

LAYOUT

BUILDING DENSITY

The average densities of dwellings per hectare (DPH) have been calculated based on the net developable areas. The densities of these developable areas will 'grade' the scale and density of the development from low around the more sensitive edges bordering the western field to higher densities closer to the existing settlement and the new central green.

For the purposes of this DAS it is purely illustrative with a detailed layout to be agreed at reserved matters stage.

MEDIUM DENSITY UP TO 40 DPH

This medium density is appropriate for this central, western and northern areas of the Site and in areas that are well screened. It would contain a mixture of detached, semi-detached and terraced houses with some potential small groups of apartments and maisonettes to achieve a townscape character in areas where there are larger blocks of development.

LOWER DENSITY UP TO 30 DPH

This represents a lower density of residential development with greater potential for detached and semi-detached homes on medium sized plots. This density is more appropriate for areas that border the countryside edge, to the east and south of the Site.

KEY

- Site Boundary
- Open Space
- Indicative Area of Lower Density
- Indicative Area of Medium Density



Fig 37. Illustrative Building Density Plan

BUILDING HEIGHTS

Building heights will be principally 2 storeys in height with a small number of 2.5 storey houses to provide enclosure to spaces and variety in the townscape design. 2.5 storey buildings have been strategically located to act as landmarks and aide the legibility of the Site whilst also adding variation to the streetscape.

Taller buildings will be limited to areas away from the high point to the Site to limit the impact of development on local views. Dwellings along the southern and western boundaries will be limited to 2 storey dwellings to limit create an appropriate transition from built form to the countryside edge.

For the purposes of this DAS it is purely illustrative with a detailed layout to be agreed at reserved matters stage.

KEY

Site Boundary

Open Space

Indicative Area for Dwellings up to 2 Storeys

Indicative Area for Dwellings up to 2.5 Storeys

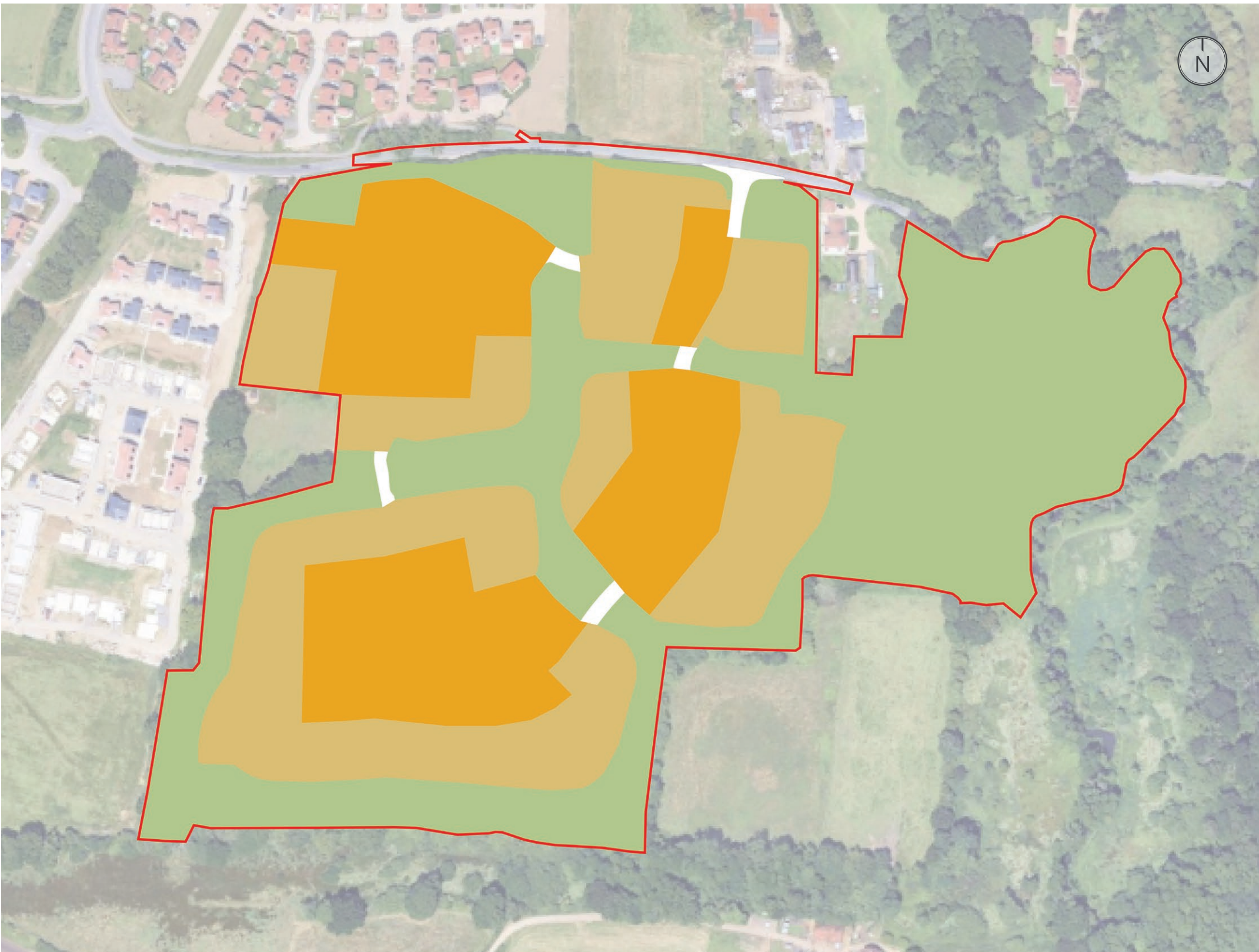


Fig 38. Illustrative Building Heights Plan

LAYOUT

LANDSCAPE STRATEGY

The development proposals will create a robust new green and blue infrastructure network within the Site designed to be in keeping with the local landscape character. The illustrative proposals show how existing landscape features of value within the Site could be utilised as a framework for a new network of recreational and ecologically focused spaces linking to the wider landscape context. Removals of existing hedgerows and other vegetation will be minimal and any losses will be mitigated for through replacement planting.

LANDSCAPE DESIGN & GI OBJECTIVES

The key objectives of the illustrative landscape strategy for the scheme are to:

- Assimilate the proposed development within the receiving landscape context;
- Create an attractive setting to the new development that responds to and reflects the surrounding landscape;
- Respond to the Site's natural topography and landscape context and introduce a robust and sustainable drainage strategy;
- Include structural landscaping or enhance existing boundary features to soften the relationship between the new built form and surrounding context;
- Ensure the Site proposals respond positively to the existing ecological features on Site and those within the local area; and
- Include new biodiversity features within the Site where possible including new hedgerows and sustainable drainage features designed for biodiversity and amenity benefits.

ILLUSTRATIVE LANDSCAPE DESIGN & GI PROPOSALS

The illustrative landscape and GI proposals for the scheme are detailed in the Design and Access Statement accompanying the planning application. In summary these illustrative proposals include:

- The provision of substantial areas of land dedicated to landscape, GI, public open space, play and habitat related proposals including protected SINC;
- Existing hedgerows and mature trees will be retained wherever feasible, contributing to the Site's ecological value and landscape character. Where hedgerow is removed to allow for access along Maddoxford Lane new hedgerow would be planted close to the existing locations to help respect the existing character;
- New planting would supplement existing vegetation to reinforce ecological connectivity and support biodiversity across the Site in particular along the field perimeters where hedgerows will be enhanced and along the edges of the adjacent watercourses;
- The eastern portion of the Site will be restored to a natural green environment, enhancing biodiversity and improving the setting of the existing public right of way. Proposals will be developed to be in keeping with the wooded riverside character of the River Hamble;
- Development will respect the Site's enclosed nature, with building heights limited to two storeys at sensitive edges to ensure visual integration with surrounding features;
- Tree planting along streets and within open spaces will reinforce the green character and contribute to a cohesive landscape structure;
- Low-lying areas near River Hamble and its tributaries will remain undeveloped and form part of a green corridor incorporating attenuation basins and sustainable drainage systems (SuDS) to manage surface water and enhance visual amenity all designed to be in keeping with the character of the adjacent watercourses;
- Retained and enhanced hedgerows and tree belts will form green corridors that serve both ecological and recreational functions, including attractive pedestrian routes;
- Residential parcels will be arranged as perimeter blocks, clearly defining public and private spaces to promote safety and social interaction;
- Allow for framing of views towards the neighbouring woodland landscape to the south-east of the Site; and
- An Equipped Area of Play, informal kickabout space, and smaller natural play areas would be proposed throughout the site, designed to be safe, inclusive, and well-overlooked.

KEY

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	Site Boundary
	Retained Trees, Tree Canopies and Hedgerows (with RPA)
	Residential Development
	Indicative Proposed Trees
	Indicative Proposed Hedgerow
	Indicative Woodland Understorey Planting
	Indicative Proposed Open Landscape to Include Grassland, Potential Structural Planting and Sustainable Drainage Features
	Indicative Natural Play Space
	Indicative Kickabout Space
	Indicative Equipped Play
	Indicative Potential Seating Locations
	Indicative Post and Rail Fence
	Existing PRoW
	Indicative Cycle/Pedestrian Access
	Existing Pedestrian Access
	Indicative Potential Future Access for Adjacent Land
	Indicative View Corridor to Wider Landscape
	Indicative Footpaths



New planting to soften edge by the access point

New hedgerow to replace existing, removed to achieve visibility splays

Boundary enhancements to the existing hedgerow

New hedgerow and tree planting with boundary enhancements to help provide softening between new development and neighbouring residential property

New nature play location designed to be in keeping with naturalistic character

Grassland in keeping with riverside character and ecology of adjacent SINC

Indicative informal kickabout area within north-west corner of the site

Existing boundary hedge enhanced where appropriate.

Boundary enhancements with woodland understorey planting

New planting where existing access is open

L/3 926 3/1
PROW 026 3/1

Boundary enhancements included with adjacent understorey planting

Fig 39. Landscape Strategy Plan

LAYOUT

ECOLOGY

Land South of Maddoxford Lane comprises a variety of habitats including arable land, grassland, scrub, woodland, hedgerows and numerous tree lines. The value of two of the areas containing grassland and woodland has been recognised through their designation as Sites of Interest to Nature Conservation (SINC). A Preliminary Ecological Appraisal (PEA) has been undertaken, which assessed the Site as having the potential to support a range of species, including bats, badger, breeding birds, reptiles and amphibians, including Great Crested Newt (GCN).

Further survey work was commissioned following the PEA in order to fully evaluate the importance of the Site for protected habitats and species and features of priority for conservation. Botanical surveys were conducted within the Site and found there to be habitats of value within the Site. The habitats of value include the SINC's and their habitats, the hedgerow and tree lines and trees of ecological importance. Results of species surveys indicate that GCN are likely to be absent from the Site and wider zone of influence, and a single disused badger setts was found. A small population of Slow Worms was present within the field boundaries. Several trees on Site do provide potential roosting opportunities for bats, and several widespread bat species have been recorded foraging within and commuting through the Site. Common and widespread breeding bird species have also been recorded.

In order to conserve the Site's biodiversity value, the indicative parameters for development ensure the retention and protection of the SINC's, which are of the greatest ecological importance. Additionally, the boundaries and ecologically important trees are being retained and buffered as far as possible.

Boundary habitats will be maintained and protected within green infrastructure corridors to facilitate species dispersal. The SINC's will be retained and have appropriate management within the habitats present and the buffer zones. Additionally, the introduction of buffer zones will allow the edge habitats to be created and enhance the SINC and allow for a reduction in recreational pressure on the SINC, due to the removal of the current use by cars in the buffer zone. This will remain a naturalistic area with nature conservation management secured for the benefit of people and wildlife.

Existing biodiversity habitats and features will be complemented by the creation of new semi-natural habitats within the green and blue infrastructure network, ensuring that connectivity through the Site is maintained for local wildlife. New habitats will include flowering lawns, wildflower grassland, native species scrub and tree planting, and wetland vegetation forming part of the Site's sustainable drainage strategy. Long-term management of retained and newly created habitats, secured as part of the Site's Biodiversity Net Gain Strategy, will achieve at least 10% net gain in habitats and hedgerow biodiversity overall.

The scheme will also secure further wildlife enhancements through the provision of bird, bat and invertebrate boxes mounted on trees and integrated within the new homes, and through the provision of brash and log piles located within south-facing grass-scrub interface habitats, which will be of benefit for amphibians, reptiles and invertebrates.

KEY

Site boundary

c1 - Arable and horticulture

c1b - Temporary grass and clover leys

f2b - Purple moor-grass and rush pastures

g3c - Other neutral grassland

g4 - Modified grassland

h3d - Bramble scrub

h3h - Mixed scrub

h3j - Willow scrub

u1 - Built-up areas and gardens

w1f - Lowland mixed deciduous woodland



Fig 40. UK Habitat Areas Plan

LAYOUT

DRAINAGE STRATEGY

EXISTING DRAINAGE

The proposed development is located within Flood Zone 1, meaning the Site is at the lowest probability of flooding from fluvial sources. The Environment Agency mapping also confirms the Site has very low, or no, risk of flooding from pluvial (surface water) sources. As set out in the Constraints and Opportunities Plan earlier in the DAS, the existing topography forms a natural hill, with surface water flowing away from the western-centre of the Site toward the outer edges. Run-off drains north, east and south before ultimately discharging to the east into the River Hamble. These natural flow paths and their outfalls have been considered in the design of the proposed drainage systems to ensure existing movement of water is continued.

FOUL WATER DRAINAGE

Foul flows from the development will be directed to pumping stations and pumped to the existing public foul sewer in Maddoxford Lane to the west. Under statutory duty, Southern Water is required to accept the connection. Southern Water has confirmed the connection location and any local upgrade works will be carried to provide sufficient capacity for the new development. These improvement works represent a positive intervention, as they will enhance the performance of a system that is currently operating above its intended capacity, thereby benefiting both the new development and existing residents.

SURFACE WATER DRAINAGE

Surface water from the development will be managed using a combination of traditional gravity pipe networks and sustainable urban drainage systems (SuDS). These SuDS components will attenuate flows within the Site and release water at a controlled rate via hydrobrakes to the designated outfalls: an existing tributary to the south and the River Hamble to the east.

The proposed drainage system has been sized to accommodate the 1 in 100-year rainfall event including allowances for climate change, ensuring resilience during extreme storm conditions. Discharge from the Site will be limited to Qbar – Limiting discharge to Qbar provides meaningful betterment by ensuring that post-development flows do not exceed the typical, everyday runoff currently experienced downstream. This reduces the risk of flooding or hydraulic overloading to receiving systems and is considered best practice for managing long-term impacts on the catchment.

CONCLUSION

In summary, the drainage assessment demonstrates that the proposed development:

- Incorporates a surface water strategy founded on SuDS principles, providing robust attenuation, water quality treatment and controlled discharge to local watercourses;
- Provides a foul drainage solution connecting to the public sewer in Maddoxford Lane, with network improvements delivered through Southern Water’s upgrade works;
- Fully aligns with national, regional and local planning policy requirements relating to flood risk, sustainable drainage and integrated water management.

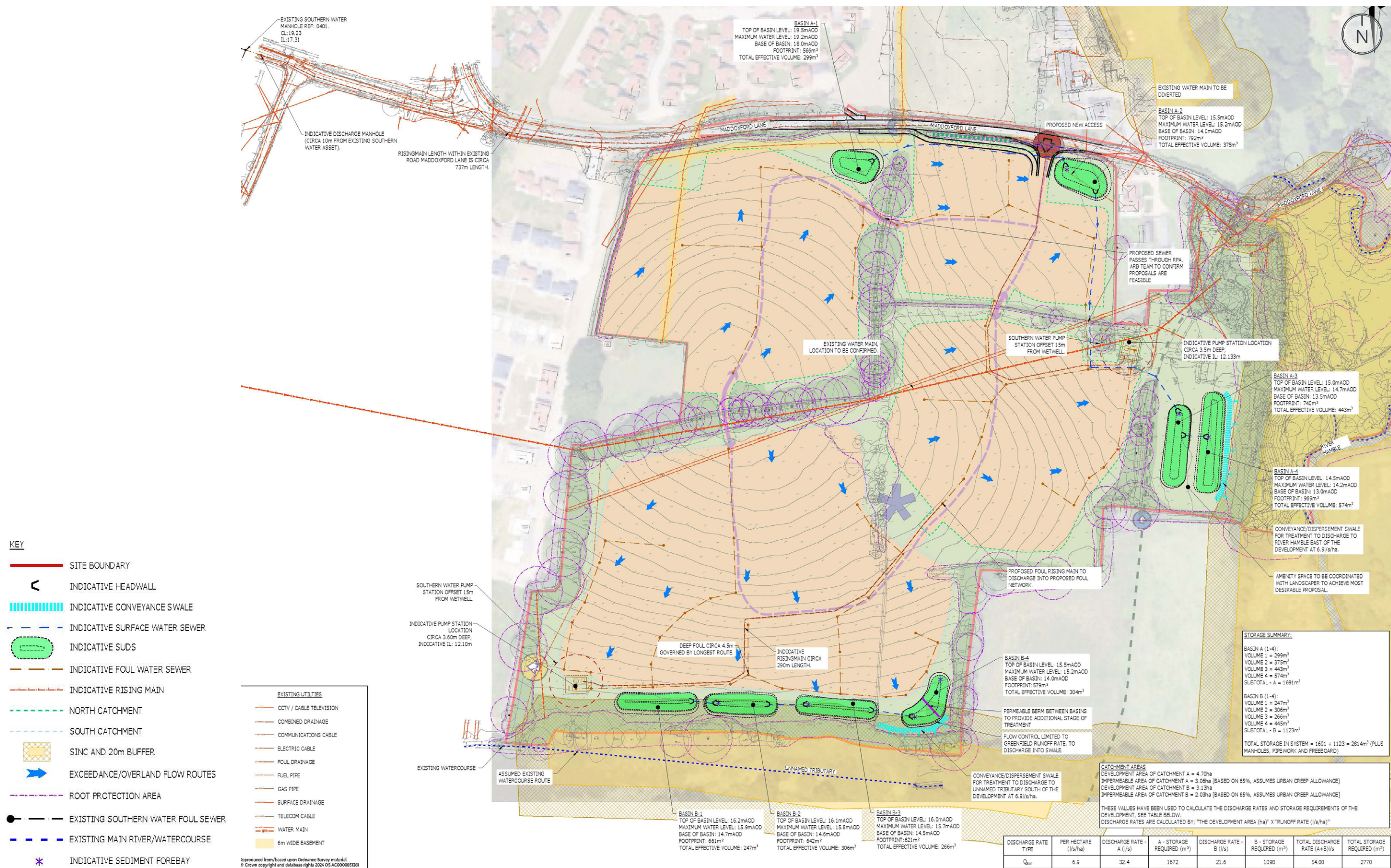


Fig 41. Drainage Strategy Plan