

1

WEST OF LYMINGTON BOTTOM ROAD

South Medstead

SITE LOCATION



Site Location Plan

ADJOINS
EXISTING
SETTLEMENT

ADJACENT TO
EXISTING
LOCAL CENTRE
& EMPLOYMENT
HUB

NO TPO'S ON
SITE.
ESTABLISHED
TREES AND
HEDGEROWS TO
BE RETAINED

NO LANDSCAPE
DESIGNATIONS
ON SITE

NO
EXISTING
RIGHTS OF
WAY ON SITE

31
HA

WHOLLY
WITHIN FLOOD
ZONE 1
(LOWEST RISK)

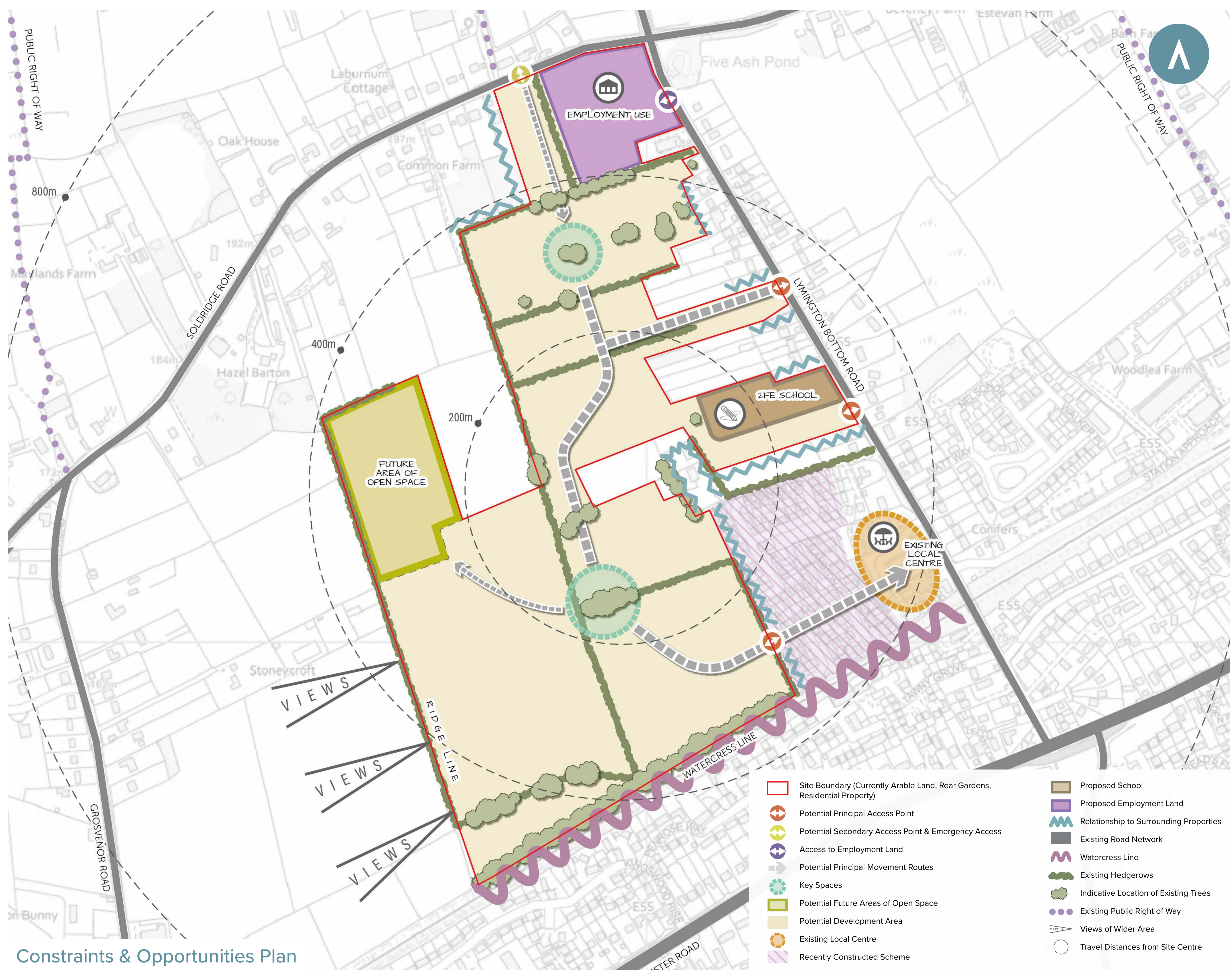
CLOSE TO
A31
TRANSIT
CORRIDOR

ACCESSIBLE
TO MAINS
UTILITIES

NOT CLOSE
TO ANY
LISTED
BUILDINGS



CONSTRAINTS & OPPORTUNITIES

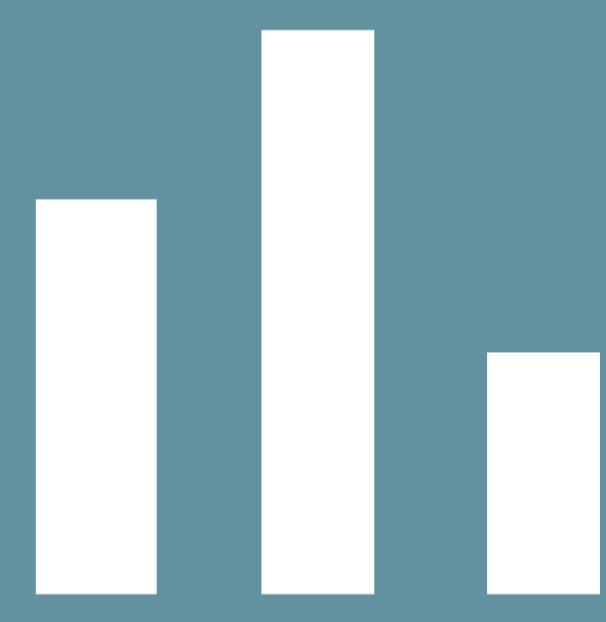


Constraints & Opportunities Plan



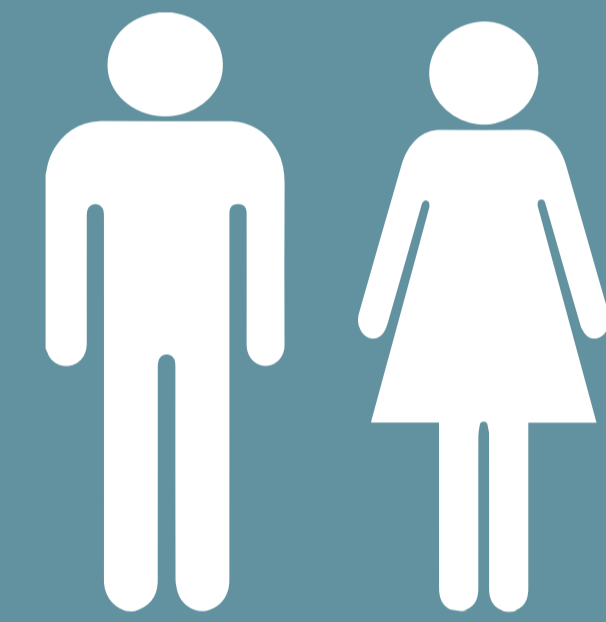
Environmental

- Retain existing network of boundary hedges, trees and landscape features;
- Utilise existing and deliver new features to deliver a range of biodiversity net gains;
- Provide sustainable urban drainage solutions to infiltrate surface water drainage, including 'wet ponds' to promote biodiversity enhancements;
- Utilise low grade agricultural land (Grade 3b from available information) not Best and Most Versatile (BMV); and
- Creation of a walkable neighbourhood which minimises short car journeys and promoting alternatives to the private car.



Economic

- Provide a site for a new employment hub to meet existing and future economic development needs in the locality;
- Provide a holistic economic growth strategy which will support investment in the existing Local Centre to serve both existing and new residents, including additional uses such as a gym, nursery and other leisure uses, beyond the Phase 1 redevelopment due to commence in Spring 2020; and
- Creation of significant new household expenditure to support both existing and new uses within the Centre and wider settlement.



Social

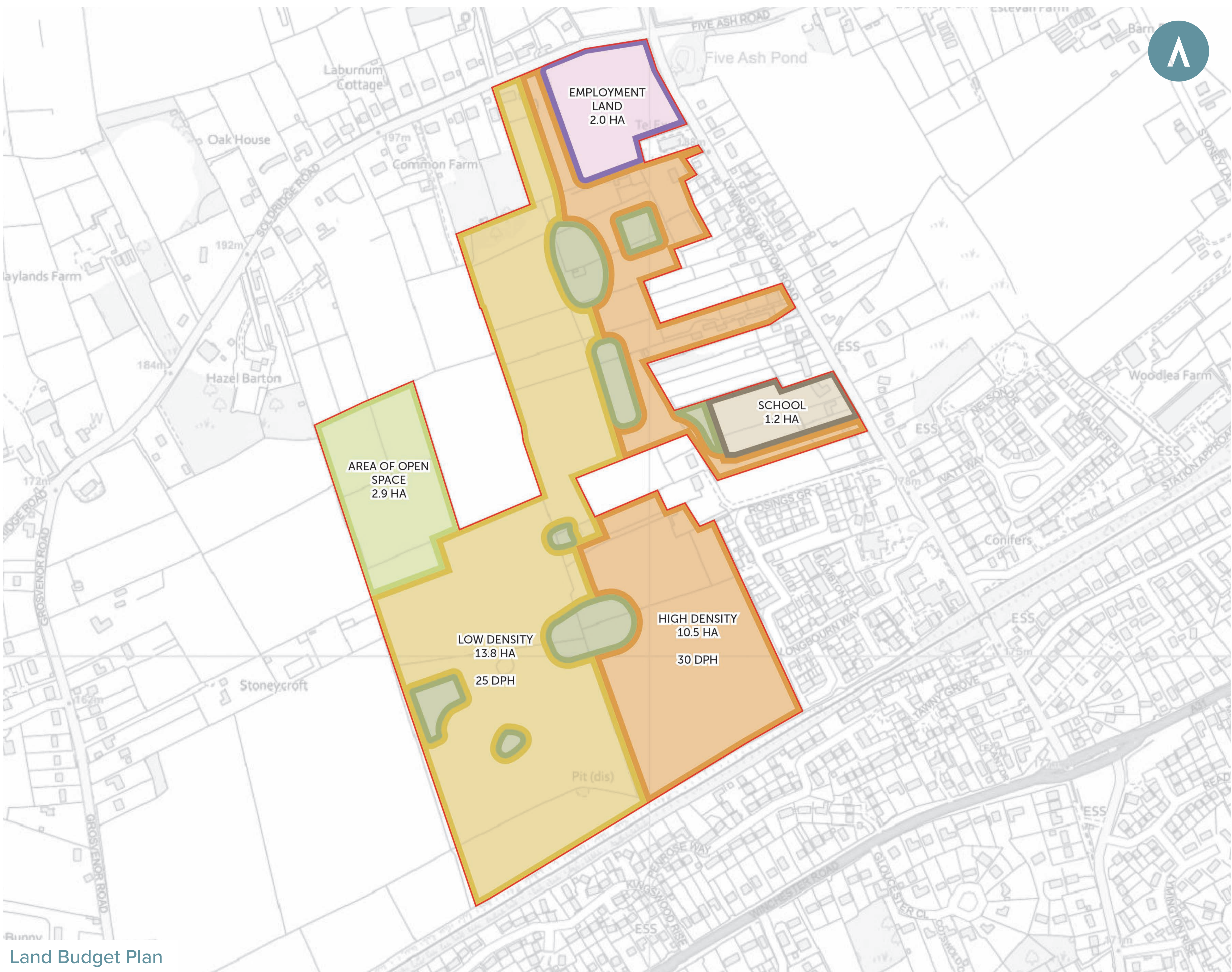
- Accessible to existing footpath connection along Lymington Bottom Road and internally within the site to Lymington Barns Local Centre, local services and employment locations;
- Provide an opportunity to deliver a large network of Public Open Space, including recreational green infrastructure (cycle and pedestrian routes), formal sports pitch provision and a mix of play areas;
- Provide a well designed living environment supported by a five star housing developer with extensive experience of high quality delivery;
- Provision of 40% of all housing as affordable through a mix of tenures, including rent, intermediate and entry level sale homes; and
- Provision of space for a new Primary School, with potential access onto Lymington Bottom Road connecting the school with the existing community.



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THE PROPOSALS



It is expected that the site will be delivered over a phased period of approximately seven years with 50 homes in the first year and 100 homes constructed per year thereafter.

It is anticipated that the investment in the Local Centre, alongside the creation of a new Employment Hub will come forward at an early stage of the development. This will follow the investment already committed in Spring 2020.



About 650 Homes



Gypsy and Traveller Accommodation (5 Pitches)



Travelling Show People Accommodation (5 Plots)



Employment 2ha



At Least 5.5ha of Formal Provision Plus Informal Spaces Within Residential Areas



Average House Density 27.5 dph



Primary School 1.2ha



Expansion Of Local Centre (A1-A5, B1 and C3) 0.27ha (Excluding Existing or 1ha in Total)

Community Engagement

Effective community engagement sits at the heart of delivering good quality development and integrating that development into the existing community. This includes engagement from the outset through to completion. A detailed approach will comprise:

- 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
- Ongoing dialogue with the Local Planning Authority

