

# Design & Access Statement

Orchard Gate, Dibden Purlieu



For AJC Homes Ltd

June 2022

21110-D04B



## Introduction



This Design and Access Statement has been prepared on behalf of AJC Homes Ltd in support of their planning application for the delivery of residential development on land located on Noads Way in Dibden Purlieu.

This document summarises the site's character, the design concept, and details of the proposed scheme and should be read in conjunction with the application drawings and accompanying documents. It has been produced to demonstrate accordance with the National Design Guide, NPPF and NFDC Local Plan.





## The Application & Opportunity



The detailed application comprises a development of 25 new homes, together with the provision of associated pedestrian and vehicular access, infrastructure, drainage, open space, landscaping and ancillary and related development. The site provides family homes in a variety of sizes within the defined settlement boundary arranged within a sequence of spaces addressing the key site constraints.



## I.0 Context

Image: NFDC

- I.1 Site Description
- I.2 Local Plan Policy
- I.3 Local Character & Places - Buildings
- I.4 Local Character & Places - Landscape
- I.4 Site Constraints







## I.1 Site Description



The site is a 0.9 hectare (2.2 acre) and L-shaped. The site is broadly flat and level throughout.

A detached residential property is set back, centrally within the site. There are also several outbuildings and stables associated with the site's existing equestrian use located to the rear of the house. The site benefits from a good level of screening from mature trees and hedgerows to most of its boundaries, with the exception of an area on the north-west boundary.

Vehicular access into the site is via Noads Way to the south of the site. There is a long tarmac driveway leading to the residential property running adjacent to the site's eastern boundary.

Image: NFDC



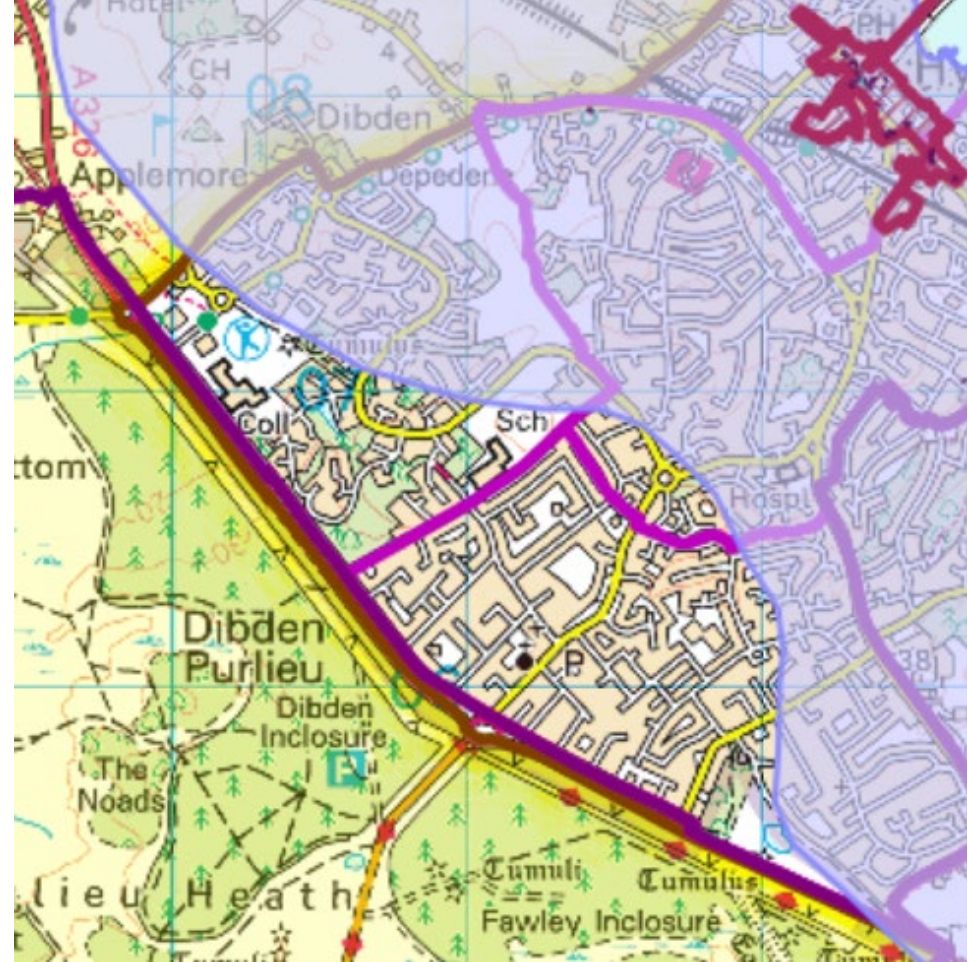
Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Development Plan for the site comprises of the following documents:

- New Forest District Local Plan 2016 – 2036 Part 1: Planning Strategy (2020)
- The 'saved' policies of the New Forest Local Plan Part 2: Sites & Development Management (2014)
- The 'saved' policies of the New Forest Local Plan First Alteration (2005)
- The 'saved' policies of the New Forest Local Plan Part 1: Core Strategy (2009)

Please refer to the accompanying Planning Statement for a detailed assessment of the Policy Context.

The site is within the defined settlement boundary, not within a Conservation Area, outside the National Park and not within an AONB. Please refer to the accompanying Planning Statement for a detailed assessment of the Policy Context.



## I.2 Local Plan Policy



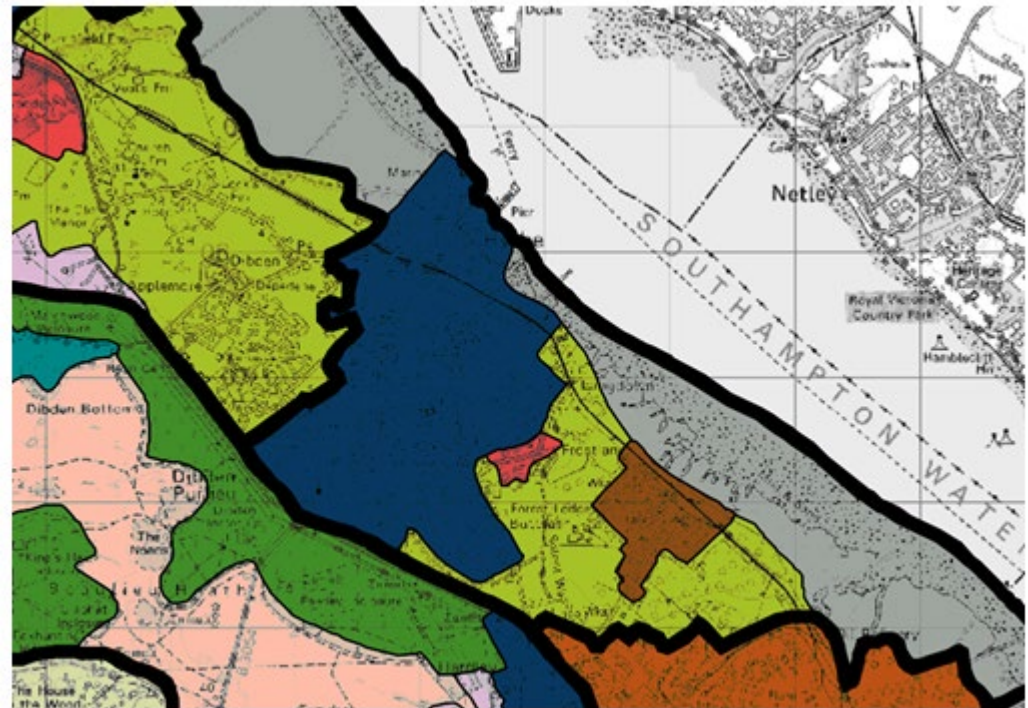


## 1.3 Local Character and Places - Buildings



The immediate built character could be said to be informed more by the substantial tree and hedgerow planting than the buildings but there is a mix of mainly two storey, suburban houses in a variety of materials and forms. Materials comprise a rich mix of brick, tile, timber and render in a variety of tones and detail.

Dibden Purlieu forms part of the 'Waterside' a ribbon of small towns the west side of Southampton Water incorporating West Totten, Hythe, Fawley and Holbury. The Waterside is one of the principle urban areas in the Authority. Much of the focus of the *Landscape Character SPG* focuses on the need to avoid development on the fringes or strategic green spaces between these settlements. The site is located within the settlement boundary area and offers an opportunity to redevelop an infill site in one of the Authority's less sensitive landscapes.



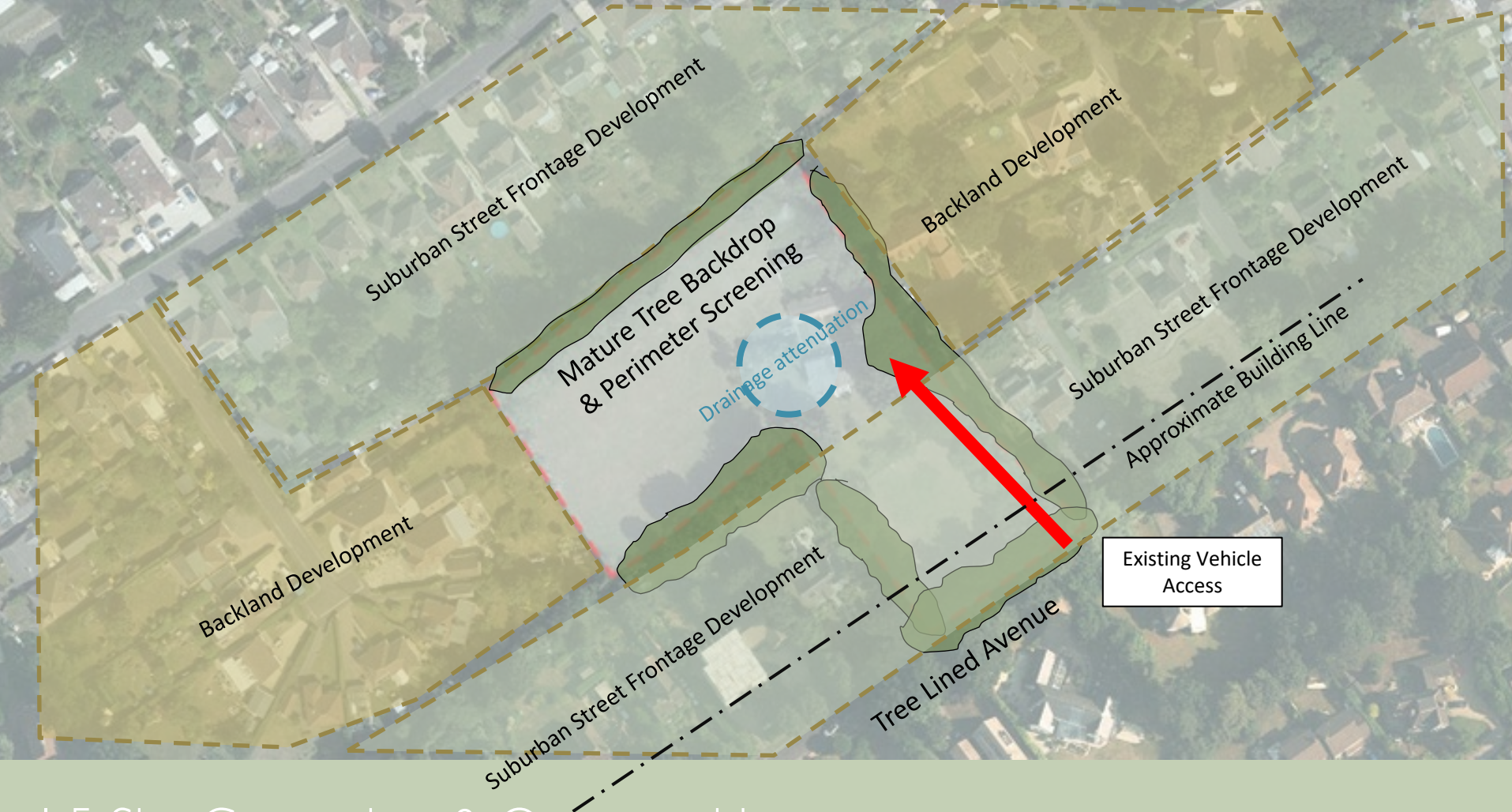
Extract from the Landscape Character Map

## 1.4 Local Character and Places - Landscape



NFDC has a *Landscape Character Assessment SPG* (July 2000) which subdivides the district into Landscape Character Areas. The site is categorised as an 'Urban Area' which is defined as '*Dense urban areas which are not an integral part of the surrounding landscape, as a result of their size or form, have been given a separate category. These tend to be large settlements which are inward looking towards a town centre and which have a large area of residential development around their core which acts as a barrier between the town centre and surrounding landscape.*'





## 1.5 Site Constraints & Opportunities

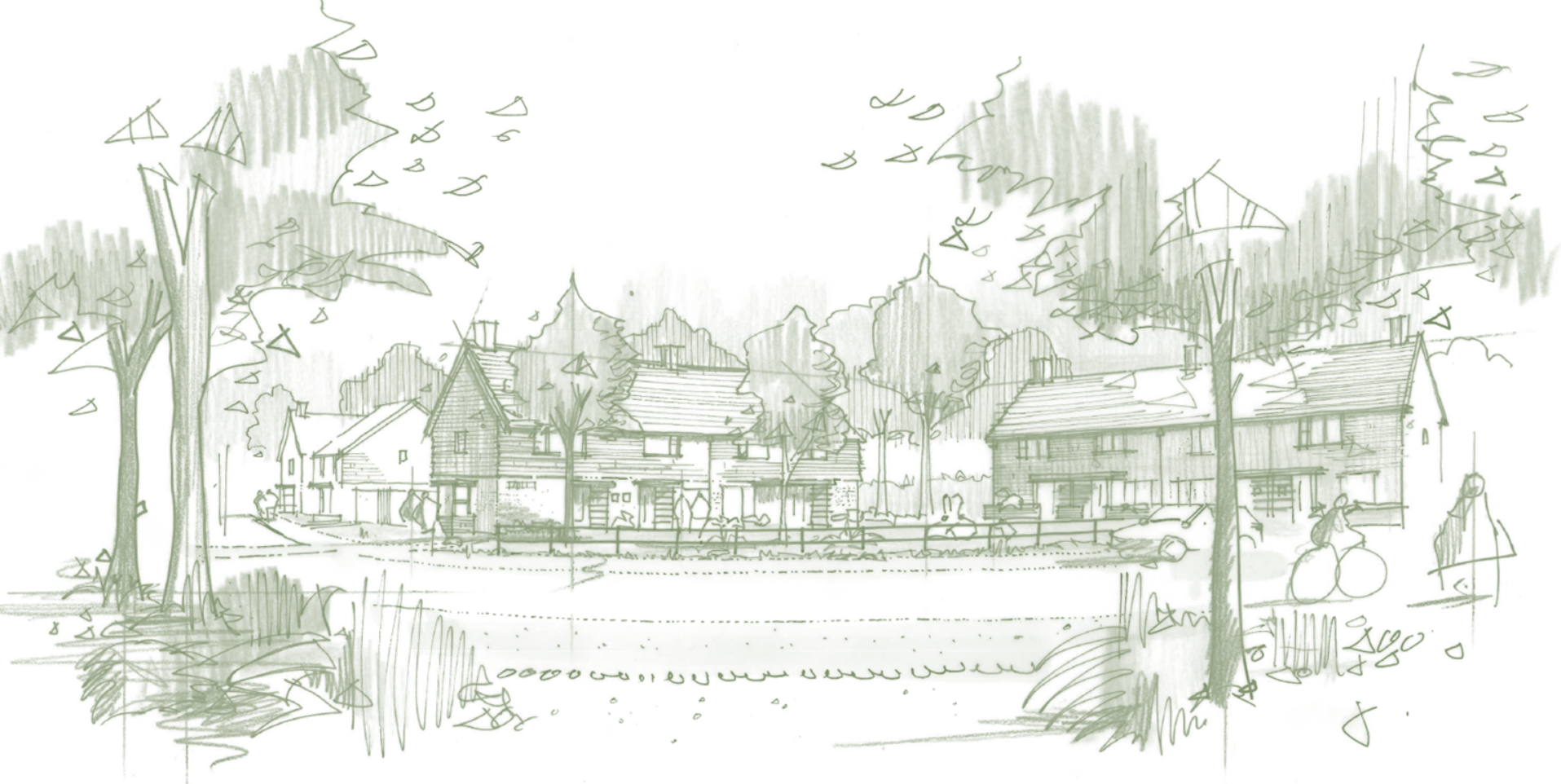


The diagram above illustrates some key development constraints and opportunities. The site is surrounded by existing development but the character and density varies, its immediate surrounds can be subdivided into two broad character types however;

- A suburban street frontage comprising the larger detached properties on Noads Way and Lime Walk that are a mixture of bungalows or 2 storey houses.
- Historic back land development such as Lime Close comprising of smaller detached bungalows built at a higher density.

There is a good level of screening from mature trees and hedgerows on most of the site's boundaries, with the exception of an area on the north-west boundary which does not benefit from any formal boundary treatment and allows largely unconstrained views into the rear gardens of Lime Close. The proposal provides an opportunity to enhance and infill the gaps in the screening creating a self-contained site with limited visibility from the wider area.

There are opportunities to retain the existing mature tree planting, create a discrete development and reinforce the street scene.



## 2.0 Proposals



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- 2.2 Design Development - Refinement
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Lack of relief in streetscape  
(repetition of forms)

Parking dominating frontage

Awkward relationships  
between dwellings

Street dominated by car  
parking

Electricity substation within  
public domain

Triple-banked parking  
impractical and remote from  
dwelling

Generally the lower density  
was supported but detailed  
concerns over layout



Lack of space between  
dwellings for transit of bins  
and bikes

Street planting compromising  
parking spaces

Bicycle storage not catered  
for

## 2.1 Design Development – Pre-Application Layout



An outline application for 37 dwellings was refused by NFDC in 2021. Revised proposals for a reduced number of dwellings were drafted and a pre-application submitted to the council at the end of 2021. The applicant met with the Council to discuss a preliminary layout for 25 dwellings in early 2022.

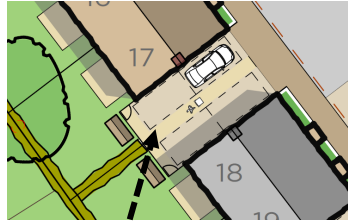
Concern was expressed about certain aspects of the layout and design and these are summarised above. The proposed design seeks to address these concerns through a refinement of the layout

Dwellings relocated to offer relief in the street scene with a garden wall and verge

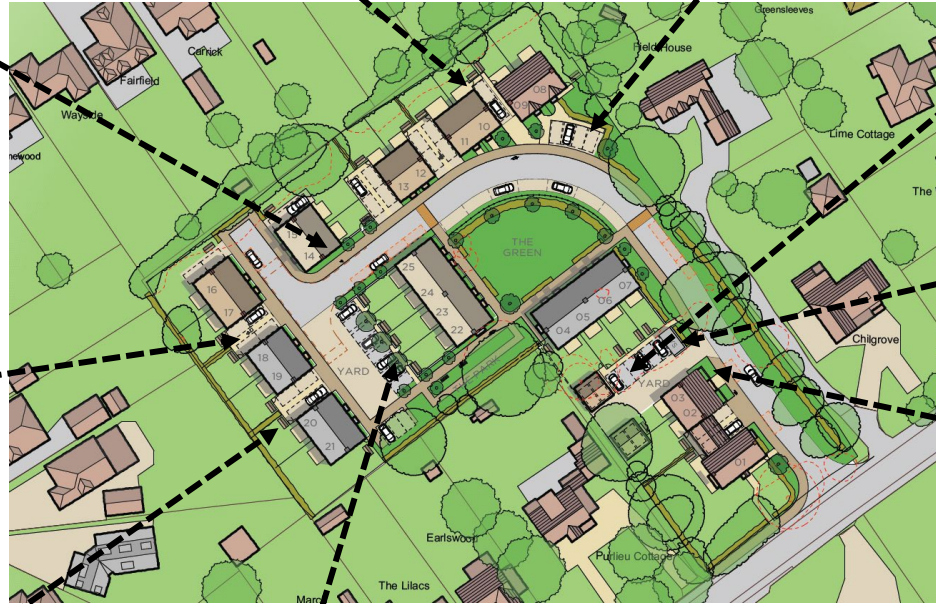
Traditional relationship between dwellings

Parking moved away from house frontage and visually contained by planting

Parking contained within 'yard'



Parking areas widened between dwellings to allow for practical transit of bikes/bins



Substation 'hidden' behind brick garden wall

Wide grass verges to entrance street

Bike stores to all dwellings and rear access catered for

Street planting to rear of parking spaces

Bicycle Storage for all house

## 2.2 Design Development – Refinements



The proposed layout is the result of an evolution following the dialogue with NFDC development control. The above diagram illustrates some of the refinements introduced to improve the streetscape, spaces and practicality of the development.



The site provides family homes in a variety of sizes within the defined settlement boundary arranged within a sequence of spaces addressing the key site constraints and opportunities:

A masterplan has been prepared for the site (shown right) which demonstrates the potential to deliver new homes for the community through a sensitively integrated pattern of dwellings.

The proposal delivers 25 new dwellings to accommodate a range of housing needs and encourage a sense of community. This includes the following mix of homes:

- 4 x 2 bed houses
- 17 x 3 bed houses
- 4 x 4 bed houses

The site layout also achieves the following:

- Retention and augmentation of trees and hedgerows
- Private amenity space for all dwellings
- 2 areas of public open space
- Opportunities for biodiversity net gain



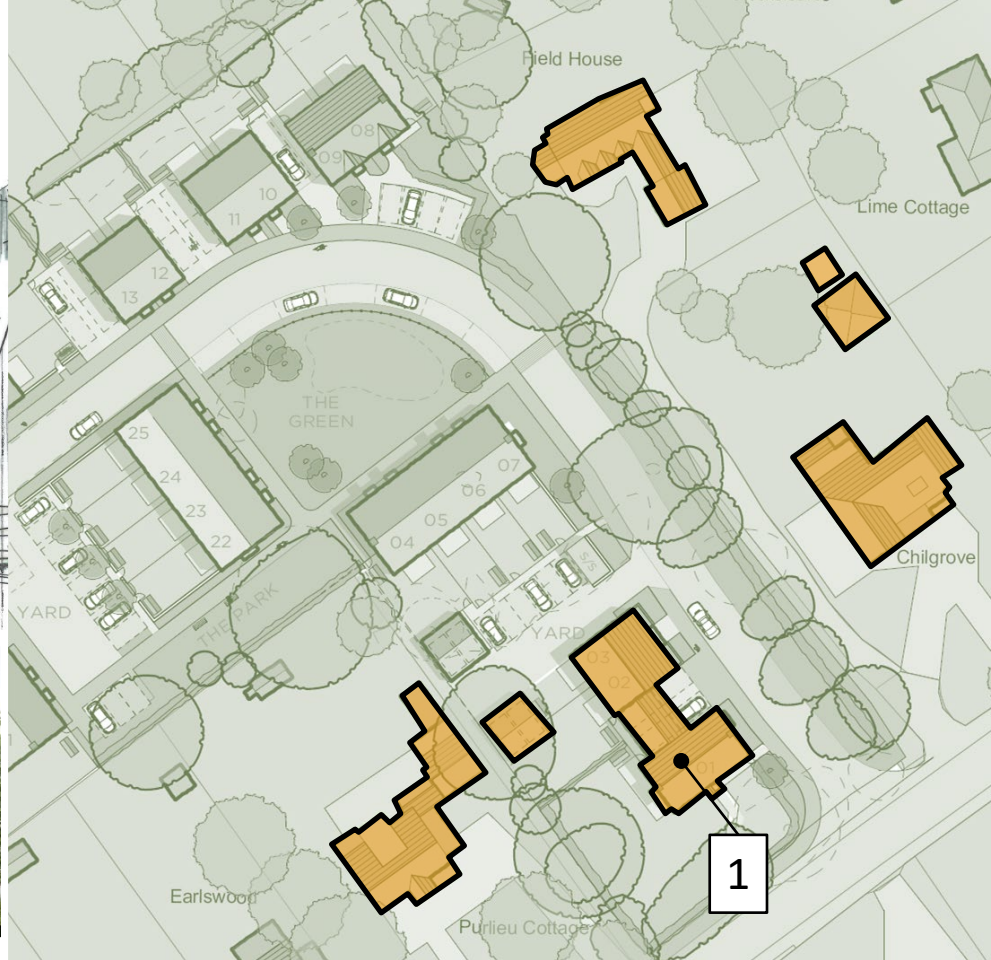
## 2.3 Uses



## 2.4 Dwelling Mix

The proposed mix of dwellings is illustrated above.





## 2.5 Identity (Noads Way Streetscene)



The site presents a wider frontage than many of the adjacent plots to Noads Way. The front of the site will remain well screened by the existing trees and any replacement planting. A link detached dwelling, with similar dimensions to the nearby detached properties is proposed on the existing building line, set back 14 metres from the frontage. This ensures that the landscape remains the site's dominant feature when viewed from Noads Way. The proposed layout then utilises the self-contained nature of the site to increase the density of development in areas that are less visible from the streetscene.



## 2.6 Built Form Proposed – Character Sketch I – From Noads Way



A single house is presented to Noad's way to integrate with the prevailing character of the road. It is designed with simple but formal, traditional detailing: a red brick porch, painted brick walls under a tiled roof with expressed barge rafters.

A grassed verge in front of the new homes helps create a semi-rural character. Retained trees are set within a wide planted margin and low timber posts echo detailing found in the nearby forest edge.

Bay windows, low front garden walls and sheltered porches add interest and help natural surveillance of the street. A pair of gabled cottages can be viewed deeper into the site, referencing local traditional forms.





## 2.7 Built Form Proposed – Character Sketch II – The Green



The green is a focal space with a distinct, parkland feel. A pair of simple terraced cottages look over it and address this safe and car-free environment. This will be a place to meet, play and engage in communal activities. The green is enhanced by new tree planting and contained by an estate railing.

The cottages have defensible front garden spaces, sheltered porches and footways to the front and rear for bicycle/bin access. The palette of materials comprises timber boarding, painted brickwork and red brick with a mixture of low brick walls and railings. They have traditional forms but it is envisaged that the detailing (large windows for natural daylight, modern porches and crisp detailing) will be contemporary and simple.





## 2.8 Built Form Proposed – Character Sketch III – The Park



The Park is a linking, pedestrian space providing opportunities for biodiverse planting and ecological features. It is an extension of the green but helps provide pedestrian permeability to the development and make quick connections between neighbours.

The space is passively surveyed by the new dwellings with bay windows looking into this attractive space. Robust garden walls provide security and privacy whilst giving the space a 'walled garden' feeling. Simple landscape features such as benches and posts provide places to meet or play. This is an area where there are no cars; the feeling is open and safe and not an 'alleyway'.

The existing trees will provide instant maturity to the space.





## 2.9 Built Form Proposed – External Form



The proposed dwellings are two storeys and comprise a palette of clay brick, painted brick and weatherboarding. The forms reference the simple, traditional forms locally but also present a modern, rural interpretation of forms and features found both within and on the edge of the forest. The detailing picks up on elements found within the older areas of the settlement and provides dwellings that are simple but with a strong individual character.



Street Elevation B-B  
1:200



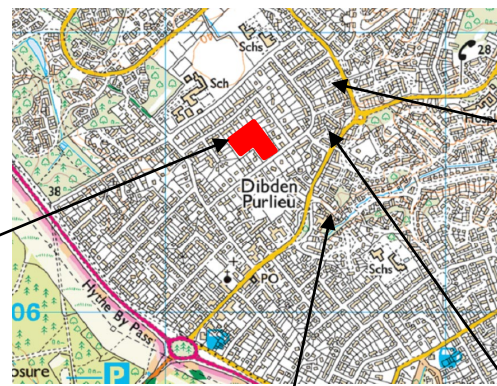
Street Elevation C-C  
1:200

## 2.10 Built Form Proposed – Street Elevations



The above street elevations illustrate variety, interest and relief in the streetscape. New street planting augments the existing mature wooded landscape. Common detailing is present throughout the layout to present a coherent and legible design that is locally distinctive.





Braehead - 32 dwellings per hectare



Amberslade Walk - 26 dwellings per hectare



Noad's Close- 24 dwellings per hectare

## 2.11 Built Form Proposed – Density



The proposed layout represents a density of approximately 22.5 dwellings per hectare. Whilst the immediate prevailing density is lower, the perimeter road layout in a urban block with direct access is not comparable to the peculiar nature of the backland and enclosed site. Nearby developments on Amberslade Walk, Noad's Close and Braehead illustrate higher densities within wooded areas. There are also many more higher density developments nearby but perhaps not comparable due to the use of apartments and lack of tree constraints.

The maximum height is two storeys with the dwellings arranged to respond to the site access, topography and character of the surrounding area.



## 2.12 Built Form SHLAA



The NFDC Strategic Land Availability Assessment (SHLAA) (October 2018) identifies the site as having potential for development. The site is identified as SHLAA\_HYT004 and with an estimated capacity of 14 units (gross). We are of the view that this could comprise an underdevelopment of the site, delivering only large detached properties.

The housing needs assessment submitted identifies a need for smaller family housing which this development provides. The figure ground above shows that the proposed development is similar footprint to 13 modest detached properties.





## 2.13 Homes & Buildings – Neighbour Amenity

The proposed layout retains good separation distances between the proposed houses and the existing properties on Noads Way, Lime Close & Lime Walk. This will ensure a high level of privacy to neighbouring properties.

The proposed dwellings have been configured within the site to allow for appropriate back to back distances (the closest distances are illustrated above). Whilst there is an element of mutual overlooking it is commensurate with a suburban environment.

### Access

Existing vehicular access to the site is via Noads Way, and the proposal looks to retain this access. A Transport Statement prepared by Bellamy Roberts details how the access has been designed in accordance with the traffic speed limit and accords with the standards of Manual for Streets (MfS). Swept Path Analysis confirms that access for refuse, fire tender and service vehicles can be made conveniently and safely.

### Parking

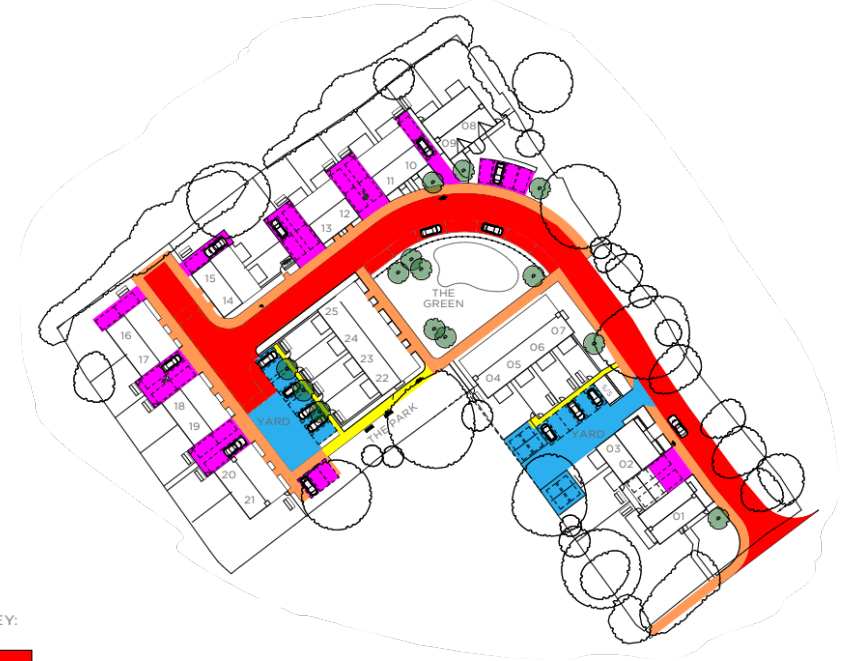
The application proposes 56 car parking spaces plus informal on-street parking. The car parking spaces have been positioned in a mixture of on-plot (driveways), within courtyards (allocated, unallocated and visitor parking), and on-street visitor parking.

Section M3, paragraph 86, of the National Design Guide states that:






*'Well-designed parking is attractive, well-landscaped and sensitively integrated into the built form so that it does not dominate the development or the streetscene. It incorporates green infrastructure, including trees, to soften the visual impact of cars, help improve air quality and contribute to biodiversity. Its arrangement and positioning relative to buildings limit its impacts, whilst ensuring it is secure and overlooked.'*

On-plot parking has been used wherever possible however this is supplemented by a series of yards addressed by the cottages, which reflects the intended semi-rural aesthetic. Parking spaces have the benefit of natural surveillance from the adjacent buildings and to ensure parked cars are more secure. The Site Plan demonstrates that there are opportunities for additional trees and landscaping in the parking area and the streetscene which will break up the hardstanding and ensure that cars are not visually dominant, as well as enhancing biodiversity.

Secure cycle storage will be provided within the garden area, providing residents with easy, convenient, access.



#### KEY:

	Adopted Highway
	Adopted Pavement
	Non-adopted Pavement
	Non-adopted Parking Court
	Private Drive

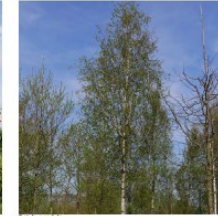
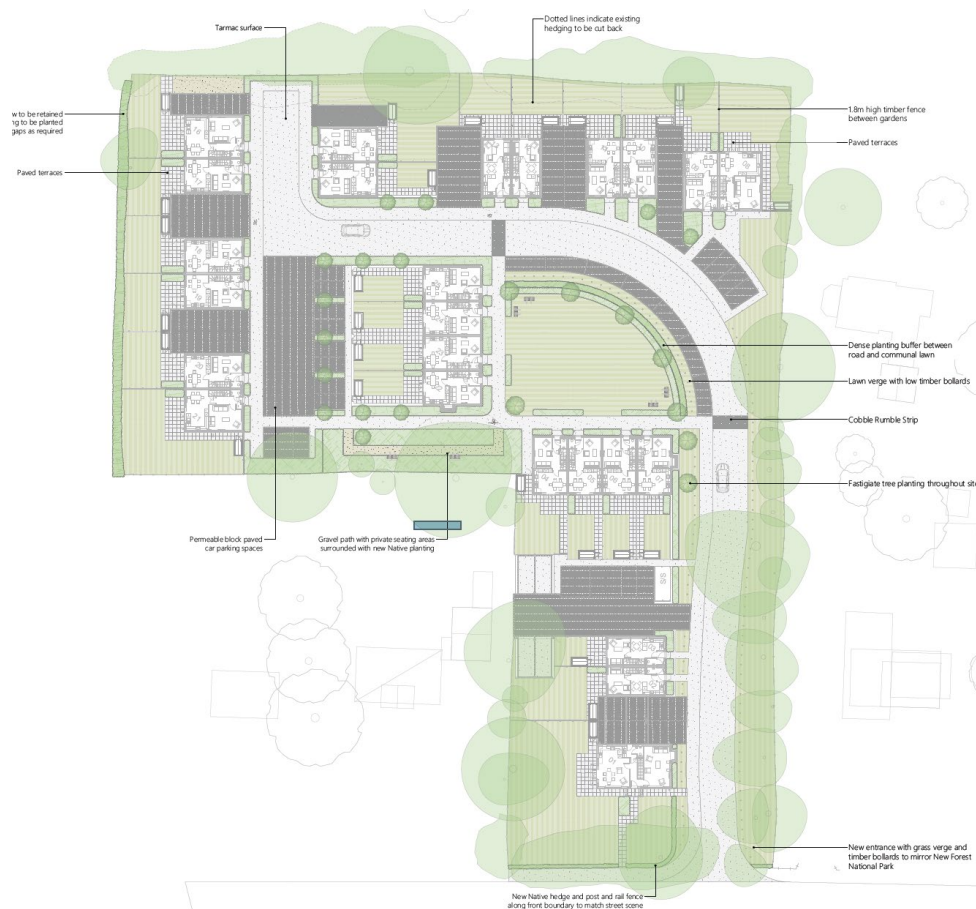
## 2.14 Movement

### Modes of transport

Section M2, paragraph 83 of the National Design Guide, advises that: *'In well-designed places, people should not need to rely on the car for everyday journeys, including getting to workplaces, shops, school and other facilities, open spaces or the natural environment.'*

The site is in a sustainable location positioned just 500m away from the centre of Dibden Purlieu. Residents are within walking or cycling distances of local shops, schools, services and public transport facilities. A bus stop is located within 300m and provides services to many of the surrounding villages and towns as well as Southampton City Centre.





## 2.15 Public Spaces and Landscape



The site has been developed to provide two areas of public open space - one being located adjacent Unit 22 and the other, more centrally, adjacent to units 04-07 and 22-25.

These areas of public open space are envisaged to function as village greens affording residents and the general public attractive spaces that support and encourage neighbourly interaction and foster community cohesion. Both greens will also benefit from natural surveillance from adjacent properties and will accordingly feel safe for people who occupy the buildings around them, and also for visitors and passers-by.

A landscape scheme has been prepared by The Landscape Service and is included with the application.

Biodiversity Surveys have been carried out by Abbas Ecology (updated by Cherry Tree Ecology) and the findings are embodied in the layout. The site comprises mainly grassland areas which have been heavily grazed by horses with patches of bare ground and with poor species richness. The site benefits from perimeter screening from mature trees and vegetation to most of its boundaries, however there are gaps in several areas and screening is notably absent to the boundary with the rear gardens of Lime Close. There is significant scope for biodiversity net gain on site, by filling in the gaps in the existing screening with tree and hedgerow planting incorporated into future landscaping proposals, creating a green corridor around the perimeter of the site.

A *Tree Survey and Arboricultural Impact Assessment & Method Statement* has been carried out by Treework Environmental Practice and has identified that a significant proportion of the trees on the site are non-native species and that a good number have limited lifespans due to poor morphological conditions, and in several instances felling is recommended. The root protection areas have been considered in the site layout with dwellings orientated to respect the tree constraints (such as shading and leaf fall and honeydew sap). It is clear however that the trees on site would benefit from a management plan and there is abundant scope on site for replacement tree and hedgerow planting. This would both augment canopy cover and provide a green corridor around the perimeter of the site, enhancing biodiversity. It would also future proof the contribution of the site to the sylvan character of area.



## 2.16 Nature





**Passive Design** - The proposal has been orientated to maximise solar gain while still being mindful of the planning constraints on site (impact on neighbours, protected trees etc.). It is envisaged that all properties can benefit from a generous level of glazing allowing a high level of natural light, commensurately minimising the need for artificial light.

**Building Fabric** – It is intended that overall construction of the units will follow a 'fabric first' approach by enhancing the overall individual 'U' values through the specification of thermally efficient materials. In conjunction with the enhancement of the building fabric, improvement to the detailing and air tightness of the building will also be considered in all subsequent Reserved Matters submissions. Consideration will be given to utilising whole house heat recovery technology to reduce heating demand.

**Water Use** - The proposed development will be constructed in accordance with the standards for domestic properties in Part G of the Building Regulations. Consideration will be given to measures that reduce the water usage further such as more efficient kitchen and bathroom fixtures, fittings and appliances.

**Renewable Energy** - consideration will be given to the generation of renewable energy needs for the proposed dwellings through a combination of photovoltaic technology, solar panel technology and heat pumps. The use of biomass technology is not considered appropriate for this site.

## 2.18 Resources (Energy Efficiency)







## 2.19 Lifespan



The proposed development will engender a high quality of life for its future residents. It provides smaller family houses to meet local needs within walking distance of shops, services and public transport facilities.

The site layout brings a substantial proportion of the mature trees into the public realm and facilitates neighbourly interaction via the 'village green', giving residents a sense of ownership and community.



## Conclusion



The site layout has been carefully considered to provide a range of distinct and locally responsive places. The mix of dwelling types and tenure is aimed at meeting local needs while establishing a thoughtful palette of building forms and materials that will quickly settle into the townscape.

Note: Images used in the document are either illustrated or produced by Morgan Carey Architects unless noted.