

# Welcome

Taylor  
Wimpey

## Final Phase of the Augusta Park Development, East Anton

**Thank you for taking the time to visit our public exhibition today.**

Following refusal of the previous planning application, we are engaged in discussions with Test Valley Borough Council as we prepare a new planning application for the site. These plans are still evolving, but this exhibition gives you the chance to view and comment on the emerging revised proposals for the final phase of the East Anton development.

Feedback provided today and through the feedback forms will be taken into consideration as we progress towards submitting a revised planning application.

We have brought along members of our project team today to answer any questions you may have on the proposed scheme.

### Please let us know what you think...

After looking through the materials on display, please complete a feedback form to let us know what you think. If you do not have time today you can also complete the feedback form online or return the form via post. Please ask a member of the project team for a stamped addressed envelope.



**Scan QR Code  
to visit our  
website**



*All images, maps and drawings shown are still being refined and could be subject to change.*



# Site Context and Considerations

This site represents the final phase of the East Anton development and sits at the centre of the East Anton community.

The East Anton Major Development Area (MDA) was granted outline planning permission in 2008, to deliver circa 2,500 homes, schools, local centre uses and associated open space/play facilities. With the MDA almost entirely built, a new community has been created in this part of Andover, supported by the necessary local infrastructure.

## Surrounding area

The proposed development site covers an area of approximately 4.57 hectares (11.27 acres). To the south of the site is the YMCA nursery and Endeavour Primary School; to the east/north-east is Finkley Farm Road and residential properties; to the west/south-west is Dairy Road and residential properties; and, to the north is open parkland, a playground, outdoor sports court and Smannell Road.



There are some key considerations that need to be taken into account when developing a proposal for this site:

- Physical and visual connections to the wider Augusta Park
- Vehicle access
- Creating a street presence on Dairy Road and Finkley Farm Road without direct vehicle access to dwellings
- New buildings close to the nursery, sports centre and play area
- Varying levels across the site



# Previous Planning Application

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## A planning application was submitted in October 2021.

The proposal was for:

- 130 homes - a mix of 1 and 2 bedroom apartments as well as 2, 3 and 4 bedroom houses, including shared ownership and affordable housing for local people
- 375sqm retail store
- Areas of open space running through the heart of the site providing pedestrian/cycle connectivity

This application was refused by Test Valley Borough Council in March of this year. The following is a summary of the key concerns raised by Planning Officers / Planning Committee:

- Absence of railings to discourage parking on Dairy Road and Finkley Farm Road
- Not enough visitor parking spaces
- Some designated parking spaces too remote from the dwellings
- No private amenity or balconies for apartments
- Large areas of hardstanding due to parking courts
- Opportunities for crime and anti-social behaviour due to design and layout
- Choice of materials, particularly render
- Concerns about the proposed drainage basin
- Open space did not meet specific policy requirements

— Site Boundary (4.5635ha)



October 2021 application scheme



# Revised Concept Layout/ Opportunities

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In reviewing the approach to the site, we revisited the opportunities that development of the site presents and these are shown below.



Some key principles that have informed the emerging site layout are as follows:

- Minimising parking to the rear of properties and large parking courts
- Open space to be free from uneven drainage features and removal of the drainage basin from the Smannell Road open space (subject to further technical work)
- Introduction of an East-West tree lined street
- Review of eastern site access position and the need for an additional access off Dairy Road
- Review of on-site open space and function (e.g. play opportunities, landscaping etc.)
- Relationship of dwellings with Finkley Farm Road and Dairy Road to avoid parking on main roads and pressure on existing street trees
- Review of the approach to site levels
- Relationship to the proposed indoor sports facility

All images, maps and drawings shown are still being refined and could be subject to change.



# Emerging Site Layout

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**The emerging plans seek to create a landscape link through the heart of the site to allow connections to the school, nursery and future sports facility, whilst delivering high quality homes that will contribute to affordable housing need and provide choice for local people.**

A summary is as follows:

- Approximately 115 high-quality homes, with a mix of 1 and 2 bedroom apartments and 2, 3 and 4 bedroom houses. The majority of the houses will be two storey, with a mix of detached, semi-detached and terraced designs.
- 40% affordable housing
- Car parking spaces for residents and visitors to meet TVBC parking standards
- Large areas of landscaped public open space
- Spaces for social and recreational activities
- High-quality design which reflects the local character
- Creation of a small community hub on Dairy Road – comprising the existing nursery, indoor sports facility (separate planning application being discussed with TVBC) and the proposed retail convenience store.
- Easy access to existing public transport links, including bus stops on Finkley Farm Road and Dairy Road which are less than a 5-minute walk from any part of the site.



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# Landscape, Ecology & Drainage

The emerging scheme seeks to maximise the landscape and ecological opportunities for the site.

## Landscape and Open Space

Ensuring our residents and the local community have access to landscaped open spaces is a key consideration. We are proposing a large area of green open space that runs through the heart of the site.

The north-south corridor of open space will provide an attractive landscaped route to the school, nursery and future sports facility, alongside offering opportunities for children’s play and other social interaction.

Additionally, there will be a large area of open space to the rear of the future sports facility, a smaller area of open space fronting Finkley Farm Road and a tree lined street running east-west through the site.



## Ecology

There are also opportunities to enhance the site for local wildlife. Preserving and enhancing local wildlife is a key consideration when we plan and build developments. Within the development we will introduce hedgehog highways, bug hotels, bat boxes and create other opportunities for biodiversity enhancement through the open space design and planting.



## Drainage

We are currently reviewing the approach to drainage. Subject to further testing, we are hoping to revert to site drainage being based on soakaways like the rest of the Augusta Park development which will remove the need for the basin and swales, and allow for more usable open space.



# Accessibility, Connectivity and Parking

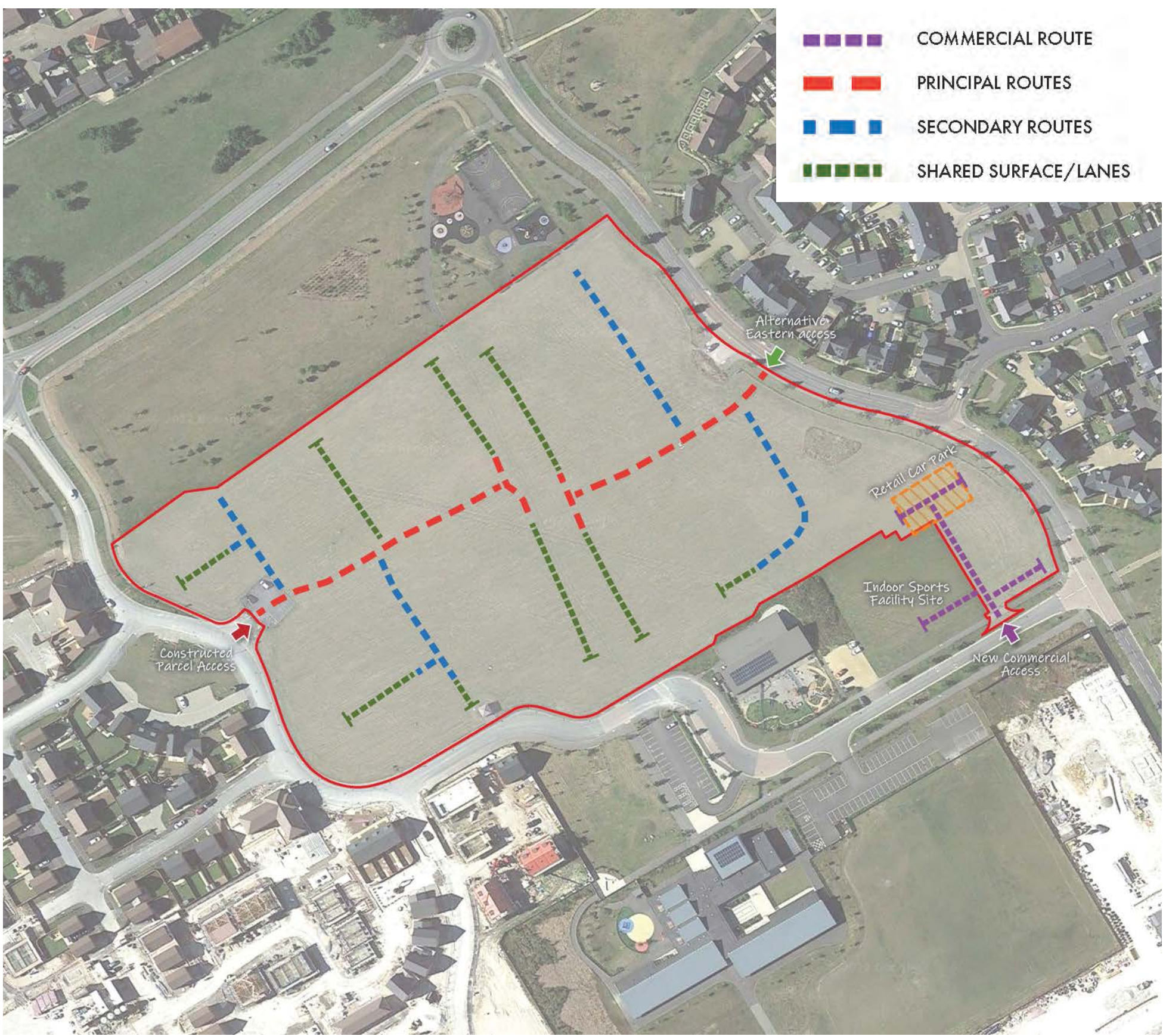
## Accessibility/Connectivity

The emerging proposals seek to place connectivity at the heart of the scheme, both in respect of local journeys within Augusta Park and travel further afield.

The central open space and east-west street provide the key pedestrian and cycle routes to encourage sustainable travel to local facilities (nursery, school, future sports centre, local shop etc.) and further afield.

Links through the site to the existing bus stops on Finkley Farm Road and Dairy Road mean that bus stops are located less than a 5-minute walk from any part of the site.

Vehicular access is proposed through two primary access points: one off Dairy Road and the other off Finkley Farm Road. An additional access off Dairy Road is proposed to serve the retail unit and future sports facility.



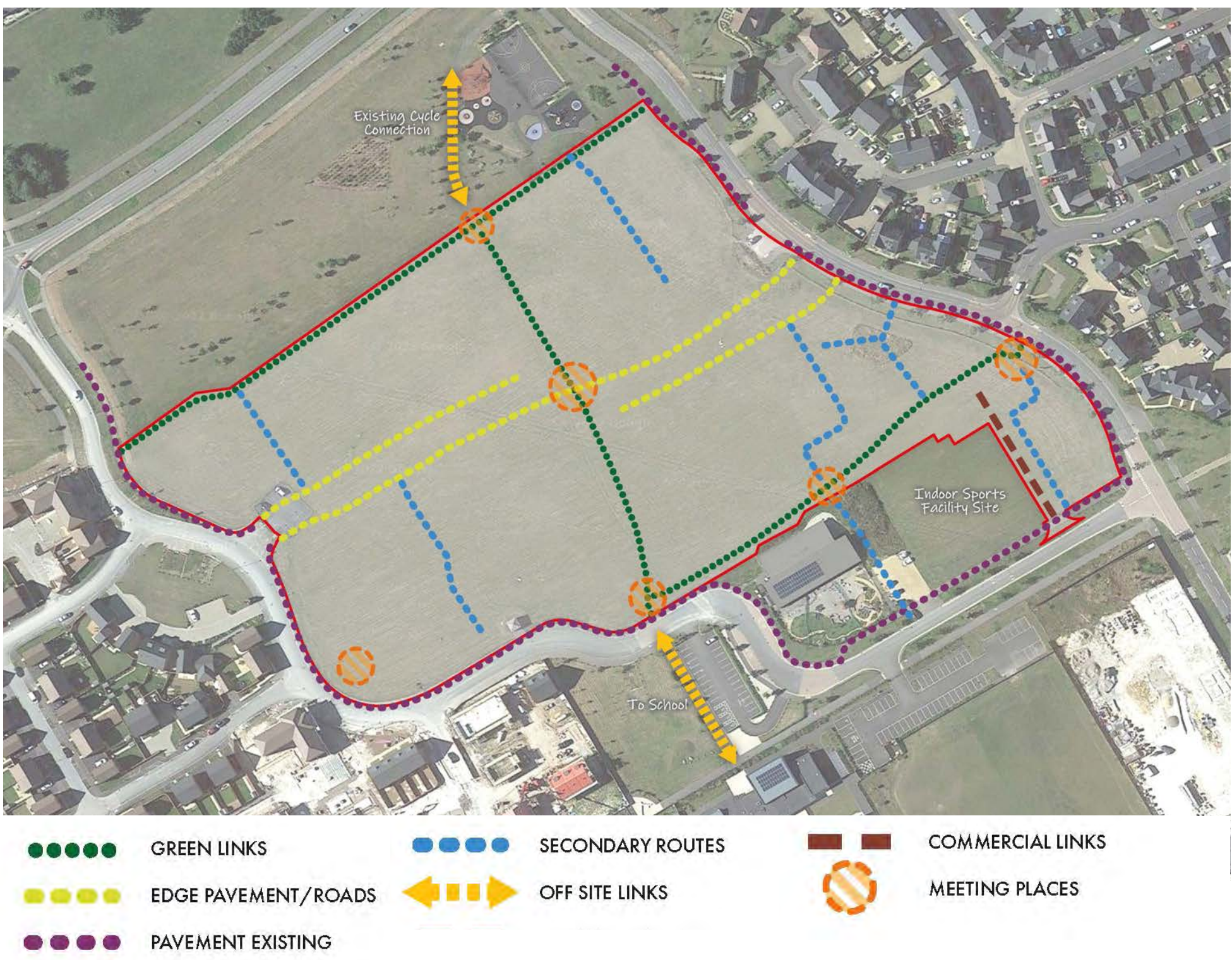
## Car and Cycle Parking

Residential parking for cars (including visitor spaces) and bikes will be provided in line with Test Valley's parking standards.

Parking spaces will be designed to meet adopted standards to ensure they are usable and additional parking pressure is not placed on the surrounding area.

Cycle parking will be provided outside the proposed retail unit and in future alongside the indoor sports facility.

We are currently reviewing the necessary car parking provision for the retail unit based on parking demand from other shops in the local area.





# Design, Materials and Sustainability

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## Design and Materials

The proposed development will incorporate a material palette that reflects the wider East Anton community. These materials are still being discussed with the Council, but we are currently proposing the use of red brick, red multi brick, and white weatherboarding across the site. A darker weatherboard is being considered for the retail unit.



## Sustainability

As part of the proposed development we will be utilising measures that reduce carbon emissions and contribute to stopping climate change. Examples include the following:

- Electric vehicle charging
- Solar panels
- Enhanced glazing
- Enhanced insulation
- Waste water heat recovery
- Flue gas heat recovery





# Thank You & Next Steps

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**We hope you have found this public exhibition useful and informative.**

Please do talk to us and ask any questions - we are here to help and would very much like to hear your views.

## Next Steps



Please leave your comments on our proposals shared with you today by completing our feedback form and post in the boxes provided. You can also complete this form online by visiting our website or scanning the QR code below.

If you would prefer to take the form away with you, please ask a member of the team for a stamped addressed envelope.

In order for us to consider all the feedback, we need to set a deadline for your form to be returned to us by **Friday 13th May 2022**.

Over the next few weeks, we will analyse and discuss all your comments and suggestions and these will be considered as we progress toward the submission of a planning application in the summer.

**Thank you for attending today.**

If you require further information, please contact:

Kate or Ruby



**0207 446 6837 or 0207 446 6812**



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or visit our website: **[www.taylorwimpey.co.uk/new-homes/andover/parcel-l2-at-augusta-park](http://www.taylorwimpey.co.uk/new-homes/andover/parcel-l2-at-augusta-park)**



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