



1
Eagle Ave and Milton Rd local shops.



2
Woodcroft Ln and Lovedean Ln local shop.



3
Milton Rd and Hart Plain Ave local shops.



4
Milton Rd and Hart Plain Ave local shops and local pub.



5
Wecock Church on Eagle Ave.



6
Wecock Play Area by the Community Centre.



7
Local shops at Hart Plain Ave and Chaplains Ave.



8
Woodcroft Pre-School & Wrap Around Care.



9
Hart Plain Church on Hart Plain Ave.



10
The Acorn Community Centre and Wecock Farm Area Housing Office.



11
Rachel Madocks School on Eagle Ave.



12
Milton Rd and Hart Plain Ave local pub.

2.8.2 Public Rights of Way

The site has good links to the local public rights of way network being bound by byway 119/46/1 to the north, bridleway 108/1b/1 to the east and bridleway 119/30/1 to the west. The masterplan seeks to create new access points onto the bridleways, allowing future residents enhanced access to the countryside as well as sustainable access to existing communities and services to the south and east of the site. In addition, the proposed masterplan incorporates a internal network of residential streets, cycle ways and pedestrian routes to promote permeability and legibility within the scheme as well as strong linkages to surrounding communities and facilities.

2.8.3 Footpaths

The site has an unmade and unadopted informal footpath that runs north-south, connecting Catherington Park to the wider footpath and bridleway network to the north of the site, in particular BOAT 119/46/1. Though unadopted, the footpath is evidently well-used by local residents. To the south of the site Catherington Park has been laid out in a manner that facilitates good connectivity to the wider urban street and footpath network, providing opportunities for new footpath links from the proposed development.

2.8.4 Public transport

The site is also well serviced by existing bus routes, with three bus stops located in proximity to the site, all located along Eagle Avenue.

Curlew Gardens bus stop is located to the east of the junction with Powell Drive and is a circa 7 minute walk from the site. The other two bus stops 'Dove Close' are located c.180m south the junction with Powell Drive and is a c.9-minute walk from the site.

The site can demonstrate a high-degree of functional connectivity to surrounding development and the wider area through access to pedestrian, cycle and bus infrastructure.

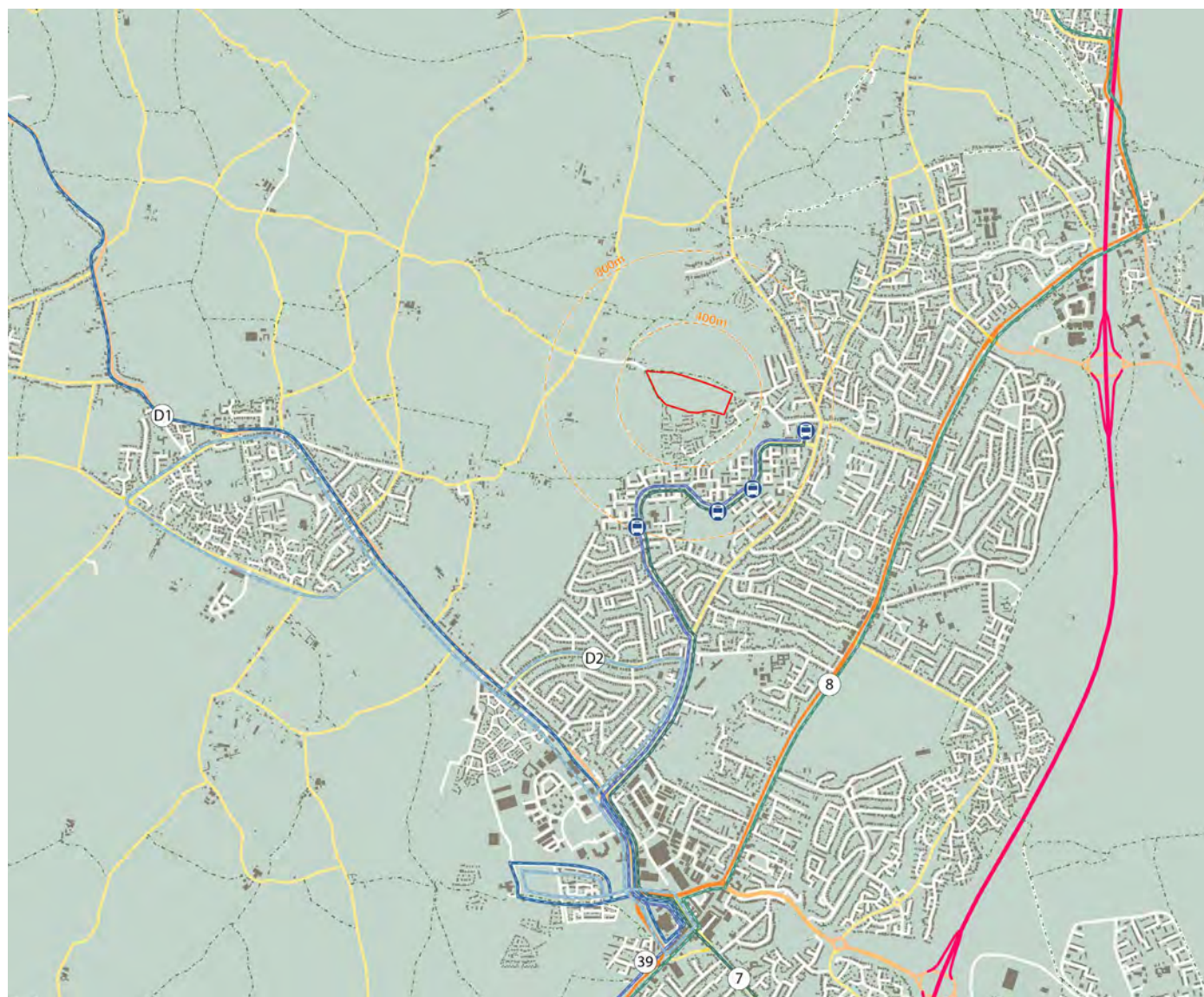


Existing bus service operating along Eagle Avenue, south of the site.

2.8.5 Vehicular access

Vehicular access to the site will be provided via the existing development at Catherington Park. Specifically, it is anticipated that the western parcel of development will be serviced by a vehicular access via Wilkes Way to the southern side of the site, and the eastern parcel of development can be readily served by a connection onto Merritt Way.

Overall, it is considered that the proposal has the potential to promote sustainable development in transport terms.



Key

- Core development boundary
- Motorway
- A Road
- B Road
- Primary Road
- Public Right of Way
- Bus Route D1 (Mon-Sat every 2 hours)
- Bus Route 39 (every 15-20 minutes)
- Bus Route D2 (Mon-Sat every 2 hours)
- Bus Route 8 (Mon-Sat single departure)
- Bus Route 7 (Mon-Sat single departure)
- Bus stop
- Walking Distance (from centre of site)



Figure 11. Movement context

2.9 Urban Form, Land Use and Context

2.9.1 Urban growth

Although its historic origin goes back to the early 19th Century, Waterlooville and Wecock Farm owes much of its built form to the mid to late 20th Century. The area is very much suburban in character and saw considerable expansion during the 1980s and 1990s. This expansion of housing did not see a comparable rise in local facilities and therefore the settlement village does lack a central mixed use heart and local access to a range of facilities. Waterlooville to the south does have a town centre which has suffered in recent years and is currently undergoing a masterplanning exercise to stimulate growth and regeneration.

Whilst not a particularly historic settlement, Wecock Farm is nevertheless relatively typical of the sub-regional urban form in that it has grown from around the sub-regional and local road network. Other more historic examples of this growth structure include Botley, Wickham and Bishops Waltham within the southern Hampshire area.

The site forms an integral part of a wider residential area, including homes, open spaces and community facilities. Residential streets backing on to the site include Blinker Way to the north and Silks Way to the west. To the north-east of the site there are further properties on Bridle Close as well as the Harewood Common open space.



Figure 12. Built Form - Figure Ground

Key



Core development boundary



Built form - figure ground





2.9.2 Land Uses

This suburban character of the area is reflected on the land uses, with the main local centre being located in Waterloooville (8 minute cycle from the site). However, there are various smaller local centres in close proximity which can be easily reached on foot (5-15 minutes walk) including education, community facilities and local shops.

Woodcroft Pre-School & Wrap Around Care is a 3 minute walk from the centre of the site, while Rachel Madocks School is on Eagle Avenue and only an 8 minute walk. The Acorn Community Centre and Wecock Church are located on Eagle Avenue, within a 6 minute walk from the site and the Lovedean Village Hall is approximately a 10 minute walk. There is a small local centre on Lovedean Lane and within 10 minutes from the site, as well as a few more local stores and services within a 15 minute walking distance; an additional retail park is 10 minutes away by cycle, in Hornedean.



Figure 13. Land Use Analysis

2.9.3 Townscape Character

The character of the northern side of Waterloooville is predominantly suburban residential developments, dating from the 1930s. These generally comprise bungalows and two and three storey detached, semi-detached and terraced properties with private gardens. The character of the northern side of Waterloooville is predominantly suburban residential developments, dating from the 1930s. These generally comprise bungalows and two-and three-storey detached, semi-detached and terraced properties with private front and rear gardens as well as blocks of apartments.

Whilst the areas have these similarities, the overall date of the developments gives them distinct characteristics in terms of density, age of stock and layout. The proposed development will reflect the characteristics of the wider area in terms of these wider land uses and built form.



1. Eagle Avenue

- Predominantly residential use with associated community facilities and open space.
- Apartments and terraced houses ranging from two to four storeys in height.
- Parking in courts or driveways and integral garages.
- Small front and rear gardens.
- Architectural features include casement windows, dormer windows and open porches, deck-access and/or balconies.
- Good permeability including pedestrian routes.

2. Sandyfield Crescent

- Area of two-storey homes dating from the 1930s/1940s appearing to be built as private housing
- Predominantly residential use
- Bungalows (occasionally with loft conversions)
- Parking on driveways or integral garages.
- Generous front and rear gardens.
- Architectural features include casement windows, dormer windows and open porches.
- Good permeability and landscaping, including pedestrian routes, verges and street trees.

Density (av net)	55 dph
Typologies	Terraced Houses/ Blocks of flats
Height Range	2-3 storeys
Age of Stock	1960s - 1970s

Density (av net)	25 dph
Typologies	Bungalows
Height Range	1 storey
Age of Stock	1930s -1940s



3. Catherington Park

- 21st century development, some still under construction, with cul-de-sacs and perimeter blocks
- Predominantly residential use with associated community facilities and open space.
- Detached, semi-detached and terraced houses ranging from two to two and a half storeys in height.
- Parking on driveways and integral garages.
- Predominantly red and brown brick, with some buff brick, painted render, flint and weatherboarding. Roofing generally artificial slate or clay tiles.
- Architectural features include casement and bay windows, dormer windows and open porches, pitched and half-hipped roofs.
- Good permeability and landscaping, including pedestrian routes and verges.

Density (av net)	30 dph
Typologies	Detached/ Semi-detached/ Blocks of flats
Height Range	2-3 storeys
Age of Stock	2020s

4. Kite Close

- Late 21st century development, with one main perimeter block fronting Wecock Recreation Ground, off Kite Close.
- Predominantly residential use with associated community facilities and open space.
- Two and a half storey terraced houses.
- Parking on driveways.
- Small front and rear gardens.
- Predominantly red and buff brick. Roofing generally artificial slate or clay tiles.
- Architectural features include casement windows, dormer windows and open porches.
- Good permeability, including pedestrian routes and crossing points. Streets generally lack verges and street trees.

Density	55-60 dph
Typologies	Terraced Houses
Height Range	2-3 storeys
Age of Stock	2010s

5. Hart Plain Avenue

- Late 21st century development, with cul-de-sacs and perimeter blocks off key spine road.
- Predominantly residential use with associated community facilities and open space.
- Two and a half storey terraced houses.
- Parking on driveways.
- Small front and rear gardens.
- Predominantly red and buff brick. Roofing generally artificial slate or clay tiles.
- Architectural features include casement windows, dormer windows and open porches.
- Relatively poor pedestrian environment, with streets generally lacking verges and street trees.

Density	20 dph
Typologies	Terraced Houses
Height Range	2-3 storeys
Age of Stock	2010s

2.10 Socio-Economic Context

2.10.1 Context

An assessment has been undertaken to evaluate the economic benefits and social value of the proposed redevelopment of the Woodcroft Farm Phase 3 for up to 190 dwellings with associated vehicular access and landscaping work. This assessment is to measure the economic impact of the development proposal on the local economy and local authority finances. The scheme will provide direct and indirect job opportunities through the residential uses. These include temporary jobs created during the construction period as well as permanent jobs once residents move into the scheme. More specifically, 85 temporary direct and indirect jobs per annum, over two years and 45 permanent direct and indirect jobs will be created (on/off site) for East Hampshire residents per annum over two years.

2.10.2 Job creation

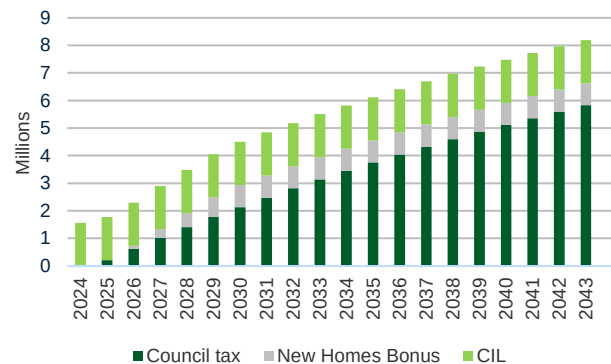
These temporary and permanent jobs also contribute to the economy through further supply chain activities. The delivery of new homes would also generate an increase in resident spending and support retail and F&B employments in East Hampshire. This wealth creation is captured by Gross Value Added (GVA), with £1.6 million net additional GVA (associated with the additional number of jobs) and £537,000 additional retail, food and beverage expenditure introduced per annum.

2.10.3 Revenue and infrastructure

East Hampshire District Council (EHDC) will also benefit from additional local government revenues generated by the scheme including Community Infrastructure Levy

(CIL), New Homes Bonus (NHB) and Council tax. East Hampshire District Council uses CIL to provide or improve infrastructure needed to support potential residential developments. Educational and medical facilities are part of the infrastructure funded by CIL. This will include £1.5 million CIL, £868,000 NHB, £261,000 Council tax Income per annum and £7.5 million cumulative income over 20 years.

20 Year Net Additional Public Sector Revenues (NPV; Cumulative)



Council TAX income
£261,000
per year



New Jobs
85
per year direct
45
per year indirect over
2 years



Community Funding
through CIL
for improving
local facilities





Catherington Park under construction and view towards southern site entrance.

2.11 Planning

The Planning Statement provides the full consideration of the proposal against the development plan, including consideration of any relevant material considerations.

2.11.1 Site promotion

Grainger Plc has been actively promoting Land at Woodcroft Farm as a sustainable extension to the consented, and largely built-out, Catherington Park development since 2014 through engagement in the Local Plan process. In this time, Grainger Plc has received positive responses from the Local Planning Authority (LPA) and Horndean Parish Council (HPC) on its potential for allocation within the emerging Local Plan. This has led to the site successfully gaining a draft allocation in numerous versions of EHDC's emerging new Local Plan. Specifically, the site was recently (December 2023) included within the EHDC Regulation 18 Part Two Local Plan 2021-2040 for 164 units. This draft allocation recognises that the site is a suitable and sustainable location for the delivery of new homes within the District.

2.11.2 Engagement

Grainger Plc has also had positive discussions and engagement with EHDC planning policy officers and HPC regarding the prospect of a sustainable residential development on the site. Following the publication and adoption of EHDC's Housing Outside of Settlement Boundaries SPD, Grainger Plc has decided to bring forward what has been assessed by EHDC as a sustainable site for residential development consistently over a number of years in order to make a contribution towards addressing identified local housing needs in a sustainable and positive way, acknowledging that the preparation and adoption of a new Local Plan is delayed.

2.11.3 Outside Settlement Boundaries SPD

EHDC adopted its 'Housing Outside of Settlement Boundaries' SPD on 23 March 2023. This SPD seeks to bolster saved policies within the adopted Local Plan, and in the absence of a new Local Plan and five year housing land supply, the SPD seeks to ensure that certain tests are met in EHDC's consideration of a site's suitability for new homes.

Housing Outside Settlement Boundaries

Supplementary Planning document

Version to be adopted March 2023

Revise/new text shown in red, deleted text struck through



The SPD sets out four key tests, and states that planning applications for housing outside of settlement boundaries should demonstrate how these tests have been met, which are that the proposed development:

1. Meets a community need or realises local community aspirations
2. Reinforces a settlement's role and function
3. Cannot be accommodated within the built-up area
4. Has been identified in a neighbourhood plan or has clear community support as demonstrated through a process which has been agreed by the LPA in consultation with the Parish of Town Council

The site has twice previously received draft site allocations in two versions of the emerging Local Plan (Regulation 18 documents) and has been recently identified within EHDC Regulation 18 Part Two Local Plan 2021-2040 as being suitable for the delivery of 164 units. This indicates that Tests 1 to 3 can be met. With regard to Test 4, a public exhibition seeking the views of both key stakeholders and members of the local community was undertaken 5 December 2023, with a further presentation to Horndean Parish Council made on 11 December 2023.



The views and responses of interested parties and stakeholders has helped to refine the masterplan whilst providing an opportunity to more fully understand the principal issues and considerations that the community would want to see delivered as part of the new development.

2.11.4 National policy context

The development proposals have been developed on the basis that The National Planning Policy Framework (NPPF) contains the presumption in favour of sustainable development, which includes the provision of new homes. Paragraph 7 of the NPPF identifies that there are three dimensions to sustainable development: economic, social and environmental.

In terms of an economic role, the planning system should contribute to building a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation.

A social role would support strong, vibrant and healthy communities by supplying housing required to meet the needs of present and future generations, and an environmental role that contributes to protecting and enhancing the natural, built and historic environment. The proposal meets these requirements, and therefore would benefit from the presumption in favour of approval within the planning balance.

2.11.5 Local Plan response

The Outline Planning Application has responded to both the site's allocation within the emerging Local Plan and the adopted policies of the current Local Plan. The site can be delivered in a timely manner in order to meet the Council's housing supply requirements, and also create a development that provides a range of housing tenures and community facilities for the future population.

The proposed development is for the provision of up to 200 homes, with associated vehicular access and landscaping (all matters reserved except access). It is noted that this quantum of development exceeds the 164 units that the site has secured a draft allocation for within the EHDC Regulation 18 Part Two Local Plan 2021-2040.

2.11.6 Planning response summary

The masterplan and capacity testing work undertaken has been developed taking into account the site constraints and opportunities. Specifically, the arboricultural and ecological assets both within and adjacent to the site have significantly influenced the proposed layout and landscaping scheme, through the incorporation of suitable buffer zones in addition to a green corridor running from north-south through the centre of the site. Furthermore, it is considered that the proposed number of residential units will achieve a density of development that is respectful to the verdant and semi-

rural character of the area, whilst also seeking to develop the site in a way that optimises the number of new homes the site can accommodate, making most efficient use of this land resource as required by Paragraph 128 of the NPPF.

It is considered that the proposed development represents a form of development that accords with both the direction of travel within the emerging local plan and the adopted local plan.

03. Involvement

Under
stayed
life will
very
moved on

More sales parking spaces
needed please.
More parking spaces on
properties to avoid on-road
parking

A lot of
foxes &
25 kites
use this
field.

Eagle Ave
junction to
Wilton Rd
nightmare.
son/daughter
cently moved
at.

DRAINAGE AREA
- NOT SAFE FOR
CHILDREN

Also -
this area becomes
a wet area for
(my) and other
adjoining properties

Bats, mice, red deer
badgers, hares, owls,
foxes, rabbits, swifts.
All live in area

Red Deer
then deer
Tawny owls
Woodpeckers
Grey wagtails
Red kites
foxes
hedgehogs

Orientation / Placement
of floor / 3 story
buildings to
provide better entrance to
new development + protect
existing views

FOOTPATH
NEEDS
CLEARING

Parking
Speed of
cars.

ON-STREET
PARKING
CAUSING AN
ISSUE AT
JUNCTION

Street light
doesn't
illuminate
danger
area from

Roads too narrow
increase of traffic
of at least 200+
cars would degrade
roads
Callington park
parks management fee

Another part of way to
the development needed
to the main road as the
one main road in is already



Public consultation event 5th December 2023. LEFT - interactive masterplan review task. ABOVE: Exhibition Boards.

03 Involvement

Grainger Plc is committed to ensuring community engagement in all of its developments. Increased community involvement in the planning systems is one of the key components of the Government policy. In particular the National Planning Policy Framework advocates the importance of early engagement with the public and local authorities in the planning process to improve efficiency and effectiveness, ensure the right outcomes for local communities and deliver sustainable development. This section demonstrates the consultation exercises that have taken place within the local community and between stakeholders prior to the submission of the planning application.

3.1 Methodology

The aim of the consultation process is to ensure that the project team has a good understanding of stakeholders' views and knowledge, and integrate them into the project decision making process where appropriate. Stakeholders are, by definition, individuals or groups who are affected by the proposals being assessed. Consultation has therefore focused on those who have a legitimate interest in engaging in the assessment of a proposal's effects.

The local community was informed of the process by way of a community consultation event held on 5 December 2023. The event was advertised by leaflet distributed to immediate neighbours, and through a dedicated website: www.Graingerwoodcroftfarm.co.uk. Letters of invitation (which also gave details of the proposal) were sent to residents in the area, plus local groups, businesses, and local Councillors and representatives.

A presentation was also made to Horndean Parish Council on 11th December 2023.

3.2 Exhibition

An interactive public exhibition took place at the Acorn Community Centre from 2pm to 7pm on the 5 December 2023. The purpose of the public exhibition and online consultation was to provide residents an overview of the proposals for Woodcroft Farm and provide an opportunity for them to ask questions and leave feedback. The exhibition included a set of displays explaining the process, assessments and proposals, as well as a masterplan review board set on a table, which provided sticky dot and post-it tasks to assess and mark up comments on the proposals and local issues, in particular matters to be addressed or areas to be protected.

3.2.1 Communication

A letter was sent out to 808 households local to the site inviting them to attend the public exhibition. If they were unable to attend, they were invited to view the online exhibition and were encouraged to respond via the website.

A phone number was also provided on the invitation letter for people who did not have access to a computer, who wanted to receive a paper copy of the proposals and a copy of the feedback form. Printed copies were subsequently posted.

3.3 Exhibition feedback

On the 5 December 2023, 46 residents attended the public exhibition. Of the 46 residents, five completed feedback forms on the day.

Total number of households: 808

Attended: 46

Completed feedback forms: five (11% of those who attended)

3.3.1 Consultation website feedback

A consultation website was launched on 5 December 2023 to coincide with the public exhibition. The consultation website contains the same information as the exhibition material. As of 11 December 2023 there have been 23 feedback forms completed on the website and 121 unique visitors.

The feedback form asked a single open-ended question asking residents to leave their comments on the proposed plans. The comments on the feedback form and conversations during the public exhibition allowed us to get a feel for the key issues.

The key issues that repeatedly came up were:

- Proposed access and capacity of road infrastructure
- Parking
- Road conditions of existing Catherington Park development
- Impact on local infrastructure (doctors' surgery, dentist, schools)
- Management of construction traffic
- Impact on wildlife
- Dog walking fields
- Green credentials (solar panels/ground source heat pumps)

3.3.2 Parking, traffic, and access

Nineteen feedback forms (68%) asked questions/raised concerns about the proposed access road. Concerns centred around how safe this would be, and about the increase in traffic the proposed development would cause through the existing Catherington Park development.

Thirteen feedback forms (46%) asked questions/raised concerns about the level of parking proposed. A number of forms suggested more parking would be required, in light of the current parking situation for residents in Phase 1 and Phase 2. Comments included issues around visitor parking and current limited parking in Catherington Park, in part due to the issue of construction work and parking.



Public consultation event 5th December 2023 - interactive masterplan review task.

Eight feedback forms (29%) asked questions/raised concerns about the current road conditions on the Catherington Park estate noting a lack of double yellow lines and potholes.

Five feedback forms (18%) asked questions/raised concerns about how construction traffic will be managed. A number of forms mentioned how construction traffic was poorly managed during Phase 1 and Phase 2.



3.3.3 Impact on local services

Five feedback forms (18%) asked questions/raised concerns about the development's impact on local infrastructure, notably doctors' surgery, dentist, and local schools. A number of forms suggested there is currently little to no capacity for new patients.

NOTE: It was pointed out at the exhibition that the local planning authority will require financial contributions to help mitigate the development to support improvements to local services and infrastructure related to the proposed development. This will be required in advance of planning approval being granted.

3.3.4 Impact on wildlife

Six feedback forms (21%) made reference to particular wildlife that is currently found on site with several asking how they would be protected.

3.3.5 Sustainable development

Two feedback forms (7%) asked questions about the efficiency of the proposed new homes, in particular if they would include solar panels and ground source heat pumps.

3.4 Illustrative Masterplan - key Issues

As part of the exhibition, members of the public had the opportunity to help mark-up issues on the plan, using sticky dots and post-it notes. Again, key issues marked up and noted on the plan include:

Access arrangements - spilt views as to whether there should be a through route connecting the whole development or to retain the split access points as currently shown. Some also preferred the split being suggested as this kept a larger green space.

Views of development - (from north west, south and east), and impact of three-storey apartment blocks. Requests were made to adjust or relocate the location of larger/taller units to re-orientate and/or locate to adjoin central open space

Location of public open space - development should be set back and space needed at highest point of the site in the north west corner

Maintenance issues of BOAT/PRoW (off site) and access to footpaths

Impact on ecology/fields/trees

NOTE: Since the feedback the illustrative masterplan has been updated to respond to the issues. See section 04 Evaluation.

3.5 Summary

An extensive consultation process has taken place during the masterplanning and planning process prior to submission of the Woodcroft Farm Phase 3 outline planning application.

In accordance with paragraph 189 of the NPPF and the Council's Statement of Community Involvement (SCI), consultation has taken place with key stakeholders, the local authority interest groups and members of the public to gain views and feedback on design proposals throughout the design process.

The range and scope of consultation methods used clearly accord and exceed consultation aims set out in the Council's SCI.

Details of the approach and results of the engagement process is contained within the Statement of Community Involvement that supports this outline planning application.

Design response

The development proposals and illustrative masterplan has evolved during the consultation process to ensure that feedback has been fully considered. These illustrative masterplan changes are explained further in the following Evaluation section of this Design and Access Statement.

04. Evaluation



- 01 Connecting into the existing footpath network.
- 02 Reinforcing the green network, with the linear valley park at the heart of the development.
- 03 Creating two key points of access, with options from the south to ensure two development zones can be serviced.
- 04 East -west connectivity created by a cycle link to help reduce severance of the green space.
- 05 Two development parcels set within a strong landscape framework to create a strong sense of identity and diverse green network.

Figure 14. Rationale for masterplan approach



04 Evaluation

4.1 Context

The site lies to the north of Catherington Park (currently still under construction and approximately 70% occupied). To the north and west is open countryside and woodland. The centre of the site incorporates a central gentle valley running north-south and connecting into the ancient woodland to the north of the site, linking southwards to the green infrastructure incorporated into Catherington Park and the adjoining tree and hedgerow network.

Immediately to the south is Catherington Park development (formerly known as Woodcroft Farm Phase 2). Each development scenario recognised the opportunities created by the central valley green space, and the ability to create a strong connected amenity and habitat corridor running north-south and connecting existing neighbourhoods with the wider leisure routes within the surrounding countryside. Each scenario also incorporates the benefits of retaining and enhancing the existing hedgerows and trees to inform the character of the development and to create a green web of spaces for biodiversity and amenity for the existing and future residents.

The richness of the public spaces and footpaths are enhanced by the number and significance of the trees. Private homes can also benefit from their visual amenity by being orientated and overlooking the trees. Density and the intensity of activity should reflect the wider rural environment and edge of settlement location, allowing the trees and landscape to continue to influence the character of the area.

The development will be set back and front the spaces and hedgerows, whilst also feature pockets for further landscaping and planting. A combination of new green spaces and private gardens will form a network of green spaces enhancing the presence and future of the surrounding woodland and tree belts. To allow these new spaces to be enjoyed new public footpaths will allow the wider community to enjoy the wider countryside footpath network.

4.2 Rationale to Masterplan

The design principles that follow have been devised to create a well-structured and legible place, which delivers a high quality living environment for both people and wildlife.



Key principles for connecting landscapes and creating a network of corridors and spaces.



Creating high quality and a versatile landscape for all.

4.2.1 Creating a high quality and versatile landscape for all

The masterplan has been led by an assessment of the landscape and biodiversity qualities of the site, including the local topography, hedgerows and field boundaries. These qualities have been mapped out and the remaining land identified for a variety of development opportunities which vary in terms of land use and residential densities. Densities and heights will respond to changes in topography, views into the site and proximity to other aspects of the development such as open space, cycle paths, and the main through routes.

The natural elements of the site, including existing trees and landscape will continue to form an integral part of the development. These will be enhanced and extended where appropriate to enrich the landscape qualities within the scheme and around the local area.

Easy access to a generous quantity of high quality, biodiverse open space, including potential food growing, and informal and formal play provision, will be available to all residents, including the existing community to the south.



4.2.1 Ensuring good links with existing communities

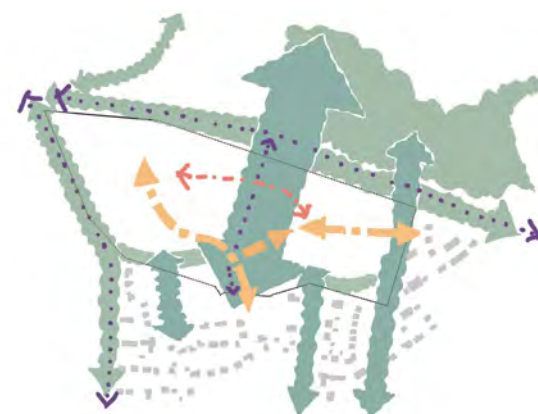
Emphasis will be placed on creating safe, comfortable and well-scaled, high quality landscaped spaces which will act as focal points and complement the existing communities.

4.2.2 Creating a quality place

The character of the built form will relate to existing local character of south Hampshire and will deliver a unique and attractive living environment. The layout, orientation and pattern of development will support the creation of active and attractive streets. Variety in physical form will be generated by the inclusion of different dwelling types and sizes.

4.2.3 Promoting low carbon travel

Opportunities for safe and convenient walking and cycling will be available throughout the development, each sufficient to offer a genuine alternative to the private car. The provision of high quality new spaces to give orientation within a connected network of streets and cycle routes will be an integral part of this.



Key principles for connectivity within the proposed development.

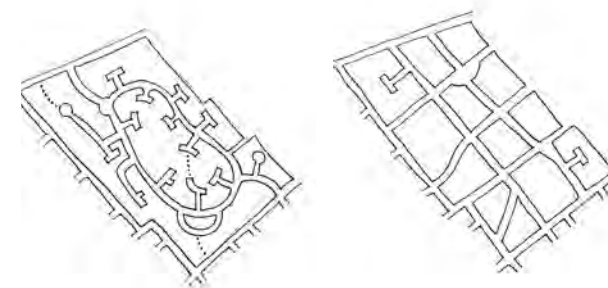


4.2.4 A connected place

Creating a spine to the development by creating understandable key linkages to the local area.

Key linkages should be designed as welcoming streets not highways.

Integration with the existing Wecock Farm neighbourhoods, with strong cycle and footpath connections to connect to nearby the schools and local facilities.



Above: Creating a series of connected street improves movement opportunities compared to the use of cul-de-sac streets.



Combing development with nature.

4.2.5 Housing

The proposal will deliver the balance of housing, and will provide a broad range of unit types and tenures to create a mixed community which responds to the local market requirements and ensures a viable and lasting development. It will be a place in which people want to live.

The scale and form of residential development also responds to the existing site characteristics (including trees, hedgerows and topography).

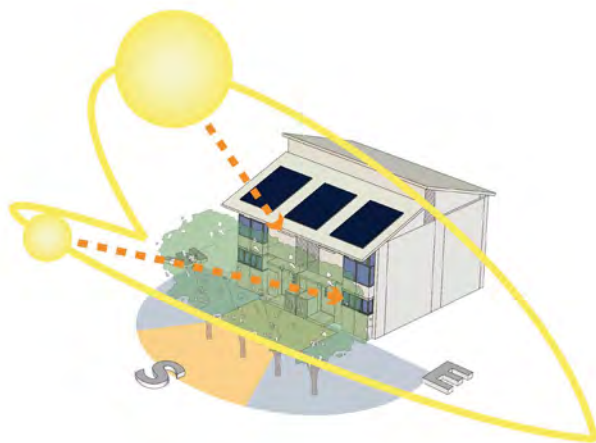
4.2.6 Landscape and Biodiversity

The overall strategy is to set the development within the existing boundaries of trees and hedgerows and to limit removal through locating access points at existing gaps wherever possible.

Acknowledging the wider countryside, improved access and recreation are important elements of the proposal.

A focus on high quality public realm design and the application of sustainable design solutions to limit the impact of development and enhance biodiversity will be key to the success of the scheme and to meet the following objectives:

- Create a green network to enhance biodiversity and access to amenity for the community
- Create a range of opportunities for recreation and play in line with NPPF (Section 8 Promoting Healthy Communities), Best Practice Guidance and to meet local requirements
- Highlight the balance between vehicles and pedestrians, with increased priority given to pedestrians and cyclists
- A 'green' neighbourhood, with street tree planting to unify the architecture and embed the development into the wider landscape
- Careful choice of materials and street furniture to enhance the understanding of the hierarchy of streets and spaces through landscape treatment
- Create new opportunities for local food growing as part of a sustainable community
- Create streets that are places for people to enjoy rather than simply passing through
- An integrated SuDS that will sensitively connect the built up areas with wider landscape



Above: Orientation of buildings to make more use of passive solar gain.

4.2.7 Sustainable Development and Energy Efficiency

Sustainability is a key component of the development vision. As set out in Government guidance, there are three components to sustainability: environmental, social and economic, and all three need to be considered together. Energy efficiency is a key part of environmental sustainability.

The scheme has been designed to minimise car travel and optimise walking, cycling and public transport use. Linkages to employment and retail uses off-site are also strong. The scheme embodies a high level of transport sustainability.

Social inclusion, cohesion and a strong community focus are key elements of the vision and the design concept. The scheme incorporates community food growing and open space, recreation and other essential elements. Affordable housing is integrated in all phases, built to a standard that is indistinguishable from market housing.

Economic sustainability is critically important, and recognised as such in Government advice. The development will enhance the economic viability of the existing settlement, helping to create more of a critical mass for a more self-sufficient location at Wecock Farm.

In relation to energy and the desire to be a low carbon development, the most essential ingredient for any major new housing scheme is to achieve low energy buildings and a low energy layout. It is only appropriate to incorporate energy technologies which are effective, economically viable and practically suitable for the development. Therefore, the development will comprise energy efficient buildings throughout, with good insulation and energy efficiency, encouraging energy monitoring systems so that future users are acutely aware and able to control energy use.

A high number of the houses will have at least one south facing main elevation, facilitating passive solar gain, taking advantage of solar technologies and reducing energy costs.

4.3 Masterplan evolution

A constraints and landscape-led approach has been taken towards the design of the proposed development. This approach has resulted in the evolution of the proposed development during the design period. The layout of the development has responded to development requirements and an increasing understanding of the site and surroundings. We have also listened to feedback from the consultation process.

4.3.1 Illustrative Masterplan Scenario 1 – pre-consultation 2019

Landscape:

- Primary central green space and two smaller green spaces west of centre surrounded by housing.

Housing:

- Circa 200 units
- Predominantly two-storey homes, with occasional use of three storeys including townhouses and occasional use of three-storey apartments at key intersections and to close key views.

Streets:

- Connected network with an east-west link across the central green space, secondary access from south via Catherington Park (Wilks Way/Hudson Gardens) linking direct to the eastern development area, and access from the east (Merritt Way).

Areas reviewed:

- Reduce severance on central space and review need for an east-west road connection
- Review southern access alignment with link to western parcel rather than eastern
- Review set back from existing trees
- Create addition footpath links and loops around the development
- Identify areas for recreation
- Opportunity for local food growing and additional amenity to be explored

Figure 15. Illustrative masterplan - pre-consultation





4.3.2 Illustrative Masterplan Scenario 2 – consultation draft 2023

The masterplan was reviewed further with input of emerging technical and environmental reports and assessments. In particular, more detail on ecology, views and ground conditions were considered, including detailed surveys of the sink hole areas (chalk solution). The latter influenced the location of development, with deeper sink hole areas being avoided, and shallower areas being mitigated

Landscape:

- Primary central green space and two smaller green spaces west of centre surrounded by housing; areas adjusted in size following review of scenario 1
- Additional greenspace created to allow further set back from existing trees
- Function and role of greenspace identified – this allows for one Local Equipped Area of Play (LEAP) and one Local Area of Play (LAP) to western green space
- New leisure and footpath routes within the green space for amenity and connectivity
- Opportunity for community orchard within the central open space
- Sustainable drainage features added to the development, including ponds on lower points of the site

Housing:

- Up to 200 units
- Retained approach of predominantly two-storey homes, with occasional use of three storeys including townhouses and occasional use of three-storey apartments at key intersections and to close key views

Streets:

- Connected network with an east-west link across the central green space has been removed to reduce severance of the amenity
- Access now only from two points: from the south via Catherington Park (Wilks Way/Hudson Gardens) now linking directly to the western parcel only, and access to the western parcel is now only via Merritt Way
- East and west development parcels now only connected by a footpath/cycleway to encourage more sustainable modes of movement
- Additional footpath links to adjoining development areas and onto the wider footpath network, including the adjoining designated Public Rights of Way to enhance access to the countryside

Areas reviewed following consultation and additional technical input:

- Badger set conflicted with the location of the southern access so this required further adjustment and realignment
- Review set back from existing trees
- Create additional footpath links and fitness trails around the development
- Additional play space identified
- Remove housing for the highest point in the north-west corner of the site and replace with open space
- Reduce the and relocate apartments on the eastern boundary of the site
- Adjust access road design and create loops for refuse vehicles to service each development area.

Figure 16. Illustrative masterplan - consultation draft



Figure 17. Illustrative masterplan - consultation draft -issues raised



ABOVE: Yellow circles highlight key areas requiring amendments to respond to public and planning officer comments.

4.3.2 Illustrative Masterplan Scenario 3 – post consultation draft December 2023

The masterplan was reviewed further with the benefit of the public consultation process, planning officer feedback, and further technical reports.

Landscape:

- Primary central green space and two smaller green spaces west of centre surrounded by housing
- Areas adjusted further to allow for the restructuring of each development zone
- Additional greenspace created to allow further set-back from existing trees
- Function and role of greenspace refined further – this allows for one Local Equipped Area of Play (LEAP) and two Local Areas of Play (LAP) to western green space and to the east
- Leisure and footpath routes within the green space for amenity and connectivity refined further
- Opportunity for community orchard within the central open space retained
- Sustainable drainage features updated, including pounds on lower points of the site
- Public green space within western parcel relocated to avoid development within the north-west corner following public comments and a design review

Housing:

- Up to 190 units
- Retained approach of predominantly two-storey homes, with occasional use of three storeys including townhouses and occasional use of three-storey apartments at key intersections and to close key views
- Apartments adjoining eastern entrance to the site relocated to overlook central green space and reduce impact on adjoining housing on Merritt Way.
- Apartments along northern boundary of site to be removed or relocated.

Streets:

- Connected network with an east-west link across the central green space has been removed to reduce severance of the amenity
- Access set at two points: from the south via Catherington Park (Wilks Way/Hudson Gardens) now linking directly to the western parcel only, and access to the western parcel is now only via Merritt Way
- East and west development parcels now only connected by a footpath/cycleway to encourage more sustainable modes of movement
- Additional footpath links to adjoining development areas and onto the wider footpath network, including the adjoining designated Public Rights of Way to enhance access to the countryside
- Street loops within each development zone to allow better access for refuse/service vehicles.



Figure 18. Illustrative masterplan - post consultation draft



