.





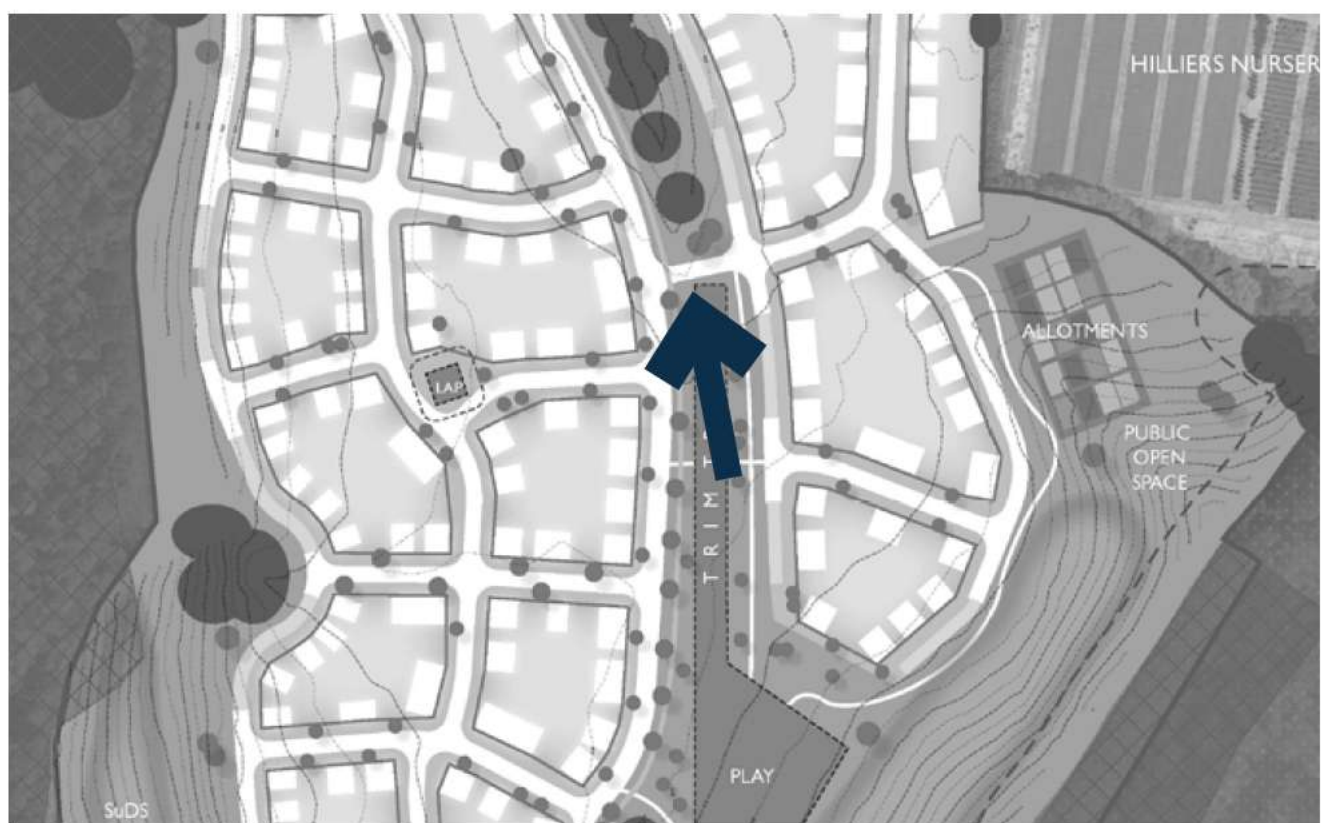


Figure 7.5: Artistic Impression Location Plan



Figure 7.4: Artistic Impression Of The Proposed Bus Route



# 8. SUSTAINABILITY & DELIVERABILITY

8.1 This section addresses the sustainable design thinking behind the proposed development. Broader issues of location sustainability and accessibility by alternative modes of transport have been addressed elsewhere in this document and the Traffic Assessment. Full ecological impact issues have been addressed within the technical reports.

8.2 The following points have been considered within this Outline Planning Stage, but any future Reserved Matters will need to consider this in more detail.

## BUILDING FOR A HEALTHY LIFE

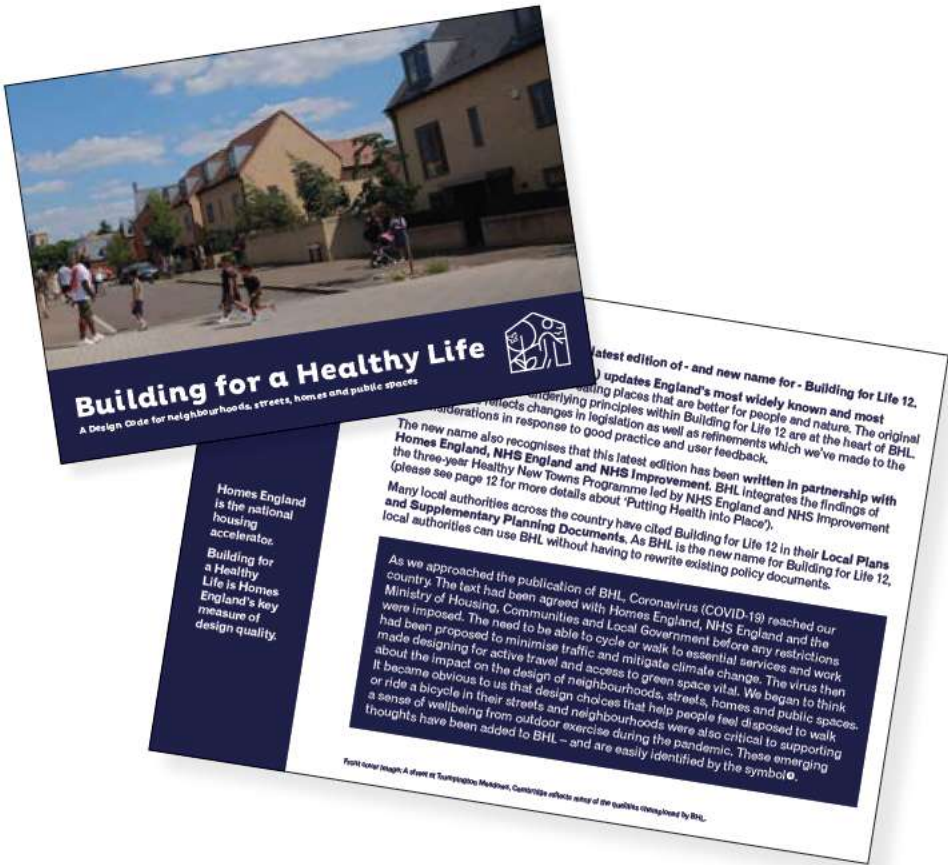
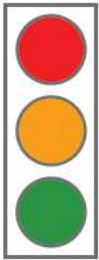
8.3 An initial assessment of the scheme in comparison to the recently introduced Building for a Healthy Life, show the development can achieve all of the established objectives.

8.4 BHL comprises of twelve questions, with four under each of the following categories:

- Integrated Neighbourhoods;
- Distinctive Place;
- Streets for All.

8.5 Based on a simple traffic light system a proposal should aim to:

- Secure as many GREEN lights as possible;
- Minimise the number of AMBER lights; and
- Avoid RED lights.

















BUILDING FOR A HEALTHY LIFE (2020)	REMARKS	ACHIEVED?
INTEGRATED NEIGHBOURHOODS		
1. NATURAL CONNECTIONS	EDGE TO EDGE CONNECTIVITY; RESPOND TO PEDESTRIAN AND CYCLISTS DESIRE LINES; CONNECTED STREET PATTERNS; FILTERED PERMEABILITY; CONTINUOUS STREETS ALONG THE EDGES OF A DEVELOPMENT; CONNECTING EXISTING AND NEW HABITATS; KEEPING HEDGEROWS WITHIN THE PUBLIC REALM; STREETS AND ROUTES THAT CAN BE EXTENDED IN THE FUTURE; ADOPTION TO SITE BOUNDARIES.	
2. WALKING, CYCLING AND PUBLIC TRANSPORT	SHARE STREET SPACE FAIRLY BETWEEN PEDESTRIANS, CYCLISTS AND VEHICLES; CYCLE FRIENDLY STREETS; OFFER CYCLE PARKING CLOSE TO COMMERCIAL AREAS AND SCOOTERS FOR SCHOOLS; DESIGN OUT SCHOOL RUNS DEPENDENT ON CARS; START/CONTRIBUTE TO THE DELIVERY OF A LOCAL CYCLE AND WALKING STRATEGY; ZEBRA, PARALLEL AND SIGNALISED CROSSING; TIGHT CORNER RADII AT STREET JUNCTIONS; SHORT AND DIRECT WALKING AND CYCLING CONNECTIONS; 20 MPH DESIGN SPEEDS; PROTECTED CYCLE WAYS ALONG BUSY STREETS.	
3. FACILITIES AND SERVICES	INTENSIFY DEVELOPMENT IN LOCATIONS THAT BENEFIT GOOD PUBLIC TRANSPORT ACCESSIBILITY; RESERVING LAND IN THE RIGHT LOCATIONS FOR NON-RESIDENTIAL USES; ACTIVE FRONTAGES; CLEAR WINDOWS ALONG THE GROUND FLOOR OF NON-RESIDENTIAL BUILDINGS; MIXING COMPATIBLE USES VERTICALLY; GIVING PLACES WHERE ROUTES MEET A HUMAN SCALE AND CREATE PUBLIC SQUARES; FREQUENT BENCHES CAN HELP THOSE WITH MOBILITY DIFFICULTIES TO WALK MORE.	
4. HOMES FOR EVERYONE	DESIGNING HOMES AND STREETS WHERE IT IS DIFFICULT TO DETERMINE TENURE IN ALL INSTANCES; APARTMENT BUILDINGS NOT TO LOOK DIFFERENT IN REGARDS TO TENURE; A RANGE OF HOUSING TYPOLOGIES SUPPORTED BY LOCAL HOUSING NEEDS; HOMES WITH THE FLEXIBILITY TO MEET CHANGING NEEDS; AFFORDABLE HOMES THAT ARE DISTRIBUTED ACROSS THE DEVELOPMENT; ACCESS TO SOME OUTDOOR SPACE SUITABLE FOR DRYING CLOTHES FOR APARTMENTS; CONSIDER PRIVATE OUTDOOR AMENITY SPACE FOR APARTMENTS / MAISONNETTES.	
BUILDING FOR A HEALTHY LIFE (2020)	REMARKS	ACHIEVED?
DISTINCTIVE PLACES		
5. MAKING MOST OF WHAT'S THERE	TAKING A WALK TO REALLY UNDERSTAND THE PLACE WHERE A NEW DEVELOPMENT IS PROPOSED AND UNDERSTAND HOW ANY DISTINCTIVE CHARACTERISTICS CAN BE INCORPORATED AS FEATURES; USING EXISTING ASSETS AS ANCHOR FEATURES, SUCH AS MATURE TREES; POSITIVE CHARACTERISTICS SUCH AS STREET TYPES, LANDSCAPE CHARACTER, URBAN GRAIN, PLOT SHAPES/SIZES, BUILDING FORMS AND MATERIALS BEING USED TO REFLECT LOCAL CHARACTER; SENSITIVE TRANSITIONS BETWEEN EXISTING AND NEW DEVELOPMENT; REMEMBER THE 'FOUR PILLARS' OF SUSTAINABLE DRAINAGE SYSTEMS; PROTECT AND ENHANCING EXISTING HABITATS; CREATING NEW HABITATS; INTERLOCKING BACK GARDENS BETWEEN EXISTING AND NEW DEVELOPMENT WHERE APPROPRIATE.	
6. A MEMORABLE CHARACTER	A STRONG, HAND DRAWN DESIGN CONCEPT; TO FIND THE RIGHT SOLUTION WITH A VARIETY OF IDEAS AND OPTIONS; DRAWING INSPIRATION FROM LOCAL ARCHITECTURE AND/OR LANDSCAPE CHARACTER; REFLECTING CHARACTER IN EITHER TRADITIONAL OR CONTEMPORARY STYLE; STRUCTURAL LANDSCAPING AS A WAY TO CREATE PLACES WITH MEMORABLE CHARACTER; MEMORABLE SPACES AND BUILDING GROUPINGS; PLACE NAMES THAT HAVE A CONNECTION TO THE LOCALITY CAN HELP STIMULATE IDEAS AND DESIGN THOUGHT.	
7. WELL DEFINED STREETS AND SPACES	STREETS WITH ACTIVE FRONTAGES; WELL DESIGNED STREETS AND SPACES, USING BUILDING, LANDSCAPING AND/OR WATER TO ENCLOSE AND DEFINE SPACES; COHESIVE BUILDING COMPOSITIONS AND BUILDING LINES; FRONT DOORS THAT FACE PUBLIC STREETS AND PLACES; APARTMENTS THAT OFFER FREQUENT FRONT DOORS TO STREETS; DUAL ASPECT HOMES ON STREET CORNERS WITH WINDOWS SERVING HABITABLE ROOMS; PERIMETER BLOCKS; WELL RESOLVED INTERNAL VISTAS; BUILDING TYPOLOGIES THAT ARE DESIGNED TO STRADDLE NARROW DEPTH BLOCKS.	
8. EASY TO FIND YOUR WAY AROUND	DESIGNING FOR LEGIBILITY WHEN CREATING A CONCEPT PLAN FOR A PLACE; USING STREETS AS THE MAIN WAY TO HELP PEOPLE FIND THEIR WAY AROUND A PLACE - FOR INSTANCE, PRINCIPAL STREETS CAN BE MADE DIFFERENT TO MORE MINOR STREETS THROUGH THE USE OF DIFFERENT SPATIAL CHARACTERISTICS, BUILDING TYPOLOGIES, BUILDING TO STREET RELATIONSHIPS, LANDSCAPE STRATEGIES AND BOUNDARY TREATMENTS; NAVIGABLE FEATURES FOR THOSE WITH VISUAL, MOBILITY OR OTHER LIMITATIONS; FRAMEVIEWS OF FEATURES ON OR BEYOND THE SITE; CREATE NEW LEGIBLE ELEMENTS OR FEATURES OF LARGER DEVELOPMENTS; SIMPLE STREET PATTERNS BASED ON FORMAL OR MORE RELAXED GRID PATTERNS.	
STREETS FOR ALL		
9. HEALTHY STREETS	STREETS FOR PEOPLE; 20MPH (OR LOWER) DESIGN SPEEDS / DESIGNATIONS; TREE LINED STREETS, MAKE SURE THAT TREES HAVE SUFFICIENT SPACE TO GROW ABOVE AND BELOW GROUND; TIGHT CORNER RADII (3M) PLACES TO SIT, SPACE TO CHAT OR PLAY WITHIN STREET; PAVEMENTS AND CYCLE WAYS THAT CONTINUE ACROSS SIDE STREETS; ANTICIPATING AND RESPONDING TO PEDESTRIAN AND CYCLE 'DESIRE LINES'; LANDSCAPE LAYERS THAT ADD SENSORY RICHNESS TO A PLACE.	
10. CYCLE AND CAR PARKING	AT LEAST STORAGE FOR ONE CYCLE WHERE IT IS AS EASY TO ACCESS AS A CAR; SECURE AND OVERLOOKED CYCLE PARKING THAT IS AS CLOSE AS (OR CLOSER) THAN CAR PARKING FACILITIES; TO ENTRANCES OF SCHOOLS, SHOPS AND OTHER FACILITIES; SHARED / UNALLOCATED ON STREET CAR PARKING; LANDSCAPING TO HELP SETTLE PARKED CARS INTO THE STREET; FRONTAGE PARKING WHERE THE SPACE EQUIVALENT TO A PARKING SPACE IS GIVEN TO GREEN RELIEF EVERY FOUR BAYS OR SO; ANTICIPATING AND DESIGNING OUT ANTI-SOCIAL CAR PARKING; A RANGE OF PARKING SOLUTIONS; SMALL AND OVERLOOKED PARKING COURTYARDS, WITH PROPERTIES WITHIN COURTYARDS WITH GROUND FLOOR HABITABLE ROOMS; STAYING UP TO DATE WITH RAPIDLY ADVANCING ELECTRIC CAR TECHNOLOGY; MORE CREATIVE CYCLE AND ARE PARKING SOLUTIONS.	
11. GREEN AND BLUE INFRASTRUCTURE	BIODIVERSITY NET GRAIN; MOVEMENT AND FEEDING CORRIDORS FOR WILDLIFE; PLANS THAT IDENTIFY THE CHARACTER OF NEW SPECIES - SPECIFIC ABOUT FUNCTION AND CHARACTER OF PUBLIC OPEN SPACES; CREATE PARK RUN READY ROUTES ON LARGER DEVELOPMENTS AND OTHER WAYS TO ENCOURAGE PHYSICAL ACTIVITY AND SOCIAL INTERACTION; CAPTURING AND MANAGING WATER CREATIVELY AND CLOSE TO WHERE IT FALLS USING FEATURES SUCH AS RAIN GARDENS AND PERMEABLE SURFACES; CREATE A HABITAT NETWORK PROVIDING RESIDENTS WITH OPPORTUNITIES TO INTERACT WITH NATURE ON A DAY TO DAY BASIS; PROVIDE NATURAL SURVEILLANCE OPPORTUNITIES; A CONNECTED AND ACCESSIBLE NETWORK OF PUBLIC OPEN SPACES, WITH PATHS AND OTHER ROUTES INTO A THROUGH; SPECIES RICH GRASSLANDS; WELL CONSIDERED MANAGEMENT ARRANGEMENTS WHETHER PUBLIC OR PRIVATE.	
12. BACK PAVEMENT; FRONT OF HOME	DEFENSIBLE SPACE AND STRONG BOUNDARY TREATMENTS; BOUNDARY TREATMENTS THAT ADD ECOLOGICAL VALUE AND/OR REINFORCE DISTINCTIVE LOCAL CHARACTERISTICS; WELL INTEGRATED WASTE STORAGE AND UTILITY BOXES; FRONT GARDEN SPACES THAT CREATE OPPORTUNITIES FOR SOCIAL INTERACTION; GROUND FLOOR APARTMENTS WITH THEIR OWN FRONT DOORS AND SEMI PRIVATE AMENITY SPACES; CONSIDER PROVIDING TERRACES OR BALCONIES TO ABOVE GROUND FLOOR APARTMENTS; NO LEFT OVER SPACES WITH NO CLEAR PUBLIC/ PRIVATE FUNCTION; CONSIDER APARTMENT BUILDINGS WHOSE ACCESS IS FROM A DECK RATHER THAN A CORRIDOR, ENABLING CROSS VENTILATION OF APARTMENTS WHILE LIMITING SHARED COMMON PARTS THAT ARE ENCLOSED.	

Figure 8.1: Building For a Healthy Life Criteria





## 9. CONCLUSION

- 9.1 The proposed masterplan set out within this document has evolved, based on the known constraints and opportunities of the site and extensive and regular consultation. The masterplan has set about creating a wide range of landscape spaces that will create a distinctive extension to Phase I.
- 9.2 The proposal seeks to overcome the physical separation of the site and the existing edge of Romsey through the appropriate placement of land uses, provision of connections to the existing settlement and relevant landscape features. The proposed development would create a heightened sense of permeability between the existing and new communities.
- 9.3 The masterplan provides a strong platform for the delivery of approximately 309 homes which are to be designed using well regarded design principles, alongside extensive infrastructure additions from which future Reserved Matters can be informed and ensure the delivery of a high quality development and sustainable community.





DAVID WILSON HOMES  
WHERE QUALITY LIVES

