

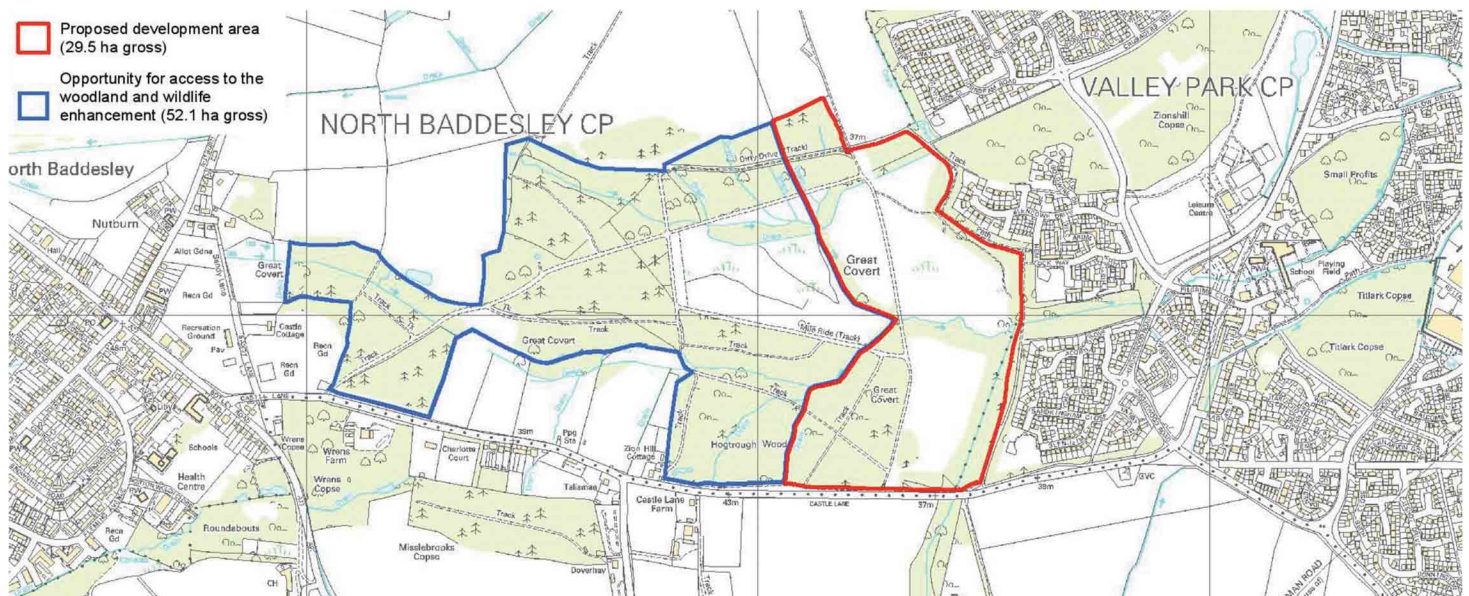
# Welcome to our public exhibition

This exhibition gives you the chance to view and comment upon our emerging proposals for woodland, wildlife and recreation enhancements at Great Covert, which can only be delivered alongside the provision of new homes. This is an exciting development

opportunity which can greatly benefit the local community.

Following this exhibition we will start the process of drawing up a planning application for our proposed development. This public consultation gives you the chance to help us shape the final scheme by providing your feedback.

All comments will be taken into consideration as we finalise our development masterplan and proposals for the woodland enhancements before submitting our planning application to Test Valley Borough Council in the near future.



## About the site

It is a privately owned greenfield site, with areas of ancient woodland which will be retained and enhanced as part of our scheme. The site is bordered by Castle Lane to the south, and by existing residential properties off Knightwood Road, Chandler's Ford, to the east. The Sandy Lane recreation ground, North Baddesley, lies to the west, while farmland is located to the north.

The proposed development site (outlined on the map above) covers an area of approximately 80 hectares, however the vast majority of the site will be left undeveloped. The undeveloped area will:

- Secure the long-term physical and visual separation of North Baddesley and Chandler's Ford (the local gap)
- Be available for public access, providing local walks
- Be positively managed to improve the woodland and biodiversity

**Only around 12 hectares of the site will be set aside for residential development, to help meet local development needs, and associated open space.**

There is a housing supply shortage within the borough and this site represents an opportunity to address this shortfall more quickly and effectively than relying on the other sites being considered for residential development by the Borough Council through its emerging Revised Local Plan.

## Key Facts:

Opportunity for new public recreation space

Woodland and wildlife enhancements

Approximately 300 homes

Address a shortfall in local housing supply

Retention of the North Baddesley and Valley Park Local Gap

Sustainable extension to Valley Park/Chandler's Ford



## Information about the site we need to take into account

Before we start designing a new scheme, we complete an assessment of the site and the surrounding area as they are at the moment. We record those features we will need to take into account in our design. The key relevant considerations, whether they fix the way our scheme will have to be designed or give us a real opportunity to make the most of a particular feature, are shown here.

### Constraints plan

Below is a plan indicating many of the site-specific considerations.



### Our key design objectives:

Respecting and enhancing the ancient woodland

Retaining existing mature/notable trees within residential development area

Maintaining the North Baddesley – Valley Park local gap

Providing mitigation for wildlife including reptiles and nightjar identified at the site

Providing public access into the woodland (woodland pathways and trails)

Making a feature of the existing watercourse/ditch running through the development area

Providing a safe and suitable vehicle access to and within the development

Reflecting the sylvan character of the neighbouring community (homes nestled in the woodland environment)



# About our proposals

## Ancient woodland enhancements

There are three over-arching elements to the proposals:

- Residential development
- Woodland restoration and management
- Recreational public access to what is now private land

The proposed residential development envelope has been identified and defined by the project’s arboricultural and ecological advisors following a detailed assessment of the area. It is mainly located within areas that have recently been clear-felled of conifer plantation.

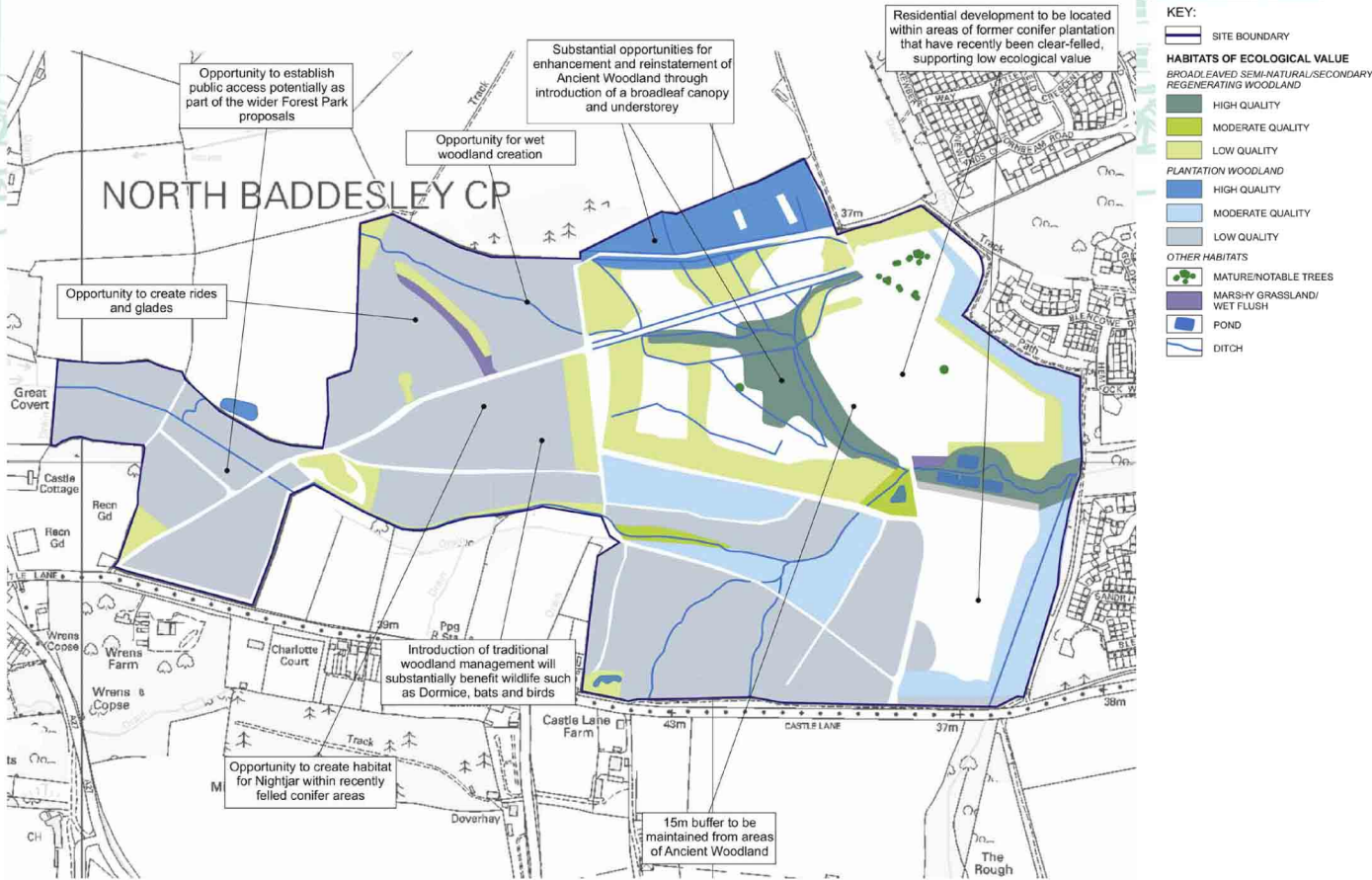
A small additional area of conifer plantation would also be felled for development; the trees concerned are ready for harvesting anyway.

The condition of the majority of the woodland is poor. Much of it comprises conifer plantation that it is not economical to harvest except in a high-impact way: this would be inappropriate for an ancient woodland site. The retention of conifer plantation past its ‘fell-by date’, especially where this has been under-thinned, increases the risk of widespread windthrow. This problem is already happening in several woodland compartments.

**Without a significant investment in woodland management, the quality and biodiversity of the woodland will decline substantially in the short to medium term.**

Funded by the new housing, the second element of the proposals is the implementation of a restoration and long-term management plan, with the objective of a phased conversion of the conifer plantations back to broadleaved woodland over 50 years. This management plan is being drawn up in close consultation with the Forestry Commission, and will conform to its best practice model for the restoration of replanted ancient woodland sites.

The proposals would deliver managed public access into the woodland, so as to address the increasing under-provision of green space in the locality. This would take the pressure off nearby sites of higher sensitivity, for example Emer Bog and (further afield) the New Forest, whilst also delivering a high quality out-of-doors experience for the local community.



## Key enhancement measures would include:

Clearance of windthrow trees

Rotational clear-felling of selected conifer compartments to promote nightjar habitat

Managed regeneration of cleared areas into broadleaved woodland

Introduction of hazel coppice as dormouse habitat

Other infill planting as required to supplement natural regeneration

Ride creation/management for access and also as invertebrate habitat



















Ongoing control of invasive species

Public recreation space to ease pressure on internationally protected wildlife sites



# Our proposed layout masterplan for land at Great Covert

The image shows an initial layout masterplan for the proposed residential development which forms part of our scheme. It is intended as a general guide to show you how the properties, open space and internal roads could be arranged. This layout is not final and certain elements could be changed in our planning application, depending on the comments we receive during this public consultation and future discussions with the local authorities. We welcome your comments on the suggested layout. Your feedback will be used to help us progress our designs as we finalise our planning application.

-  Site Boundary
-  Proposed vehicular access
-  Proposed development blocks showing indicative building frontages
-  Proposed emergency/cycle link
-  Proposed bus stop
-  Proposed pedestrian crossing
-  Potential pedestrian link
-  Potential recreational routes
-  Existing public footpath
-  Existing sustrans cycle route
-  Existing gas main and 6 metre easement
-  Existing vegetation
-  Proposed new landscaping
-  Proposed attenuation basin
-  Potential swales (indicative)
-  Existing ponds
-  Existing watercourse
-  Proposed visitor car and cycle parking



## Key facts about our proposed scheme:

About 300 new homes

An element of affordable housing

Vehicle access from Castle Lane, avoiding existing residential areas

Pedestrian and cycle links

Residential development confined to the eastern section of the site

Ancient woodland to the west retained and enhanced as part of the scheme



# About our proposals

## New homes

Our proposed development includes a mixture of house sizes which will provide a balanced extension to the local community. The proposed new homes will be traditional in design and in keeping with local building styles and materials, as illustrated in the artists' impressions shown.

## Affordable housing

Around 40% of the new homes in our proposed development will be provided as affordable housing in line with local planning policy. The affordable housing provision is likely to include social rent and shared ownership, provided through a local housing association.

## Parking provision

Car parking provision for the proposed homes will be in line with the adopted local parking standards, as summarised in the table below:

Dwelling size	Parking Provision
1 bedroom	1 space per dwelling
2 or 3 bedrooms	2 spaces per dwelling
4 or more bedrooms	3 spaces per dwelling
Visitor parking	At least one additional space per 5 dwellings

## Street layout

The internal layout of the site has been developed with reference to the design principles set out in the Department for Transport's guidance document, 'Manual for Streets', which seeks to put the needs of pedestrians and cyclists at the forefront of the design. At this stage, the internal road layout is indicative and details will be submitted to the local highway authority for approval at a later stage.

## Landscaping and open space

The proposed development will feature areas of public open space within the residential development area, while existing ponds between the northern and southern neighbourhoods will be retained as a wildlife feature for the benefit of the new residents.



The ancient woodland to the west of the new homes will be retained and enhanced, with public access to the woods for the benefit of the local community, including woodland paths and trails. This will make an important contribution to providing local recreation space for the community and reduce visitor pressure on internationally protected areas like the New Forest and Emer Bog.

A woodland corridor will also screen the new homes from existing residential properties to the east, and along Castle Lane to respect the local gap.

**Without the proposed positive management of the woodland, our surveys have shown that this important natural resource will continue to decline in quality and biodiversity.**

## Key facts about our proposed scheme:

Positive management of the ancient woodland to improve biodiversity

Woodland buffers around the development boundary

Traditional house designs in keeping with local area

An element of affordable housing to meet local need



Information about the site we need to take into account

Flood risk and drainage

The vast majority of the proposed development site is located in Flood Zone 1, which means it is at low risk of flooding from rivers.

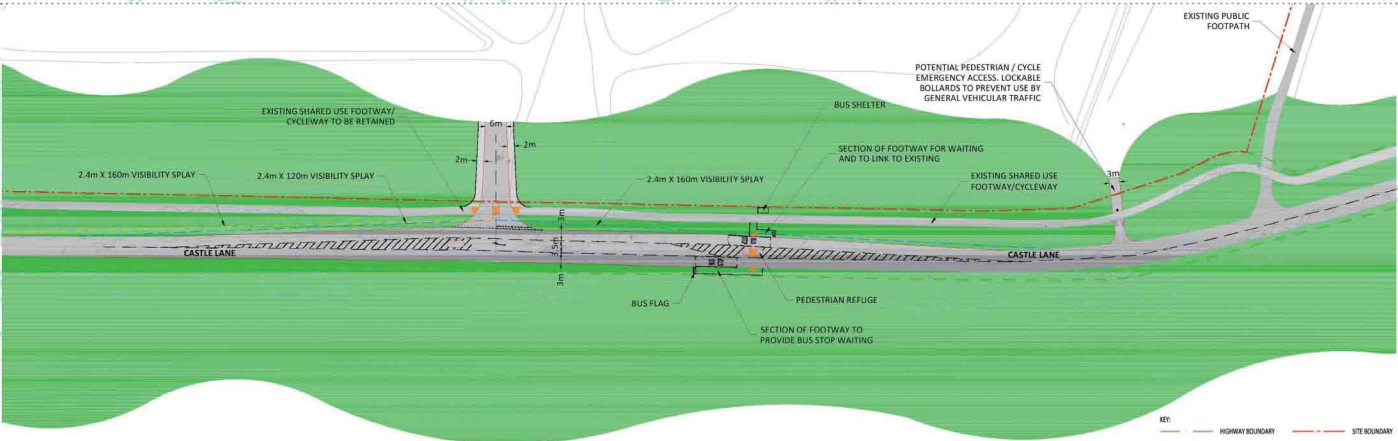
Sustainable Drainage Systems (SuDS) will be used and will include features such as rainwater harvesting, soakaways, filter drains, swales and attenuation basins. These will ensure that surface water run-off from the development will be no greater than current greenfield (undeveloped land) rates and will not increase the risk of flooding on site or elsewhere.

Ecology

We have completed a range of ecological surveys, including a habitat survey and specific surveys for badgers, bats, dormouse, birds, reptiles and amphibians. These surveys have found that the development area is dominated by recently clear-felled plantation, supporting habitats of low ecological value.

This area does, however, support some wildlife, including small numbers of reptiles, birds and foraging bats. As such, measures will be implemented to protect these species and enhance habitat opportunities for a range of wildlife including:

- Relocation of reptiles from the development area to newly created woodland rides and glades
- Clear-felling of selected conifer compartments to provide replacement nightjar habitat
- Provision of bird and bat boxes to provide new roosting and nesting habitat
- Creation of waterbodies to provide new breeding habitat for amphibians
- Planting of native tree and shrub species within the residential development forming food sources for birds and insects



Site access

Vehicle access to the development is proposed from Castle Lane using a priority T-junction access with a right turn lane as shown in the drawing above. The junction is designed in line with design guidance in the Design Manual for Roads and Bridges and will be subject to an independent road safety audit.

The site will connect to the existing shared use pedestrian/cycle route on Castle Lane at the new access junction. A further pedestrian/cycle/emergency vehicle access is proposed from Castle Lane to the east of the new junction and closer to the existing residential area. Pedestrian connections to the existing public footpath that follows the eastern site boundary will be provided where feasible.

Accessibility

The site is located within walking and cycling distance of the local facilities in Valley Park, which includes local shops, a day nursery, primary school, medical and dental practices and a pharmacy.

Buses are available from Castle Lane and Templars Way and a new bus stop is proposed on Castle Lane at the site access to serve the development. The bus stops are served by a number of regular bus routes, providing connections to locations in Chandler's Ford, Eastleigh, Southampton and Winchester.

Chandler's Ford railway station is located approximately 1.5 miles to the north-east of the site and is served by hourly rail services to Salisbury, Romsey and Southampton (Central and Parkway).

This site is therefore a sustainable location for new homes

Traffic impact

We have used the industry standard TRICS database to estimate vehicle movements to and from the proposed development.

A development of around 300 houses is expected to generate some 180-190 two-way vehicle trips during the peak hours of 8am to 9am, and again between 5pm and 6pm on weekdays. This is equivalent to around only three additional vehicles per minute on the highway network in the peak hours.

A Transport Assessment is being prepared to evaluate the impact of the development on the local transport network and will be submitted as part of the outline planning application, along with details of any necessary highway mitigation schemes. The scope of the study is currently being agreed with Hampshire County Council in its role as local highway authority.

Community contributions

Should our planning application be approved, we will expect to make significant financial contributions towards improving local infrastructure and community facilities. Contributions will be determined by Test Valley Borough Council in accordance with local requirements, but are likely to include funding for schools, health, public transport and recreation.

Our key design objectives:

Introducing suitable drainage and flood-prevention measures

Ensuring sufficient public transport links to the development

Taking advantage of the proximity to local services and facilities by ensuring there are good pedestrian and cycle links

New T-junction with right turn lane facility to connect the development with Castle Lane

Providing financial contributions to benefit the local community and mitigate the impact of the new homes

Avoiding traffic through existing residential areas



## Information about our company, who we are and what we do

Taylor Wimpey was formed by the merger of George Wimpey and Taylor Woodrow in 2007. We are able to draw upon experience and best practice gathered over a history dating back to the 19th Century. Today we are one of the largest homebuilders in the UK, completing over 11,000 homes each year.

### Planning sustainable communities

We want our developments to be environmentally, socially and economically sustainable. We understand the importance of stimulating strong, vibrant and healthy communities while protecting and improving the natural, built and historic environment.

### More than building homes

We build roads and junctions, sewers and utilities that link our developments with the surrounding areas. Where needed we provide community facilities such as schools, doctor's surgeries, shops and offices, bus stops and even railway stations, as well as much needed affordable homes. Such provision can help meet the day-to-day needs of the people living on, or near, our developments.

### Green spaces

We design landscaping and open space to provide an attractive and safe setting for homes, recreational space for residents, and habitats for plants and wildlife. Green spaces could include tree or hedgerow planting, playgrounds or sports pitches.

### Energy efficient homes

We look to reduce the energy demand of our homes by improving wall and roof insulation. In some cases we may also fit more complex technologies. This means that residents benefit from energy bill savings while their long term maintenance burden and costs are kept to a minimum.



### Engaging with local people

We are committed to working with local people, community groups and local authorities during the planning phase and aim to keep them up to date with our activities and progress during construction. We aim to plan and design developments that balance the demands of our business with providing for the needs of our residents and their communities.

"Our aim is to be the nation's leading residential developer for creating value and delivering quality. We are passionate about working with local people, businesses, local authorities and our customers to build aspirational homes"

For more information, visit:

**[about.taylorwimpey.co.uk](http://about.taylorwimpey.co.uk)**

## Taylor Wimpey lays the foundations for thriving communities

We completed 11,696 homes in 2013, of which 2,124 (about 18%) were affordable homes.

In 2013, through planning obligations, we invested over £225m in the areas in which we built.

We provide public transport, road improvements and education facilities on many developments.

Landscaping and open space, including play areas and sports pitches, provide the structure to many of our developments.





## What we would like from you, and what you can expect from us

Once you have had an opportunity to look at our proposals, please do talk to us and ask any questions you may have, and feel free to fill in one of the feedback forms provided.

Your views are important to help us enhance our scheme and are very much appreciated. We will review all comments received as we finalise our proposals before submitting an outline planning application in the near future.

At that time Test Valley Borough Council will advertise the application and provide an opportunity for you to comment on the submitted plans.

Please leave completed feedback forms with a member of the project team today, or post to the following address:

Great Covert Consultation,  
Taylor Wimpey Strategic Land South East,  
Templars House, Lulworth Close,  
Chandler's Ford, Hampshire, SO53 3TJ

Alternatively, you can email your comments to:  
[greatcovertconsultation@webbpr.net](mailto:greatcovertconsultation@webbpr.net)

You can also submit your comments online by visiting our consultation website at:

[www.taylorwimpey.co.uk/great-covert](http://www.taylorwimpey.co.uk/great-covert)



**All feedback should be returned by Wednesday 2nd July**



Taylor Wimpey is based in Chandler's Ford and has a successful track record of building high-quality new homes across the region.

The following developments are now open:

- Abbotswood, Romsey
- Alver Village, Gosport
- Compass Point, Southampton
- Maple Park, Liphook
- Wellington Park, Waterlooville
- Lion Park, Hambrook

Further information is available at [www.taylorwimpey.co.uk](http://www.taylorwimpey.co.uk).