

PRE-APPLICATION ADVICE AND CONSULTATIONS

5.2. As part of the design development process, the team presented initial proposals to key stakeholders. This section of the DAS summarises this process and how this has informed the further development of the scheme proposals.

WINCHESTER CITY COUNCIL

5.3. The proposed scheme was subject to pre-Application discussions with Winchester City Council including the submission in 2023 of the draft scheme proposals.

The Site was put forward in the Strategic Housing and Economic Land Availability Assessment (SHELAA) but is not currently an allocated Site.

5.4. Pre-Application advice was received in September 2023 (Ref:23/00991/PRE) which beyond conflict with the development and draft allocation plan, did not raise any substantive issues with the Site. The following comments were highlighted as takeaways to address in the evolved masterplan.

- Affordable housing would need to be a minimum of 40%.
- Landscape, drainage, historic environment, noise, contamination, ecology and tree issues would need to be addressed.
- The access, road layout and parking will need to be looked at by HCC highways.

COMMUNITY ENGAGEMENT

5.5. Grassroots Planning conducted an online consultation from May 9 to June 10, 2024. Local residents were notified through letters containing links to a dedicated website. The website showcased the proposed scheme and included a questionnaire to collect feedback on the plans. A summary of the information presented is outlined below alongside a link to the website used, viewable for reference purposes.

- The location and suitability of the Site;
- The potential benefits of the proposals;

- The Site Considerations which had informed the Proposals so far;
- The opportunities for improving connectivity and the retention and enhancement of the Site's existing landscape features - a 'landscape led' approach to the development; The overall 'vision' for the development including an Illustrative Masterplan.
- The viability and any concerns regarding the current draft allocation OT03.
- Link to website: <https://www.landoffcranbourndrive.uk/>.

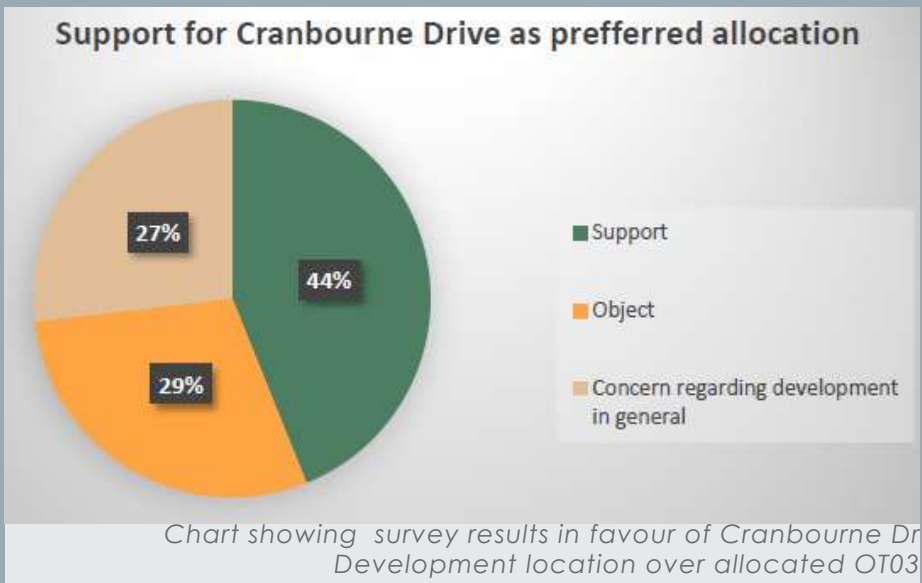
The key results from the questionnaire and therefore the engagement, are summarised below:

KEY POINTS

5.6. Some of the key points highlighted by the public consultation are as follows:-

- The survey results showed that there was greater support from the Community of Otterbourne for the Land off of Cranbourne Drive Site than that of the OT03 Draft Allocation, Land off of Main Road Site.
- Respondents showed a desirability for further community facilities in Otterbourne such as a GP Surgery.
- Respondents desired further amenity and Public Open Space in this area of the village.
- The gifting of woodland could be an attractive, generous community benefit used for walking, wildlife preservation and to realise a number of community based projects.

5.7. These key responses and how they will impact the design to develop into the following section, are noted on the following page diagram.



Land off Cranbourne Drive



The Proposal

The indicative masterplan has been designed to sensitively respond to the site's opportunities and constraints, technical recommendations and previous discussions with the Parish Council.

Given the landowner's connections to the local area, the Estate is very keen to ensure that the village benefits from a development allocation, that is a high quality, considered and sensitive development, which provides numerous benefits and a meaningful legacy to both the existing and future residents of Otterbourne.

Excerpts taken from Consultation website that informed the basis for the community engagement and survey

Land off Cranbourne Drive

The Site in Context

Initial technical assessments covering highways, noise, ecology, heritage, landscape and drainage have been completed on the site highlighting various opportunities and constraints to consider in the design process and enhancements which could benefit the scheme overall.



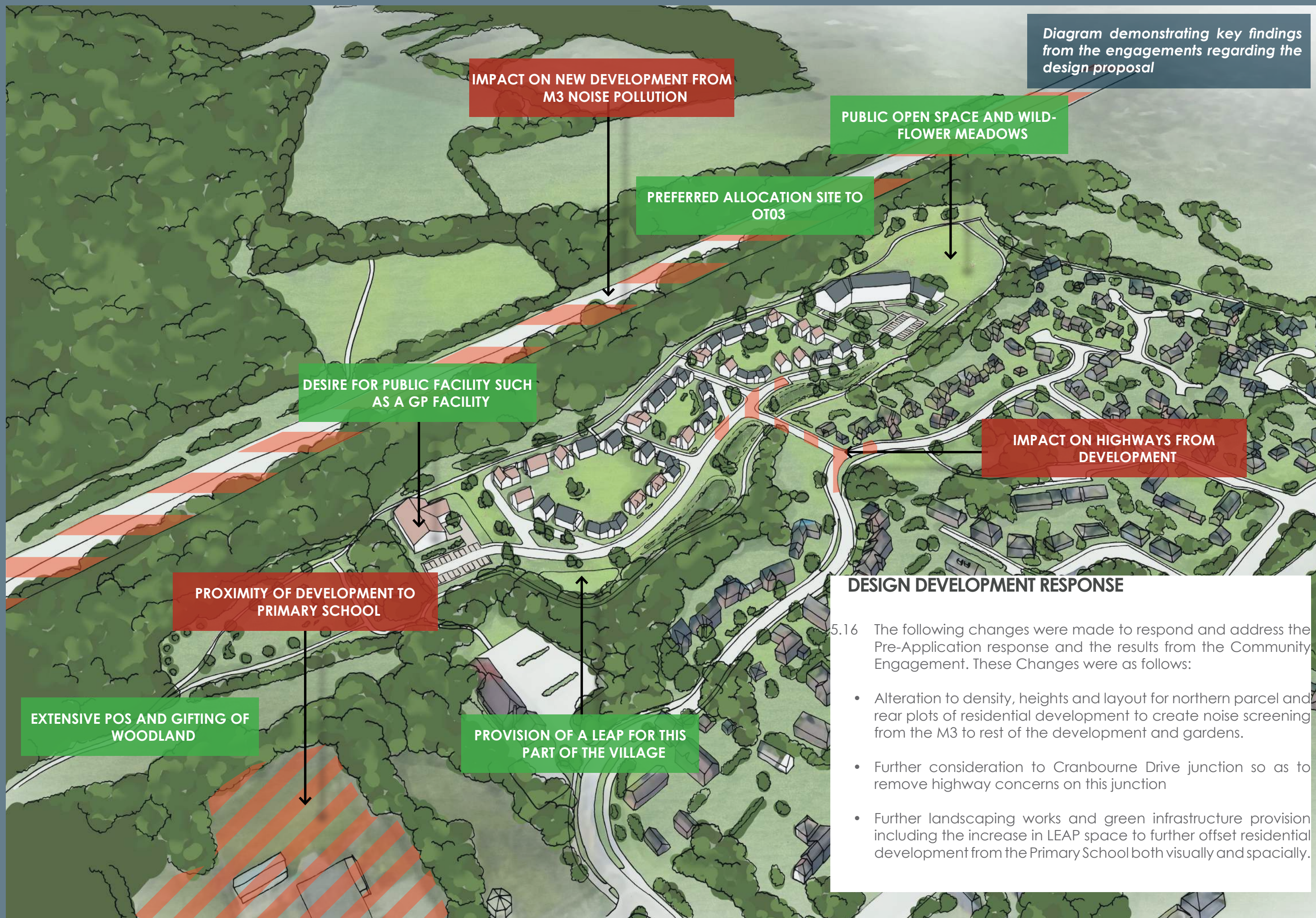


Diagram demonstrating key findings from the engagements regarding the design proposal

IMPACT ON NEW DEVELOPMENT FROM M3 NOISE POLLUTION

PUBLIC OPEN SPACE AND WILD-FLOWER MEADOWS

PREFERRED ALLOCATION SITE TO OT03

DESIRE FOR PUBLIC FACILITY SUCH AS A GP FACILITY

IMPACT ON HIGHWAYS FROM DEVELOPMENT

PROXIMITY OF DEVELOPMENT TO PRIMARY SCHOOL

EXTENSIVE POS AND GIFTING OF WOODLAND

PROVISION OF A LEAP FOR THIS PART OF THE VILLAGE

DESIGN DEVELOPMENT RESPONSE

- 5.16 The following changes were made to respond and address the Pre-Application response and the results from the Community Engagement. These Changes were as follows:
- Alteration to density, heights and layout for northern parcel and rear plots of residential development to create noise screening from the M3 to rest of the development and gardens.
 - Further consideration to Cranbourne Drive junction so as to remove highway concerns on this junction
 - Further landscaping works and green infrastructure provision including the increase in LEAP space to further offset residential development from the Primary School both visually and spacially.

6. SCHEME PROPOSALS

6.1. This section of the DAS presents the scheme proposals, supporting plans and design strategies.

PARAMETER PLANS

6.2. A series of Parameter plans accompany this outline Application and provide a framework for future detailed designs that may be brought forward at Reserved Matter Stage. These parameter plans are as follows:

- Land Use Parameter Plan
- Height Parameter Plan
- Density Parameter Plan
- Illustrative Masterplan

6.3. An Illustrative Masterplan has been provided to illustrate how with regard to the parameters, proposed development may come forward at Reserved Matters Stage and is for indicative purposes only.

6.4. All plans should be read in conjunction with all documents submitted as part of the package of information submitted with the Outline Planning Application.

DESIGN STRATEGIES

6.5. To compliment the aforementioned plans and demonstrate how the proposals may be brought forward in compliance with the 10 characteristics of the National Design Guide, a series of strategies are proposed relating to:

- Use
- Public Spaces & Nature
- Movement & Access
- Built Form
- Identity
- Resource & Lifespan

6.6. The 10 Characteristics of the National Design Guide are as set out opposite:



USES

'Mixed and integrated'



PUBLIC SPACES

'Safe, social and inclusive'



NATURE

'Enhanced and optimised'



MOVEMENT

'Accessible and easy to move around'



CONTEXT

'Enhance the surroundings'



IDENTITY

'Attractive and distinctive'



BUILT FORM

'A coherent pattern of development'



HOMES AND BUILDINGS

'Functional, healthy and sustainable'



RESOURCE

'Efficient and Resilient'



LIFESPAN

'Made to last'

LAND USE PARAMETER PLAN

6.7. The Land Use Parameter Plan provides a framework for future detailed designs that may be brought forward at the Reserved Matters Stage.

The proposed development includes the following:

6.8. **Residential (Class C3)** – The development proposals provide a gross area of circa 1.88 ha of residential development, achieving up to 65 dwellings, allowing space for a range of dwelling types suitable for people of different ages and lifestyles, including up to 40% affordable housing, addressing the identified housing need currently within Otterbourne.

6.9. **Residential Care Homes (Class C2)** – 0.50 hectares of Care Home will be provided within the proposals, this will accommodate circa. 70 beds and address a gap in the market of Otterbourne to cater for the elderly.

6.10. **Public Open Space and Green Infrastructure** Approximately 8.19ha (11.92ha total site area) of green infrastructure including accessible Public Open Space will be provided within the proposals. The landscape led nature of the masterplan means that the Public Open Spaces have been designed to incorporate and enhance the Site's existing characteristics, and include areas for children's play, a new wild-flower meadow, and biodiversity enhancements, along with the retention and enhancement of existing landscape features found on the Site.

6.11. **Community Use Facility (Class C2)** - An area of 0.24ha is safeguarded within the Masterplan for a community use facility including associated parking. This comes in response to desires raised by the local community during the community engagement sessions. The scheme has been designed to ensure that any future building will building will have convenient links to the Village Hall and Primary School to encourage use.

SCHEDULE OF AREAS

Existing Site Area	
Development Boundary (RED)	10.81
Client Controlled Boundary (BLUE)	3.73
Total Site Area	14.54

Schedule of Proposed Areas	
Name	Area (ha)
Residential	1.88
Care Home	0.50
Community Use Facility	0.24
	2.62
total Development Area	
Green Infrastructure (inc. PoS, attenuation, retained landscape features etc...)	11.92 ha
(based on Redline Area)	8.19 ha



LAND USE PARAMETERS PLAN



EXAMPLE OF WILDFLOWER MEADOW



EXAMPLE OF NATURAL PLAY AREA



EXAMPLE OF FOOTPATH NETWORK

- KEY**
- Development Boundary (total area 10.8ha)
 - Client Controlled Boundary (total area 3.73ha)
 - Proposed Site Access point (subject to detailed design)
 - Residential Developable Area (1.88ha - up to 65 units)
 - Proposed 70 Bedroom Care Home (0.5ha)
 - Proposed Community Use Facility (0.24ha) Indicative building size - 545sqm
 - Pedestrian Route through site
 - Existing Pedestrian Routes
 - Existing Bus Stop
 - Potential Footpath routes and connections with permeable surface
 - Existing trees and hedges retained
 - Potential Landscaping and new tree planting
 - Wild-flower planting providing ecological enhancements
 - Potential Attenuation areas providing opportunities for ecological enhancement
 - LEAP New Local Equipped Area of Play

ILLUSTRATIVE MASTERPLAN

- 6.12. An Illustrative Masterplan has been prepared for indicative purposes only. The Application is not seeking approval of the Illustrative Masterplan.
- 6.13. The Illustrative Masterplan shows one way in which the development could be laid out, based on the submitted development parameters, but does not preclude an alternative arrangement so long as detailed designs accord with the principles prescribed within this Design and Access Statement.

Design Principles

1. The creation of a high quality and locally distinctive development.
2. The provision of a Community Use Facility central to the Site that will provide both visual and community focus acting as a destination, providing key links and encouraged use from existing facilities such as the Village Hall and Primary School
3. The provision of extensive areas of Public Open Space in the Northern and Southern portions of the Site. These areas will provide various opportunities for both recreation and ecological enhancement, including the possible gifting of woodland area to the Parish Council to create a community woodland amenity area.
4. Provision for a sustainable drainage strategy including attenuation features which will create wet-land habitat opportunities.
5. The enhancement of existing landscape features to provide further habitat enhancements.
6. The provision of a central Local Equipped Area of Play (LEAP).
7. Optimal vehicular and pedestrian access from Cranbourne Drive.
8. A clearly legible street hierarchy to development parcels that promotes best practise for safe and inclusive streets whilst creating distinctive streetscapes that reflect local character.
9. Dedicated pedestrian and dual pedestrian / cycle routes providing sustainable movement throughout the development and connecting existing infrastructure of Otterbourne.



ILLUSTRATIVE
MASTERPLAN



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PROPOSED USES AN INTEGRATED MIX OF HOUSING



“Well-designed neighbourhoods need to include an integrated mix of tenures and housing types that reflect local housing need and market demand. They are designed to be inclusive and to meet the changing needs of people of different ages and abilities. New development reinforces existing places by enhancing local transport, facilities and community services, and maximising their potential use.” (Para. 109, NDG 2021)

USE

6.14. The development proposals include the following:

Residential – up to 65 dwellings (Class C3)

6.15. The development proposals provide a gross area of 1.88ha of residential development, achieving up to 65 dwellings, with opportunities for a range of dwelling types suitable for people of different ages and lifestyles and addressing an identified housing need within Otterbourne.

Affordable Housing

6.16. It is proposed that 40% of the dwellings provided are to be affordable housing, in accordance with Policy CP3 of the Winchester Joint Core Strategy Local Plan (Part 1). The precise mix of unit types, sizes and details of tenure arrangements are subject to consultation and agreement with the LPA and will be set out in the Section 106 Agreement. Detailed design information regarding affordable housing provision will be submitted at the Reserved Matters Stage.

Care Home – circa 70 bed. (Class C2)

6.17. 0.50 hectares of Care Home will be provided within the proposals, this will accommodate Circa. 70 beds and meet an identified need of Otterbourne to cater for the elderly.

Public Open Space and Green Infrastructure

6.18. 8.19ha of accessible Public Open Space has been provided within the proposals. The Public Open Spaces have been designed alongside the constraints of the Site, where residential development is not feasible. They have been utilised for the mitigation of flood risk, amenity space and biodiversity enhancement. . There are three key areas of open space and green infrastructure proposed.

6.19. The first of these spaces is a LEAP located to the Eastern portion of the Site, in the immediate local of the Community Use Facility and the adjoining Village Hall. This will also be in the vicinity of the SuDS, creating a natural park area for nature conservation, education and play as well as encouraging integration between existing facilities and the new development.

6.20. The second location is to the North of the Site where Public Open Space will be provided in the form of wild flower meadows and a green corridor providing pedestrian / cycle routes to existing PRow's forming an attractive entrance and green gateway to the North of the Site.

6.21. The third location is to the South of the Site, a large Public Open Space is proposed akin to a linear park in nature, forming a green gateway to the South of Otterbourne.

6.22. The fourth space is the enhanced woodland (proposed to be potentially gifted to the parish) to form a public amenity woodland space, used for nature walks, conservation and education for the local community.

6.23. The Public Open Spaces also allow for the creation of a network of pedestrian and/or cycle routes to provide a sustainable movement network within the Site, linking residential areas to the existing

Public Rights of Way network. The open spaces also serve to provide pleasant linkages, connecting the surrounding residential developments and providing further accessible green public space.

6.24. Based on the policy requirements as set out in policy CP7 of the part 1 Winchester Local Plan, which are specified per 1000 population, adopting 65 homes and an average household size of 2.4 people the open space requirements and approximate scheme provisions are set out in the table below for on-site contributions. Recreational grounds and allotments can be dealt with via off-site contributions.

Community Use Facility Area (Class C2)

	POLICY REQUIREMENTS	SCHEME ACHIEVED
NATURAL GREEN SPACE	0.156ha	8.007ha (1) 4.277ha (2)
INFORMAL OPEN SPACE	0.125ha	3.913
EQUIPPED CHILDREN'S SPACE	0.078ha	0.079ha
TOTAL	0.593ha	12.239ha (1) 8.509ha (2)

Figures based on policy CP7 table of the Winchester Local Plan. (1) based on full site boundary including both the Client Controlled Boundary and the red line for Development Boundary. (2) based on just red line for Development Boundary.

6.25. An area of 0.24ha is safeguarded within the Masterplan for a Community Use Facility including associated parking. This comes in response to desires raised by the local community during the community engagement sessions. The scheme has been designed to ensure that any future building will have convenient links to the Village Hall and Primary School to encourage use.

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“The quality of the spaces between buildings is as important as the buildings themselves. Public spaces are streets, squares, and other spaces that are open to all. They are the setting for most movement. The design of a public space encompasses its siting and integration into the wider network of routes as well as its various elements. These include areas allocated to different users – cars, cyclists and pedestrians – for different purposes such as movement or parking, hard and soft surfaces, street furniture, lighting, signage and public art.” (Para. 99, NDG 2021)

GREEN INFRASTRUCTURE

- 6.26. Natural England defines Green Infrastructure (GI) as a: ‘strategically planned and delivered network comprising the broadest range of high-quality green spaces and other environmental spaces.’
- 6.27. This definition has been at the forefront of the design process and the ambition to create a generous network of open spaces within and surrounding the development using the existing features, character and topography as the framework.
- 6.28. The delivery of well-designed accessible and inclusive public spaces will offer residents spaces to socialise and engage with each other, encouraging interaction and opportunities to benefit from healthy lifestyle choices.
- 6.29. The Illustrative Masterplan creates several public spaces. These are interconnected, yet fulfil a range of functions, with opportunities for the creation of varied landscape treatments.

Overall Strategy

- 6.30. The masterplan for the proposed development has been landscape and visually led. This has included the following:

- Identification of the overall horizontal parameter (i.e. spread) of the Development envelope taking into account all landscape and visual constraints and opportunities;
 - Likewise identification of the overall vertical parameter (i.e. height) of the development envelope taking into account all landscape and visual constraints and opportunities;
 - The establishment of ‘landscape buffers’ around the boundaries of the Site, maintaining and enhancing existing trees and planting. These corridors will provide a biodiversity benefit through new habitat creation. This will also provide a ‘soft edge’ to the Site boundaries as well as screen, filter and frame views as appropriate.
 - The strengthening and enhancement of the existing hedgerow along the Site frontage;
 - The ‘greening’ of the residential environment, with the use of soft garden frontages to include native hedgerows, planting and garden trees;
 - The creation of new pedestrian routes, which will link into the wider network;
 - Additional habitat creation including a new attenuation basin and wildflower meadows;
 - The future maintenance and long-term management of the green infrastructure framework will either be adopted by the Local Authority or by a private management company.
- 6.31. All these elements are “embedded” into the overall masterplan and are inherently linked to the location, scale and massing of the proposed built form.

CREATING A SAFE PLACE TO LIVE

- 6.32. One of the design objectives of the National Planning Policy Framework (NPPF) states that developments should:
“...create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing

and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience” (Para. 135 (f), NPPF 2024)

- 6.33. The design proposals for the Site are based on an understanding of best practice guidance.
- 6.34. Well-designed public lighting increases the opportunity for surveillance at night and will be integrated into future Reserved Matters Applications.
- 6.35. Natural surveillance in the form of doors and windows overlooking streets, pedestrian routes and Public Open Spaces will create activity throughout the day and evening and will be an essential element in creating a safe environment for all users, whilst discouraging criminal activity by increasing the risk of detection.
- 6.36. In forming the design proposals, the following key attributes have been included:
 - Buildings have been generally orientated back-to-back to ensure rear gardens are enclosed and protected, providing private rear amenity space for all dwellings;
 - Public Open Spaces are well overlooked by the surrounding built form;
 - All routes are necessary and serve a specific function or destination;
 - The ownerships and responsibilities for external spaces will be clearly identified and the proposals facilitate ease of maintenance and management;
 - Natural surveillance is promoted wherever possible;
 - Architectural details which promote natural surveillance and the active overlooking of spaces are to be included in the future detailed design of dwellings, not only through window positioning, but also through the use of bay windows in key locations, offering further angles of natural surveillance.



-  Site Boundary
-  Retained Vegetation
-  Proposed Development
-  Proposed Street Trees
-  Proposed Native Trees
-  Amenity Grassland
-  Wildflower Grassland
-  Proposed SuDS Basins
-  Proposed Pedestrian Route

Indicative Species Palette (locally characteristic, in keeping with Cranbury Woodlands Landscape Character Area)



Emorsgate EM1 Basic General Purpose Meadow Mixture
Emorsgate EP1 Pond Edge Mixture



Proposed Landscape Strategy Plan (produced by Tyler Grange)



“Nature contributes to the quality of a place, and to people’s quality of life, and it is a critical component of well-designed places. Natural features are integrated into well-designed development. They include natural and designed landscapes, high quality Public Open Spaces, street trees, and other trees, grass, planting and water.” (Para 90, NDG 2021)

- 6.37. Alongside well-designed Public Spaces the proposed water management and planting strategies offer the opportunity to enhance and optimise the development proposals, providing resilience to climate change and supporting biodiversity.

NEW STRUCTURE OF PLANTING

- 6.38. Planting within the scheme will be utilised to enrich biodiversity, assist in place making and create identity within the development. Along with the elevational treatments of the buildings, the landscape materials and planting proposals will reinforce the different character areas within the scheme and provide continual reference to the surrounding landscape.
- 6.39. The proposed structure of new planting will form an important link as part of the green infrastructure network connecting into the existing landscape features. The range of planting provided will incorporate several ecological enhancements to improve the biodiversity of the Site overall.

SUSTAINABLE DRAINAGE (SUDS) STRATEGY

- 6.40. The integration of a Sustainable Drainage System (SuDs) has been considered from the outset and shaped the masterplan development. The aim

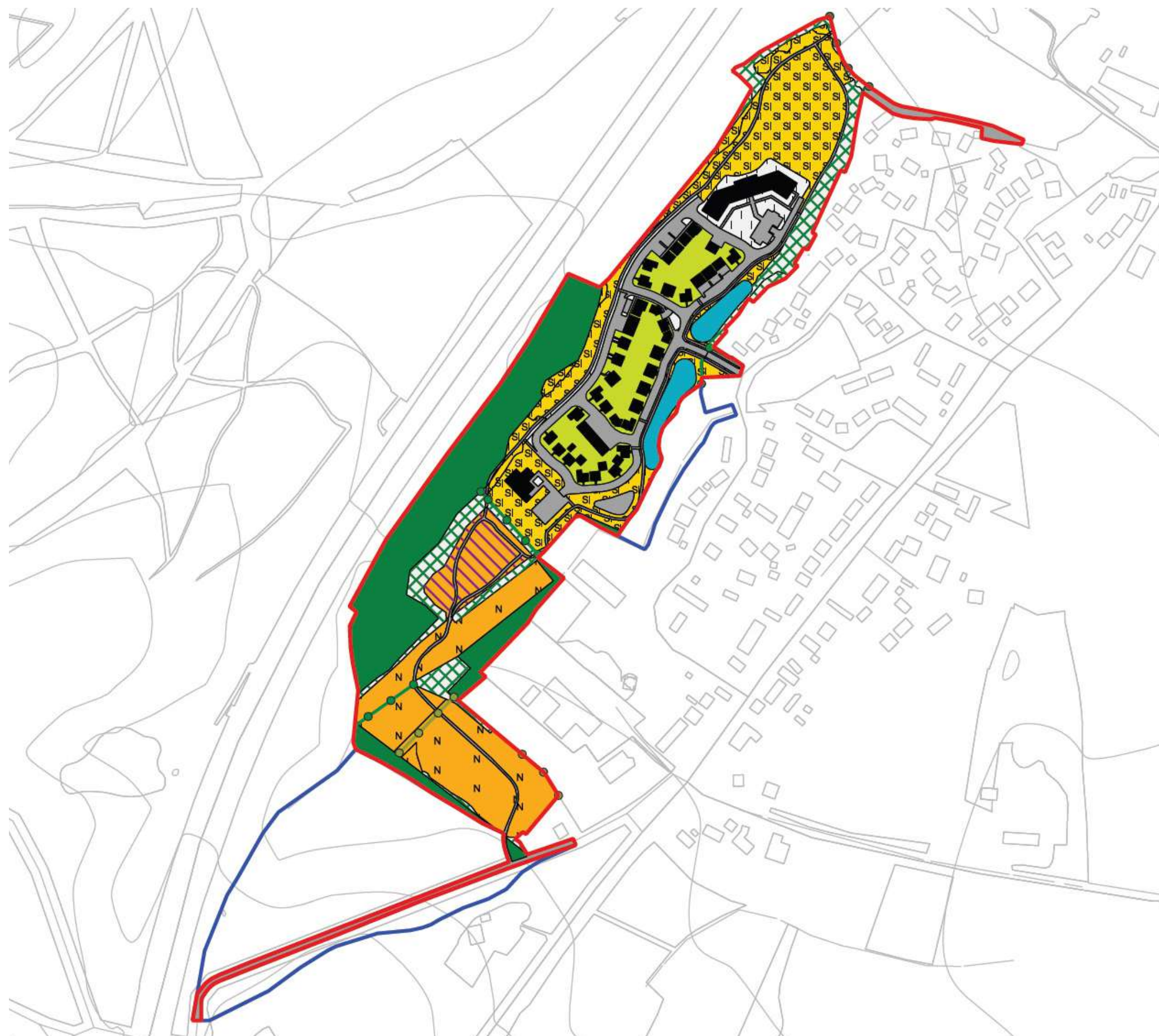
of SuDs is to maximise the existing potential of the Site to attenuate and clean water, while providing valuable amenity by creating and integrating well designed landscaped features and promoting a greater diversity of flora and fauna.

- 6.41. Whilst the Proposed Development has the potential to increase surface water flood risk due to an increase in impermeable area at the Site, the surface water drainage strategy demonstrates that the Proposed Development can be drained via SuDs for all events, including suitable allowances for climate change.
- 6.42. The Sustainable drainage system is to be utilised to manage runoff volume and flow rates generated by the proposed development as well as to provide complementary amenity, biodiversity and water quality benefits.

BIODIVERSITY NET GAIN (BNG)

- 6.43. The BNG calculation demonstrates that a gain in biodiversity can be achieved with this Application. The proposals will result in a net gain of 5.17 habitat units (+14.37%) and a net gain of 0.67 hedgerow units (12.41%), exceeding the 10% requirement. The quality of the existing habitats is generally poor within the development boundary, being predominantly arable farmland under continuous cultivation, which has low biodiversity value. The proposed high quality habitats include extensive areas of wildflower meadows, new wetland creation as part of the drainage strategy and the enhancement of existing boundary planting, gapping up with native shrub species, and creating unmown margins of ground flora along the hedge bottoms. Taken as a whole there is an improvement in green and blue infrastructure across the Site, this providing new opportunities for a wide range of species.





Legend

- Redline Boundary
- Ownership Boundary

Post-development Habitats

- Hardstanding
- Buildings
- Broadleaved Woodland - Retained
- Dense Scrub - Crated and Retained
- Modified Grassland - Created
- Other Neutral Grassland (Marshy) - Retained
- Other Neutral Grassland (Semi-Neutral) - Retained
- Other Neutral Grassland - Enhanced
- SUDS
- Vegetated Gardens
- Native Hedgerow with Trees - Retained and Enhanced
- Native Species-rich Hedgerow with Trees - Retained and Enhanced
- Native Species-rich Hedgerow - Retained and Enhanced



Proposed Post Development
Habitat Plan (produced by Tyler
Grange)



“Patterns of movement for people are integral to well-designed places. They include walking and cycling, access to facilities, employment and servicing, parking and the convenience of public transport. They contribute to making high quality places for people to enjoy. They also form a crucial component of urban character. Their success is measured by how they contribute to the quality and character of the place, not only how well they function.” Para. 75, NDG 2021)

6.44. The proposed layout shows the disposition of land uses and the proposed structure for movement within the development. A well-connected movement network, accessible by all users, is proposed which helps to ensure that all areas of the development will be accessible, easy to navigate, safe and secure. The proposed access and movement strategy will focus on the delivery of the following elements which are in accordance with the objectives of national and local planning policy:

- Proposed access points;
- Proposed pedestrian and cycle movement network;
- Street hierarchy;
- Street typologies; and
- Parking strategy.

6.45. The location of the development, adjacent to the existing and established community of Otterbourne is a positive characteristic which has been maximised through the enhancement of the existing direct and attractive pedestrian routes.

6.46. The proposed access strategies set out here clearly define the main routes and help to achieve a permeable layout.

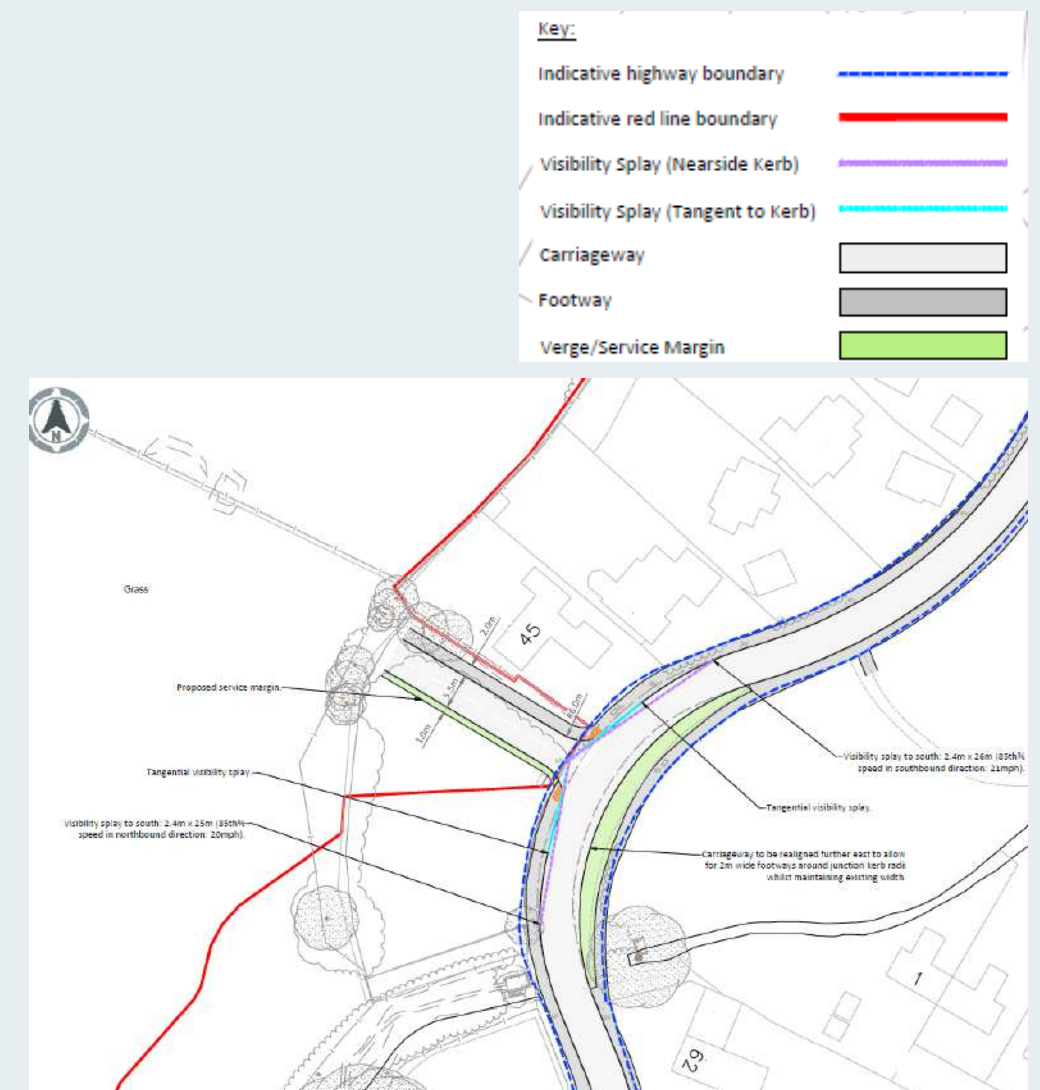
PROPOSED VEHICULAR ACCESS POINT

6.47. It is proposed that a single point of vehicular access will be provided into the Site from Cranbourne Drive, adjacent to number 45, in the form of a priority junction with a 2.0m wide footway, along the northern side of the access. Visibility splays of 2.4m x 25m to the south and 2.4m x 26m to the north can be achieved, as per the recorded 85th percentile speeds on Cranbourne Drive. Vehicle swept path analysis demonstrates the access can accommodate refuse, delivery, and emergency service vehicles.

PEDESTRIAN AND CYCLE ACCESS STRATEGY

6.48. Pedestrian and cycle access would be gained via the proposed site access on Cranbourne Drive, via the proposed 2.0m wide footway on the northern side of the site access road, with cyclists using the carriageway. The traffic surveys conducted on Cranbourne Drive demonstrate that the 85th percentile speeds and daily traffic flows fall well within the levels identified in Figure 4.1 of LTN 1/20 at which cycling on carriageway is considered suitable for most people.

6.49. It is also proposed to provide a pedestrian route along the eastern perimeter of the Site which connects to the existing PRow network on the northern and southern side of the Site (footpaths 182/9a/1, 182/8/1 and 122/4/1).



Proposed Access Arrangement (produced by PJA)

PEDESTRIAN AND CYCLE MOVEMENT STRATEGY

KEY

- DEVELOPMENT BOUNDARY (TOTAL AREA 10.8HA)
- CLIENT CONTROLLED BOUNDARY (TOTAL AREA 3.73HA)
- FOOTPATH NETWORK
- CYCLE NETWORK
- PROW
- NATIONAL CYCLE NETWORK ROUTE 23
- PROPOSED PEDESTRIAN ACCESS POINT



PUBLIC TRANSPORT ACCESSIBILITY

- 6.50. Regular existing bus stops are located along Main Road with the closest bus stop to the Site being located at the The White Horse; 40m from the B3335/Cranbourne Drive junction. Each bus has a flag, timetable, shelter and seating. The bus stops are serviced by the E2 and 1 Bluestar bus services providing regular services between the cities of Winchester, north of the Site and Southampton, south of the Site via Eastleigh.
- 6.51. Thus it is considered that access to existing public transport is sufficient for the proposed development, with bus stops located within close proximity of the Site.
- 6.52. Public transport use will be encouraged by the introduction / promotion of the following measures:
- a) Provision of current information on bus and rail routes, bus and rail times, fare information and location of bus stops to residents;
 - b) Provision of information on tickets;
 - c) Current promotions and potential discounted tickets for local bus and rail operators;

PARKING

- 6.53. One of the key elements to creating a successful development is to ensure that the building layout and landscaping of the scheme are the prominent features of the development.
- 6.54. To achieve this, the way people park within the development needs to be carefully considered as poorly planned parking can lead to behaviours such as kerb mounting, which can dominate the street scene.

Car Parking

- 6.55. Car parking at the proposed development will adhere to the standards set out in the Winchester City Council Residential Parking Standards (December 2009) Supplementary Planning Document. As this is an outline planning Application, the specific parking arrangements will be determined by the relevant Reserved Matters Planning Application.
- 6.56. It is envisaged that Electric Vehicle (EV) charging provision will also be included. Again, although the specific provision will be determined at the Reserved Matters Stage, it is anticipated that this provision will be in accordance with the required standards.

Cycle Parking

- 6.57. Cycle parking and storage will be provided in accordance with local policies. This will either be in the form of secure lockable sheds located in the rear garden of each property or within garages.








STREET HIERARCHY

- 6.58. A clear hierarchy of streets is proposed creating an integrated movement network. Variation in the street types proposed aids in the creation of a legible and permeable development, whilst also providing for, and encouraging pedestrian and cycle movement, and delivering necessary vehicular connections.
- 6.59. Streets will be designed as key aspects of the public space, the nature and form of which will vary according to their connectivity, function and location within the development proposals. The development proposals have been influenced by "Manual for Streets 1 & 2", which encourages designers to move away from standardised prescriptive measures and to adopt a more innovative approach, in order to create high-quality places for all users, ages and abilities.

- 6.60. The development and internal road network will be designed encourage low vehicular speeds and streets will be defined by the building layout, so that buildings and spaces, instead of roads, dominate the street scene. The design will promote safe walking and high permeability through the Site and aims to limit the potential for anti-social behaviour.
- 6.61. The proposed street hierarchy recognises the need to combine the function of the street as a movement corridor, alongside its placemaking function. The importance of each of the street types in terms of its movement and place function varies within the hierarchy.
- 6.62. Street lighting will be designed in conjunction with street tree planting to ensure safe and acceptable levels of lighting throughout the development.
- 6.63. The following street typologies are proposed for inclusion within the proposals:
- **Principal Street**
 - **Secondary Street**
 - **Tertiary Street/Lane**
- 6.64. These are identified on the street hierarchy strategy drawing opposite.

STREET HIERARCHY
STRATEGY

KEY

-  DEVELOPMENT BOUNDARY
(TOTAL AREA 10.8HA)
-  CLIENT CONTROLLED BOUNDARY
(TOTAL AREA 3.73HA)
-  PROVISION FOR POTENTIAL
PEDESTRIAN LINKS
-  PROPOSED ACCESS POINT- REFER TO
ACCESS DESIGN (PREPARED BY PJA)
-  PRINCIPLE STREET
-  SECONDARY STREET
-  TERTIARY STREET/GREEN LANES





PRINCIPAL STREET

- 6.65. The Principal Street serves as the main access route, connecting the Site to the existing highway network through the designated access point. It also functions as the primary route for accessing development parcels within the Site.
- 6.66. In line with Manual for Streets principles, the design ensures safe movement for both pedestrians and vehicles. The street will be 5.0–5.5 meters wide, accompanied by a 2-meter-wide footway for pedestrian use.
- 6.67. Frontage depths will vary but should not exceed 2.5 meters, creating a sense of enclosure while maintaining a green buffer in front of the dwellings. This approach aligns with the village

character identified in the Otterbourne character appraisal.

- 6.68. On the undeveloped side of the road, the 2-meter footpath will be set back behind a 1.5-meter grass verge. This provides a protective separation from the street and contributes to green infrastructure. Grass verges are highlighted in the Otterbourne Village Design Statement as a key landscape feature that reinforces the village character and should be present on the main frontage to the development.
- 6.69. The layout of the Principal Street is purposefully varied in certain key areas to establish distinct identities and address specific functional needs.

For example, the footpath is positioned behind the Local Area for Play (LEAP) and the Village Green, optimizing enclosure and passive surveillance for security purposes.



Visual demonstrating Village Green in Street Scape



SECONDARY STREETS

- 6.70. These streets provide access to smaller clusters of plots and branch off from the Principal Routes. They are designed to be 4.8–5.0 meters wide with 2-meter footways on both sides.
- 6.71. Building setbacks will range from 2–4 meters, creating space for small frontage gardens. These gardens will include tree planting to establish a more informal, village-style character.
- 6.72. Parking should primarily be located to the sides of plots to minimize its presence within the streetscape. Where parking is necessary at the front of plots, it should be screened with

landscaping and planting to maintain privacy and visual appeal, ensuring it blends seamlessly into the overall design of the scheme.



TERTIARY STREET/GREEN LANES

6.73.. Tertiary Streets will provide access to a limited number of plots, primarily serving the rear areas of the development. These streets are designed for minimal vehicular, pedestrian, and cycle movement, acting mainly as start and end points for users. They will be at least 4.8 meters wide.

6.74. Located on the development's periphery, these streets transition into the surrounding green infrastructure. Informal tree planting will be incorporated where feasible within front garden spaces, enhancing the streetscape's natural character.

6.75. In the northern section, dwellings will be positioned closer together to mitigate noise pollution from the M3. Setbacks along the Tertiary Streets will vary informally between 3 and 7 meters, allowing for flexibility in layout and design.

6.76. Parking will include a mix of side plot parking and front plot spaces, set back from the streetscape. These areas will feature tree planting and soft landscaping to create a visually appealing and softened edge to the development.

6.77. On the undeveloped side of the road, a 2-meter-wide footpath will be set back behind a 2.5-meter green buffer comprising a grass verge, planting, and trees. This buffer provides separation from the street, enhances green infrastructure, and offers privacy for nearby dwellings. The setback and additional planting ensure a pleasant environment for pedestrians, as the path forms part of the development's loop walk, connecting to the northern and southern Public Rights of Way (PROW).



Visual demonstrating
Principle Street Hierarchy



“Built form is the three-dimensional pattern or arrangement of development blocks, streets, buildings and open spaces. It is the interrelationship between all these elements that creates an attractive place to live, work and visit, rather than their individual characteristics. Together they create the built environment and contribute to its character and sense of place.” (Para. 61, NDG 2021)

- 6.78. The proposed masterplan has been carefully crafted to respond to the Site’s constraints, while aligning with relevant planning policies and standards, as previously outlined and summarised in the following paragraphs.

PLACEMAKING

- 6.79. The design embraces best practices in urban planning, featuring outward-facing perimeter blocks that establish prominent frontages to public spaces while ensuring private rear gardens remain secure. This approach enhances safety and visibility, fostering a welcoming and well-supervised public realm while reducing the likelihood of crime or anti-social behaviour.
- 6.80. The perimeter block layout also promotes a well-structured movement network, achieved through a clearly defined street hierarchy that supports easy navigation. Landmark buildings at prominent junctions, distinctive buildings at secondary corners, and focal elements at the end of key vistas further enhance the site’s navigability and identity. These elements are distinguished through variations in materials, colors, architectural treatments, and frontage styles.
- 6.81. A significant portion of the proposed development will face open spaces, allowing for detached homes with larger front gardens in these areas. The informal arrangement of these dwellings creates a gradual and harmonious transition from the built environment

to the surrounding green spaces.

- 6.82. The integration of natural features such as balancing ponds, green spaces, and a wildflower meadow in the eastern section of the Site significantly enhances the area’s sense of place, creating a distinct and attractive character for the development.
- 6.83. In summary, in response to the Site’s location the following principles have been established to ensure the development delivers a clear and distinguishable character reflecting the local vernacular:
- A layout which responds to the Site’s unique characteristics
 - Ensuring dwellings address the public realm and locate defensible private space to the rear;
 - Create a well-defined hierarchy of streets to aid users to orientate themselves within the Site with the use of focal points to define legibility;
 - Creating linked green spaces which offer meeting points and safeguard potential pedestrian and cycle connections;
 - Safeguard existing landscape and ecology components;
 - Locate dual aspect buildings at street corners to provide a positive frontage to both elevations and provide good levels of surveillance.

Site Layout Principles

- 6.84. The Site layout principles should achieve legibility by including the following:

Block structure

- 6.85. Development parcels will, with limited exceptions, form a series of perimeter blocks where the dwellings face outwards onto the streets and spaces around them. This results in the creation of an inner ‘core’ of secure and private rear gardens.
- 6.86. Vistas along streets and green corridors should be positively addressed by well-placed buildings or at

development zone edges by a tree or hedgerow. Termination at a garage fence, wall or driveway is not acceptable.

The Detailed layout should:

- Avoid exposing rear elevations to views along a street;
- Avoid exposing blank side elevations to the public realm, through steps in building lines, or using inappropriate house type in corner turning locations;
- Resolve corners successfully to ensure that the function of all space is considered, such that boundary treatments reinforce the public realm and the extent of private ownership.

Landmark / focal buildings






- 6.87. The use of distinctive buildings, building features and/or landscape elements to address key corners, key junctures between street types and terminate views along streets and spaces.
- 6.88. These buildings should be treated differently to other buildings by using distinguishing features and materials or generally be of a larger scale and form.
- 6.89. Open Spaces also form focal points within the layout and would typically include elements within them including distinctive trees, other planting and/or public art.

Continuous frontages

- 6.90. Where more continuous frontages are proposed, i.e. on the Northern plot as to address the findings of the submitted NIA, building lines are to be formal and located as close as possible to the back of pavements. This will assist in providing a sense of enclosure and define a clear change in street character.

DENSITY
PARAMETER PLAN

KEY

-  DEVELOPMENT BOUNDARY
(TOTAL AREA 10.8HA)
-  CLIENT CONTROLLED BOUNDARY
(TOTAL AREA 3.73HA)
-  PROVISION FOR POTENTIAL
PEDESTRIAN LINKS
-  PROPOSED ACCESS POINT- REFER TO
ACCESS DESIGN (PREPARED BY PJA)
-  MEDIUM DENSITY DEVELOPMENT
UP TO 35 DWELLINGS PER HECTARE



- 6.91. Building heights and roofscape are to vary to provide interest to the street scene. In addition, chimneys are a common local feature and should be used to add further interest.

Corner turning buildings

- 6.92. Buildings that turn corners well are usually dual fronted, addressing two aspects. This avoids the creation of exposed blank façades and can be an important safety feature by providing natural surveillance.
- 6.93. The front door should usually address the higher order street and should be supplemented by windows to habitable rooms on the front and side elevations addressing the public realm. The use of bay windows on the exposed side elevation should be encouraged.
- 6.94. Frontage boundary treatments should wrap around corners to define the extent of private ownership and also provide privacy to windows on side elevations.
- 6.95. Private gardens, garages and/or driveways should not be used to turn corners.

BUILDING HEIGHTS

- 6.96. The height and massing of the proposed development varies across the Site according to the nature of the

public realm to be created. Any detailed scheme should be predominantly 2 storeys to address the Otterbourne Village Design Statement, however could comprise of a mix of 1.5 - 2.5 storey dwellings with a variation in eaves heights to respond to the local character of Otterbourne.

DENSITY

- 6.97. The development will achieve an average density of approximately 35 dwellings per hectare (dph) across the whole Site, which ensures the efficient use of land, yet is reflective of both the lower suburban densities and higher traditional village densities, helping to assimilate the proposals into the surrounding areas.

“Well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them.” (Para. 120, NDG 2021)

- 6.98. The proposals will comprise a distinctive character and a strong sense of place, informed by important Site features and the existing valued qualities of the local area.
- 6.99. The proposals aim to create a place that has a healthy, comfortable and safe internal and external environment.
- 6.100. House frontages should be carefully designed with generous windows from habitable rooms, clearly defined



and attractive front doors and planting to act as buffer between the pavement and window.

- 6.101. Housing should be designed to be attractive individually and as part of the wider street composition. This includes the careful articulation of corners ensuring that corner turning house types with multiple active façades are utilised in the appropriate locations. These elements help buildings to activate public spaces, preventing the use of blank elevations or parking spaces negatively addressing exposed edges.
- 6.102. Internal habitable rooms should have high levels of natural daylight and connect well to gardens and terraces. Where apartments are built, private amenity space such as balconies should be integrated into individual dwellings.
- 6.103. Affordable housing should be well-integrated with a tenure blind approach so there is no discernible difference between private and affordable dwellings.
- 6.104. Refuse storage should be convenient with access to rear gardens with the requisite internal storage.
- 6.105. The design allows good access for emergency services, and facilities for the safe access to and from buildings in the event of an emergency.



HEIGHT
PARAMETER PLAN

KEY

-  DEVELOPMENT BOUNDARY
(TOTAL AREA 10.8HA)
-  CLIENT CONTROLLED BOUNDARY
(TOTAL AREA 3.73HA)
-  PROVISION FOR POTENTIAL
PEDESTRIAN LINKS
-  PROPOSED ACCESS POINT- REFER TO
ACCESS DESIGN (PREPARED BY PJA)
-  DEVELOPMENT HEIGHT
UP TO 2 STOREY
MAXIMUM RIDGE HEIGHT - 10M
-  DEVELOPMENT HEIGHT
UP TO 2.5 STOREY
MAXIMUM RIDGE HEIGHT - 10.5M
-  DEVELOPMENT HEIGHT - CARE HOME
UP TO 3.5 STOREY
-  DEVELOPMENT HEIGHT - COMMUNITY
FACILITY
1 STOREY





'The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings or how a place looks, but how it engages with all of the senses.'
(National Design Guide)

'...are visually attractive as a result of good architecture, layout and appropriate and effective landscaping' (NPPF, ch. 130b)

- 6.106. Both the Winchester Local Plan as well as the Otterbourne Village Design Statement place emphasis on the need for a design-led approach, that is an approach that ensures that developments are compatible with their surroundings, are well designed, have legible layouts, provide adequate amenity for future residents and use high quality materials.
- 6.107. The original village of Otterbourne consisted of clusters of building development centred along the Main Road. The character of these buildings was a largely derived from and a resultant accumulation of the history of the local area and context. This included factors such as locally sourceable materials.
- 6.108. The vision for this scheme seeks to utilise the Site's unique potential to create a desirable and sustainable development that addresses the local housing need as a viable alternative to the draft emerging allocation site OT03. The intent is for this development to be designed in a manner which celebrates the cultural history of the area by identifying and drawing on inspiration from key local design features and memorable local buildings.
- 6.109. The following section identifies key Architectural characteristics and character spaces which could help inform the identity of any future detailed scheme, ensuring it aligns with the aspirational vision for the Site, and responds positively to the existing local character.

REFLECTING LOCAL IDENTITY

- 6.110. Achieving a strong identity, in keeping with the historical character of the local area is a key component of the vision for the Site. Many features combine to make up the look and feel of Otterbourne and the wider area, but some key features can be distilled to capture the key characteristics.

Material Palette

- 6.111. Otterbourne and the Site are situated within the landscape character area of Cranbury Woodland, and the landscape character type of Chalk and Clay Woodland as well as a Clay Plateau Enclosed. As such, the area is rich with natural materials and minerals, namely clay which would explain the long standing historic use of clay bricks in the area, but also explains the presence of the flint throughout the village.
- 6.112. To reflect the above, as well as the character appraisals previously carried out, the scheme should include red brick (washed in some locations), including timber framing and flint details on feature plots. Roofing materials will be either interspersed plain tiles or proprietary slate tiles.

Building Form

- 6.113. Locally, there can be found properties at a range of scales. From dropped eaves, 1.5 storey cottages, to larger 2.5 storey properties, with dormer windows set within the roof. These can often be found alongside one another, creating a very varied street-scape, a characteristic which the detailed proposals should seek to mimic.



Old Coach-House. Flint and brick detailing on feature buildings



Myrtle Cottage



Housing along Cranbury Close, Main Rd

Images which could provide inspiration for a unique identity

KEY IDENTITY FEATURES

A VILLAGE GREEN

B PRINCIPLE FRONTAGE

C LOCAL EQUIPPED AREA FOR PLAY (LEAP)



KEY IDENTITY FEATURES

- A** VILLAGE GREEN
- B** PRINCIPLE FRONTAGE
- C** LOCAL EQUIPPED AREA FOR PLAY



ILLUSTRATIVE MASTERPLAN



EXAMPLE OF WILDFLOWER MEADOW



EXAMPLE OF NATURAL PLAY AREA



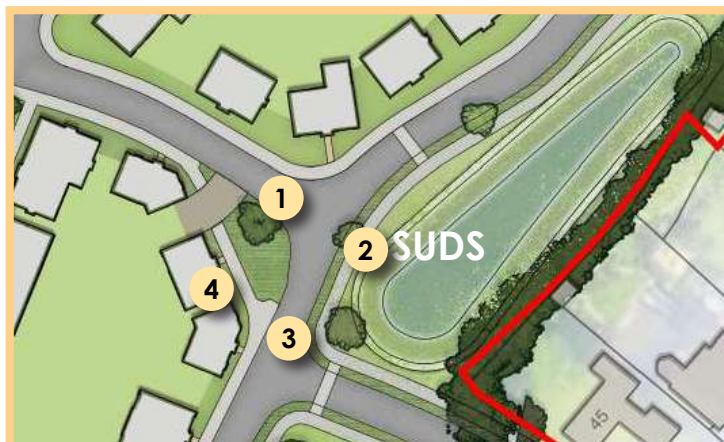
EXAMPLE OF FOOTPATH NETWORK

KEY

- Development Boundary (total area 10.8ha)
- Client Controlled Boundary (total area 3.73ha)
- Proposed Site Access point (subject to detailed design)
- Proposed 70 Bedroom Care Home (0.5ha)
- Proposed Community Use Facility (0.24ha) Indicative building size - 545sqm
- Pedestrian Route through site
- Existing Pedestrian Routes
- Existing Bus Stop
- Potential Footpath routes and connections with permeable surface
- Existing trees and hedges retained
- Potential Landscaping and new tree planting
- Wild-flower planting providing ecological enhancements
- Potential Attenuation areas providing opportunities for ecological enhancement
- New Local Equipped Area of Play



Precedent images



Design Principles

1. Village Green acting as entrance to scheme
2. SuDS and green infrastructure to frame development
3. Principle Street design, utilising grass verges to footpaths
4. Properties reflect the local character with continuous frontages and a range of roofscapes from the use of gable pediments .

VILLAGE GREEN

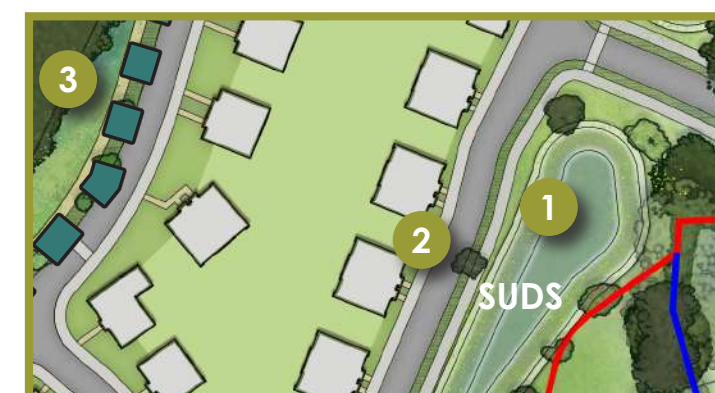
- 6.114. Acting as the entrance into the proposals, this space is suggestive of a traditional village green, as found in Otterbourne and the surrounding villages.
- 6.115. Properties fronting on to the village green will form some of the key buildings to the development as this will be the first view of the scheme. A feature plot to the background of the village green utilising flint and brick detailing for a distinctive view would be appropriate. The other buildings should utilise a range of heights and typologies such as red and washed brick and timber detailing.
- 6.116. Properties will be set back no greater than 2.5m creating a sense of enclosure while maintaining a green buffer in front of the dwellings. This along with additional planting and trees will create a soft edge to the development.
- 6.117. The Village Green will also benefit from the enclosure of grass verges and SuDS to the otherside of the street, further enforcing a green and soft approach to the development.



PRINCIPLE FRONTAGE

6.118. Properties along the principle frontage to the Site should create a sense of enclosure and a strong edge to the development. This will be softened by the use of the green buffer to the front of the properties along with the grass verges and SuDS scheme to the opposite side of the street. The existing retained woodland including the Ancient Woodland will act as a backdrop to the development, providing good visual containment of the built form.

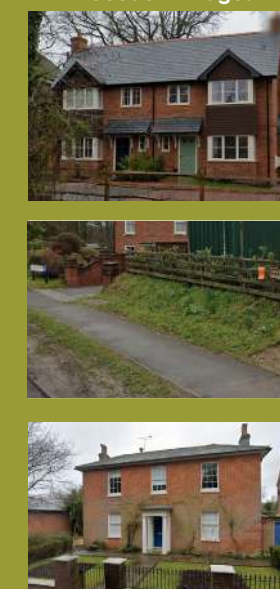
6.119. More continuous typologies and roofscapes should be utilised here to ensure a strong frontage. Gable pediments and tiled lean to canopies will provide interest and break up the massing whilst providing attractive character in keeping with the local vernacular of Otterbourne. A more consistent approach utilising red and washed brick along this frontage would be appropriate.



Design Principles

1. Attenuation Basin feature, with rich grassland species.
2. Strong continuous frontage of semi-detached dwellings and consistent setting back
3. The extensive woodland including the identified Ancient Woodland, acts a back drop for the development

Precedent images





Precedent images



Design Principles

1. Community Use Facility Building. Separated to create a stand alone facility from the residential development to also encourage use from existing infrastructure.
2. Local Equipped Area of Play utilising inclusive natural play elements, integrating itself within the landscape
3. Footpaths and frontages to create enclosure and surveillance to the LEAP for greater security.
4. Potential for feature building to further identify a key area of the site

LOCAL EQUIPPED AREA OF PLAY

- 6.120. Acting as a significant area of open space, the Local Equipped Area of Play will provide inclusive yet imaginative play through accessible features, flexible spaces and natural play areas seamlessly blending into the landscape with planting that enhances biodiversity. It will provide an attractive environment for both residents and visitors with footpaths leading on to the connecting PROWs.
- 6.121. The LEAP will further lead on via the footpath that encloses the space, onto the proposed Community Use Facility and connections to the Village Hall and Primary School, integrating itself within the existing infrastructure and promoting use of the developments facilities.
- 6.122. Proposed houses should front onto the Open Space, providing natural surveillance and a positive edge to this key space. This area also lends itself to a feature building which could be built utilising flint and red brick detailing.



“Well-designed places and buildings conserve natural resources including land, water, energy and materials. Their design responds to the impacts of climate change by being energy efficient and minimising carbon emissions to meet net zero by 2050.” (Para. 135 NDG, 2021)

6.123. The NPPF states at para. 8 that the planning system has three interdependent and overarching objectives:

- An **economic** objective – to build a strong, responsive and competitive economy;
- A **social** objective – to support strong, vibrant and healthy communities;
- An **environmental** objective – protecting and enhancing the natural, built and historic environment

6.124. To achieve a sustainable development, that reduces reliance on natural resources and offers a long-term solution for the area the development proposals have been designed with these three key objectives in mind.

6.125. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The presumption in favour of sustainable development is at the heart of the planning system, as set out in Para. 11 of the NPPF, and also within policy CP11 - Sustainable Low and Zero Carbon Built Development of the Winchester Local Plan.

SUSTAINABLE BUILDING TECHNIQUES

6.126. The proposals will be delivered in line with current building regulations, and where appropriate, will be built with sustainable building construction techniques. Sustainable construction measures could comprise a combination of the following measures:

- Improved energy efficiency through careful building siting, design and orientation
- Sustainable Drainage systems (SuDs);
- Considering fabric efficiency in the design of buildings;
- Use of building materials capable of being recycled;
- An element of construction waste reduction or recycling.

Building Regulations

6.127. The proposed development should accord with the very latest building regulation requirements, that emphasise the high levels of building fabric insulation and other materials required to reduce energy and resource requirements. Detailed information regarding the proposed construction methods proposed to achieve buildings regulation compliance will be submitted at the detailed design stage.

Materials and Waste Recycling

6.128. Materials selected for construction, including hard and soft landscaping elements, should be carefully chosen to ensure that they are high quality, durable and that ‘whole life costs’ are manageable. Sustainable choices will reduce initial manufacturing environmental impacts, long-term maintenance costs and waste from construction, whilst maximising resilience and buildings lifespans.

Siting and Building Orientation

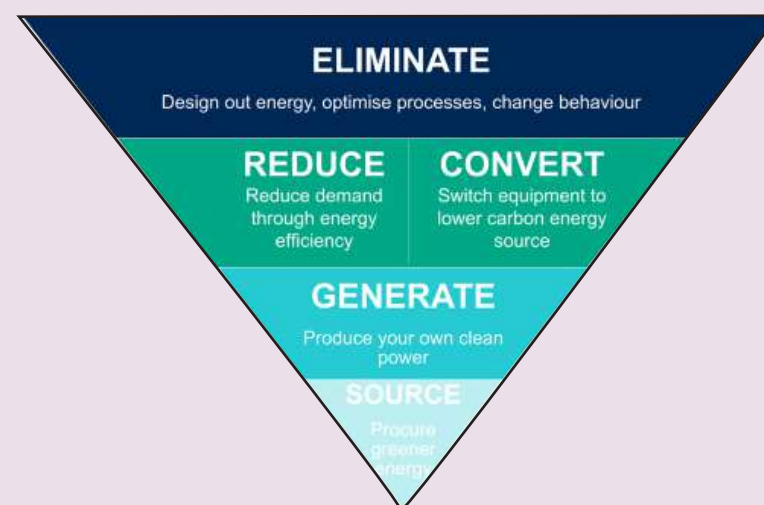
6.129. Dwellings should be carefully sited to ensure that they are sheltered from prevailing winds and benefit from passive solar gain as much as possible.

6.130. Passive solar gain can enhance the energy and environmental performance of dwellings. Orientating streets in an east-west direction can increase solar access to dwellings and gardens, whilst avoiding overshadowing from adjacent dwellings. Individual houses which are orientated east of south will benefit from early morning sun, and those orientated to the west of south will benefit from late afternoon sun, which can reduce the need for additional heating during the evening period.

6.131. The exact location and number of dwellings/areas of the development that could potentially benefit from passive solar gain or the future installation of solar panels (i.e. are orientated within 30 degrees of south) will be set out at the detailed design stage.

Sustainable Drainage Systems

6.132. Surface water runoff rates will be managed using Sustainable Drainage systems (SuDs) on-site, to ensure that the development does not impact on the surrounding area.



Energy Hierarchy Diagram



SUSTAINABLE COMMUNITIES

- 6.133. The development proposals provide a good basis for the creation of a sustainable community, located adjacent to the existing built form of Otterbourne and the facilities and services provided there, ensuring that the development delivers housing in a location that is both sustainable as well as reducing the reliance on car ownership.
- 6.134. Areas of green space have been incorporated into the proposals with substantial areas of publicly accessible open space, comprising formal and informal amenity open space. A mix of house types, tenures and sizes are proposed, limiting social exclusion, and ensuring the creation of a truly varied and mixed community.

“Well-designed places sustain their beauty over the long term. They add to the quality of life of their users and as a result, people are more likely to care for them over their lifespan.” (Para. 151, NDG 2021)

A SENSE OF OWNERSHIP

- 6.135. The proposals create areas that are attractive and with clearly defined public and private areas that relate well with one another to help promote a sense of community identity. The development should enable residents to take pride in their surroundings, which in turn will help create a sense of shared ownership and social responsibility.

ADOPTION AREAS

- 6.136. When completed, responsibility for long term management and maintenance will typically be separated into areas including:
- Highway adoption areas;
 - Public Open Space areas (put forward for local authority or management company maintenance,

subject to relevant S106 agreement);

- Private property ownership;
- Shared maintenance areas such as shared private drives.

ADAPTING TO CHANGING CIRCUMSTANCES

- 6.137. Development can potentially accommodate a range of changing needs of the users over time. This includes changes in the health and mobility of the user, as well as potential changes in lifestyle due to developing technologies, such as use of electric vehicles, remote working and general changes to the way in which people live.



7.SUMMARY & CONCLUSIONS

CONCLUSION

“Well-designed places and buildings come about when there is a clearly expressed ‘story’ for the design concept and how it has evolved into a design proposal. This explains how the concept influences the layout, form, appearance and details of the proposed development. It may draw its inspiration from the Site, its surroundings or a wider context. It may also introduce new approaches to contrast with, or complement, its context. This ‘story’ will inform and address all ten characteristics. It is set out in a Design and Access Statement that accompanies a planning Application.” (Para. 16, NDG 2021)

- 7.1 This Design and Access Statement has set out a clear explanation of the design process undertaken, including a comprehensive and thorough assessment of the Site and its immediate context, and the development of a clear set of principles to guide the design of the Site.
- 7.2 The plans and design approach together with the supporting illustrative strategies demonstrate how the vision for Land Off Cranbourne Drive can be delivered to meet the three key NPPF objectives of sustainable design:
- A **social** objective;
 - An **economic** objective
 - An **environmental** objective

- 7.3 The land occupies a sustainable location on the edge of the built-up area of Cranbourne Drive, Otterbourne. The Site offers a viable and desirable alternative to the draft emerging allocation site OT03 Land Off Main Road, proving viable against many of the issues addressed with the OT03 Site such as delivering a site with limited landscape impact and a lack of targeted development for Otterbourne’s unique requirements, i.e provision of affordable housing, care homes and community use facilities buildings, all highlighted within the community engagement.
- 7.4 Visually the Site is very well enclosed and strongly contained by significant areas of dense woodland, existing housing and major road infrastructure. Its development with a sensitively planned, high quality housing scheme would not result in any adverse impacts on the wider countryside or any landscape features.
- 7.5 The Site provides a unique opportunity to create a unique, high quality development for Otterbourne, with a choice of homes and provision of areas of truly accessible Public Open Space.
- 7.6 The Masterplan is founded on best practice urban

design principles, community integration and sustainable development, with strong links to the wider area. Although layout is a Reserved Matter, the Illustrative Masterplan included in the Application is a response to the Site opportunities and influences, presenting socio-economic benefits for the local and regional area.

- 7.7 There are no technical constraints to the Site’s development. Any necessary mitigation strategies can be agreed in discussion with the local planning authority and other key stakeholders.
- 7.8. The scheme would secure 40% affordable housing. Locally there is an acute need for more affordable housing to meet a long-standing shortfall to deliver affordable homes in line with previous expectations.



Key Benefits:

- Upto 65 new high quality homes, including 40% affordable housing. Making a valuable contribution to the five year housing land supply and meeting the acknowledged affordable housing deficit.
- A range of housing types to meet the needs of local residents, including smaller 2-3 bedroom homes suitable for young families (supporting the local school) and older residents (looking to downsize).
- Provision of a circa 70 Bed retirement living scheme (Use Class C2) to meet housing need identified in the Local Plan. This will support the ageing population and potentially allow older residents to remain in the village, whilst potentially releasing family housing.
- Proposed safeguarded land for community use and facility for the use of Otterbourne (0.24ha).
- Provision of large areas of green infrastructure and open space including a wild meadow, play area and parkland (11.92ha total Site area, 8.19ha within the red line), which will deliver significant biodiversity net gain over and above the 10% requirement.
- Provision of a new play facility for the North of Otterbourne, meaning children in this area of the

village will no longer have to cross Main Road to access amenity space.

- Gifting of woodland to the south of the Site to the Parish Council to ensure this is publicly accessible with the potential to deliver enhanced pedestrian and cycle trails through the woods. Residents would be able to use and enjoy this space as amenity woodland, forming a natural extension to Otterbourne Hill Common and offering footpath connectivity to the existing network.
- Provision of a suitably landscaped buffer/ open space between the Site and residents of Cranbourne Drive to protect the privacy and residential amenity of these existing dwellings.
- Improved pedestrian / cycle connectivity between Otterbourne and Shawford Station.
- Delivering a new footpath to join the existing Public Rights of Way with the opportunity to provide an attractive circular walk around the village including sensitively creating a link between the Village Hall and the Site to connect to the proposed Local Area for Play.
- Providing Sustainable Urban Drainage (attenuation basin/ swales) with a Site appropriate phosphate mitigation approach.



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