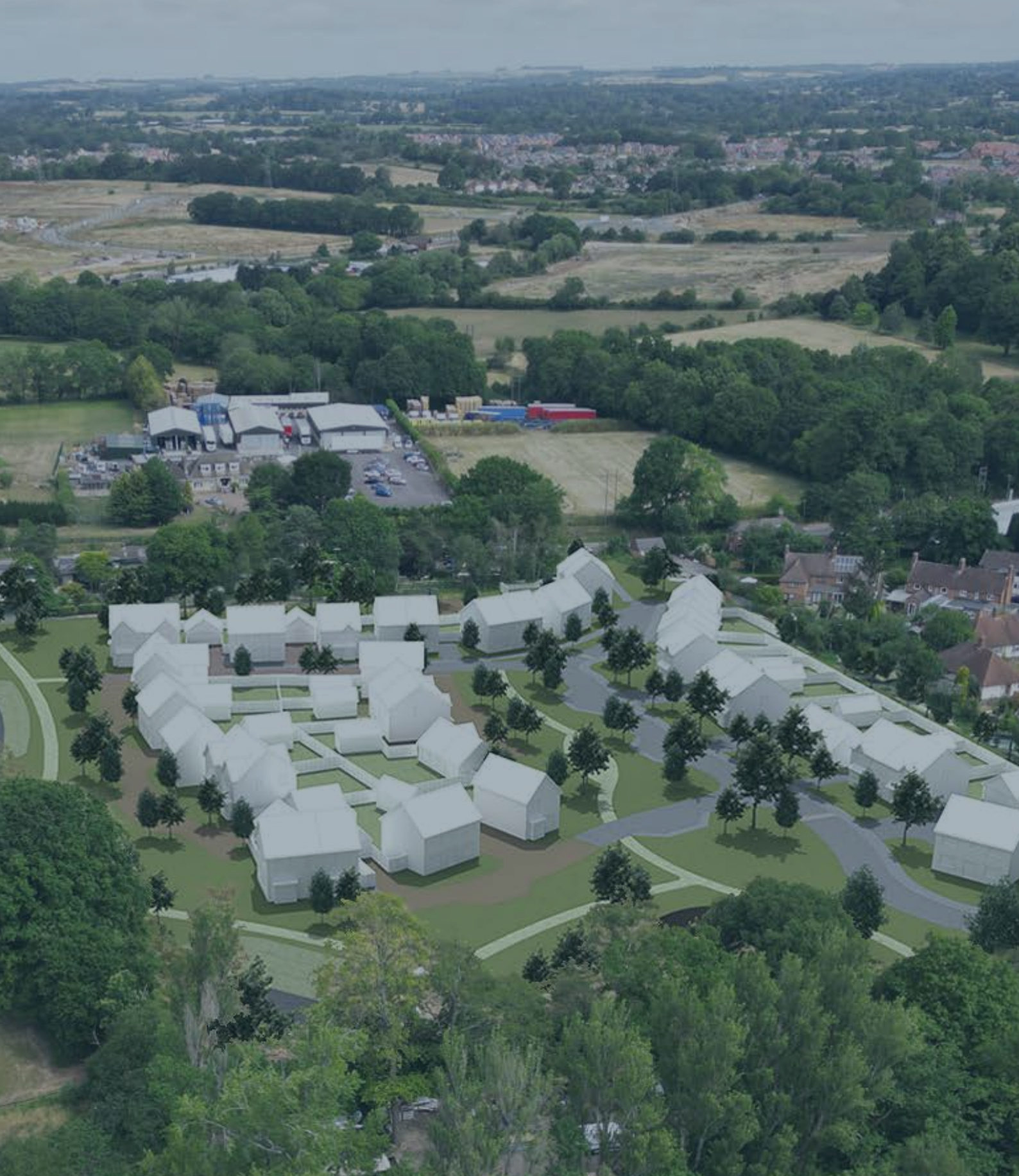




THE MULBERRY INVESTMENTS
PENSION SCHEME

LAND OFF COBBETT WAY, BOTLEY

DESIGN AND ACCESS STATEMENT
NOVEMBER 2023



THE MULBERRY INVESTMENTS PENSION SCHEME



PLANNING



COOPERBAILLIE

MASTERPLANNING AND
RESIDENTIAL DESIGN



GREENLANDSCAPE
STUDIO

LANDSCAPE
DESIGN



HIGHWAYS



DRAINAGE



ECOLOGY



COOPERBAILLIE

COOPER BAILLIE LIMITED

Connaught House
24 Guildford Road
Bagshot Surrey

GU19 5JN

T | 01276 450039

Copyright:

The contents of this document must not be copied or reproduced in whole or in part without the written consent of Cooper Baillie Limited.

All plans are reproduced from the Ordnance Survey Map with the permission of the Controller of HMSO. Crown copyright Reserved. License No. 100022432

Job No.	CB_63_311
Revision	C
Date	NOVEMBER 2023
Signed off by	CLIENT

CONTENTS

1. INTRODUCTION

PURPOSE OF THIS DOCUMENT	4
SITE LOCATION	4

2. SITE CONTEXT

PLANNING CONTEXT	6
LANDSCAPE CONTEXT	8
EXISTING FACILITIES	10
STRATEGIC GAP AND URBAN FORM	12
CONSTRAINTS AND OPPORTUNITIES	14

3. MASTERPLAN

LAND USE AREA	16
---------------	----

4. DEVELOPMENT CHARACTER

DEVELOPMENT FRAMEWORK	18
FRAMEWORK IN 3D	20
BUILDING HEIGHTS	20
ILLUSTRATIVE MASTERPLAN	22
URBAN GRAIN	22

5. LANDSCAPE

LANDSCAPE STRATEGY	24
ECOLOGY/ BNG	24
LANDSCAPE MATERIALS PALETTE	26

6. ACCESS & MOVEMENT

SITE ACCESS	28
PERMEABILITY	28
STREET HIERARCHY	29

7. SUSTAINABILITY

SUSTAINABILITY SUMMARY	30
------------------------	----

8. CONCLUSION

CONCLUSION	32
------------	----

I. INTRODUCTION

PURPOSE OF THIS DOCUMENT

I.1 This Design and Access Statement has been prepared on behalf of The Mulberry Investment Pension Group to support an Outline Application for residential development up to 34 dwellings and associated infrastructure.

I.2 The document sets out the overall land uses and strategies for the development and explains the design rationale for the scheme which should be read in conjunction with other technical and non-technical reports submitted with this application.

I.3 The document is broadly set out into 2 sections:

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

I.4 The Design and Access Statement structure follows the headings of the National Design Guide, published in October 2019, and complies with the regulations of the guidance in the DCLG document 'Guidance and Information Requirements and Validation' March (2010) Design and Access Statement (2006).

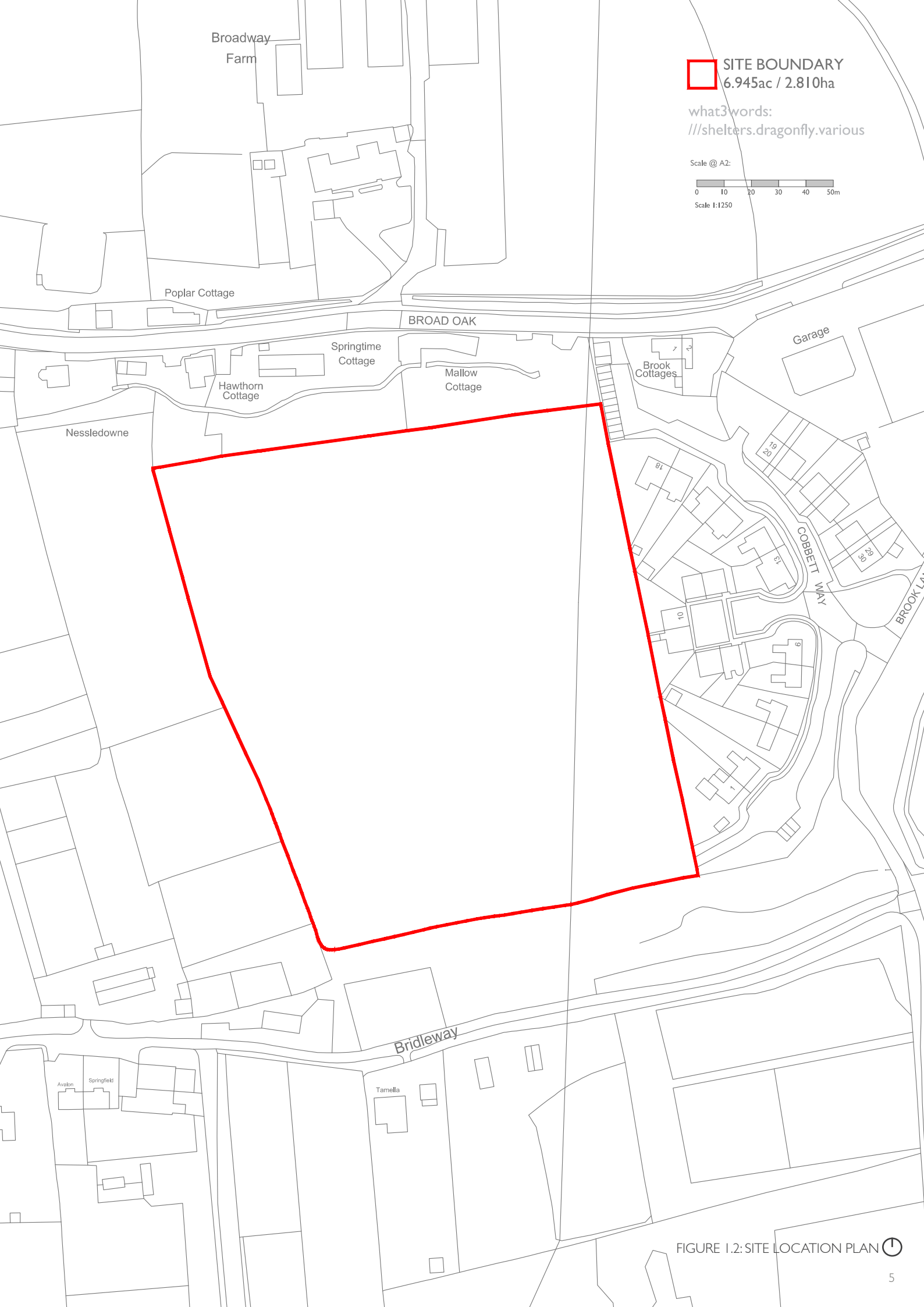
SITE LOCATION

I.5 The site is 6.945ac/2.810ha and comprises a rectangular parcel of grazing land located on the western edge of Botley, accessed from Cobbett Way to the south-east.

I.6 The site is bound to the north by Broad Oak and its associated ribbon of residential houses, to the east by existing residential development, to the south by an existing bridleway, a strong landscape feature and to the west by grassland and dense tree belt.

FIGURE I.1: WIDER SITE LOCATION PLAN 





 SITE BOUNDARY
6.945ac / 2.810ha

what3words:
///shelters.dragonfly.various

Scale @ A2:



Scale 1:1250

FIGURE 1.2: SITE LOCATION PLAN 

2.SITE CONTEXT

PLANNING CONTEXT

2.1 Planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. In this instance, The Development Plan consists of the Eastleigh Borough Local Plan 2016-2036, adopted in April 2022. A Botley Neighbourhood Plan is in progress at regulation 14 stage.

2.2 Eastleigh Borough Council is starting a review of the Eastleigh Local Plan which will set out policies and plans to guide future development in the Borough.

POLICIES OF RELEVANCE:

- Strategic policy S2, Approach to new development: The Council will promote the delivery, over the plan period 2016-2036, of a minimum of: a. 14,580 new dwellings;
- Policy DM1, General criteria for new development;

All new development should (as relevant):

A. Not have an unacceptable impact on, and where possible should enhance; i. Residential amenities of both new and existing residents; the character and appearance of urban areas, the countryside and the coast; ii. Biodiversity (avoiding significant adverse impacts); and iii. The significance of heritage assets;

B. Make efficient use of the site, maximise opportunities to increase density and have regard to potential development opportunities on adjoining land;

C. Take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views. Where adjoining development is poor in urban design terms, new development should contribute to improving the character of the area;

D. Not involve the loss of or damage to trees, woodlands, hedgerows, ponds, priority habitats or other landscape features of value to the character of the area, for appearance or biodiversity unless they can be replaced with features of equivalent or enhanced value, (recognising that some species and habitats may be irreplaceable);

E. Include a landscape scheme covering the design and layout of external space;

F. protect and enhance public rights of way and National Trails and provide fully connected green infrastructure that interlaces the development and connects into the wider network;

G. Provide satisfactory management arrangements for all landscape, green infrastructure and biodiversity enhancement;

H. Incorporate provision for people with disabilities and create accessible communities that cater for all;

I. Incorporate design measures to inhibit criminal and anti-social behaviour;

J. Incorporate provision for on-site waste management; and

K. Include provision for public art associated with new large scale development in accordance with the Council's adopted Public Art Strategy.

- Policy DM2, Environmentally sustainable development; The Borough Council requires that: a. all new build residential development (C3 Use Class only) must achieve at the time a Reserved Matters or Full Planning Application is submitted: i. a 19% improvement in predicted carbon emissions, compared with the building regulations standard current at the time, through increased energy efficiency of the building fabric, unless this is superseded by an updated building regulations requirement equivalent to 'zero carbon homes'; and ii. a predicted mains water consumption of no more than 110 litres/person/day
- Policy DM3, Adaptation to climate change;
- 1. All development should be designed to adapt to the predicted climate change impacts for the Borough.
- a. To reduce the potential impacts of surface water flooding, sustainable drainage systems need to be implemented as part of an integrated SuDS strategy for the site in accordance with policy DM6 (Sustainable surface water management and watercourse management) and as part of the landscape framework for the site including green open space and green roofs where appropriate.
- b. New development should have a cooling strategy which can include: i. cooling through generous green infrastructure and trees ii. areas of shade iii. water cooling iv. building design and orientation to reduce overheating v. 'cool roofs' or green roofs and green walls vi. porous cool pavements
- c. To adapt to water stress, new development should be designed to reduce demand. Measures can include: i. reduced residential mains water consumption (as per policy DM2) ii. water efficient appliances, fittings and leak detection devices for non-residential and non C3 use class residential development iii. rainwater harvesting and grey water recycling iv. drought resistant landscape design and planting.
- Policy DM11, Nature conservation, in particular; seek a net gain of biodiversity on all development sites (including sites for redevelopment) through the protection, enhancement and connection of existing and provision of new habitats and features of nature conservation interest compatible with the native biodiversity characteristics of the Borough, having regard to local geodiversity and soils; and d. contribute to major elements of the PfSH Green Infrastructure Strategy and other strategies for the provision and enhancement of multifunctional green infrastructure including green routes, ecological networks and biodiversity enhancements (see strategic policy S9).
- Strategic policy S9, Green infrastructure; Through new development and other initiatives the Borough Council will seek to achieve the provision, retention and/or enhancement of the following forms of multi-functional green infrastructure,
- Strategic policy S11, Transport infrastructure; The Council will work with the highway authorities, Solent Transport, transport operators, funding bodies and developers to minimise transport emissions, pollution and congestion by: a. ensuring new developments: i. encourage walking, cycling and the use of public transport; and ii. minimise congestion and support safety on the highway network; as informed by appropriate transport assessments; and b. safeguarding the routes and securing the funding to deliver new and improved transport infrastructure.

LANDSCAPE CONTEXT

2.3 The site is located to the south off Broad Oak, and consists of a small area of disused grassland bound by a hedgerow and mature tree line to the west, a dense woodland buffer to the south and existing residential development to the north and east. The light industrial units to the north of Broad Oak form a conspicuous element within the immediate vicinity of the site.

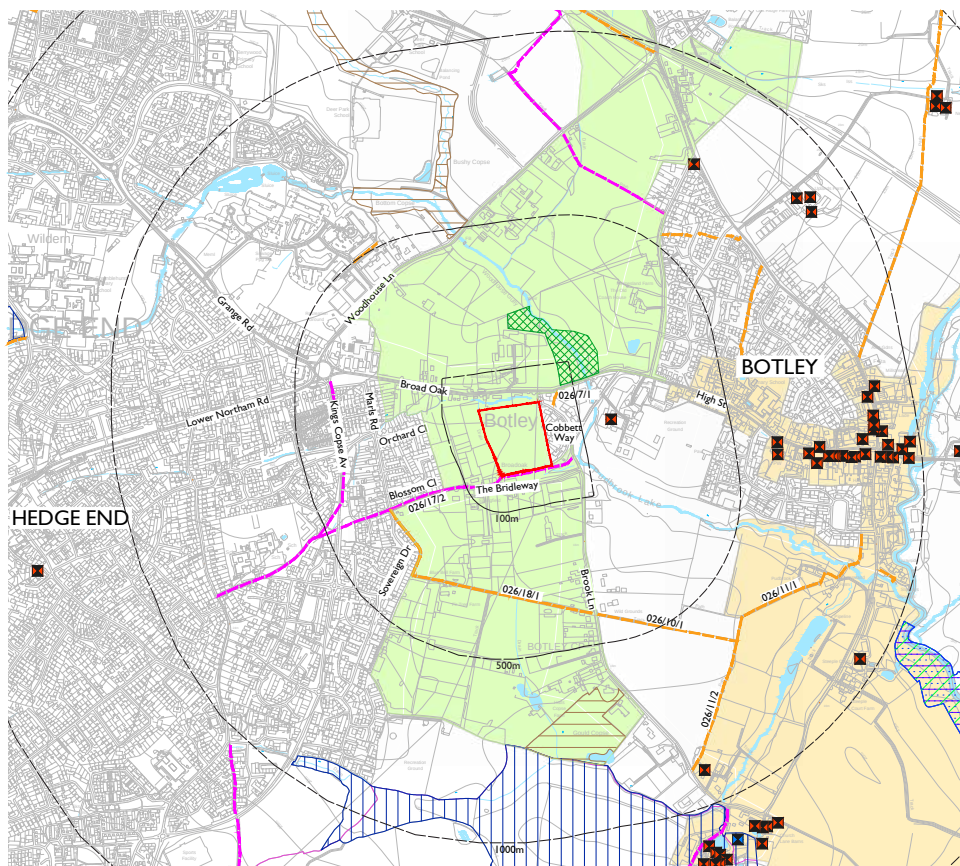
2.4 The site sits within a gently undulating landscape, which is noticeable within the site by the higher east west elevation running through the centre of the site, with the land falling away towards the northern and southern site boundaries.

2.5 The site's surrounding landscape consists of large areas of existing development, intermixed with agricultural and pastoral fields of varying sizes. The fields are generally bounded by hedgerows or tree belts, creating frequent visual barriers within the landscape. Areas of woodland within the landscape are generally associated with the streams running towards The Hamble to the east. To the north of the site there are currently several construction sites, mainly associated with the Woodhouse Lane, Hedge End and Winchester Road, Boorley Green development. These developments will change the character of the area to a more residential nature.

2.6 The site is visually well contained, with only very limited views from the existing residents to the north and east. There are currently some filtered views from the west, however, with the correct landscape treatment, these would be almost fully mitigated once vegetation has matured, particularly in summer months.

2.7 Except for the settlement gap, there are very few landscape designations surrounding the site.





-  Site boundary
-  Local Nature Reserve (LNR)
-  Site of Special Scientific Interest (SSSI)
-  Special Protection Area (SPA) & Ramsar Site
-  Special Area of Conservation (SAC)
-  Listed building - Grade II*
-  Listed building - Grade II
-  Public Right of Way - Footpath
-  Public Right of Way - (Restricted) byway
-  Settlement Gap
-  SINC
-  Conservation Area
-  Ancient Semi Natural Woodland or Ancient Replanted Woodland



EXISTING FACILITIES

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



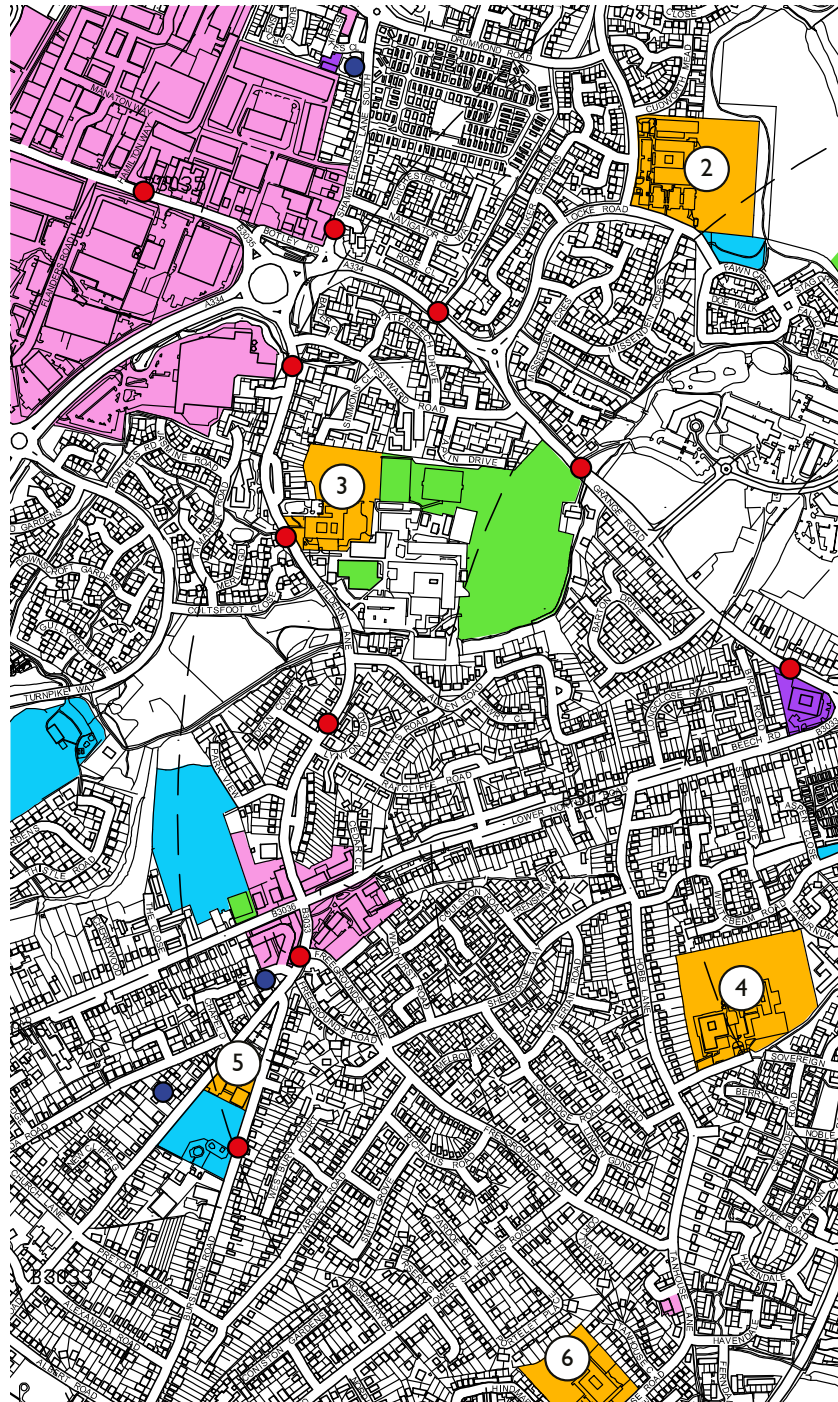
FIGURE 2.1: WOODHOUSE SKATEPARK



FIGURE 2.2: MAYPOLE CARE HOME - BUPA



FIGURE 2.3: DEER PARK SECONDARY SCHOOL



 SITE BOUNDARY

 EDUCATION
 1-DEER PARK SECONDARY SCHOOL
 2-BERRYWOOD PRIMARY SCHOOL
 3-WILDERN SCHOOL
 4-FREEGROUNDS JUNIOR AND INFANT SCHOOL
 5-WILDERN OPPORTUNITY PRE-SCHOOL
 6-KINGS COPSE PRIMARY SCHOOL
 7-BOTLEY C OF E PRIMARY SCHOOL
 8-ALPHABETS PRE SCHOOL

 RECREATION

 EMPLOYMENT / MIX

 CARE HOMES / HEALTH

 SPORTS

 POST OFFICE

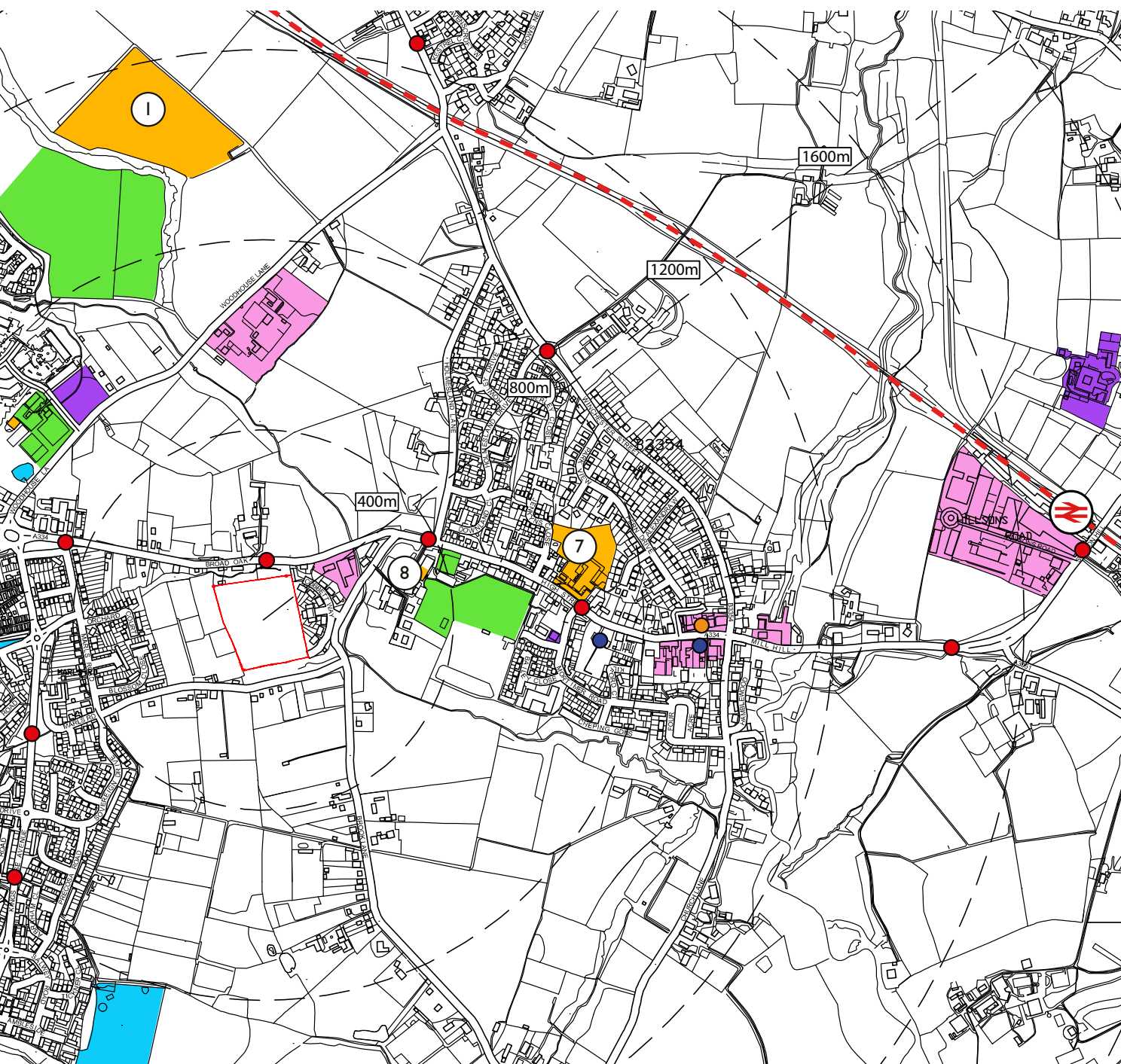


FIGURE 2.4: EXISTING FACILITIES PLAN ①

- PLACES OF WORSHIP
 - MAIN BUS STOPS
 - RAILWAY STATION
 - RAILWAY
- ED RETAIL
- TH SERVICES

STRATEGIC GAP AND URBAN FORM

2.9 The site falls within the allocated settlement gap between Hedge End and Botley, which at this location consists of an area of paddocks and the site, an area of disused grassland. Both are separated from each other by a mature tree line and hedgerow.

2.10 Policy S6 in the Eastleigh Borough Council Local Plan 2016-2036, states that:

"Development within a Settlement Gap [...] will be permitted provided that:

a. It would not undermine the physical and/or visual separation of settlement; and

b. It would not have an urbanising effect detrimental to:

i. The character of the countryside; or

ii. The separate identity of the adjoining settlements."

2.11 The proposed site is visually well enclosed, by existing development to the north and east, as well as the mature tree line/hedgerow to the west and dense woodland to the south. The LVIA submitted with this application concludes that there are very limited visual receptors and that with the correct treatment of the proposed buildings and surrounding landscape visual impact will be very limited.

2.12 The existing ribbon development along Broad Oak, as well as the light industrial buildings and the dwellings off Cobbett Way already encroach into the settlement gap and provide a precedent of built form within the landscape. Ensuring that built form within the proposed site does not extent any further than the buildings to the north of Broad Oak (which form a conspicuous element in the landscape) ensures there is a clearer more defensible settlement boundary. The paddocks



FIGURE 2.5: EXISTING URBAN GRAIN 

to the west alongside the POS in the west of the proposed site ensure that a clearly defined buffer between the existing settlements. The width of this buffer is very similar to other buffers already found within the borough.

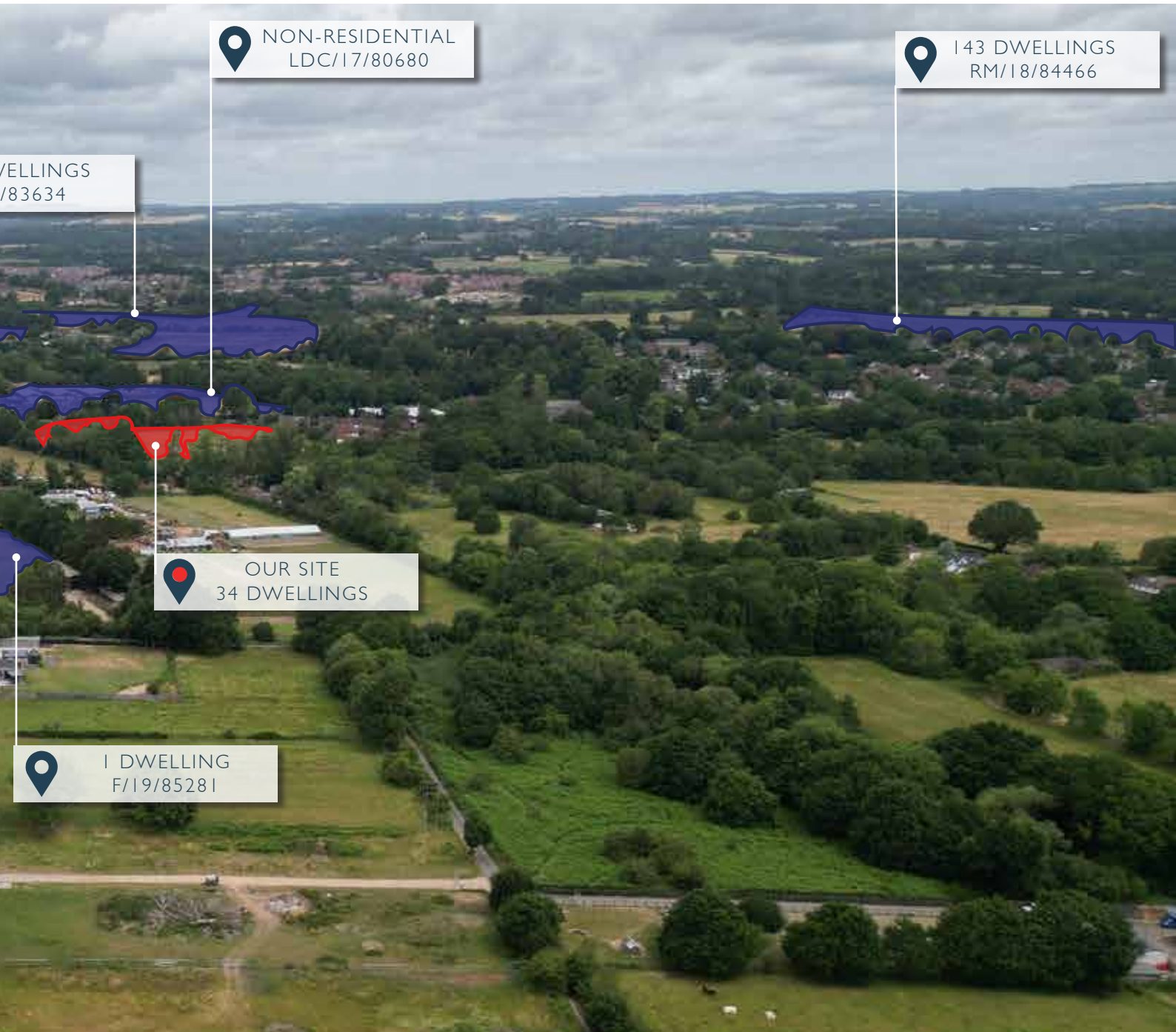
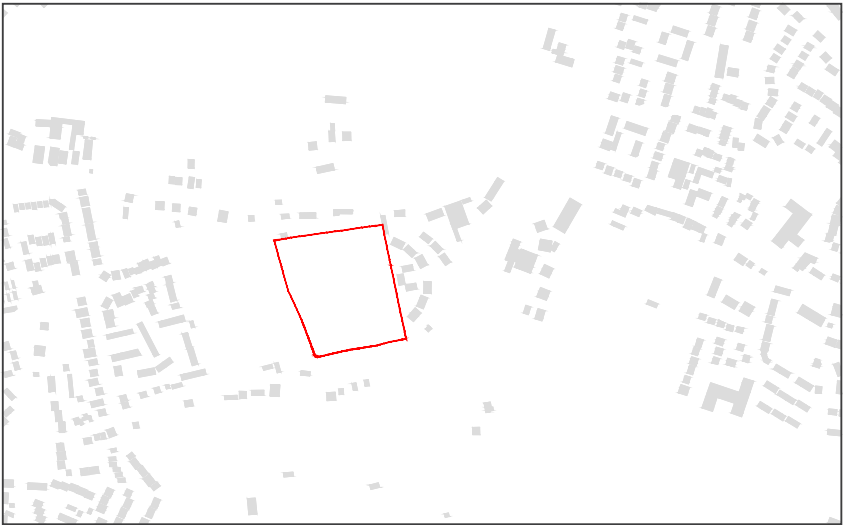


FIGURE 2.6: PROPOSED DEVELOPMENT IN THE LOCALITY

CONSTRAINTS AND OPPORTUNITIES

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

2.14 These include:

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

TOPOGRAPHY

2.15 The general topography within the site is relatively flat the subtle variations and lower points towards the western boundary. This has influenced the SuDS design. The site is notably higher than Broad Oak to the north and careful attention will need to be paid to the scale of the buildings backing onto the existing residents of Broad Oak.

EXISTING TREES AND HEDGEROWS

2.16 Existing trees are largely confined to the edge of the site with a mix of specimens and categories that have limited the extent of the development and provide enclosure to the site both the North West and South. A tree survey has been undertaken by Barrel Tree Care limited in line with the British standard.

SITE ENTRANCE

2.17 Access to the development by vehicles is proposed from Cobbett Way to the south-east. A potential pedestrian access is proposed to the north and south of the site, which will facilitate connectivity to the wider area.

DRAINAGE

2.18 Drainage features are proposed on the western boundary of the development as this is where the topography falls to. Indicative plans have been proposed that will cater for the surface water treatment, as well as providing ecological benefits.

ECOLOGY

2.19 The walkover survey was conducted following the Phase I Habitat Survey methodology of the Joint Nature Conservation Committee (JNCC, 2010) and the Institute of Environmental Assessment (IEA, 1995). Phase I Habitat Survey is a standard technique for classifying and mapping British habitats.

2.20 Nest in birds, reptiles and amphibians are all notable elements to consider on the development which are largely to the periphery of the site.

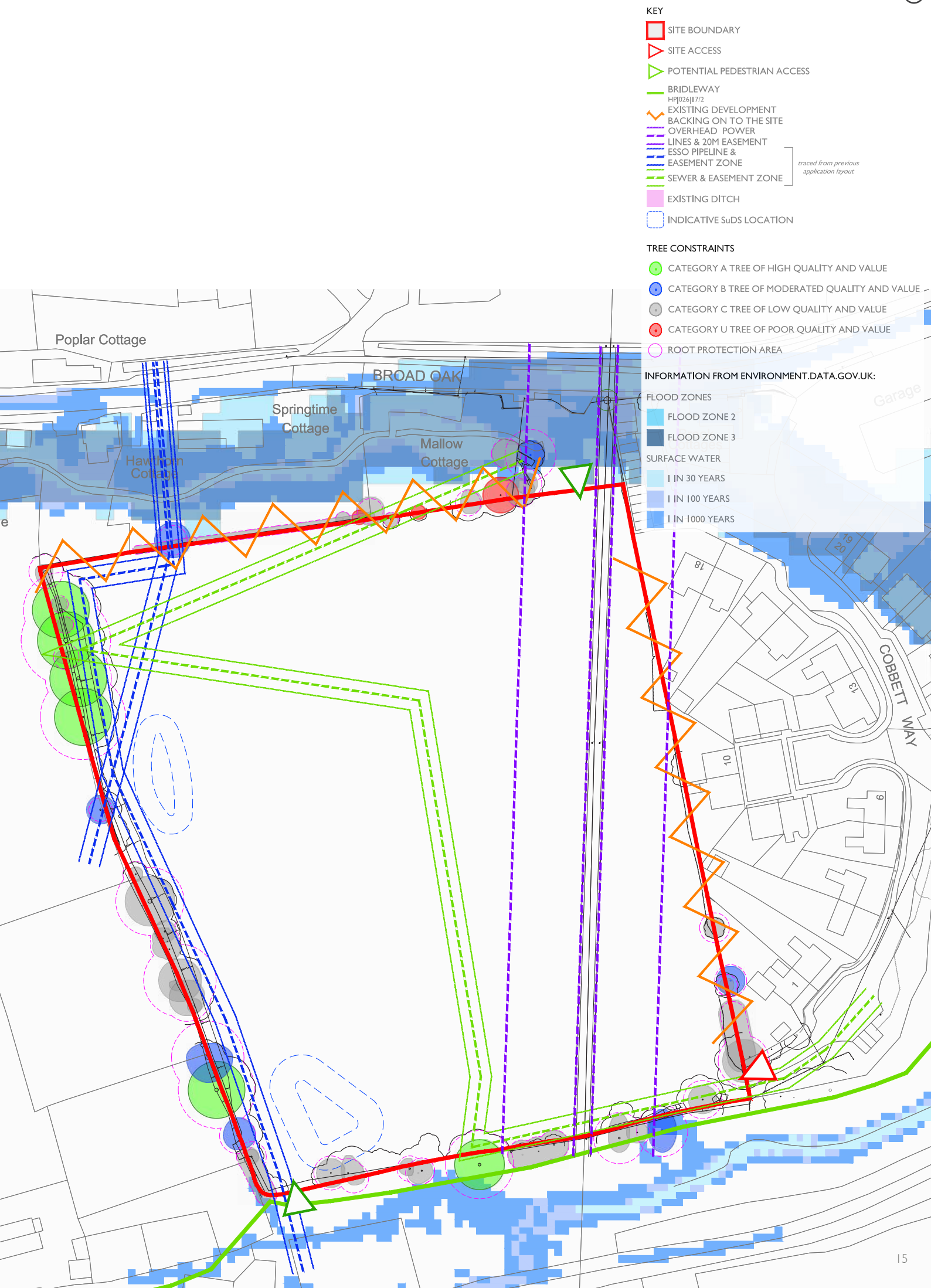
EXISTING UTILITIES

2.21 A foul sewer traverses across the site, east to west and north to south which has a defined easement zone, which has influenced the design of the proposals. This is intended to remain in situ.

2.22 In addition an Esso pipeline and easement runs along the western boundary of the site with the larger Eastman zone this remains in situ and untouched by this development.

2.23 Overhead power lines currently are located north to South from Broad Oak. These are intended to be removed through our proposed development, providing a visual benefit just surrounding residents and those future residents that are proposed as part of this development.

FIGURE 2.7: CONSTRAINTS AND OPPORTUNITIES PLAN



3.MASTERPLAN

LAND USE AREA

3.1 The overall site is 6.945ac and 2.810ha that will deliver a residential development and ancillary landscape and infrastructure.

3.2 A breakdown of the land uses across the site area is set out in Figure 3.1.

RESIDENTIAL

3.3 The site is to be developed for residential use and comprises of approximately 34 dwellings. The location and extent of the residential use is shown in Figure 3.2 and is designed to create a single cohesive community, that responds to its unique setting.

RESIDENTIAL MIX

3.4 The development will provide a mix of dwellings in terms of size and tenure. The mix will range from 2 bedroom bungalows up to 5 bedroom detached dwellings. The precise mix will vary across the site in response to a variety of influences including market demand and development character.

OPEN SPACE

3.5 40% of the site is proposed for open space, with a range of functions and character.

3.6 An indicative mix range for the development is set out in the table below:

2 bed	10-20%
3 bed	40-50%
4 bed	10-15%
5 bed	10-15%

AFFORDABLE HOUSING

3.7 The proposals provide for a policy compliant 35% affordable housing.

SUSTAINABLE URBAN DRAINAGE (SUDS)

3.8 The SuDS area has been calculated but is not included within the overall open space and Green Infrastructure Provision.

DENSITY

3.9 The overall density strategy for the Masterplan has also been refined and updated to co-ordinate with the road hierarchy, surrounding landscape strategy, and building heights strategy, and is circa. 28.8dph.

FIGURE 3.1: OPEN SPACE PARAMETER PLAN



LAND USE PLAN

LAND OFF COBBETT WAY, BOTLEY, SOUTHAMPTON

KEY			
REF	COLOUR	ACRES (AC)	HECTARES (HA)
SITE BOUNDARY		6.944	2.810
RESIDENTIAL		3.660	1.481
INFORMAL OPEN SPACE		2.842	1.150
PLAY AREA		0.098	0.040
LANDSCAPE BUFFER		0.063	0.026
PROPOSED SuDS		0.281	0.114
GRAND TOTAL		6.944	2.810

FIGURE 3.2: LAND USE PARAMETER PLAN 



4.DEVELOPMENT CHARACTER

DEVELOPMENT FRAMEWORK

4.1 The urban framework illustrated in Figure 4.3 is premised on the delivery of a connected, permeable and legible development that provides a framework for a sustainable community. The design and layout respond to the new unique features of the site such as the topography and the existing vegetation to the edges of the site.

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

BLOCK STRUCTURE

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

4.4 The overall block pattern will provide an underlying variation in character that will support the existing proposed landscape setting and provide strong permeability throughout.

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

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

- Back-to-back;
- Courtyard.

FOCAL SPACES

4.7 A sequence of linked spaces is proposed across the masterplan of varying forms and character to help with legibility across the development that will also respond to localised variations in character. Figure 4.2 shows the sequence of spaces.

FRONTAGE

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

LEGIBILITY

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

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

KEY BUILDINGS

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

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

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

FIGURE 4.1: BLOCK STRUCTURE PLAN



FIGURE 4.2: KEY SPACES PLAN



FIGURE 4.3: URBAN FRAMEWORK PLAN



KEY

- SITE BOUNDARY
- SITE ACCESS
- POTENTIAL PEDESTRIAN ACCESS
- POTENTIAL PEDESTRIAN CONNECTION
- PROPOSED BUILDINGS
- PROPOSED ROAD
- PRIVATE DRIVE
- FOOTPATH
- OPEN SPACE PATH
- PUBLIC OPEN SPACE
- FOCAL SPACE
- EXISTING TREES
- PROPOSED TREES
- PROPOSED SuDS
- FRONTAGE
- PROPOSED BLOCK STRUCTURE
- FOCAL BUILDING
- PRINCIPAL ROUTE
- SECONDARY ROUTE
- TERTIARY ROUTE
- PRIVATE DRIVE

FRAMEWORK IN 3D

4.13 The overall design provides a naturalist edge to the part of Botley. The scale and masking of buildings also respect the immediate and existing building context, with green space to the west supported by the retention of existing vegetation to create a unique and thoughtful response to the landscape setting.



BUILDING HEIGHTS

4.14 Development is to be 2 storey throughout to assist with legibility across the site.

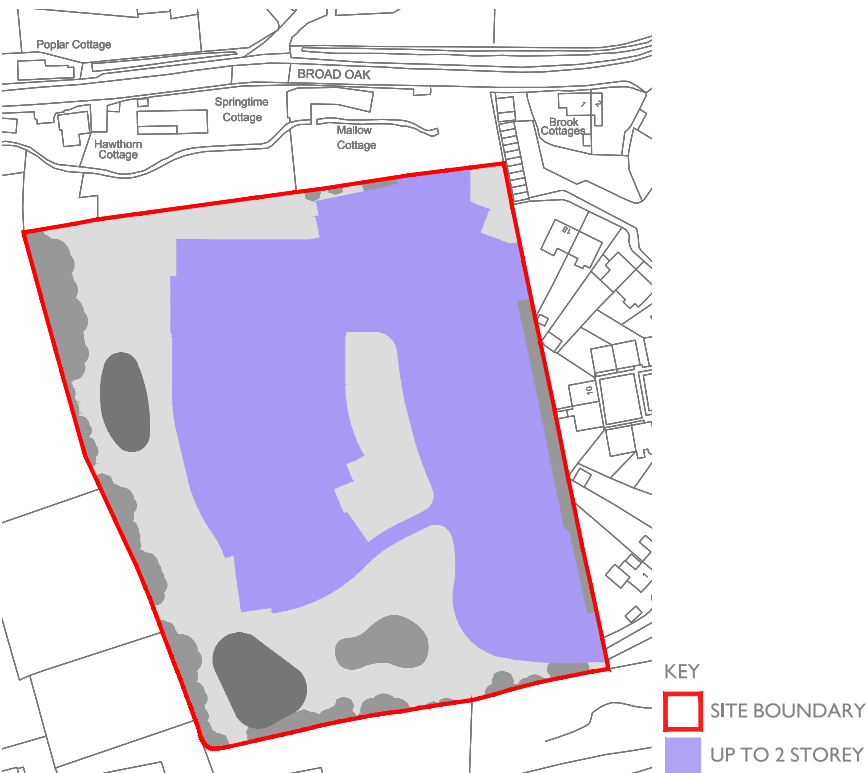


FIGURE 4.4: BUILDING HEIGHTS PLAN





FIGURE 4.5: MASSING MODEL OF FRAMEWORK  21

ILLUSTRATIVE MASTERPLAN

4.15 A series of informal workshops were held between the design team and the client to discuss elements of the plan in a collaborative manner.

4.16 An illustrative layout was produced, indicating key features such as:

- ① 34 high quality 2-5 bedroom residential homes;
- ② 35% affordable housing;
- ③ Retained existing vegetation where possible, retaining the rural character of the site;
- ④ A focal area creating pleasant amenity space and a dedicated meeting area;
- ⑤ A play area;
- ⑥ Landscape buffer;
- ⑦ An attractive SuDS basin; and
- ⑧ Extensive landscaped public open space.

URBAN GRAIN

4.17 The figure-ground drawing illustrates the existing and proposed grain of development, which we see as in keeping with its context. The form, and scale of the building envelopes support the urban grain and setting of this part of the village.

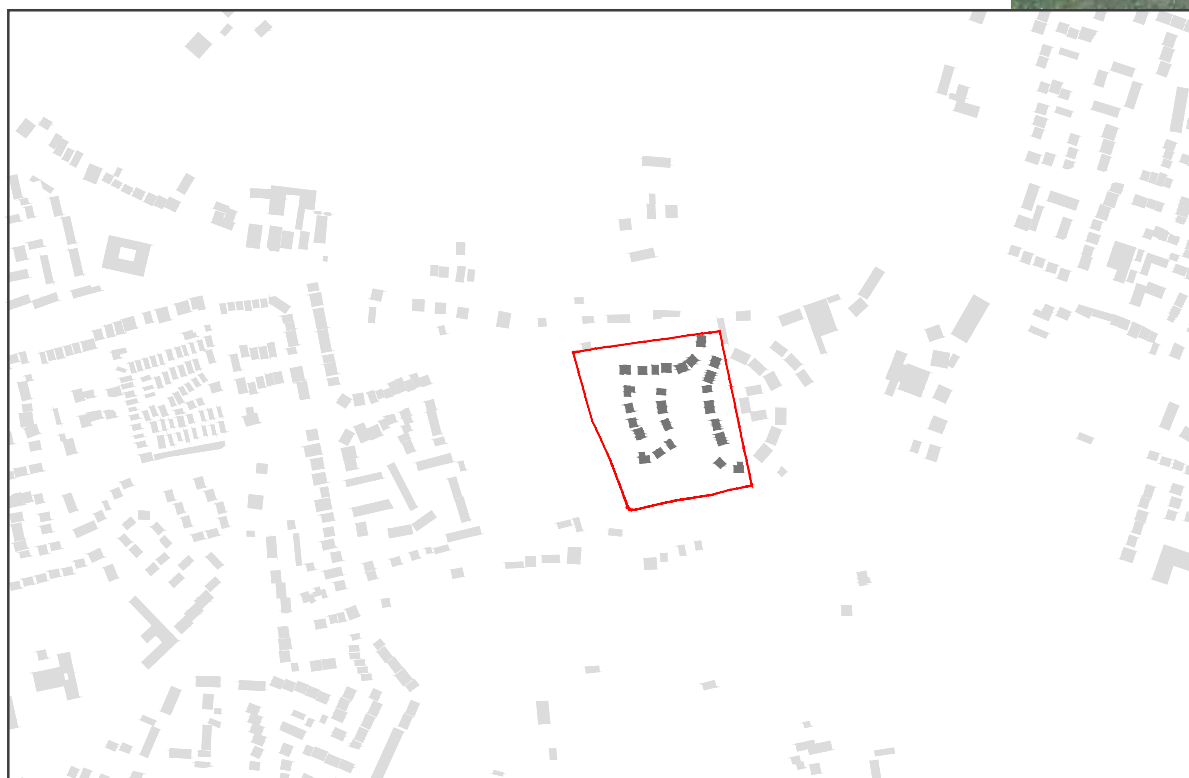
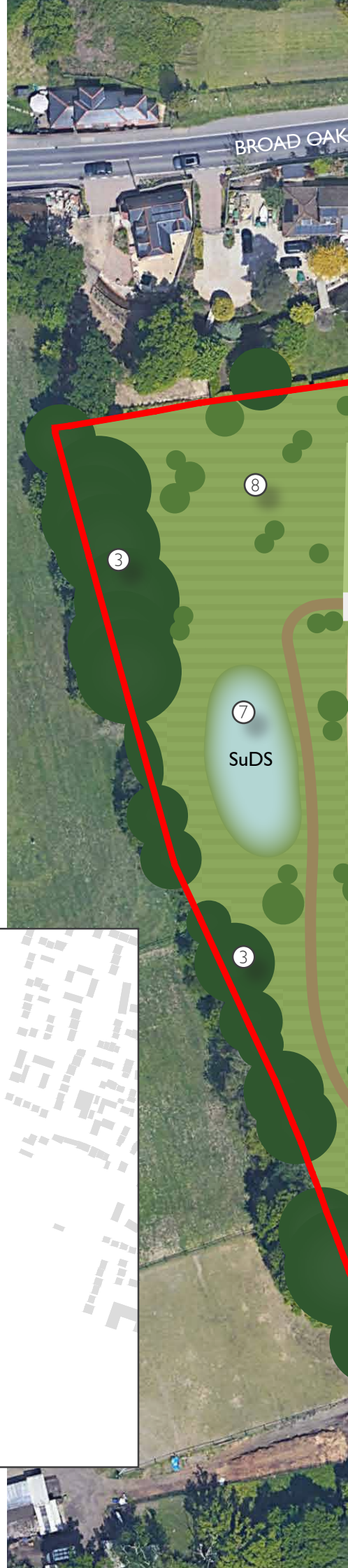


FIGURE 4.6: FIGURE GROUND PLAN ①





PLAY AREA 5

SuDS

5.LANDSCAPE

LANDSCAPE STRATEGY

5.1 The overall strategy of the landscape has been developed taking account of the constraints found on site, as well as within the surrounding landscape.

- ① Extent of built form aligning to existing built form
- ② Potential Pedestrian links
- ③ Development Extent
- ④ Retention of settlement gap
- ⑤ Retention and enhancement of existing buffer planting
- ⑥ Proposed site entrance to be softened to aid integration
- ⑦ Natural SuDS features
- ⑧ Any proposed focal buildings to be located centrally



ECOLOGY/ BNG

5.2 The application site is covered by a field of poor semi-improved grassland, used for grazing horses, with the field boundaries supporting bramble scrub, along with a small area of mixed scrub in the north-eastern corner and a small number of trees scattered on site. A mature tree line and dry ditch are located immediately outside the western boundary with a small area of woodland located immediately outside the southern boundary of the site.

5.3 A preliminary Ecological Appraisal (PEA) of the site, along with an ecological desk study, were conducted to determine the presence of any notable or priority habitats and designated nature conservation sites, along with determining the suitability of the habitats on site for protected species. Subsequent to the PEA, a reptile presence/absence survey and monthly bat activity surveys were carried out. These surveys confirmed the presence of a low population of slow worms on site and usage of the site by foraging and commuting common and soprano pipistrelles, noctules and brown long-eared bats. No evidence of badgers was recorded on site and due to lack of suitable habitats within or in close proximity to the site, great crested newts, dormice and riparian mammals were scoped out.

5.4 By implementing a number of precautionary measures, such as a Construction Environmental Management, any indirect impacts to the notable habitats offsite will be avoided. Any trees on site, or overhanging the site, will also be protected in accordance with British Standard 5837: 2012 "Trees in relation to design, demolition and construction - recommendations". The existing reptile population will be retained on site. The green space in the west, an estimated area of 0.63ha, will be used as the receptor

site for reptiles which will be enhanced through the creation of a species-rich grassland, tree and scrub planting, creation of new ponds with associated wetland wildflower meadow planting, along with installation of features such as hibernacula and log piles and a sensitive management regime. Habitats of value to foraging and commuting bats in the form of offsite woodland outside the southern boundary and offsite mature tree line along the western boundaries will be retained and protected through the inclusion of wide buffers. Furthermore, the proposed woodland edge and meadow planting, along with creation of the ponds will increase the value of the site for foraging bats. Furthermore, a sensitive lighting strategy will be implemented to ensure no light spill of > 1 lux along the offsite woodland edge in the south, and the green space in the west will remain unlit.

5.5 Overall, the proposals will seek to plant native trees of local provenance, along with native scrub planting, creation of two ponds and areas of amenity grassland. The area of Public Open Space in the west will be seeded with a species-rich wildflower meadow grassland. By implementing these measures, not only the loss of habitats on site will be compensated, but an overall net gain of +10% in habitat units will be achieved. Furthermore, the gardens will remain permeable to small mammals, through the creation of 'Hedgehog Highways' within the garden fence panels. Bird features and bat features such as bat bricks (e.g. Ibstock bat brick) will be incorporated into the design of the new dwellings, further enhancing the biodiversity of the site.





LANDSCAPE MATERIALS PALLETTE

5.6 The indicative landscape materials palette focuses on using the right species in the right places, ensuring that the site ties into the existing surrounding. This is particularly important to the site boundaries where it will blend into the existing vegetation.

OPEN SPACE PLANTING STRATEGY



TREES

1. *Carpinus betulus*
2. *Corylus avellana*
3. *Betula pubescens*
4. *Acer campestre*

SHRUBS

1. *Cornus sanguinea*
2. *Crataegus monogyna*
3. *Viburnum opulus*
4. *Euonymus europaeus*



SUDS

1. Wetland wildflower mix
2. Common reed

WILDFLOWER & GRASSLAND

1. Mown paths
2. Species rich mown grassland
3. Tussocky grassland
4. Wildflower meadow

6.ACCESS & MOVEMENT

SITE ACCESS

6.1 The site will deliver an access point to the south-east of the development connecting from Cobbett Way, and a potential pedestrian access to the north connecting to Broad Oak and to the south connecting to The Bridleway

PERMEABILITY

6.2 The form of the site and proposed block structure ensure that the development is well connected and highly permeable.

6.3 This will encourage sustainable forms of movement and support the site's legibility, through the proposed road hierarchy, development framework and landscape strategy that will create a highly connected and sustainable development.

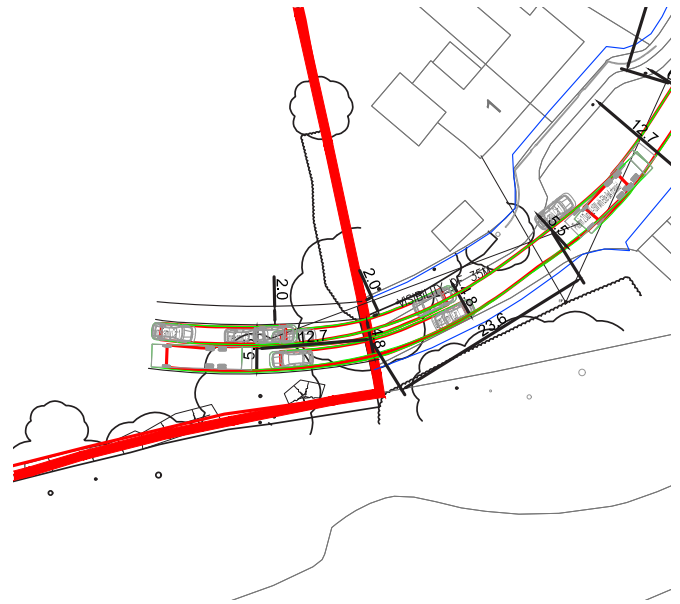


FIGURE 6.1: PROPOSED SITE ACCESS



FIGURE 6.2: PERMEABILITY PLAN

STREET HIERARCHY

6.4 The design of the proposed masterplan enables a simple and legible road hierarchy. A principal route to the north of the site will provide the main access, which will be supplemented by a secondary route that will connect the southerly residential elements of the masterplan. The secondary route will connect a range of tertiary roads and lanes. The lowest order road will be private drives at the edges of the development, seeking to provide softened edges that respect and respond to the landscape setting.

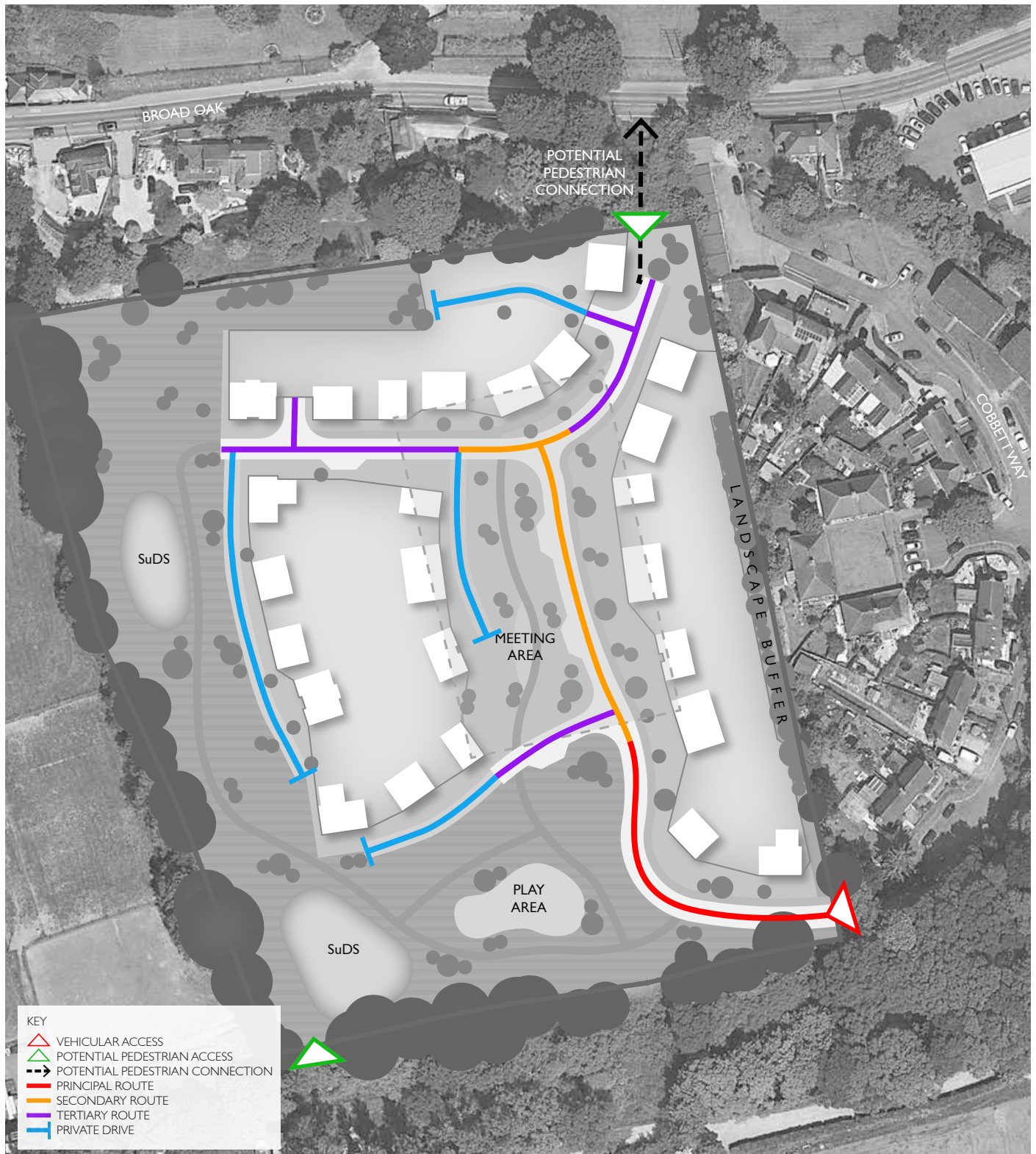


FIGURE 6.3: STREET HIERARCHY PLAN



7.SUSTAINABILITY

SUSTAINABILITY SUMMARY

7.1 This section addresses the sustainable design thinking behind the proposed development.

7.2 The broad issues of locational sustainability and accessibility by alternative modes of transport, as well as full ecological impact issues were addressed during the outline application stage. The location of the site is sustainable, given the village's range of services and facilities within acknowledged walking distances of the site.

7.3 The Government states that "Good design is a key aspect of sustainable development" (NPPF, 2019) and through the preparation of the reserved matters, sustainability principles have continued to be a focus of consideration.

7.4 The Mulberry Investment Pension Group is committed to developing and using sustainable building methods. By minimising the use of non-renewable resources, we can apply effective protection of the environment by being prudent with the use of natural resources. These actions will have a positive impact on the social, economic and environmental conditions of the existing and future residents.

7.5 A consideration of all our projects is the sourcing of local materials and resources. We also look for sustainable solutions and promote the use of SuDS, ecological features and sustainably sourced materials.

7.6 The following principles have been adopted in the detailed design of the layout, the landscaping, the houses and community building in order to contribute towards a sustainable form of development.

LAYOUT

- Good solar orientation of properties in order to optimise solar gain.
- Careful site planning to allow topsoil and sub-soil arisings to be retained on site for re-use in the raising of ground levels to accommodate the proposed finished levels
- Maximum retention of existing trees and hedgerow, as well as extensive vegetation and planting throughout the site;
- Multi-purpose open space that incorporates the proposed attenuation to provide a functional role within the drainage strategy, as well as enhancing biodiversity, recreation provision and visual landscape character of the development.
- Provision of resident cycle storage, an accessible network of pedestrian footpaths and cycleways, together with visitor cycle parking within public open spaces, to encourage the use of alternative modes of transport
- Provision of electric car charging points to all on-plot residential parking spaces.

BUILDING DESIGN

- Fabric-First approach using low-carbon construction technologies in order to meet current sustainability requirements through Building Regulations and Future Homes Standards.
- Dwellings compliant with NDSS requirements
- Use of low-impact materials, which are non-toxic, sustainably produced or recycled which require little energy to process, where possible.
- Well positioned glazing providing good internal light levels and connection to private external space.
- Thick insulation within the walls, floor and roof, as well as high specification glazing, and effective airtightness and ventilation strategies, to minimise heat loss and use of energy for heating.
- Longer-lasting and better-functioning products which will need to be replaced less frequently, including low energy internal lighting and energy labelled white goods throughout (minimum standard of A+ fridge/freezers, A rated washing machines and dishwashers and A rated tumble dryers), where applicable.
- Low water use sanitary appliances to reduce the amount of water consumed by the development.

BUILDING FOR A HEALTHY LIFE

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

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

- Integrated Neighbourhoods
- Distinctive Place
- Streets for All

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

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

LANDSCAPE STRATEGY

- Use of street furniture and play equipment made from sustainable materials from managed sources, where possible.
- Permeable surfacing to be used for areas of hardstanding, such as the roads, footpaths and driveways.
- Consideration of the carbon footprint of materials will be taken into consideration, wherever possible, when specifying hard materials.
- Use of plant species that are native and of local provenance; all whip planting will be of local provenance, wherever possible.
- The use of plastic will be avoided, wherever possible, and only biodegradable tree guards will be used.
- Ecological enhancements to include log piles or hibernacula located on the margins of grassland and scrub; bird and bat boxes positioned on existing mature trees to the site boundaries; and a bug hotel will also be created within the Public Open Space.

BUILDING FOR A HEALTHY LIFE (2020)		ACHIEVED?
INTEGRATED NEIGHBOURHOODS		
1. NATURAL CONNECTIONS		
2. WALKING, CYCLING AND PUBLIC TRANSPORT		
3. FACILITIES AND SERVICES		
4. HOMES FOR EVERYONE		
DISTINCTIVE PLACES		
5. MAKING THE MOST OF WHAT'S THERE		
6. A MEMORABLE CHARACTER		
7. WELL DEFINED STREETS AND SPACES		
8. EASY TO FIND YOUR WAY AROUND		
STREETS FOR ALL		
9. HEALTHY STREETS		
10. CYCLE AND CAR PARKING		
11. GREEN AND BLUE INFRASTRUCTURE		
12. BACK PAVEMENT; FRONT OF HOME		

8.CONCLUSION

8.1 The overall masterplan proposed within this document has evolved from a series of multi-disciplinary inputs to understand the site and its unique characteristics.

8.2 The proposals seek to deliver considered and proven design principles in terms of general principles of form and structure whilst respecting the landscape and built context as well as providing strong green links within the development.

8.3 The development continues to work conscientiously with the site's constraints and opportunities, particularly in regard to drainage and the wider landscape setting.

8.4 Development within this masterplan provides a positive outlook to both streets and spaces The landscape proposed is integrated within the masterplan and ensures that development sits within its overall wider landscape setting and provides the opportunity to deliver new formal and informal play.

8.5 The application provides the opportunity to provide high-quality and sustainable development, nestled within the existing urban form of Botley and deliver housing that responds to its context in a sensitive manner.







THE MULBERRY INVESTMENTS
PENSION SCHEME