

03 | ASSESSMENT & EVALUATION

Constraints and opportunities

An appraisal of the surrounding land uses and site characteristics, as discussed on the preceding pages, have identified a number of constraints and opportunities which will shape the proposed development. These are outlined below and illustrated on the high level plan across. It should be noted the Newlands application site has recently been withdrawn.

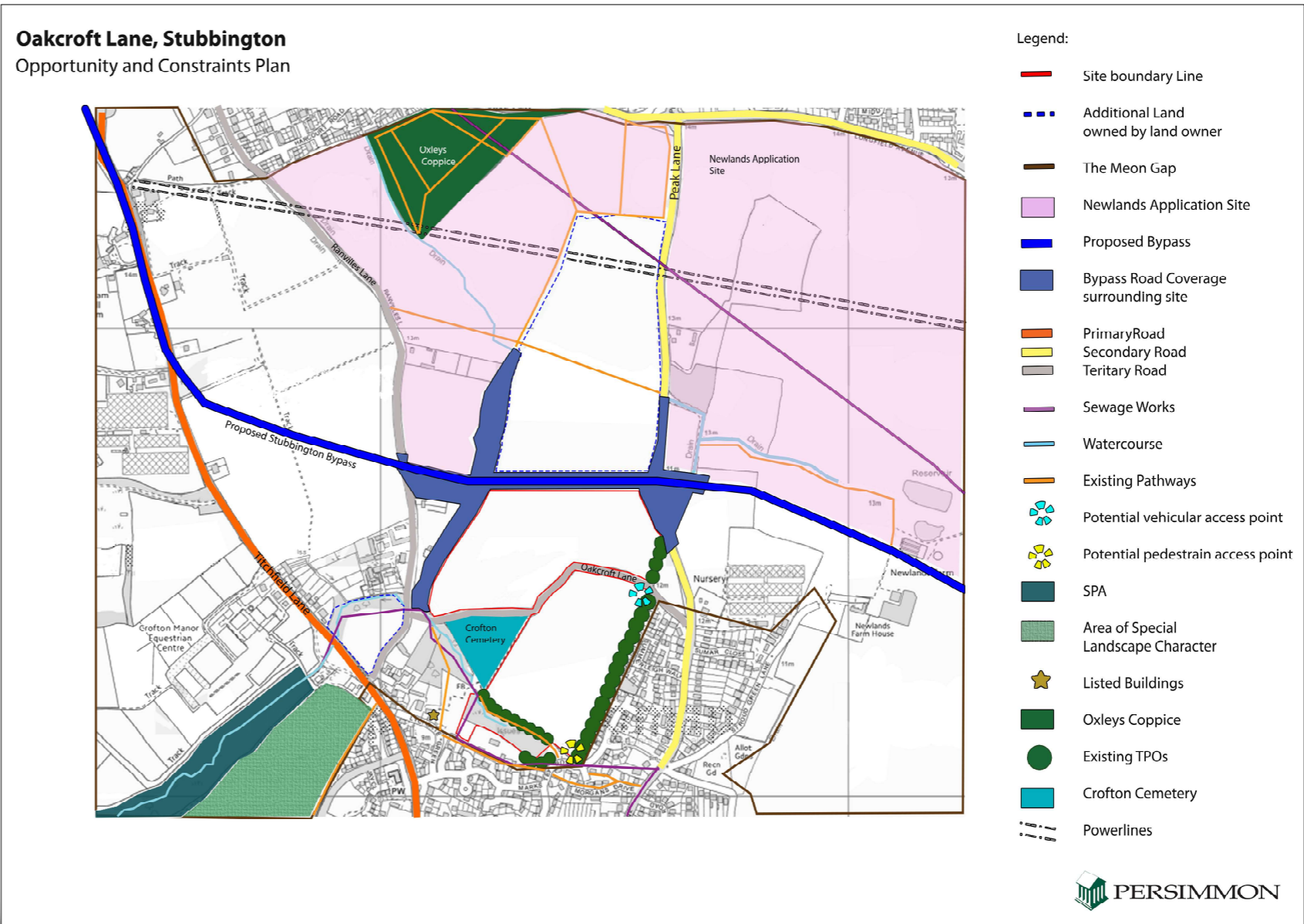
Site constraints

- Sensitive edge of settlement location
- Protected Trees
- Open space requirements
- Limited options for site access
- Drainage, requirements of balancing pond
- Requirement of pedestrian connections
- Adjacent development

Site opportunities

- Enhancement and provision of Public Open Space
- Provide connections to adjoining land
- Contribution to the housing needs of the district though the provision of both open market and affordable housing.
- Enhanced landscaping at site boundaries

Oakcroft Lane, Stubbington
Opportunity and Constraints Plan



Design concept evolution

The following diagrams show the evolution from the constraints plan on the previous page through the various stages to the finalised detailed layout. The principles of access and drainage were established through the findings of the technical assessments that were carried out.

The stages show the methodical evolution of the design through identification of the constraints, the devising of Design Objectives and the resulting production of an indicative masterplan (**stage 01** across). This masterplan was worked up into an initial layout (**stage 02**) and then into a detailed layout showing 302 units (**stage 03**). This 302 unit scheme was submitted to the Council for pre-application comments and was also presented to the public in two separate exhibitions.

An application for 261 dwellings was submitted to the Council in 2019 and subsequently refused. This application seeks to address the reasons for refusal and incorporates the pre-application discussions with the LPA following the previous refusal.

Design Objectives

Design Objective - 01

To provide a comprehensive mix of housing relative to local need

Design Objective - 02

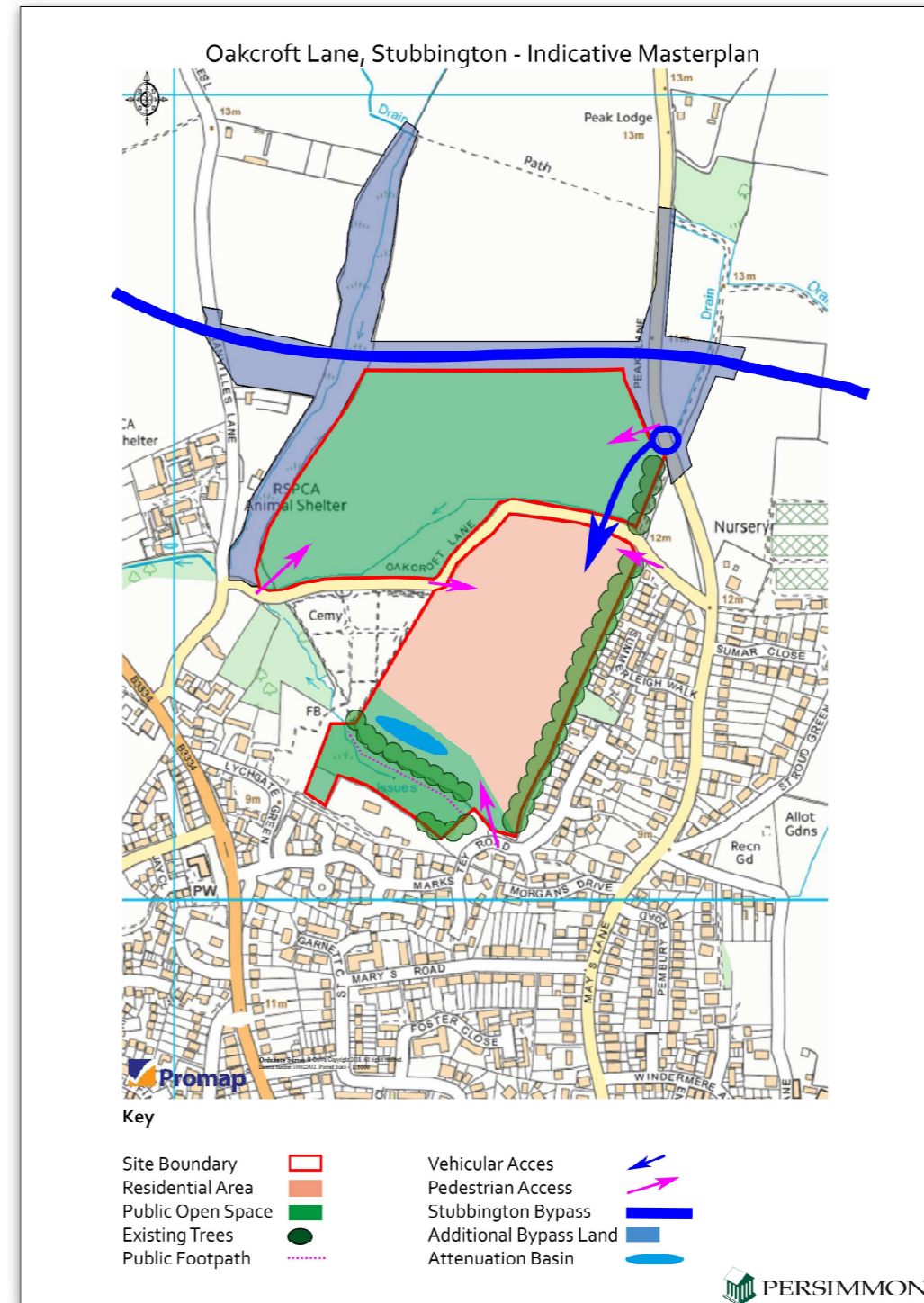
To create an outstanding response to the landscape and to mitigate any harmful impacts in this sensitive location

Design Objective - 03

To deliver a sustainable and locally distinctive place whilst taking into account the constraints of the site; and

Design Objective - 04

To encourage permeability through the site.



Stage 01- Indicative Masterplan

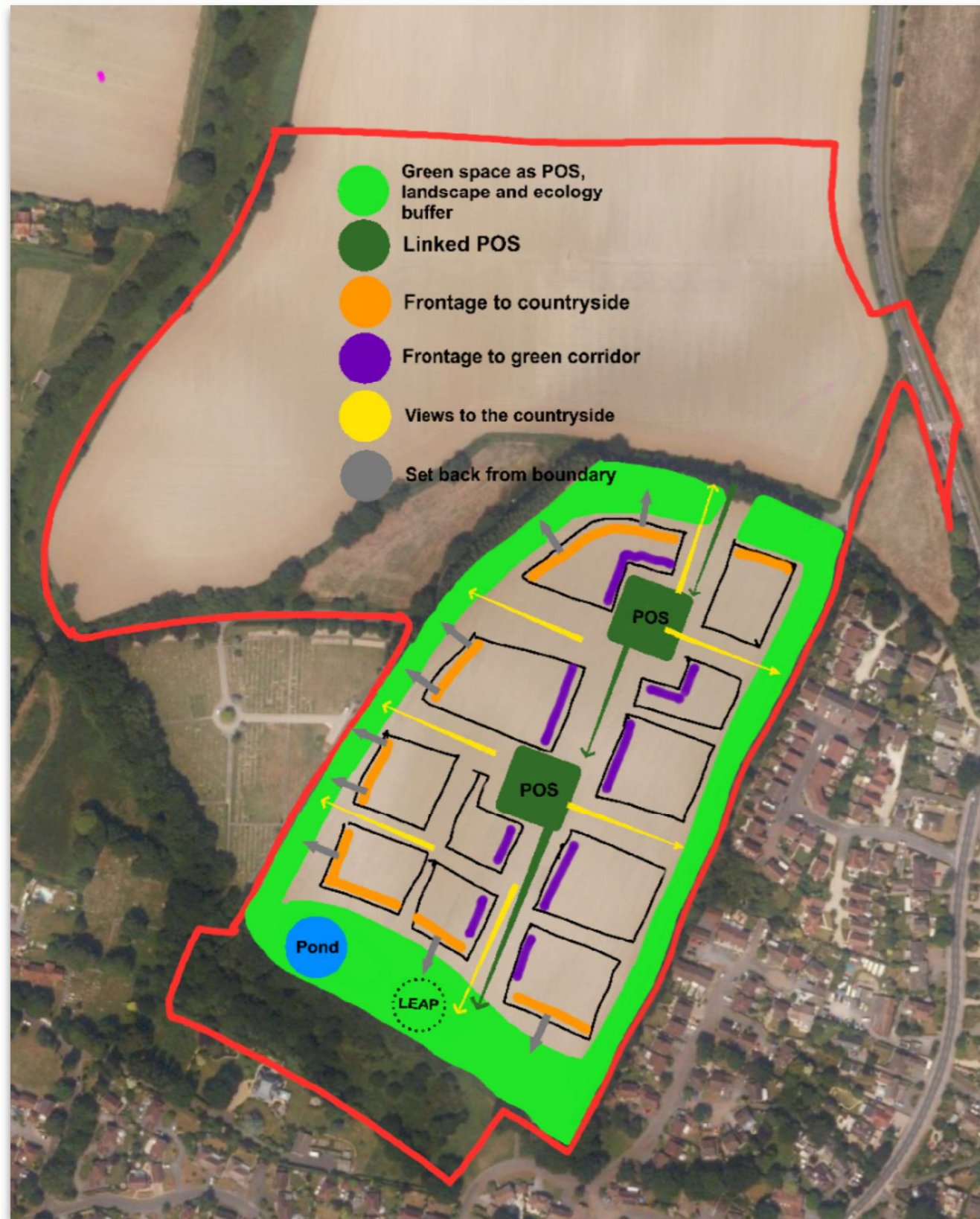
Assessment and Evaluation



Opposite is the proposed layout for the previous scheme comprising 261 dwellings which was refused for the following design reasons:

- the development of the site would result in an adverse visual effect on the immediate countryside setting around the site.
- the introduction of dwellings in this location would fail to respond positively to and be respectful of the key characteristics of the area, in this countryside, edge of settlement location, providing limited green infrastructure and offering a lack of interconnected green/public spaces.
- the quantum of development proposed would result in a cramped layout and would not deliver a housing scheme of high quality which respects and responds positively to the key characteristics of the area.
- the development proposal fails to provide adequate wildlife corridors along the boundaries of the site to ensure the long-term viability of the protected and notable species on the site and avoidance of any future conflicts between the residents and wildlife (e.g. badgers damaging private garden areas) due to the lack of available suitable foraging habitat.
- in the absence of sufficient information, it is considered that the proposal will result in a net loss in biodiversity and is therefore contrary to the NPPF which requires a net gain in biodiversity.
- the development would result in an unacceptable impact on a number of protected trees around the periphery of the site.
- the development would fail to preserve, and would result in less than substantial harm to, the historic setting of the Grade II* Listed building Crofton Old Church.
- the development proposal fails to provide adequate public open space. In addition, in the absence of a legal agreement securing provision of open space and facilities and their associated management and maintenance, the recreational needs of residents of the proposed development would not be met.

The following pages show how these issues have been addressed within the design and layout of this submission.



The block plan opposite was produced in order to inform the proposed structure of a revised layout. Through pre-application discussions with the Council's Urban Designer to set basic parameters to which further detail could be added.

Development structure

The structure of the development parcels has responded further to the edge of settlement location fronting countryside.

The emphasis of the structure is to create a green corridor through the site (discussed later) and to enable views out from the site out to the countryside.

Green corridor

It was determined that given the edge of settlement location and to respond to criticism that the previous scheme was overly rural. A green corridor should be implemented, connecting through the development from north to south with the provision of central areas of POS.

Dwellings should front onto the green corridor to create an active frontage.

Greenspace

In addition to the provision of a green corridor, greenspace should be provided on the periphery of the site through setting the build form back from the boundaries. This would also provide an ecology buffer for species to navigate around the site, would remove the pressure to prune from the proximity of the built form to the trees on the boundary. The proposed boundary greenspace would also allow circulation around the site.

Perimeter of the site

A substantial buffer between the site boundaries and the proposed dwellings was sought through pre-application. This buffer has three main functions:

- To provide a movement corridor for ecology.
- To provide a movement route around the development as part of the POS.
- To create a landscape buffer to the countryside beyond.

In addition, the buffer will ensure the setting of Crofton Cemetery and to maintain the sense of place and tranquility for users.