



BURY FARM, NORTH WHITELEY
S73 APPLICATION PHASE 3 FOR 59NO. HOMES

DESIGN AND ACCESS STATEMENT

JAN 2021

Rev A



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“...a sustainable development for 59 new homes located in an appropriate location within North Whiteley set within a well designed and highly landscaped environment..”

Executive Summary

This Design and Access Statement has been prepared on behalf of Crest Nicholson South to accompany a Section 73 application for 59 residential units and associated landscape. The Section 73 application is pursuant to the approved Reserved Matters Consent Planning Reference: 19/02539/REM.

The site forms part of the wider North Whiteley Masterplan. The site falls under the North Whiteley Design Codes ID6 - Southern Urban Village & ID7 - Formal Primary Street & Southern Neighbourhood Centre, which forms part of the consented Outline Masterplan Planning Reference: 15/00485/OUT. The site at Bury Farm, which forms part of this RMA equates to approximately 1.26 hectares.

The design of the development has been informed by a series of technical and non-technical surveys, proving plans and consultations. This document sets out the context for development, constraints and opportunities, as well as the proposal's design evolution and development, landscaping strategy, access and movement. This document sets out how the proposed development accords with the Design Code and has been prepared in accordance with Condition 14a of the Outline consent.

A project design team has been assembled to develop the scheme design in order to create an appropriate and respectful development that makes a good use of the site whilst meeting all key site constraints and the Identity Areas set out in the local authorities Design Code.

The intention is to deliver a development that will enhance the local area and make a significant contribution to the housing and infrastructure needs of both Whiteley and the wider Hampshire area.

The proposals comprises a range of open market dwellings and affordable apartments. Unit sizes vary from 1 bed apartments to 4 bed dwellings, off street parking and garages.

The proposed scheme comprises:

- 59 new open market and affordable homes
- Internal access roads with pedestrian and cycle links to and from Bluebell Way and the wider area;
- A landscaping scheme in the form of linear trees and formal edge planting will create a more formal layout that will contrast with the organic layout and form of the neighbouring developments whilst providing ecological enhancements to the site.
- A single vehicular access into the site from Bluebell Way, with additional cycle and pedestrian routes across the site;
- A focus on sustainability - the scheme will be a high-quality and sustainable development, designed to achieve a significant saving in CO2 reduction over traditional construction and to encompass renewable energy generation;
- A design approach that both creates variety and promotes individuality within the various streets utilising a varied palette of local materials in a contemporary way.



Project Team

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INTRODUCTION

- 1.1 Vision Statement
- 1.2 Planning Policy Background
- 1.3 Planning History
- 1.4 Pre-Application Consultation
- 1.5 Development Objectives
- 1.6 Design Philosophy
- 1.7 Key Design Principles

1.0 Introduction

1.1 Vision Statement

The proposed development of the site formed as part of this application follows the principles set out in the consented Outline Masterplan including internal access arrangement and hierarchy of built form. The site falls under Identity Areas - (ID6) Southern Urban Village & (ID7) Formal Primary Street & Southern Neighbourhood Centre of the North Whiteley Design Code and sets the key characteristics and principles of development.

The scheme has been designed to be a sustainable, contemporary and deliverable extension to North Whiteley that helps to meet local community housing needs, addresses the full range of environmental impacts and makes a significant contribution to the infrastructure requirements of the area.

The design philosophy ensures that the proposed residential development, comprising 59 homes, will reflect the edge of settlement location of the site and function as an integral edge of the built up area, contributing to the distinct character of the surrounding area.

A new sustainable housing development in this location will provide a greater range and opportunity for young people and families to live and work in the area and ensure that people of all ages have access and choice to a good standard of housing.

The scheme will utilise a select few materials to create a varied palette throughout the site, providing a distinct, modern and legible residential development that incorporates individual detailing and feature buildings to bring joy and interest to the built environment.

A strong local identity will be achieved throughout the site through the development of design principles informed by the surrounding context and North Whiteley Design Code.



Illustrative visual of street scene

1.2 Planning Policy Background

This site is promoted through a Reserved Matters Planning Application as a sustainable development of 59 homes at a scale that can make a significant contribution to a wide range of local community needs and infrastructure requirements, whilst at the same time delivering new housing for North Whiteley and the wider area of Winchester.

Planning Guidance is effectively superseded by the National Planning Policy Framework (NPPF). Full weight can no longer be given to saved Local Plan policies; only due weight depending on their level of consistency with the NPPF. Winchester City Council is obliged by the NPPF to identify a continuous 5 year supply of available and deliverable housing land.

The proposed housing scheme can make a valuable and deliverable contribution to the required supply of new housing in the immediate area, whilst ensuring a long-term use for this site and the scheme meets all of the requirements of the NPPF.

The application site has been adopted in the Winchester District Local Plan - Joint Core Strategy as a Major Developed Site suitable for residential redevelopment.



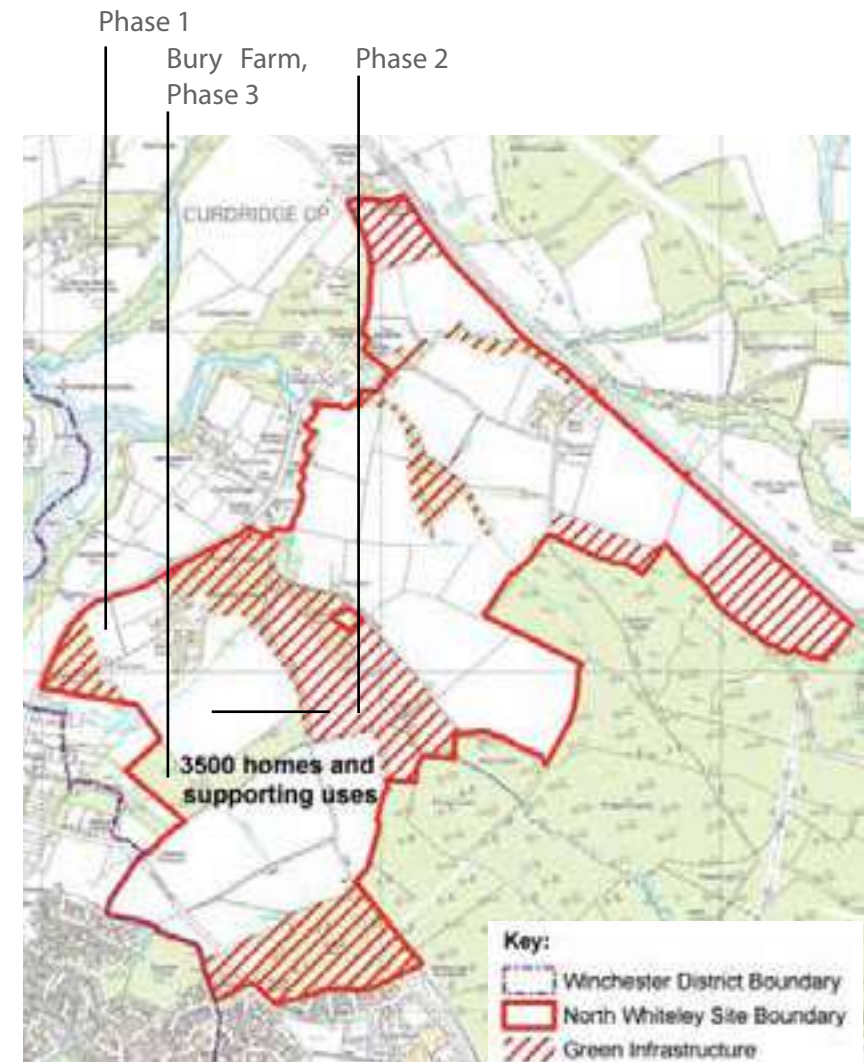
1.3 Planning History

Outline Consent:

The Land to the North of Whiteley (located on the adjacent map) is allocated for the development of about 3,500 dwellings together with supporting uses as defined in the Winchester District Local Plan Part 1 - Joint Core Strategy under SH3: Strategic Allocation - North Whiteley.

In 2018 Outline Consent was granted for: *“the provision of up to 3500 residential units; including affordable housing; 2 primary schools and 1 secondary school; up to 2000sqm of flexible space for A, A2, A3, A5, B1 and D1, 2 children’s nurseries; provision of an extra care facility (with scope for all uses to revert to residential if there were insufficient market demand) in 2 local centres; creation of a community building; sports facility (including pavilion, grass pitches and 2 all weather pitches); allotments; landscaping; extensive recreation and play provision. Creation of link roads between Whiteley and Botley Road, wider highways work, cycleway and footpath networks (including two localised footpath diversions) bus priority measures, car parking, flood attenuation network, service enhancements, demolition of a number of existing on site structures and associated engineering works (including changes to levels)”.*

The approved illustrative Masterplan, shown on page 9, establishes the principle of development for residential housing, community centres, schools, sports facilities, parks and recreation, highways infrastructure and green space.



SH3 Strategic Allocation – North Whiteley



Location Plan

Reserved Matters Consent 19/02539/REM

Reserved Matters Consent 19/02539/REM was granted on 23.11.20 for:

“the construction of 59 dwellings and associated infrastructure including access roads, cycleways, footpaths, a temporary haul road, construction compound, surface water attenuation facilities, car parking, amenity open space, landscape planting, cycle storage facilities and all associated ancillary activities at North Whiteley Urban Extension, Botley Road, Curbridge, Hampshire.”

The consent approves the matters reserved by Outline Planning Permission 15/00485/OUT Condition 13 for the following:

- a) The layout, sitting and scale of all buildings and structures.
- b) The design and external appearance of all buildings and structures.
- c) Details of the roads and footways.
- d) Hard and soft landscape details.

1.4 Pre-Application Consultation

A Pre-application meeting with Winchester City Council was held on 9th August 2019.

A follow-up Pre-application meeting was held on the 15th October with Winchester City Council to discuss the revised proposals. Feedback from the meeting has been incorporated within the proposals that form within this Reserved Matters Application.

Refer to Section 4 of this document for further details of the design development.



Reserved Matters Approved Site Plan



Key

- Site boundary
- Existing trees to be retained
- SINC
- Existing water courses
- Equipped children's play (playful landscapes)
- Equipped children's play (NEAP)
- Equipped children's play (LEAP)
- All weather pitches
- PBA proposed balancing ponds wet
- PBA proposed balancing ponds dry
- Car park
- Sports grounds
- Primary infrastructure roads and cycleways
- Category A tree retained - root protection zone
- Category B tree retained - root protection zone
- Category C tree retained - root protection zone
- Parks and recreation grounds
- Informal green space (Tree corridors, root protection & mitigation land (ecological buffer))
- Natural green space (Accessible)
- Natural green space (Access not promoted)
- Housing
- Extra care
- Community/Mixed use
- Local centres
- Allotments
- Schools
- Car park
- Barn farm

Phase 1
Phase 2
Phase 3

Illustrative Masterplan
Outline Consent Planning reference 15/00485/OUT

1.5 Development Objectives

The proposed scheme has a number of key objectives acting as drivers to achieve a viable and high quality development as set out below:

- The development should establish a high quality of built environment, responding successfully to the immediate locational constraints and the opportunities for linking with the wider settlements.
- The development should follow the principles set out within the Design Code and approved Regulation Plan with regard to development extent, massing, form, scale, appearance and design in order to create a cohesive and well considered scheme that forms part of the wider identity areas within the site.
- The scheme should help create a sustainable community, based on the principles of the Egan Review; providing environmentally sensitive, well connected and inclusive built form.
- The homes created within the development should provide a wide range of dwelling types, sizes and tenures catering for the community housing needs.
- The scheme should create an exemplar model for an edge of settlement location, meeting the requirements identified in the NPPF and using 'best practice' urban design and architectural principles.
- The development should create a visually attractive, safe environment with appropriate public and private amenity spaces, creating an individual identity.
- Detailed design guidance such as Buildings for Life should be used to create a successful and adaptable community.



North Whiteley Design Code Regulation Plan



1.6 Design Philosophy

Good urban design is at the forefront of the success of any development site. As noted in the Urban Design Compendium 2 (second edition);

'The quality of the places we live in has an impact on all aspects of life. How well they are designed will influence how safe we feel, how easy it is to walk round, whether we have shops, community facilities and schools nearby, whether our children have safe places to play.'

It will also affect whether there is good access to public transport and a good choice of homes in which to live. It is essential that the places we create and improve embody the principles of good urban design.

Good urban design is essential to deliver places which are sustainable on all counts: places that create social, environmental and economic value. Ensuring that places are well designed should be a priority of everyone involved in shaping and maintaining the built environment.'

The proposed scheme incorporates a number of specific urban design principles to help inform the structure of the built form. These principles along with the requirements set out within the Design Code, will shape the urban landscape of the site:

- Making a Legible Place: creating a development that is a destination, is easy to understand, is simple to navigate around and functions as a linked collection of experiences. A legible street network and hierarchy is vital to this, providing a clear point of arrival and departure, linked to routes within the development.

- Creating a Development of Character: establishing a place with an individual, distinct identity that functions within the existing character of Whiteley and the surrounding area. A high quality of public realm will provide pedestrian oriented movement routes to calm vehicular traffic.
- Focusing on the Detail: creating clearly defined building and boundary edges, using active building frontages to create enclosure and sense of place punctuated by key building details and features on important vistas. Entrances should face the public realm, creating activity on the street-scene and to open spaces within the development.
- Creating Variety and Quality in the Street: built form should vary in height and footprint within an overarching design style to create an active, vibrant and stimulating public realm.
- Ensuring Permeability in the Public Realm: providing an urban environment that offers a choice of different movement routes by vehicular, cycle or pedestrian means.
- Establishing the Sustainable Community Ideal: creating a well designed and built urban environment, with access to surrounding community resources. A sustainable community will have effective opportunities for community interaction, will be environmentally responsible and served by high quality transport modes and employment opportunities.
- Creating a Safe and Secure Development and encouraging shared use of public areas: Activity in the street-scene is vital for security, overlooking the public realm, car parking areas, open space and pedestrian routes.
- Ensuring Long Term Viability: establishing a long term management plan for the maintenance of open spaces, movement routes & landscaped areas.

1.7 Key Design Principles

The design philosophy will act as a set of achievable goals for the development with development principles including:

- Provision for 59 dwellings ranging from 1-bedroom apartments to 4-bedroom houses as a sustainable addition to the wider area;
- Creation of a safe main access into and out of the site from Bluebell Way.
- Creating clear distinctions between private and public realms through the use of landscape edges, informal open space, boundary planting and wildlife corridors;
- A drainage strategy utilising an appropriate Sustainable Drainage System including, permeable paving and other attenuation, providing appropriate drainage features to development edges and within open spaces;
- Using design and layout to promote energy efficiency, incorporating a strategy where possible to deliver low carbon energy generation;



Egan sustainable communities wheel



Illustrative Image - Typical family homes overlooking public realm