

PART B

OUTLINE DESIGN

PART B OF THIS DESIGN AND ACCESS STATEMENT EXPLAINS THE PROPOSALS FOR THIS PLANNING APPLICATION.

THIS PART CONTAINS THE FOLLOWING SECTIONS:

B1: DESIGN EVOLUTION

B2: THE FRAMEWORKS

DESIGN EVOLUTION

ASPIRATIONS & OBJECTIVES

The site provides an opportunity to deliver a comprehensive sustainable village extension to Ashford Hill, which responds to its location and context. As such, the masterplan has been designed with people and nature in mind, and in doing so establishes a green framework which enhances and complements the existing site characteristics.

The aims and objectives for the scheme are as follows:

- To create a place people love, where they feel they belong and that they are truly 'at home'
- To implement a robust landscape framework to visually blend the development and the village into the countryside, whilst providing attractive and exciting open spaces for the enjoyment of the residents and local community
- For built form to have regard for the local vernacular character and its arrangement to reflect the forms of settlement that are typical of the surrounding area
- To use materials that reflect the commitment to quality and sustainability
- To create a high quality place that will stand the test of time, delivered in an environmentally responsible, ethical, safe and sustainable manner, achieving the most efficient use of the site, whilst minimising traffic impacts on the local road network
- To create a place that generates value and benefits the local community
- To maintain and build upon the strong sense of identity Ashford Hill and the local area
- To enhance the arrival into Ashford Hill from the south and create a robust green and positive settlement interface with the countryside.

DESIGN CONCEPT

Ashford Hill is an attractive, safe and popular place to live. The challenge is how to accommodate new development, whilst at the same time protecting and enhancing the qualities that make Ashford Hill so special.

The overall aim will be to deliver a sustainable and integrated development, set within a sustainable and natural landscape. The outcome of the village extension will be to create a vibrant, attractive and safe community, which uses land and natural resources in an efficient way. The key principles are set out below.

GENERAL

The development concept is designed around a strong landscape structure, taking as its starting point the existing land form, vegetation and surrounding built features, which act as form-givers for the development, with the purpose of delivering a development which responds to its location. Overall, a sustainable, safe, attractive place will be created, with buildings and landscape defining streets and public spaces.

LANDSCAPE

The existing vegetation pattern on the site's boundaries will be retained, supplemented and extended, safeguarding existing ecology and providing opportunities for habitat enhancement. A specific landscape buffer zone along the southern and eastern edges of the site is provided to protect existing treebelts, create ecological corridors and provides the opportunity to limit views from the south with the introduction of new planting. This also creates a positive relationship and transition between the new built form and the surrounding landscape.

The spatial concept for the site shows a substantial area of open space within the development, as a focus for interaction, recreation and biodiversity. Native, locally-occurring species are proposed to aid biodiversity. The 'village common' on the southern edge is proposed to function as a naturally planted parkland, providing a flexible space for a range of activities, incorporating an informal play and one Locally Equipped Area for Play (LEAP).

A tree planting strategy is proposed where the mature tree canopy spread can be realised, such that they supplement the existing tree network in minimising views of built form in long distance views. This will be aided by the dense vegetation buffers at the edges of the development and is also in response to the district level landscape character objectives. The specific areas of landscape buffer planting will be integrated within the wider green strategy and green corridors, located strategically to achieve the best level of screening around and within the scheme. Planting around the site boundaries will be maintained, supplemented and extended, safeguarding existing ecology and providing opportunities for habitat enhancement.

STREETS

Streets are designed in accordance with the Basingstoke and Deane Design Guide, Manual for Streets 1 and 2 and the Urban Design Compendium. The street layout is permeable, encouraging walking and cycling, offering a choice of routes. It is legible, structured by an access lane that runs through the centre of the proposed developable area, with private drives spurring off, forming distinctive places and spaces so that it can be 'read' and is thus easy to navigate.

New pedestrian and cycle (including buggy and wheelchair friendly) routes are provided through the site, and the footpath along the B3051 is to be extended southwards into the site. Routes are overlooked and well-lit, and speed restraints are designed in so that walking and cycling is safe, accessible and convenient. Car parking does not dominate the street scene, located so as to be shielded as far as possible by the dwellings or by vegetation.

BUILT FORM

Building heights reflect the edge of settlement location, resulting in a mix of house types and tenures, creating a balanced community of no more than two storey and meeting the housing needs of the local area.

The built form will respond positively to the sense of place by using materials that complement the local vernacular, reinforcing local distinctiveness. Building materials will be locally and sustainably sourced wherever possible. Buildings will be designed and constructed to minimise energy consumption, conserve water resources and reduce its consumption, recycle materials and reduce waste. The scheme will be energy and water efficient, with all new units achieving the relevant requirements of Part L of the Building Regulations. Water pollution and flooding will be prevented.

SAFETY

Safety is ensured through the creation of a network of streets and open spaces, which are at a comfortable human scale and are well-overlooked, adhering to Secured by Design principles. Attention to detail will be crucial to the quality of the public realm, including a clear demarcation between public and private space and the edge treatment to the sustainable drainage features and ponds.



PLACE INSPIRATION

DESIGN RATIONALE

The design rationale stems from a thorough understanding of the site and its context, with a particular emphasis on respecting the site's landscape and the built character of Ashford Hill, in order to create a masterplan which is sensitive to the site's past, whilst looking to the future.

ESTABLISH CONSTRAINTS



SITE BOUNDARY	CONTOUR
BUFFER	FOOTPATH
HEDGE	IMPORTANT VIEW
SURFACE WATER FLOODING (LOW)	DIRECTION OF LAND FALL
POND/ STREAM	LISTED BUILDING
EXISTING TREE	NON-DESIGNATED LISTED BUILDING
	HERITAGE BUILDING SETTING

1 Establish Constraints

The site is subject to the following constraints:

- Retain and enhance existing hedgerows and boundary treebelts, with respective landscape buffer areas
- 'The Bungalow' listed building and a Non-Designated heritage Asset are located in close proximity, with their setting to be considered
- Low risk surface water flood risk across the centre of the site and along the eastern edge
- Contours creating a sloping site, with the steepest gradient in the north-west, falling to a low point in the south-east
- Views in to the site from the south and from the houses to the north.

GREEN & BLUE INFRASTRUCTURE



SITE BOUNDARY	NATURAL OPEN SPACE IN LANDSCAPE BUFFER
OPEN SPACE	PROPOSED POND AREA
PROPOSED BUFFER PLANTING	SWALES / WATER MOVEMENT

2 Green & Blue Infrastructure

- Hedgerows and tree belts form the site's periphery and will be retained and enhanced on the south, west and eastern boundaries to mitigate views and soften the setting to listed and Non-designated buildings
- Landscape buffer areas will be utilised as used as open space along the eastern and southern boundaries
- A central green and blue corridor is to be created, along with an arrival green space, a 'village green', which creates a welcoming space in the heart of the scheme and connected to the outer green spaces
- Sustainable urban drainage systems to be designed and integrated with on-plot drainage and within the green network, comprising of multi-functional and naturally designed planting, feeding into a catchment pond to the east within the site.

CREATING CONNECTIONS



SITE BOUNDARY	SPINE
POTENTIAL OPEN SPACE	SECONDARY
ACCESS	SHARED SURFACE
PEDESTRIAN ROUTE	FRONTAGE / CORNER PLOTS

3 Creating Connections

- Reinforce the existing character and community focus through a built design which responds to green space and take cues from existing built form
- Create a safe access into the site from the B3051, Little Knowl Hill, whilst creating a new hierarchy of routes to aid legibility and character
- Provide pedestrian and cycle links to and between open spaces, both on street and off-street, with the latter provided via circular walk around the site's perimeter
- Provide opportunities for people of all abilities to exercise and experience nature through highly legible and accessible routes
- Face dwellings outwards, overlooking streets and open spaces, following good urban design principles
- Keep the speed limit to 20 mph through the development to create a safe pedestrian environment.

DENSITY & CHARACTER



SITE BOUNDARY	RURAL EDGE CHARACTER
POTENTIAL OPEN SPACE	PEDESTRIAN ROUTE
POTENTIAL SUDS LOCATION	ACCESS ROUTE
VILLAGE EDGE CHARACTER	

4 Density and Character

- The site will be split into two principal character areas:
 - Higher density housing in the northern parcel closer to Ashford Hill, matching that of the existing housing adjacent to the sites northern edge
 - Lower density in the southern parcel, similar to more rural parts of of Ashford Hill, with varied development lines and plot locations
- The southern-most edge of development is designed to be sympathetic to the landscape, limiting the amount of vehicular roads and access to the landscape edge.

MASTERPLAN EVOLUTION

The evolution of the masterplan throughout the design process represents a response to the requirements of the Local Plan policy, physical realities on site, development constraints, input from technical disciplines and through public engagement. The process aimed to create greater efficiency in the masterplan, as well as maintaining an appropriate character and ensuring high quality design.



INITIAL MASTERPLAN - BLOCK PLAN

MASTERPLAN EVOLUTION 1

The first iteration of the masterplan, the 'block plan' set out framework principles and developable parcels set within the landscape. The parcels, split north-south by a central SuDS feature enables a character split within the site - to the north homes which are more village character, and to the south, more rural inspired homes set against a rural backdrop.

A spine street provides access from the B3051, which leads into the northern part of the scheme, with a range of secondary and access lanes to new homes.

Sustainable drainage features are located in the centre of the site, as well as along the eastern boundary, capturing and directing surface water to the attenuation pond, which is located in the lowest part of the site.

A pumping station/water treatment facility (with vehicular access) is required to service the new homes. Its location on the eastern edge allows for the facility to be integrated within the landscape by new planting.

The southern edge of the masterplan allows for the creation of an extensive landscaped edge to the existing willow trees and ditch, limiting the amount of development within the southern area and helping to bolster the visual screening from the south.



INITIAL SKETCH LAYOUT

MASTERPLAN EVOLUTION 2

The second iteration of the masterplan added greater detail to the 'block plan'. The parcels of development have been broken down into plots, houses and internal streets to help illustrate the character of the masterplan. Creating smaller parcels of intricate housing relates closer to the older groupings of houses within the village.

The northern part of the site illustrates a more formal grouping of houses, which responds to the homes at Holt Cottages, siding on to the public right of way, with buildings positioned to limit views onto properties and reducing the extent of built form facing onto the existing homes.

The southern part of the site, framed by both the village green and open space along to the south, creates intricate groupings of informally placed homes, with edge properties inspired by rural homes and their setting.

CONSULTATION

A programme of community and stakeholder engagement has been undertaken by Ward. All relevant legislation and guidance has been considered, including: the Localism Act, the National Planning Policy Framework, national Planning Practice Guidance relating to the COVID-19 pandemic, the principles laid out in Basingstoke & Deane's *Statement of Community Involvement (May 2020)*, and other relevant guidance and governance protocols adopted by national, local and parish tiers of government.

The main aim of the strategy was to inform stakeholders and exchange information relating to the proposal and to empower stakeholders enabling them to participate in dialogue and help to identify matters of interest, issues to be resolved, and ultimately make a positive influence on the proposal.

An informative A4 leaflet, inviting stakeholders to participate in a consultation relating to the development proposal was hand-delivered to all accessible properties in the vicinity of the applicant's site on 29th June 2021. The website went live on the same date and has been designed as a single-page scroll which is easy to navigate, with clear images and descriptions, a section for frequently-asked questions, and a section enabling consultees to answer a series of non-leading questions relating to the proposal, as well as the use of a free-text box to allow for consultees to provide feedback without any restriction or limitation.

During the consultation process, the masterplan saw live updates to reflect comments from the public, showing greater detail in the layout to show positive changes through the engagement process.

The full details and content are contained in the Statement of Community Involvement prepared by Ward, which accompanies the planning application.

Ashford Hill consultation

ward 

JPP Land is preparing an outline planning application to approve the principle of development of up to 50 new and affordable homes on a site to the south of Holt Cottages, Ashford Hill.

There is a growing need for rural and urban homes across the country, with many local communities expected to make an important contribution to the delivery of new homes, especially in areas where there are pressures on councils to deliver new and affordable homes.

Our team know the area well and have designed a proposal which is sensitively planned. However, we would welcome your input and suggestions before we submit a planning application, to reflect matters of local interest which could help with the design of the proposal.

The Proposal

- Up to 50 new homes to meet the Council's shortfall
- Including shared-ownership homes to meet Council policy
- Including social-rented homes to meet local needs
- Rural density equivalent to 12 homes per hectare
- Access off Little Knowl Hill designed to meet safety standards
- Parking standards met, including Electric Vehicle Parking
- Mature hedgerows and trees retained;
- New landscaping throughout
- New foul drainage pumping station
- Biodiversity improvements
- Superfast Broadband enabled
- Sustainable Drainage Systems to manage surface water and flood risk
- S106 / CIL contribution towards local community infrastructure



The plan shown above will be updated on our website following on from public feedback. You can subscribe to receive updates.

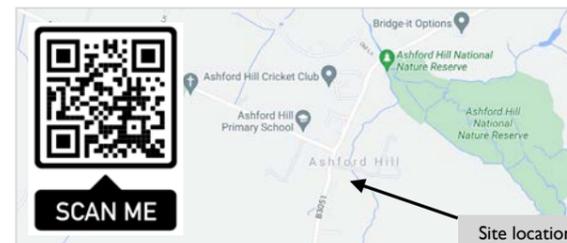
Scan QR code using your smartphone or visit www.ashford-hill.com

If you do not have access to the internet, or would like to receive the information by post, please contact Ward:

Edward Butler-Ellis: 07469 194574 edward@wardsce.com

Principle | Achieving Biodiversity net-gain There is opportunity to design improvements to biodiversity and to help wildlife thrive. Developers are encouraged to increase on-site biodiversity by incorporating a range of features.

- **Ecological Survey** A Phase 1 habitat survey will be undertaken to assist our understanding of the species which may exist on the site. Surveys for bats and reptiles will be undertaken over the coming weeks and will be included in a full Ecology Report to be submitted with the planning application.
- **Protection of habitats during construction** We will identify existing habitats and ensure their protection during construction. A strategy will be submitted as part of the planning application.



JPP Land. A Berkshire developer and promoter, working with communities to design neighbourhoods which reflect local needs and include local ideas.

Ward. A specialist consultancy working with communities and developers, to enable communities to engage and influence planning proposals, and enable developers to fulfil the requirements of pre-application engagement.

Application. This is an outline planning application to approve the principle of development, access, and other key principles. This is the first of a two-stage process, where detailed design and landscaping will be considered later at the 'reserved matters' stage.

Need. The Council does not currently have the number of new homes or future supply as required by the Government. The Council is required to allow new development sites to be considered in order to meet housing need. Our proposal seeks to offer an important contribution to supporting local supply and assisting the Council in meeting their obligations.

Location. The local authority relies on landowners and developers to offer land for development, including rural and urban locations.

ward

Your questions answered

Homes. A selection of new homes is being offered, including open-market, shared-ownership homes, and social-rented homes. The tenure mix of the homes will meet the Council's Affordable Housing policy.

Character. The development will be sensitive to the area, with features to reflect local and traditional designs. There will be new landscaping, with mature trees and hedgerows retained, to improve privacy and amenity.

Access. A new access will be provided onto Little Knowl Hill which meets the safety requirements of the Highways Authority. The design takes account of the needs of vehicular access, pedestrian access, emergency vehicles and refuse vehicles.

Sustainability. Measures to exceed environmental regulations, reduce reliance on fossil fuels, reduce emissions, and reduce the need to travel have been incorporated into the scheme, including: electric vehicle charging points, high-specification materials and insulation, energy efficient appliances, water and energy reducing devices.

Infrastructure. A financial contribution (S106 / CIL) will provide funding towards services such as healthcare and education. This sum is calculated by and paid to Basingstoke & Deane Borough Council.

Consultation. A 'block plan' is shown on this document and will be available for view on our website. The shading indicates the general area that homes may be built. A detailed layout plan is being prepared and will incorporate initial feedback. This detailed plan will be made publicly available online and to subscribers who request information by post.

Next steps. Following public feedback, a planning application will be submitted to Basingstoke & Deane Borough Council. There will be an update online and for online/postal subscribers.



- **Creation of new native habitats** We have planned to increase native planting across the site, with planting throughout the development allowing for wildlife to be encouraged.
- **A home for wildlife** The proposal includes new homes for wildlife, including bat roosts in the garages, bat boxes and bird boxes in the trees, log piles and cut-outs within the garden fences to allow hedgehogs and other small species to move freely around the site.
- **Natural drainage** The area in the eastern corner will become a natural surface-water drainage feature, a grassy basin which will accumulate surface water during heavy rainfall, as well as offering a new habitat for species.

THE FRAMEWORKS

DESIGN PRINCIPLES

The proposals aim to create a wide mix of living opportunities that are supported and balanced by an attractive and healthy landscape setting. This is complimented by a comprehensive walking and cycling network, which operates in an attractive and safe environment.

The village extension will reflect on the established local identity and strong sense of place. Overall, it is intended that the masterplan will:

- Create up to 45 new homes, 40% of which will be affordable, set within a scheme that enhances the natural qualities of the site
- Integrate fully with the surrounding community, providing an extended foot and cycle connection onto the B3051 from within the development, providing safe access to the existing school, the wider network of walking routes and further services within the village
- Provide a mix of house types and tenures, which will create a balanced community
- Produce a well-connected street-pattern, providing convenient and direct routes for pedestrians and cyclists, whilst establishing a character that reflects the village
- Create a village green at the arrival into the scheme, reflecting the setting and character along the B3051 and creating a village setting for new homes
- Create green and blue links through the site that connect habitats, open space and water within the site and beyond with the wider countryside
- Provide an exceptionally high quality area of public open space for existing and new residents to enjoy, including space for natural equipped play and informal children's play
- Introduce traffic calming as part of a high quality street design, focusing ease of movement on non-motorised transport.

It is considered that the masterplan allows for the provision of a balanced and sustainable community through the development of sustainable buildings, the use of sustainable transport and the accessibility of public open space within the development, as well as becoming part of the local community.

-  SITE BOUNDARY
-  DEVELOPMENT PARCEL
-  OPEN SPACE
-  BUFFER PLANTING
-  SUSTAINABLE DRAINAGE
-  SPINE STREET
-  SECONDARY STREET
-  TERTIARY STREET
-  POTENTIAL FOOTPATH
-  PRIMARY FRONTAGE
-  B3051 FRONTAGE
-  TREE/ TREE BELT
-  VILLAGE GREEN
-  AREA OF PLAY



URBAN DESIGN FRAMEWORK PLAN

ILLUSTRATIVE MASTERPLAN

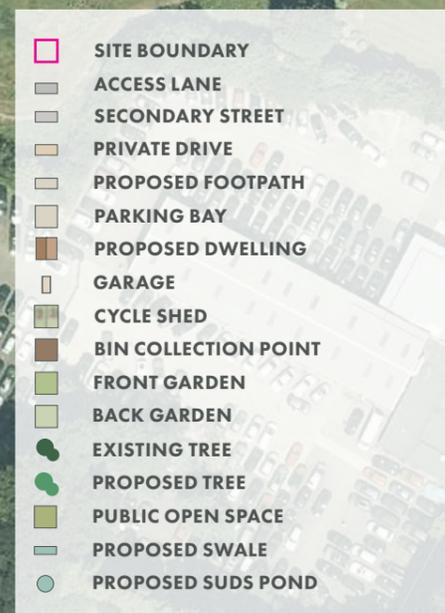
The proposed and final evolution of the masterplan is focused around the creation of new homes on the edge of the village. The masterplan aims to create a mix of living opportunities across 45 new homes, which have been integrated within the village network of walking routes and integrated within the local transport network. The scheme is connected to established parts of Ashford Hill along the northern boundary to Holt Cottages. The character and form of the scheme reflects the transition from the established village out to the rural edge.

The proposed gross density of the scheme is approximately 14.1 dph and is consistent with the average density across the village. Building heights of up to 2 storeys are also proposed to reflect the existing typical scale of buildings within the village.

The proposed masterplan presents a mix of 1,2,3 and 4+ bed market and affordable housing (40%), set amongst characterful open spaces, a clear street hierarchy and SuDS features. A village green is proposed at the site entrance and forms part of the overall landscape framework, along with landscape buffers areas on the schemes outer edge to both hedgerows and existing trees. The village green forms part of a central green corridor that connects the internal areas of open spaces within the site.

Swales and attenuation ponds will extend through from the village green, central green corridor and the site's south-eastern edge, feeding into a designated pond. It is proposed that open space within the site's southern-most corner shall include a formal play area and opportunities for natural play. New tree planting is incorporated along the site's boundaries and within the development areas. The planting will soften views of development and help integrate it with the wooded landscape to the east.

- 1 SITE ACCESS FROM B3051
- 2 VILLAGE GATEWAY
- 3 PEDESTRIAN ACCESS
- 4 VILLAGE GREEN
- 5 VILLAGE COMMON / PUBLIC OPEN SPACE
- 6 SWALE
- 7 ECOLOGICAL ATTENUATION POND
- 8 LOCAL EQUIPPED AREA OF PLAY (LEAP)
- 9 MOWN GRASS PATH WITHIN OPEN SPACE
- 10 WATER TREATMENT FACILITY (UNDERGROUND)
- 11 DITCH MAINTENANCE ACCESS TRACK



AMOUNT OF DEVELOPMENT

The indicative site layout shows 45 dwellings within a site area of 3.19 ha (7.88 acres) at a gross density of 14.1 dph. Of the total site area, a developable footprint of 1.69 ha (4.17 acres) or 52.9% of the site area will be utilised for new homes, infrastructure and amenity space, the remaining 47.1% will remain green and utilised as open space.

The 45 proposed dwellings have a policy compliant mix, with 40% of the dwellings being affordable (18 in total) and 60% market houses (27 in total). The number of larger market dwellings (4+ bed dwellings) is limited to 30% of the total market provision (8 in total). The majority of dwellings (19 in total) are smaller 1, 2 and 3 bed dwellings, in accordance with policy. The affordable housing will be tenure blind.

BUILT FORM

In order to create a distinctive neighbourhood and sense of place, high quality architecture and materials will form the basis of the proposed layout, which is influenced by the local vernacular. While individual houses will differ in design details, there will be a cohesive and overall continuity of architectural style and detailing throughout the site. Affordable housing will be fully integrated within the proposed development and will be visually indistinguishable from open market housing. Detailed design, materials and elevations is a detailed design consideration for Reserved Matters stage.

The grain of development including density, plot size, rhythm, articulated roofs and scale, integrates seamlessly with the existing village edge to the north of the site. The position of new buildings along the northern boundary has been considered in relation to homes located at Holt Cottages.

Density within the scheme is varied across the proposal, with a greater number of smaller houses located in the northern part of the site, more closely related to the settlement edge. The southern part (south of the village green) is predominantly of lower density, with greater spacing and gaps between homes, with larger feature dwellings overlooking the village common along the southern edge. These are akin to rural farmhouses, prominent buildings found within the village.

The two housing clusters are separated by a central green/blue corridor. This corridor aids in the transitional character across the site and provides the opportunity to allow screening through new structural planting will help to soften views and integrate the new homes.

Each cluster follows good urban design principles in the detailing of their individual layouts. Frontages overlook streets, play areas are supervised, corner units have dual aspect and not blank gables, parking has visual surveillance, footpath connections to the surrounding footpath network are proposed, the landscape proposals are fully integrated and the opportunity exists for prominent plots to be detailed as landmark buildings. New homes will overlook the B3051 from within the site, accessed internally via new streets. Buildings are set back from landscaped buffer areas to hedges or trees but provide an active frontage and overlooking.

Built form along the southern edge is pulled back away from the boundary and existing line of cricket bat willows. The landscaped easement created allows for new planting and open space to form green filtered views into the site, with new homes located on higher ground behind new areas of structural planting. The dwellings fronting onto the southern edge will therefore, for the most part, be effectively screened by the introduction of new planting, hedges and trees, combined with the enhancement of existing landscape features.

The architectural styling of the buildings will be made with careful consideration to the local vernacular and, while there may be differences in terms of detailing, materiality and fenestration, an overall continuity will be maintained throughout the site, enhancing the sense of place, bringing out the rich tones of red and blue brick within the village, and window and roof details, such as small pane windows and plain clay tiles or slate tiles.

The proposed development will therefore provide a sympathetic addition to Ashford Hill with its own sense of place and creating a transition from village to rural edge. By using the local vernacular as the basis for design, together with a form of layout and density that respects its location, the proposal can create the opportunity for a softer edge with a positive response to the landscaped edge. There is a great focus on layout, street/lanes and house positions to create a character that is inspired by the village, reflecting the smaller intricate groupings of homes found within the northern area of Ashford Hill.



LAND USE PLAN

- SITE BOUNDARY
- DEVELOPABLE AREA (INCLUDES INTERNAL OPEN SPACE)
- LANDSCAPE BUFFER AREA - NATURAL OPEN SPACE
- AMENITY OPEN SPACE
- ▨ AREA REQUIRED FOR SUDS
- ⋯ PROPOSED SITE ACCESS
- ↔ PROPOSED PEDESTRIAN LINK

DEVELOPMENT SCHEDULE

ELEMENT	AMOUNT
TOTAL SITE AREA	3.19 HA
BUFFER TO WOODLAND (NATURAL OUTSIDE OF DEVELOPABLE AREA)	0.94 HA
OPEN SPACE - AMENITY OUTSIDE OF DEVELOPABLE AREA	0.20 HA
AREA REQUIRED FOR SUDS (INCLUDES MAINTENANCE STRIP)	0.32 HA
AREA FOR HIGHWAYS/FOOTPATH IMPROVEMENTS	0.04 HA
DEVELOPABLE AREA	1.69 HA
SPINE STREET AREA	0.17 HA
RESIDENTIAL AREA (INCLUDES OPEN SPACE)	1.34 HA
ASSUMED GROSS DENSITY	14.1 DPH
ASSUMED NO. OF DWELLINGS	45
POPULATION	108
OPEN SPACE REQUIREMENT	0.39 HA
TOTAL OPEN SPACE REQUIRED WITHIN RESIDENTIAL DEVELOPABLE AREA	0.19 HA
OPEN SPACE PROVISION	1.32 HA



EXAMPLES OF BUILT FORM WITHIN ASHFORD HILL

RESIDENTIAL MIX

The following housing mix represents the breakdown in the proposed development:

- 1 bed - 13%
- 2 bed - 33 %
- 3 bed - 33%
- 4 bed - 20%.

Local Plan Policy CN1 requires provision for 40% affordable housing provision. The scheme provides policy compliant levels of affordable housing, with 18 affordable homes. The proposed affordable housing mix is in accordance with Basingstoke and Deane Housing SPD (2018), as specified in the table below.

TABLE 1:

AFFORDABLE HOUSING REQUIREMENT				
1 BEDROOM	2 BEDROOM	3 BEDROOM	4+ BEDROOM	TOTAL
36%	43%	16%	5%	100%

AFFORDABLE HOUSING MIX REQUIREMENTS (SOURCE: BDBC HOUSING REGISTER AND HELP TO BUY SOUTH REGISTER)

Local Plan Policy CN3 (Housing Mix for Market Housing) requires a range of house types and sizes to address local requirements, and identifies that developments should provide a greater mix of two and three bedroom dwellings to respond to the trend towards smaller households. In accordance with the policy, the scheme provides 19 smaller 2+3 bed market homes mix out of the total of 27 market dwellings. The proposed breakdown of both open market and affordable housing is detailed in the table below

TABLE 2:

AFFORDABLE HOUSING PROVISION				
1 BEDROOM	2 BEDROOM	3 BEDROOM	4+ BEDROOM	TOTAL
36%	43%	16%	5%	100%
6	8	3	1	18
OPEN MARKET HOUSING PROVISION				
1 BEDROOM	2 BEDROOM	3 BEDROOM	4+ BEDROOM	TOTAL
0%	26%	44%	30%	100%
0	7	12	8	27

PROPOSED HOUSING MIX

BUILDING HEIGHT

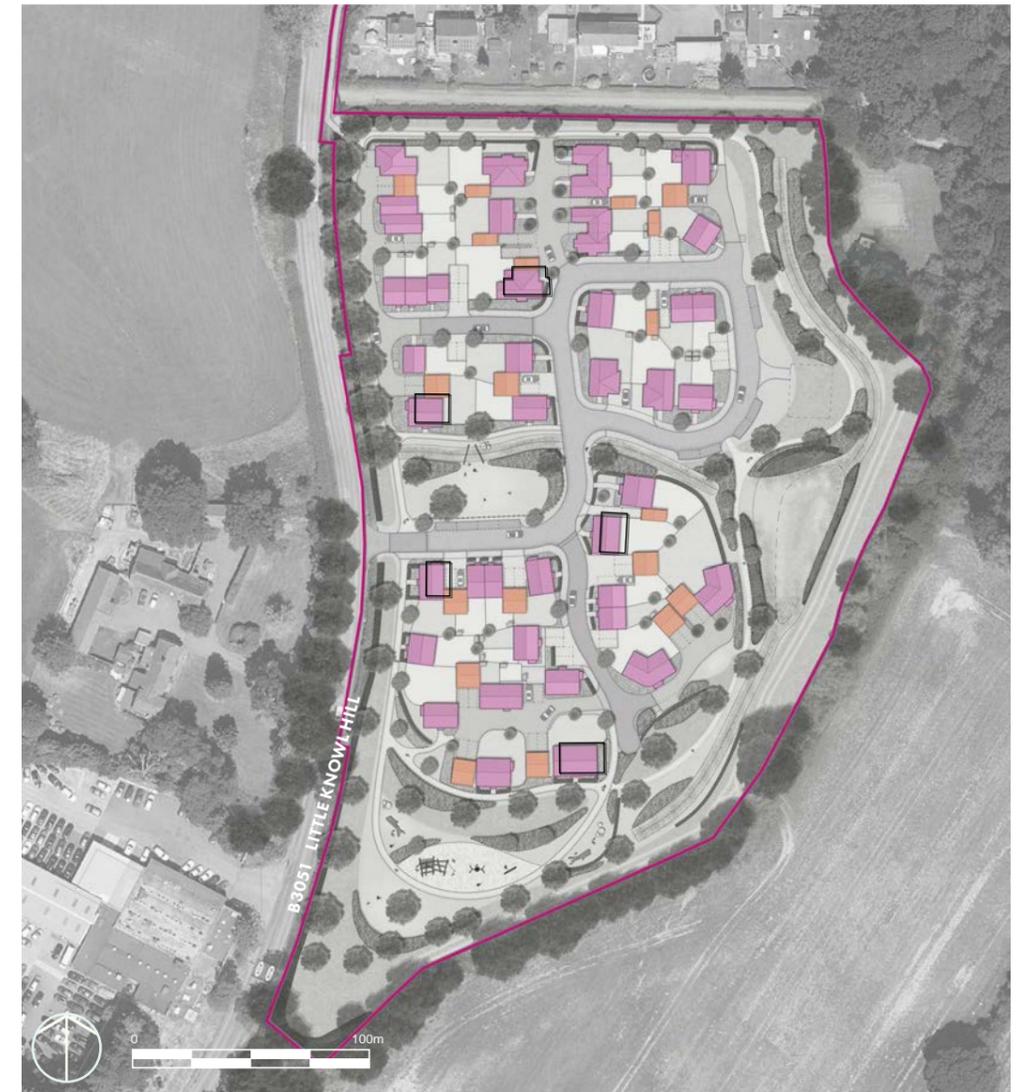
The height and massing of the proposed development will predominantly be two storey dwellings with single storey garages, which will typically be set back behind the building line or integrated within dwellings. The village has examples of both single and two storey dwellings, with more traditional buildings within the village typically two storeys with shallow pitched roofs. This arrangement creates a seamless environment between the proposed development and the existing village edge and character.

The location of feature buildings has been determined based on the views into the site as well as relationship to the public open space. These will be distinctive by their materials and form as opposed to their storey height.



BUILDING MIX

- SITE BOUNDARY
- 1 BED FLAT/MAISONETTE
- 2 BED HOUSE
- 3 BED HOUSE
- 4 BED HOUSE
- 5 BED HOUSE
- AFFORDABLE HOME



BUILDING HEIGHTS

- SITE BOUNDARY
- FEATURE BUILDING
- 1 STOREY GARAGE
- 2 STOREY BUILDING

SITE CHARACTER

Illustrative images have been produced which seeks to demonstrate the quality of the spaces being created within the scheme, and illustrate landscape features, house types, and materials that are proposed.

VILLAGE GREEN

The image below illustrates the character of the village green, located at the site's entrance. The space is fronted onto by high quality new homes, offering a safe and overlooked space.



VILLAGE GREEN ILLUSTRATIVE VISUALISATION

VILLAGE COMMON

The village common runs along the southern edge of the site, providing a high quality landscape transition between the new homes and the countryside beyond the site.



VILLAGE COMMON ILLUSTRATIVE VISUALISATION

LANDSCAPE DESIGN INTENT

The landscape characteristics of the site have played a significant role in guiding the design of the scheme, allowing for both the visual and physical integration of new built form into the wider landscape, and ensuring that the design principles have been site-led.

Landscape, biodiversity and tree considerations have been integrated into the masterplan from the outset and the requirements of the landscape strategy have been grounded upon the policy and guidance set out within the Basingstoke and Deane 'Landscape, Biodiversity and Trees Supplementary Planning Document' (December 2018) and 'Appendix 14 - Countryside Design Summary' (2008).

A key objective of the masterplan is to ensure that built form and landscape setting enhancements and are not detrimental to the character or visual amenity of the existing landscape, this aligns with Policy EM1 (Landscape). As such, a mitigation-by-design approach has been taken, meaning that during the course of developing the masterplan, landscape considerations were an integral part of the design process, in line with the Local Plan's 2029 vision to place the natural environment at its core.

The adjacent plan illustrates the over-arching landscape design concept. Elements such as topography, existing vegetation and views were informants that helped to determine the developable area, open spaces and drainage strategy. Key features of the landscape and ecological strategy for the site include:

- The retention of all existing mature high-quality trees and hedgerows along the site's perimeter. This will help to soften and screen the built form from limited views in from the surrounding landscape, as well as providing a mature landscape setting for the new housing, which has been set back from the root protection areas to allow retained planting to continue growing healthily and for future management to be carried out
- Development has been set back from the existing hedgerow along the B3051, with swales, an attenuation basin and new tree planting being integrated around the boundaries to create a substantial buffer to the built form, creating the opportunity to improve the site's biodiversity
- The site boundaries will be enhanced with additional tree planting, allowing a clear area for the existing drainage ditch easement zone that runs along the south-east boundary
- Creation of a strong landscape structure that responds sensitively and connects to the local landscape and the site's context, with an attractive village green that will create a sense of arrival when entering the site
- Sustainable Drainage Systems (SuDS) have been integrated into the proposal in the form of swales and an attenuation basin. These will be planted with various types of shrubs and meadow grasses, which will increase the biodiversity of the site

- Creation of a planting palette that is sensitive to the site's character by using tree, hedgerow and shrub planting that create a high quality public realm setting to the new housing and the planting within the existing boundaries
- The careful selection of species, with the emphasis upon increasing the biodiversity of the site and enhancing the green infrastructure of the local context. Tree planting will create green links through the site, increasing the site's biodiversity
- High quality hard landscape and boundary treatments will be specified to ensure a well-designed and attractive development.

The following pages explain the landscape design intent for the site, detailing the character areas, soft and hard landscape strategies and play provision.



LANDSCAPE CONCEPT

LANDSCAPE CHARACTER AREAS

Five key landscape character areas have evolved through the design process, each with complementary attributes and subtle differences, which combine to create a cohesive landscape response to the overall scheme. The character areas have been classified as follows and are further described on the subsequent pages:

- 1 Village Gateway
- 2 SuDS
- 3 Village Common
- 4 Buffer and Woodland Edge
- 5 Residential Area



LEGEND

-  SITE BOUNDARY
-  VILLAGE GATEWAY
-  SU DS
-  VILLAGE COMMON
-  BUFFER & WOODLAND EDGE
-  RESIDENTIAL AREA

LANDSCAPE CHARACTER AREAS

CHARACTER AREA 1: VILLAGE GATEWAY

This character area provides a visual gateway into the existing Ashford Hill village from the south and provides a gateway green to the new development, creating a sense of arrival. An open area of grass with feature trees is proposed, providing informal play opportunities. A seasonally interesting shrub planting palette has been selected to heighten this arrival and central space.

A formal footpath will provide connections to the amenity space and wider site.



GATEWAY GREEN EXAMPLE



CHARACTER AREA LOCATION PLAN

- SITE BOUNDARY
- 1. SPINE STREET
- 2. SECONDARY STREET
- 3. TERTIARY STREET
- 4. PRIVATE DRIVEWAY
- 5. FOOTPATHS
- 6. FOOTPATHS TO PUBLIC REALM
- 7. FOOTPATHS TO DWELLING
- 8. TREE PLANTING
- 9. HEDGEROW PLANTING
- 10. SHRUB PLANTING TO DWELLING
- 11. SHRUB PLANTING TO PUBLIC REALM
- 12. WILDFLOWER MEADOW
- 13. AMENITY GRASS
- 14. SWALE
- 15. NATURAL PLAY ELEMENT



CHARACTER AREA PLAN - VILLAGE GATEWAY



LANDMARK GATEWAY TREE



SEASONALLY INTERESTING PLANTING



AMENITY GRASS AREA FOR A FLEXIBLE USE



NATURAL STREET FURNITURE



CHESTNUT CLEFT FENCING



INFORMAL PLAY OPPORTUNITIES



FLEXIBLE OPEN SPACE FOR INFORMAL PLAY



CROSS SECTION AA' LOCATION PLAN



CROSS SECTION AA'

0 20M

CHARACTER AREA 2: SUDS

The swales and attenuation basin have been designed to enhance the landscape in which they are set. The swales planting palette will take a naturalistic form to provide visual and ecological enhancement to the basin. Spontaneous play elements will be placed in swales near to well-used public natural spaces to encourage use of these in dry weather.

Native plant species/assemblages/communities tolerant of wet and dry conditions will be used. Native marginal and emergent aquatic species and native terrestrial vegetation suitable to the local context will provide wildlife habitats and visual interest. No tree or shrub planting will be proposed below the maximum water level within the basin. Temporarily wet areas of the sloping banks will be sown with species rich/wet grassland species suitable for margins. All species must be reviewed by a suitably qualified ecologist and confirmed by the local authority. Boundary treatments to all SuDS elements will be determined according to a rospra assessment undertaken at the detailed design stage.



ATTENUATION BASIN PLANTING EXAMPLE



CHARACTER AREA LOCATION PLAN

-  SITE BOUNDARY
-  1. SPINE STREET
-  2. SECONDARY STREET
-  3. TERTIARY STREET
-  4. PRIVATE DRIVEWAY
-  5. FOOTPATH
-  6. FOOTPATHS TO DWELLING
-  7. TREE PLANTING
-  8. HEDGEROW PLANTING
-  9. SHRUB PLANTING TO DWELLING
-  10. SHRUB PLANTING TO PUBLIC REALM
-  11. SHRUB PLANTING TO ATTENUATION BASIN
-  12. WILDFLOWER MEADOW
-  13. AMENITY GRASS
-  14. SWALE
-  15. ATTENUATION BASIN



CHARACTER AREA PLAN - SUDS



NATIVE PLANTING TO SWALES



SPONTANEOUS NATURAL PLAY ELEMENTS



COLOURFUL PLANTING TO SWALES



NATIVE WILDFLOWER MEADOW



USABLE PUBLIC SCAPE WHEN DRY



WATER ATTENUATION



SWALE WITH INTEGRATED NATURAL PLAY FEATURES



CROSS SECTION BB' LOCATION PLAN



CROSS SECTION BB'

0 20M

CHARACTER AREA 3: VILLAGE COMMON

The usable amenity open space, the Village Common, runs along the site boundaries through a connected paths network, providing a larger flexible open space to the south.

The design of the open space provides a natural buffer from the southern boundary to the new dwellings, providing a smooth transition between the residential area and the surrounding landscape. The larger amenity open space to the south will be informal and open in design for flexibility and a range of uses.

A Local Equipped Play Area (LEAP) is proposed to the southern open space. Natural play elements will radiate from the LEAP and will be sprinkled through to the adjacent grass areas. These will encourage exploration and discovery by providing an environments and play elements that stimulate children and adults to interact with nature.

A varied palette of trees will be used to enhance the biodiversity along the north, western and southern boundaries of the site. The planting palette will create a more resilient landscape and respond to the size of the spaces that will be created, providing screening and focal points at footpath intersections. Native wildflower, grasses and shrub mixes are used to frame key intersections and create a backdrop and enclosure to active areas which are connected to the formal footpath network. Informal mown paths will guide users through the wider areas of open space accommodating SuDS.



SINUOUS ARRANGEMENT OF FOOTPATHS AND PLANTING EXAMPLE



CHARACTER AREA LOCATION PLAN



CHARACTER AREA PLAN - VILLAGE COMMON

- SITE BOUNDARY
- 1. SECONDARY STREET
- 2. TERTIARY STREET
- 3. FOOTPATHS TO PUBLIC REALM
- 4. FOOTPATHS TO DWELLING
- 5. TREE PLANTING
- 6. HEDGEROW PLANTING
- 7. SHRUB PLANTING TO DWELLING
- 8. SHRUB PLANTING TO PUBLIC REALM
- 9. WILDFLOWER MEADOW
- 10. AMENITY GRASS
- 11. SWALE
- 12. NATURAL PLAY ELEMENT
- 13. PLAY AREA



MOWN PATHS THROUGH MEADOW GRASS



MIXED NATIVE HEDGEROWS TO ENHANCE BIODIVERSITY



RESIN BOUND FOOTPATH



EXPLORATIVE NATURAL PLAY FEATURES



NATURAL MULTI-FUNCTIONAL PLAY EQUIPMENT



MEADOW AREAS TO INCREASE BIODIVERSITY ACROSS THE SITE



AREAS OF AMENITY GRASS FOR RELAXATION AND PLAY



CROSS SECTION CC' LOCATION PLAN



CROSS SECTION CC'

CHARACTER AREA 4: BUFFER AND WOODLAND EDGE

The buffer and woodland edge character area is intended to supplement the existing mature trees and provide additional biodiversity and ecological enhancements within the site.

Along the south-east boundary the existing willow tree planting will be enhanced with the use of additional tree species to break up the existing formal line of trees, providing extra screening to this boundary. To the north, west and eastern boundaries, a mix of native trees will be used to connect the site with the existing woodland upon the perimeter.

A clear track will allow access to the existing ditch that runs along the south eastern boundary of the site. A palette of native shrubs and trees is proposed to the south-eastern boundaries, providing a smooth transition between the residential edge and the existing habitats to these boundaries. Plant species which provide bursts of seasonally changing colour are proposed to help to create foraging and nesting habitats to support a diverse range of species.



VARYING HABITATS TO ENHANCE SITE'S BIODIVERSITY



WILDFLOWER MEADOW AND TREE PLANTING



CHARACTER AREA LOCATION PLAN



CHARACTER AREA PLAN - BUFFER & WOODLAND EDGE

- SITE BOUNDARY
- 1. SPINE STREET
- 2. TERTIARY STREET
- 3. PRIVATE DRIVEWAY
- 4. FOOTPATHS
- 5. FOOTPATHS TO PUBLIC REALM
- 6. FOOTPATHS TO DWELLING
- 7. TREE PLANTING
- 8. SHRUB PLANTING TO DWELLING
- 9. SHRUB PLANTING TO PUBLIC REALM
- 10. WILDFLOWER MEADOW
- 11. AMENITY GRASS
- 12. SWALE



INDICATIVE PLANTING TO THE BOUNDARIES

CHARACTER AREA 5: RESIDENTIAL AREA

The floristic character of the planting for the residential frontages and streetscape will give character and definition to this area. The planting palette will consist primarily of species-rich shrub and herbaceous planting, through which a recurring palette of structural shrub, hedge and grass planting will provide a calm foil or backdrop to the flowering species chosen.

The selected planting will provide a focus of colour and texture all year round. Street trees and small multi-stem trees to front gardens will create connected green corridors through the site and hedge planting will be used to define front gardens.

Large scale dense shrubs that collect litter and restrict visibility will be avoided and the focus will be on providing high quality varied colourful and textural palette of low-level shrubs and herbaceous plants with low maintenance requirements.



MIXED SHRUB AND HERBACEOUS PLANTING PALETTE



MULTISTEM TREES TO FRONT GARDENS



CHARACTER AREA LOCATION PLAN



CHARACTER AREA PLAN - RESIDENTIAL AREA

- SITE BOUNDARY
- 1. SPINE STREET
- 2. SECONDARY STREET
- 3. TERTIARY STREET
- 4. PRIVATE DRIVEWAY
- 5. FOOTPATH
- 6. FOOTPATHS TO PUBLIC REALM
- 7. FOOTPATHS TO DWELLING
- 8. TREE PLANTING
- 9. HEDGEROW PLANTING
- 10. SHRUB PLANTING TO DWELLING
- 11. SHRUB PLANTING TO PUBLIC REALM
- 12. WILDFLOWER MEADOW
- 13. AMENITY GRASS



HEDGEROWS TO CREATE PRIVACY FOR HOUSES FACING FOOTPATHS THROUGH THE OPEN SPACE



SHARED SURFACE SPACES



SMALL MULTISTEM TREES TO FRONT GARDENS



HEDGEROWS USED TO DEFINE FRONT GARDENS



PLANTING WHICH PROVIDES INTEREST ALL YEAR ROUND



CHARACTER AREA LOCATION PLAN



MIXED SHRUB AND HERBACEOUS PLANTING PALETTE



CHARACTER AREA PLAN - RESIDENTIAL AREA



UPRIGHT STREET TREES



CLIMBERS ON WALLS FACING STREETS AND PUBLIC REALM



PLANTING TO SOFTEN PRIVATE DRIVEWAYS