

LAND WEST OF LYMINGTON BOTTOM  
ROAD, SOUTH MEDSTEAD

LARGE DEVELOPMENT SITE

INFORMATION PACK  
SEPTEMBER 2019

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## Introduction

This Information Pack has been prepared to supplement the information presented as part of the Large Site Consultation through September 2019. It relates to the West of Lymington Bottom Road Large Development Site (LDS), which is one of ten sites being considered as part of the preparation of the Local Plan Review.

The content does not seek to present a final development proposal, but rather to establish broad concepts and principles which can prompt consideration of how the site may come forward as part of the draft Local Plan to deliver a mix of land uses and development types. Redrow Homes, along with the wider site promotion team, will continue to work with key stakeholders and the local community to shape any future development proposals to meet districtwide and local development requirements, delivering sustainable development which can be incorporated within the existing community at Four Marks and Medstead.

Land West of Lymington Bottom covers an area of 76acres (30.7ha) of predominately low-grade agricultural land. Development is capable of being delivered without significant constraint, retaining existing landscape features such as established trees and hedgerows.

In essence the development strategy and range of land uses proposed, including economic development, social infrastructure (a new primary school, recreation land and potential for a community hub), new local facilities (including town centre uses within the Local Centre) will support the existing community and underpin the integration of the new housing within it. Cumulatively, the LDS will help deliver a greater degree of self-containment and support Four Marks/South Medstead as a service centre.

The LDS proposal is not just a housing scheme. It has been prepared with a holistic economic development strategy which will deliver investment in the existing Local Centre at Lymington Barns, provide new facilities such as retail, food and beverage offerings, a gym, nursery and new office space. It will also deliver an employment hub at Five Ash Crossroads to provide new space for existing business and also space for new business where there is currently little available.

## Site Promotion Team

The assessment and consideration of the LDS and the preparation of information to support the consultation has been prepared by the site promotion team, which includes:

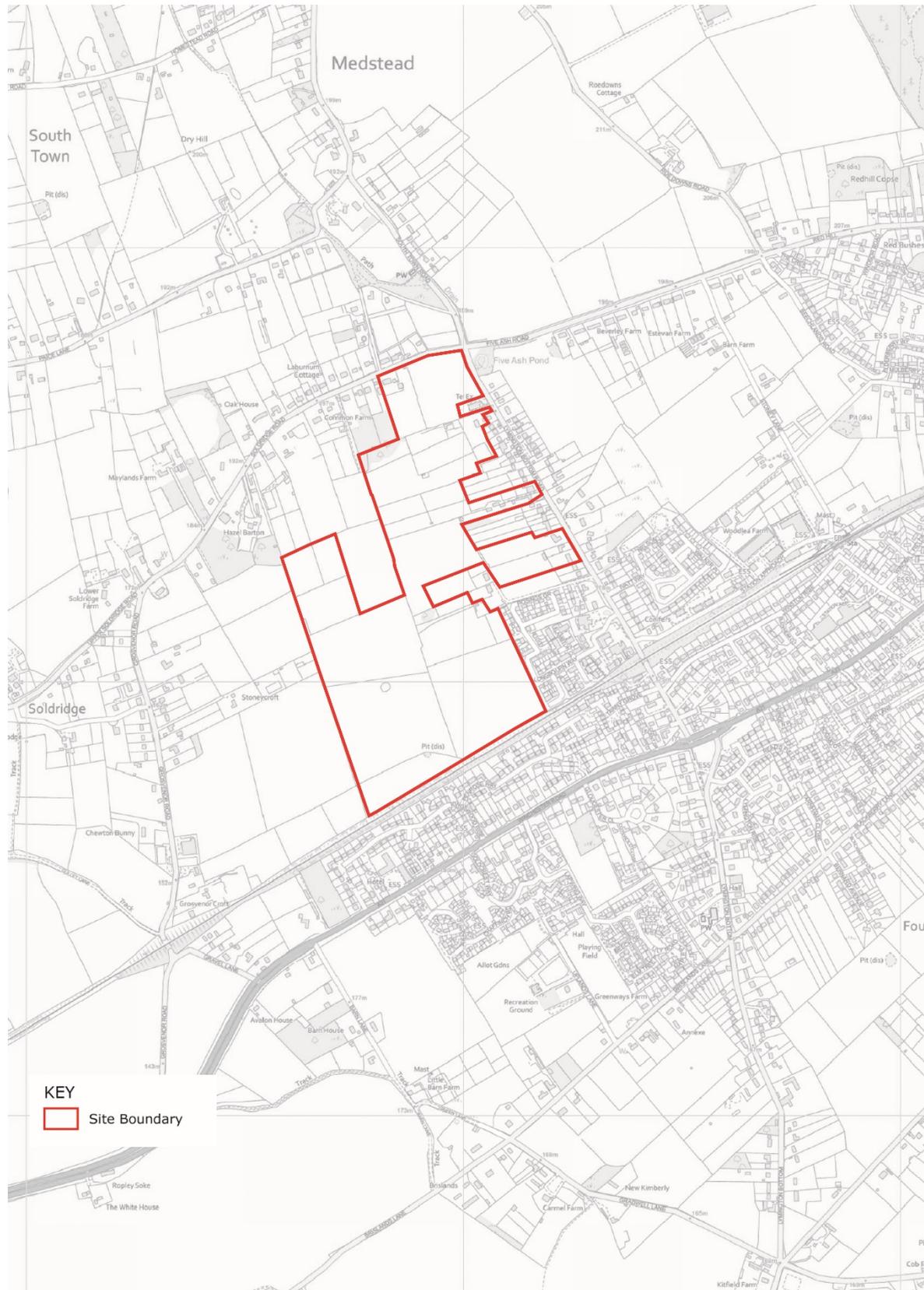
- Redrow Homes – Developer<sup>1</sup>;
- Black Box Planning – Planning Consultant;
- RPS – Highways and Infrastructure Consultant;
- Viridian Landscape – Landscape Consultant;
- Thrive Architects – Masterplanning and Architecture;
- Rogers Cory Partnership – Drainage Consultant

The Promotion Team is made up a number of specialist consultants and Redrow Homes, a five-star national housebuilder. Both cumulatively and individually the team has extensive experience of planning and delivering a range of development proposals, including of a scale being considered at Lymington Bottom Road. They have been assembled at an early stage in full recognition that as matters progress, it will be alongside a range of technical assessments to consider wide ranging implications of development of this nature, such as any impact on the local highway network, the detailed drainage strategy, how the development is incorporated within and relates to the existing landscape, the extent of additional infrastructure required and integration with the existing community. It is also important that any development sets a high bar from an architectural and appearance perspective, creating a high-quality environment for people to live and work. The wide-ranging technical experience of the promotion team has been assembled to provide the required skills to fully assess the LDS.

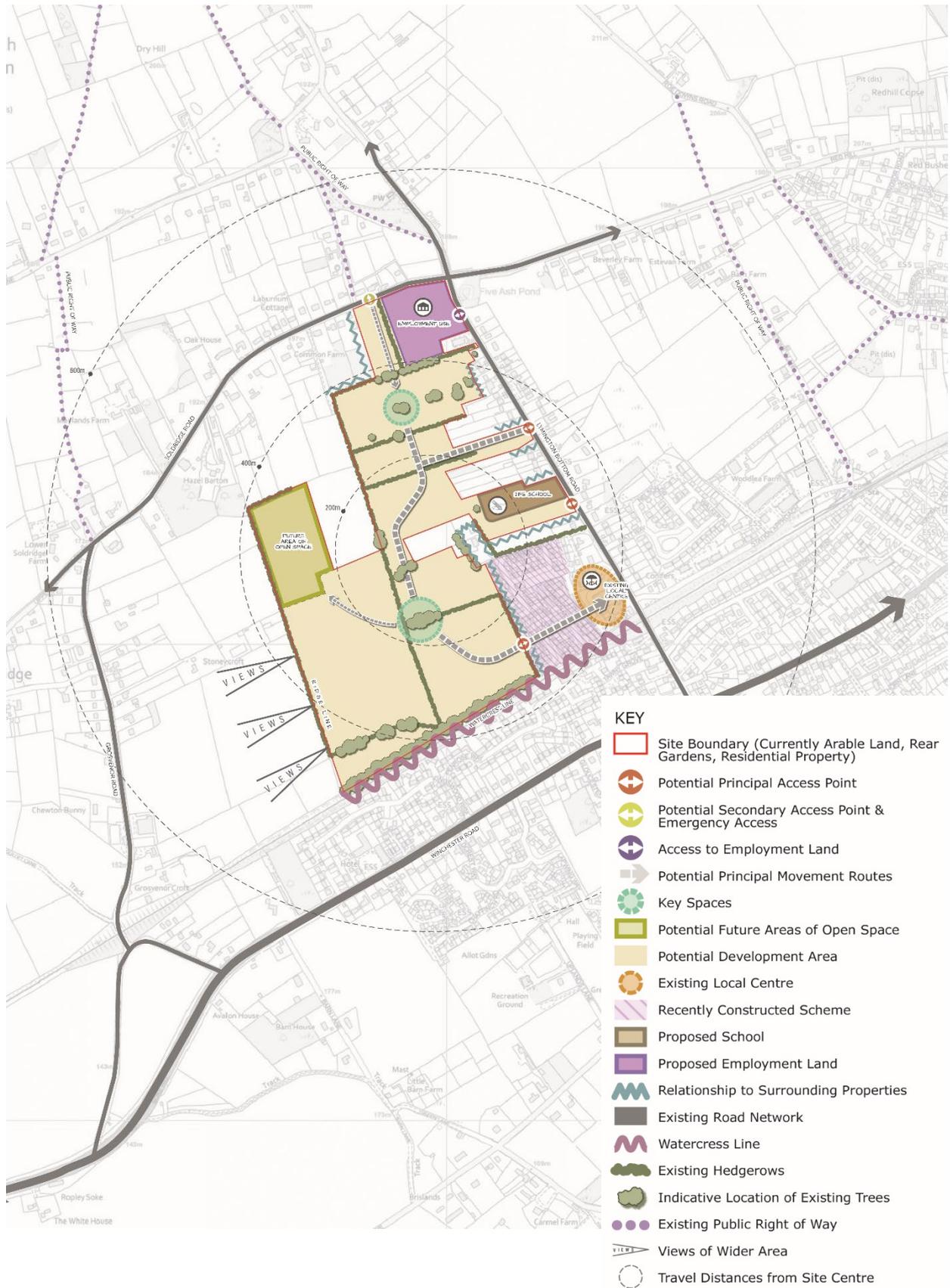
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<sup>1</sup> Redrow Homes currently has land West of Lymington Bottom Road under Option Agreement. This land forms part of the LDS.

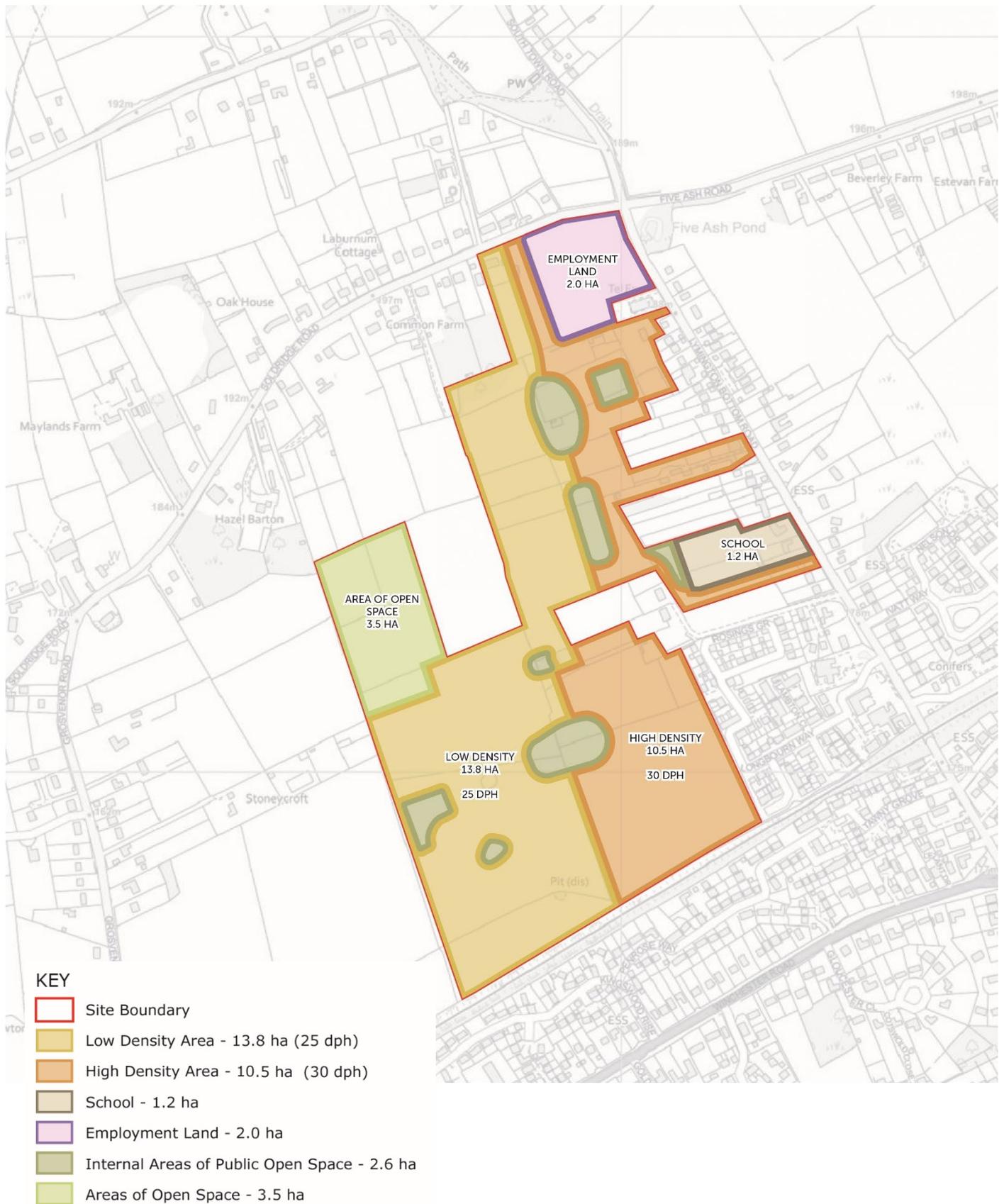
# Map of West of Lymington Bottom Road Large Development Site



# Site considerations

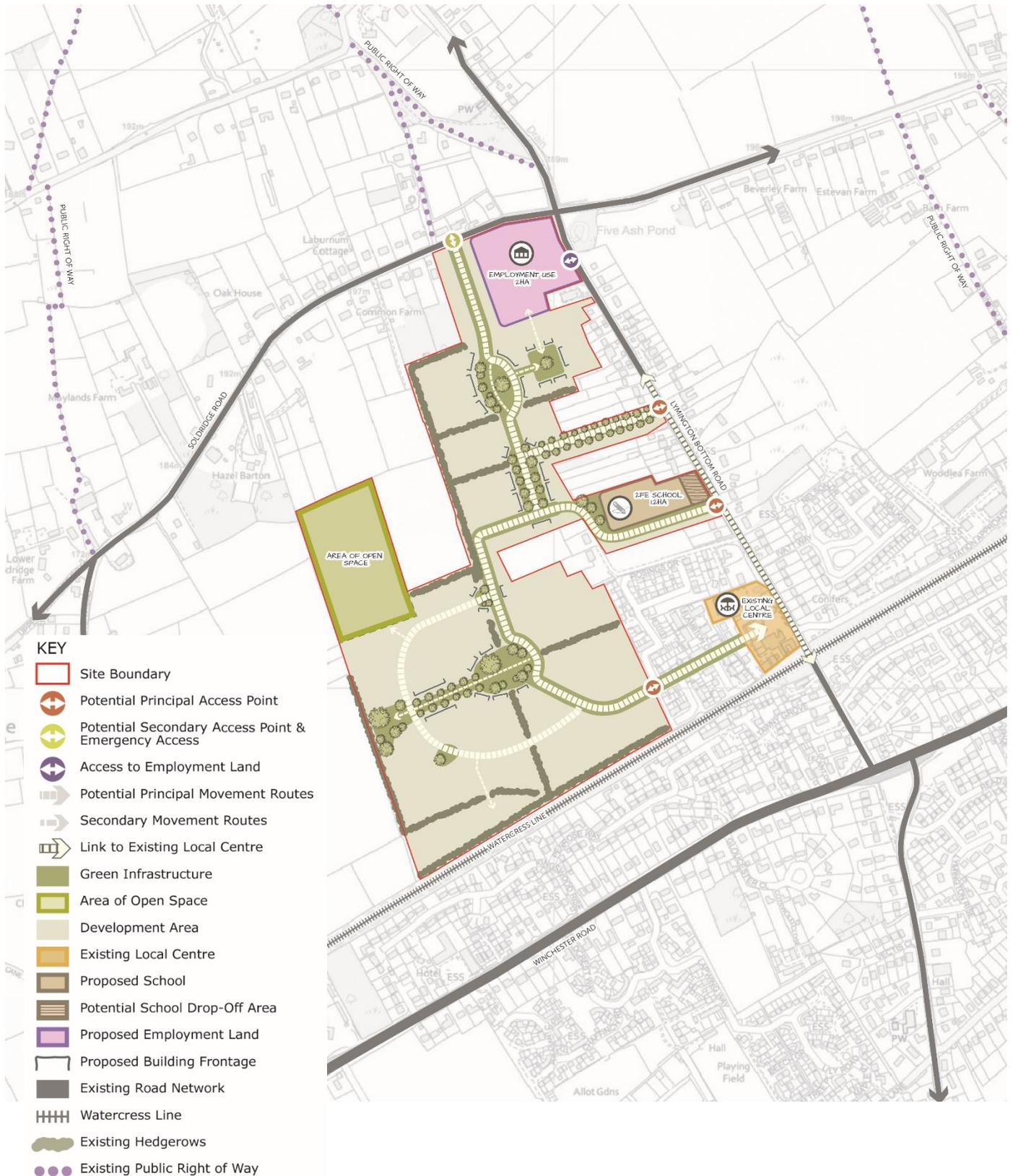


# Proposed development opportunities



<b>Uses</b>	<b>Amount</b>
Homes	About 650
Employment (B use classes)	2ha
Gypsy and Traveller accommodation (pitches)	5
Travelling Showpeople accommodation (plots)	5
Public Open Space	At least 5.5ha of formal provision plus informal spaces within development areas.
Expansion of Local Centre (A1-A5, B1 and C3)	0.27ha of net additional space (excluding existing or 1ha in total)
Primary School	1.2ha

# Concept Masterplan



## Understanding constraints and considerations to identify proposed development opportunities

The LDS is relatively free from constraint, having regard to various environmental, landscape and drainage considerations. It is identified that the land:

- is wholly located within an area zoned as being at least risk from flooding (Flood Zone 1);
- is beyond defined buffers and remote from national or European designated sites (Natura 2000 sites);
- is not located within any local or national landscape designation;
- is not within the setting or any proximity to designated or undesignated heritage assets (such as listed building or conservation areas);
- is closely related to the existing settlement boundary;
- is adjacent to an existing Local Centre;
- does not contain any protected trees (TPOs). Provides an opportunity to retain existing hedgerows and mature trees in any event;
- does not contain any designated or non-designated heritage assets within or in close proximity to the site; and
- is accessible to mains utilities.

The site is made up of a collection of small fields which have either been domesticated following segregation from the farm holding over the years or continue to be used for grazing or silage crop. The existing landscape features, including field boundaries and existing trees could, predominately, be incorporated within any development.

The area is set behind existing development along Lymington Bottom Road and is not traversed by any public rights of way. It is relatively discreet from public vantage points and can be assimilated into the landscape.

Access is available from numerous locations along Lymington Bottom Road. The accessibility of the site to the existing highway and surfaced footways will enable the connection of purpose designed green infrastructure (landscaped cycling and pedestrian routes) to the local area and existing facilities.

The approach to preparing the land budget plan for the site has been informed by an assessment of the relevant constraints and opportunities. It has also taken a realistic view on assumptions relating to housing density. In practice, density will vary across the site. However, at this stage, a figure of between 25 dwellings per hectare (low density) and 30 dwellings per hectare (high density) has been used. This will enable provision to be made for additional public open space within residential character area and a network of green infrastructure. In addition, space has also been included for approximately 5.5ha of formal public open space for uses such as sports pitches.

## Delivery and timescales

Redrow Homes, a national housebuilder with good pedigree of delivering strategic development, are supporting the promotion of the LDS. The area is relatively free from constraint from a delivery perspective and key focal elements, such as the Local Centre, are already well established.

The scale and scope of the proposals are achievable within the land identified, including the practicalities of delivering associated service infrastructure and providing suitable access. At this stage, based on the technical work completed, there are no constraints which would prevent delivery. This includes provisional assessments of the road network and the suitability of Lymington Bottom Road to provide adequate access.

The consolidated form and accessibility of the site from Lymington Bottom Road lends well to the delivery of the site in a phased manner with potential for two sales outlets. Based on a lead in time of 18 to 24 months for outline planning permission to be secured and a further 18 months for a phased programme of Reserved Matters Approval, it is considered that the following delivery rates are realistic:

Year	Units Completed
1	50 (25+25)
2	100 (50+50)
3	100 (50+50)
4	100 (50+50)
5	100 (50+50)
6	100 (50+50)
7	50

It is proposed that the economic development elements of the scheme come forward at an early stage of delivery. There is an existing need for new employment space within the settlement following erosion of previous employment sites. An investment strategy for early regeneration of the Local Centre is already in place and further investment will be made alongside the early residential phases.

## Meeting identified needs in a sustainable way

The Government's national planning policy says, "The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities. Working with the support of their communities, and with other authorities if appropriate, strategic policy-making authorities should identify suitable locations for such development where this can help to meet identified needs in a sustainable way."

## Supporting a sustainable community, with sufficient access to services and employment opportunities

The LDS covers an area of at least 76 acres (30.7ha) The area measurement excludes the existing Local Centre at Lymington Barn Local Centre (approx. 1ha) which is under the control of the majority landowner and would form part of any holistic approach to strategic site delivery, including further investment in the centre.

It incorporates low grade agricultural land (predominately 3b from available records) and not Best and Most Versatile (BMV) agricultural land. The land offers little or no benefit from a social, economic or environmental perspective currently and is not in productive agricultural use.

The area has a close relationship with the existing settlement boundary which adjoins to the east, with development extending the length of Lymington Bottom Road, and to the south beyond the Watercress Line. In doing so it provides a logical expansion of the existing settlement. Notwithstanding this, the range of existing land uses, including the strategic employment site at Station Approach, local centre and health facilities, within close proximity underpin the ability to build on existing assets, to the benefit of both existing and future uses. It will enable a scheme to be incorporated within the fabric and character of the area.

In essence, the development strategy and range of land uses proposed, including economic development, social infrastructure (a new primary school, recreation land and potential for a community hub), new local facilities (including town centre uses within the Local Centre) will support the existing community and underpin the integration of the new housing within it. Cumulatively, the LDS will help deliver a greater degree of self-containment and support Four Marks/South Medstead as a service centre.

## Opportunities to improve and invest in infrastructure

The LDS provides the opportunity to adopt a holistic approach to infrastructure delivery, including green infrastructure, environmental and economic gains. The approach to the LDS delivery will be to assimilate existing and proposed development, helping to support existing services and facilities, whilst also delivering extensive investment into new, contributing to the sustainability credentials of the wider settlement and its role as a service centre. In this case, the promotion of an LDS which provides the opportunity to deliver new 'walkable' neighbourhoods will be a major advantage in the delivery of a highly sustainable development. Redrow has a track record of delivering strategic scale development centred on creating a sense of place, incorporating an accessible network of multifunctional green (landscape centred) and blue (drainage and wet based) infrastructure.

The Land Budget Plan includes provision for a range of social and environmental infrastructure elements which will help to support the proposed development area but also deliver net gains for the wider settlement.

Provision has been made for a potential new Primary School (subject to discussion with the Education Authority), which will support community cohesion on the LDS, alongside supporting additional places on the roll within the wider area. Geographically, the proposed site is well located between the existing primary schools at Four Marks and Medstead respectively. Similarly, the inclusion of extensive areas of multifunctional Green Infrastructure,

public open space and potential for on-site formal recreation provision will also contribute to delivering net gains to serve both existing and future residents in the area, enhancing recreational provision, connectivity with existing services and facilities through the site.

The holistic assessment and consideration of the area also provides the opportunity to deliver a surface water drainage strategy which is self-contained within the LDS and a range of environmental net gains which will enhance biodiversity habitats, wildlife networks and species rich soft landscaping. A number of 'easy wins' will be incorporated in a joined-up approach to drainage, biodiversity and landscape strategy such as:

- Balancing ponds for wildlife – the inclusion of wet ponds rather than dry basins, as part of a drainage strategy.
- Flower rich lawns and turf – the provision of landscaped areas containing a species rich mix of flowers and grasses.
- Buffer zones and soft edges – create softer, more gradual transitions between boundaries.
- Making use of 'left over' spaces – considering the planting strategy for spaces left over in plot layouts by planting shrubs or trees (such as mini orchards), or as SuDs features instead of turfing.
- Using native species.
- Re-using excavated materials – this can create landforms which are suitable for planting, such as mounds and slopes.
- Retaining trees as focal points within the development.

## Economic opportunities

The location of land west of Lymington Bottom Road, the incorporation of the existing Local Centre at Lymington Barn and the provision of new employment land at Five Ash Crossroads will facilitate the regeneration and investment in existing economic and social assets alongside sustainable growth and further investment to underpin that growth. Four Marks/South Medstead has seen a long-term erosion of employment space and there is strong demand for new provision alongside additional housing growth.

The proposal includes provision for 2ha of new employment space (B1) alongside additional investment in the Local Centre. It is considered that some of that space will help to serve pent up demand and additional space to meet medium term needs.

The LDS will deliver a range of economic benefits by adopting a comprehensive approach to mixed use development, including but not limited to:

- Expansion of services and facilities at Lymington Barn Local Centre, in addition to existing planned and committed development, to include appropriate uses such as additional A Class uses (retail and F&B to serve local catchment with some niche provision), leisure facilities (D2, such as a purpose built gym), early years nursery (D1) and office space.
- Relocation of some existing employment facilities from Lymington Barn to the identified employment site, alongside additional employment growth and provision of new space in a rural employment hub.

- Provision of site for new primary school and community facilities.
- Deliver new housing and associated increase in household expenditure to support both existing and new uses within the Centre and wider settlement.

The approach to the economic development strategy will also enable it to be delivered at an early stage of the development.

## Opportunities for environmental improvements

The holistic assessment and consideration of the area provides the opportunity to deliver a surface water drainage strategy which is self-contained within the LDS and a range of environmental net gains which will enhance biodiversity habitats, wildlife networks and species rich soft landscaping. A number of 'easy wins' will be incorporated in a joined-up approach to drainage, biodiversity and landscape strategy such as:

- Balancing ponds for wildlife – the inclusion of wet ponds rather than dry basins, as part of a drainage strategy.
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- Using native species.
- Re-using excavated materials – this can create landforms which are suitable for planting, such as mounds and slopes.
- Retaining trees as focal points within the development.

## Creating and maintaining a quality place

The LDS will be delivered to a high standard of urban design, where possible utilising 8 Design principles that have helped shape successful communities across the country, drawing reference to the positive influences on character within the local area, including the use of appropriate materials and high-quality landscaping. It will also seek to retain existing landscape features, delivering development within a mature setting where possible, supplementing it with a detailed and complimentary strategy to deliver net gains.

At its heart, the LDS will be planned and designed to be incorporated within the existing settlement, providing opportunities to minimise the use of the private car and adopting walkable neighbourhood and garden village principles.

The delivery of a genuine mix of land uses will aid the delivery of a more sustainable place. Existing parcels within the LDS have previously been promoted for a range of uses, including the creation of a new employment hub at Five Ash Crossroads to facilitate further investment in the Lymington Barn Local Centre alongside new growth. They are not new proposals which

provide a clear indication that such uses will come forward during an early phase of delivery, supporting a well-balanced scheme and enhancing the credentials of an identified service centre, maintaining (as a minimum) its role within the District's Settlement Hierarchy in the long term.

In essence, the LDS will be planned and delivered to create a high-quality environment for people to live and play. In addition, the delivery of a coherent economic development strategy will also provide an opportunity for more people to work in the local area, supporting a more competitive and vital local economy.

In terms of housing delivery, the promotion team has gained extensive experience of delivering strategic scale development utilising good quality design principles, delivering a place people can feel proud to live. In doing so, the scheme will come forward using 8 core design principles:

1. Listen to Learn – an extensive scheme of public engagement and the involvement of the local community. Creating a scheme that will engender legacy and stewardship.
2. Keeping it local – respecting the local natural and historic environment.
3. Easy to get around – deliver integrated, forward looking and accessible transport options.
4. Places to go and things to do. A sustainable scale, supporting the necessary infrastructure for the community. Deliver a mix of uses to promote vibrancy.
5. Nature for people – generous green spaces and a healthy environment.
6. Streets for life – healthy places to live with opportunities for recreation.
7. Homes for all – a mix of high quality, distinctive homes.
8. Built to impress – great homes with a clear, distinctive identity.

## Meeting the housing needs of everyone

The LDS is capable of providing for a range of housing types, including: affordable housing (of a range of tenures), self-build, a mix of market housing and to meet identified needs for Gypsy and Traveller accommodation. The location of character areas and housing types will be identified as the masterplanning of the LDS progresses.

Providing a wide range of housing types and tenures will broaden inclusivity within the development, meeting the needs of a wide range of people. The tenures could include:

- For sale, market accommodation;
- Affordable housing for rent;
- Starter homes;
- Discounted market sale housing;
- Shared ownership homes; and
- Self-build accommodation.

## Accessing the site by walking, cycling and public transport

The location of the LDS in relation to existing employment opportunities, services and facilities, alongside the range of proposed land uses provide a realistic opportunity to promote walking

and cycling in place of short car trips, in accordance with the principles of walkable neighbourhoods set out in Manual for Streets (National Guidance).

The LDS is also well served by existing footways adjacent to Lymington Bottom Road, connecting with the wider Four Marks area to the south of the Watercress Line.

A number of opportunities exist to connect the site with Lymington Bottom Road, providing east/west connectivity as well as creating a permeable development from north to south through the scheme. Notwithstanding this, delivery will include multi-purpose green infrastructure links that will enable walking and cycling as a recreational activity, part of a comprehensive landscape strategy, rather than just for transit from point A to B, this will support the principles of delivering a high-quality space.

The area is also well served by frequent bus route along the A31, which enables access to the larger centres at Alton and Winchester, which both provide onward rail connections to London.

Supplementing existing footways and cycle routes, with new provision on site will play a central role of integrating the LDS into the existing settlement and will also provide good quality access to new social infrastructure, such as the provision of a new primary school on site.

## Local communities

### Concerns, opportunities and benefits

A number of local residents living in close proximity to the site will inevitably have concerns over proposal to promote new development. The site promotion team understand the concerns associated with new development and would work alongside local residents to minimise impacts on them during the construction phase of development.

However, the proposals are being prepared in the context of meeting identified needs for new development across the district in a planned manner. It will provide opportunity for existing local residents as well as new, including the provision of new employment opportunities, recreation options, a greater level of household expenditure to support more vital and viable local services and leisure activities. It will contribute to a greater level of self-containment within the settlement which will, in turn, provide more opportunity to access new services without the use of the private car.

The provision of new formal open space could support new sports clubs and other outdoor activities. There is also the potential to deliver a community hub if beneficial or required.

The promotion team will seek to integrate existing and new development creating a better served local community. Planning for a larger scale development provides the opportunity to deliver a greater critical mass of infrastructure, where smaller developments do little to contribute.

### Working together going forward, in an inclusive way

Effective community engagement sits at the heart of delivering good quality development and integrating that development into the existing community. It is important that existing residents, business owners and other identified stakeholders get the opportunity to inform the evolution of the development proposals to shape the LDS. This includes engagement from the outset through to completion.

An effective community engagement strategy should include:

- Direct consultation through public exhibition, providing a genuine opportunity to input and provide feedback;
- Focus group meetings with those who have specific interests, for example, community groups, sports clubs, civic groups and local businesses;
- Direct engagement with local councils and the Neighbourhood Plan Steering Group; and
- Ongoing dialogue with the Local Planning Authority.

It is not considered that a consultation or engagement strategy should be too prescriptive, as the case develops it may emerge that there is greater demand/need for specific consultation or engagement on specific elements of the scheme. In such circumstances, a Community Liaison Group may be beneficial.