

# 1. INTRODUCTION

## Welcome

Thank you for taking the time to visit our public exhibition and view our emerging proposals for a development of 16 bungalows and open space on land south of Silchester Road, Bramley.

Representatives from the Manor Oak Homes project team are here to listen to your views and answer your questions. We value local knowledge and welcome your input. The comments received will be carefully considered so please help us shape the proposal by leaving your feedback on the comment sheets.

This consultation has been organised to inform local residents of the emerging proposals and to give you the opportunity to ask questions and make comments.

We expect to submit a planning application later this year.

All of the exhibition boards are available to view online via the Manor Oak Homes website:

<http://www.manoroakhomes.co.uk/project/bra-054/>

Comment forms are available near the entrance and on nearby tables. Comments should be sent by:

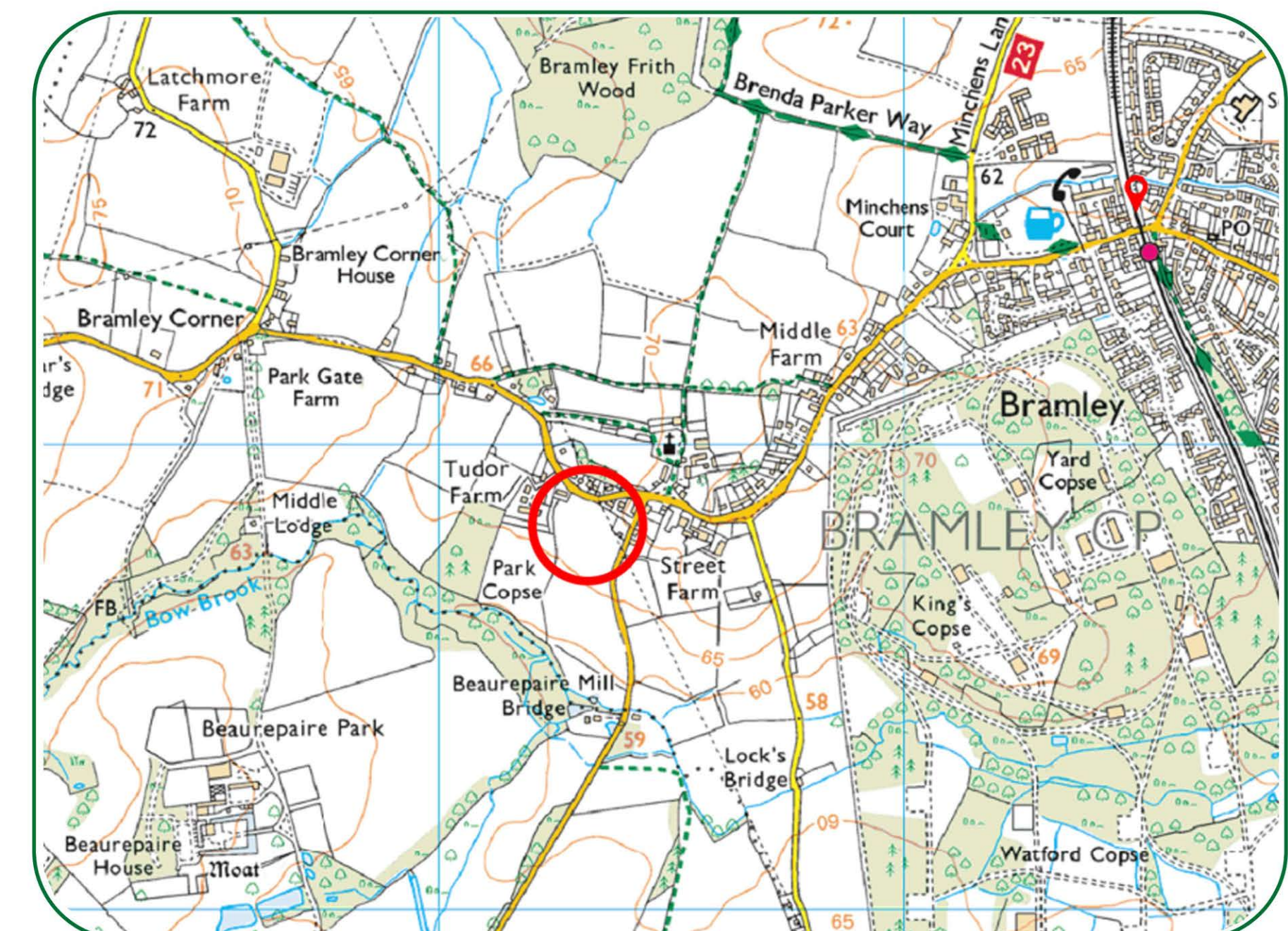
**Email:** [info@arplanning.co.uk](mailto:info@arplanning.co.uk)

**Post:** Armstrong Rigg Planning  
The Exchange  
Colworth Science Park  
Sharnbrook  
Bedford  
MK44 1LZ

### The Team:

The project team comprises:

- Armstrong Rigg Planning: **Town Planning**
- AT Architecture: **Design**
- Aspect: **Landscape, Ecology & Arboriculture**
- MAC: **Highways & Drainage**
- MOLA: **Archaeology**
- Assett Heritage Consulting: **Heritage**



Land South of Silchester Road, Bramley  
October 2019

# 2. PLANNING BACKGROUND



## Policy Context

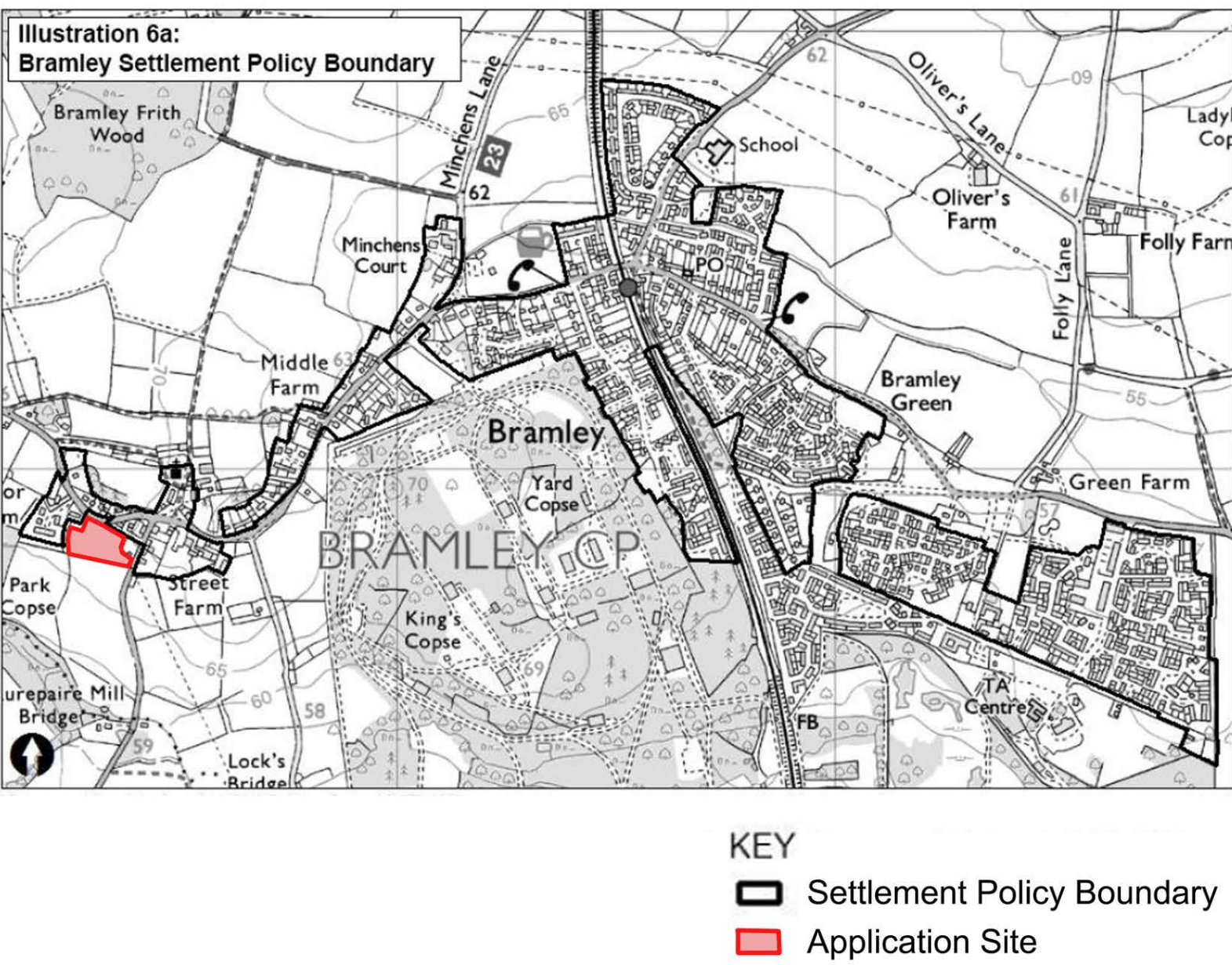
The site lies adjacent to but outside the defined settlement boundary of Bramley identified by the Basingstoke and Deane Local Plan (2016) and the Bramley Neighbourhood Plan (2017). It therefore lies within the open countryside (Policy SS1) where a more restrictive approach to development is applied.

Earlier this year, however, the Council announced they will be updating the Local Plan – a document which will review settlement boundaries and allocate additional sites. As part of this process the Council conducted a ‘Call for Sites’ towards which the site was submitted on behalf of Manor Oak Homes.

## The Suitability of Bramley for Growth

The Local Plan identifies Bramley as one of five larger settlements, only below Basingstoke in terms of accessibility to services. It confirms that is has a railway station, bus connections, primary school, local shop, employment opportunities and community facilities. As such it should accommodate ‘appropriate levels of growth.’

## Settlement Boundary Map:



## Current and Future Housing Need

The housing targets for the new Local Plan will be calculated using the Governments ‘standard method’. This is projected to increase the requirement compared with current Local Plan figure. Even then the Council’s current supply is deficient – more homes are needed. Delivery has fallen below the 600-dwelling target for the past three years and the Council cannot demonstrate the required 5-year supply of housing.

For these reasons the Council is in need of additional deliverable housing sites now. We consider that this site could help bolster this deficient supply in a sustainable manner. To this end we are considering the submission of a planning application following this consultation.

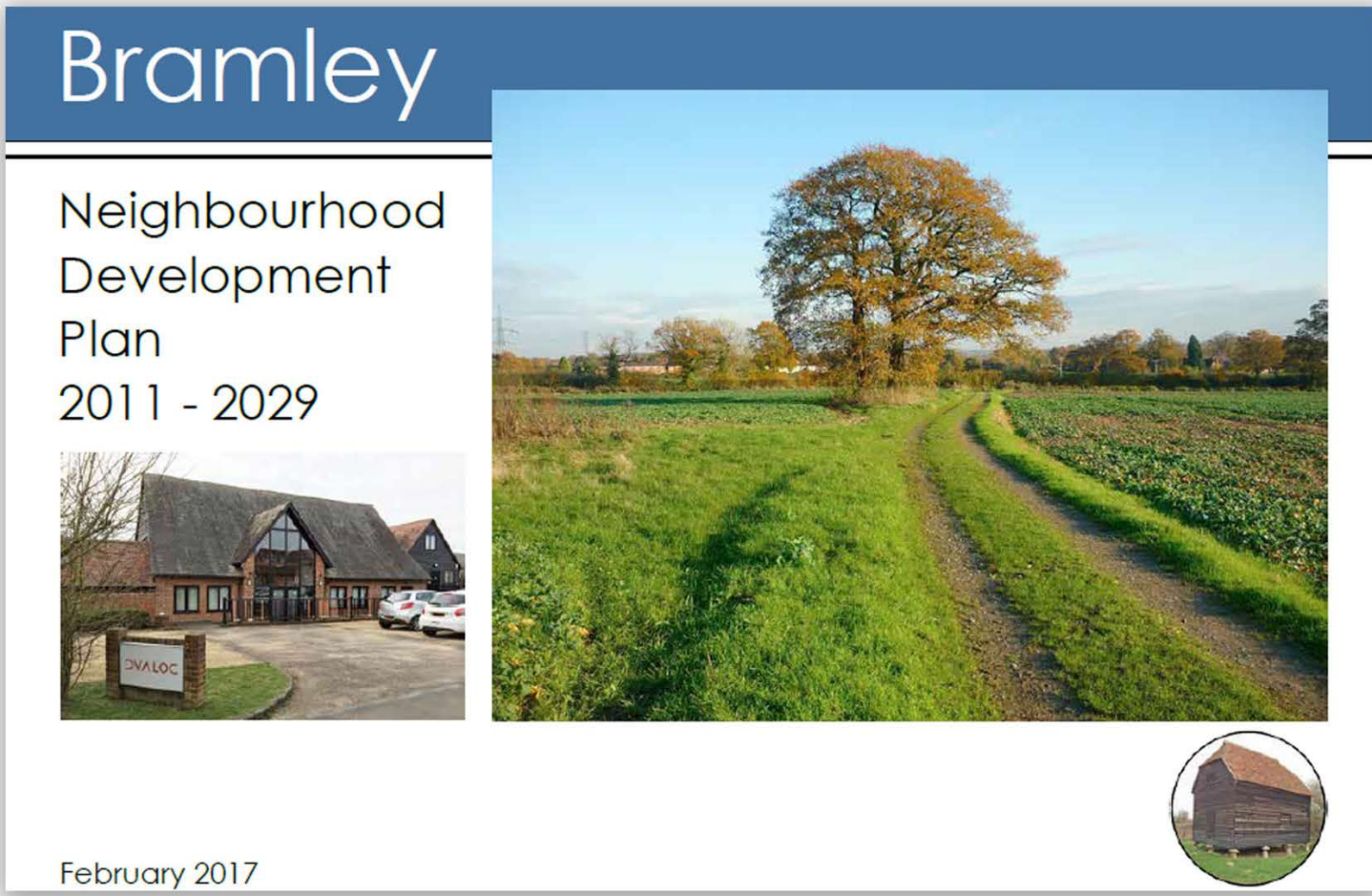
## Meeting Specific Local Housing Needs

In preparing this scheme care has been taken to positively respond to policy requirements and evidence of needs.

- Policy H2 of the Neighbourhood Plan expresses a need for smaller homes suitable for older persons in particular but also first-time buyers and people seeking to downsize;
- This need is reinforced by the Council’s Housing SPD and Policy CN3 of the Local Plan, highlighting the projected increase in the ageing population and a need for bungalows in particular.

None of the recent major residential schemes at the village include bungalows. As such our proposal consisting of 13x2-bedroom and 3x3-bedroom bungalows will help meet a critical need for such units in Bramley, one which is expected to only increase. It will also help release under-occupied family housing back onto the market.

The scheme will also deliver 40% affordable housing, 15% of which can be designed to meet enhanced accessible and adaptability standards in accordance with Policies CN1 and CN3 of the Local Plan and H2 of the Neighbourhood Plan.



## Community Infrastructure:

The Community Infrastructure Levy (CIL) is a charge upon new residential development which Basingstoke and Deane Borough Council collect when planning permission is granted. This charge is used to off set the impact of additional homes on local infrastructure. In Bramley a charge of £201.25 per square metre of floor area is imposed on market housing.

The total charge generated from this development is expected to be in the region of £150,000 of which 25% (£37,500) would be directed to Bramley Parish Council, as an authority with a Neighbourhood Plan in place.

# 3. SITE ANALYSIS & CONTEXT



## About the site:

The site is located to the south of Silchester Road, with Vyne Road to the east and Tudor Close to the west. The site extends to approximately 1ha and comprises an undeveloped area of grassland.

To the east, west and north of the site is residential development. The southern boundary is demarcated by a timber post and rail fence beyond which are open fields.

The site contains no protected trees, is not the subject of any landscape designation and is in flood zone 1. It also abuts the boundary of the Bramley Conservation Area but lies outside it. A cluster of grade II listed buildings front Vyne Road to the east.

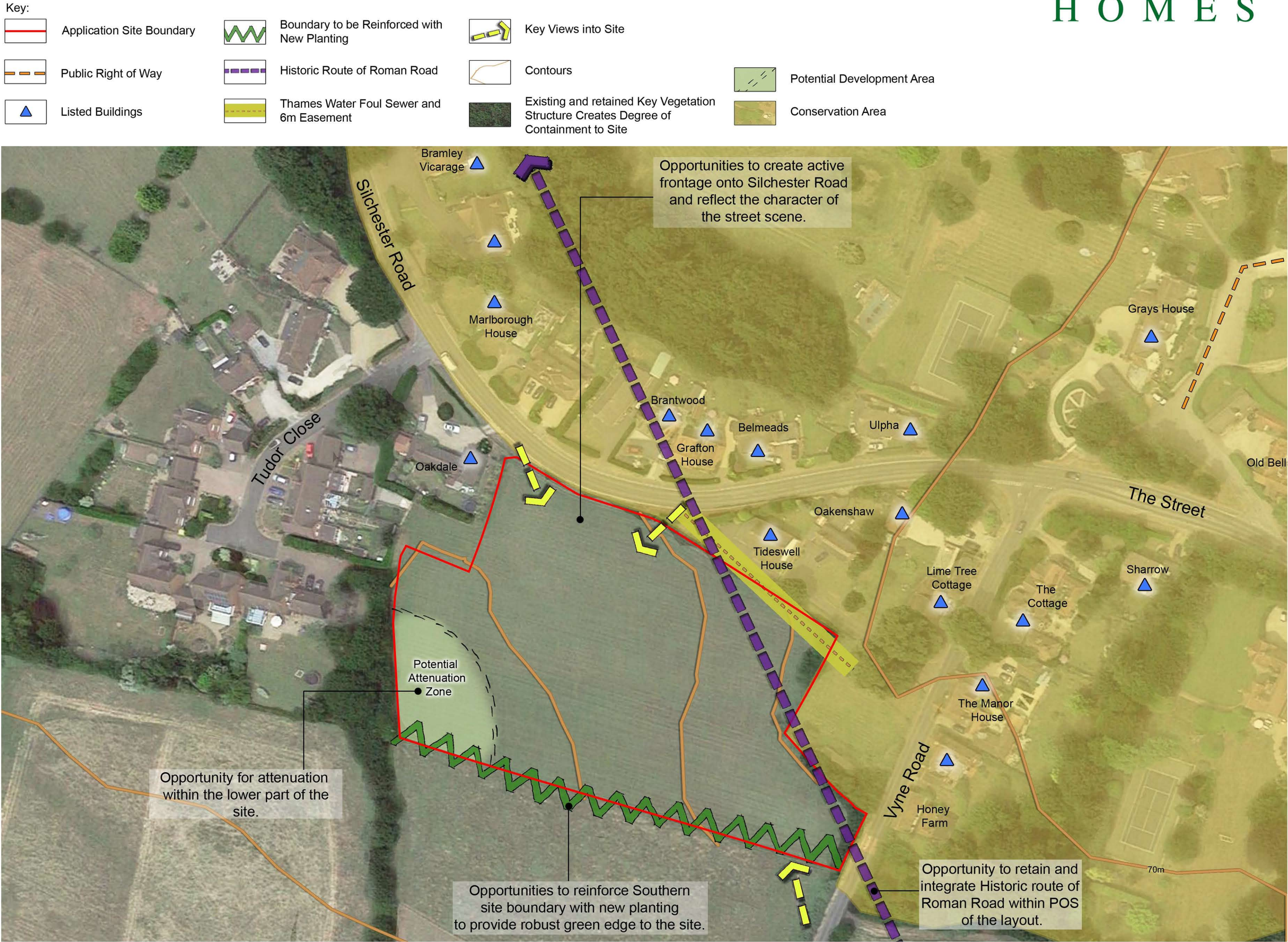
Nearby architecture is quite eclectic, with a mixture of eras. Our site seeks to draw design cues from both the Victoria and Edwardian era as is present on the opposite side of Silchester Road, immediately to the north of the site.

## Opportunities:

- Safe site access from Silchester Road;
- Making a feature of the identified route of the Roman Road in a landscaped setting at the north-east corner of the site;
- Provide for on site communal open space, for informal recreation & incorporation of the historic Roman Road;
- Provide for SUDS feature attenuation pond with opportunities for bio-diversity enhancements;
- Low scale, low density scheme of housing with views through to countryside;
- Provision for new native hedgerow and tree planting and wildflower grassland

## Constraints:

- Off-set undeveloped easement either side of Historic route of Roman Road;
- Off-set to tree belt to western boundary Buffer to existing trees;



# 4. SITE PLAN

The planning application will seek outline planning permission for 16 single storey bungalows generally arranged in perimeter blocks providing natural surveillance and a strong, varied street scene.

**0.23 Hectares (22%)** of the site would be provided as Public Open Space, retaining all significant trees and boundary landscaping.

The development will provide the following bungalow types:

## Market Dwellings:

2 Bedroom Bungalow	7
3 Bedroom Bungalow	3
<b>Total:</b>	<b>10</b>

## Affordable Dwellings:

2 Bedroom Bungalow	6
<b>Total:</b>	<b>6</b>

## Other features of the scheme include:

- Access via Silchester Road to the north, which will also provide pedestrian access via a new footpath connection into the site.
- An appropriate density within this part of Bramley  
The proposed gross density is **15 Dwellings Per Hectare (DPH)**.
- Provision of car and cycle parking in line with the Council's adopted standards.
- Retention and enhancement of existing boundary landscaping and planting, including trees.
- Feature landscape planting to highlight the route of the Roman Road.

## Archaeology:

Investigations will be required into the archaeological potential of the site. Manor Oak Homes have instructed the Museum Of London Archaeology (MOLA) to undertake the required investigations which will happen in due course.



# 5. LANDSCAPE & ECOLOGY

## Landscape:

The proposals have been developed to ensure that a carefully considered and sensitive development approach is achieved. From the outset the proposals have sought to respond to, and where possible enhance, the existing vegetative features of value within the site, including the retention of existing field boundary hedgerows and key trees. When combined with the proposed tree planting it is considered that the site positively contributes to the green infrastructure of the localised setting. This green strategy will not only contribute to the sustainability of the site, but also assist in creating a high quality development which integrates well with Bramley and the adjacent Conservation Area.

The layout incorporates the historic route of the old Roman Road, located within a substantial open space setting established within the site’s western extents. This course of the Roman Road has been sensitively defined by a row of ornamental trees which will mature to enhance the open space setting and anchor the site into its setting both in landscape and heritage terms.

Open space designed for informal recreation and communal amenity breaks up the development along its eastern boundary and assists in integrating the new built form. This area comprises informal recreation space and could potentially incorporate informal seating with areas of structural native planting and native trees.



## Ecology:

The internal areas of the site are largely lacking in features or habitats of particular ecological value, whilst a number of the boundaries are similarly lacking in vegetation or features of ecological value, albeit the western and eastern boundaries including vegetated corridors which provide some likely ecological value in the context of the site and will be largely retained within buffers of open space (representing the opportunity for considerable enhancement). Similarly, the habitats present offer limited potential for use by faunal species, with suitable mitigation likely to be readily available in relation to minor levels of faunal use recorded to be present.

The proposals present the opportunity to include new habitats and wildlife opportunities, including in particular within the east of the site as part of the open space, along with sensitive design of the new attenuation ponds and associated open space provision."



## Arboriculture:

A BS5837:2012 arboricultural survey of the site has been undertaken by Aspect Arboriculture, which has been used to inform the design of the proposed development.

Through design, it has been possible to accommodate all trees of value and their positions along the site’s boundaries have been respected, with development set-back from key trees. For example, the two largest trees within influence of the development (T9 and T11) will be retained and protected within the site’s south-western corner.

# 6. HIGHWAYS, ACCESS & DRAINAGE

## Highways

The proposed development will be accessed off Silchester Road by pedestrians, cyclists and vehicles. New uncontrolled crossings will be provided either side of the access to allow pedestrians to use the existing footway on the northern side of Silchester Road.

The proposed development will not have a significant adverse impact on the highway network.

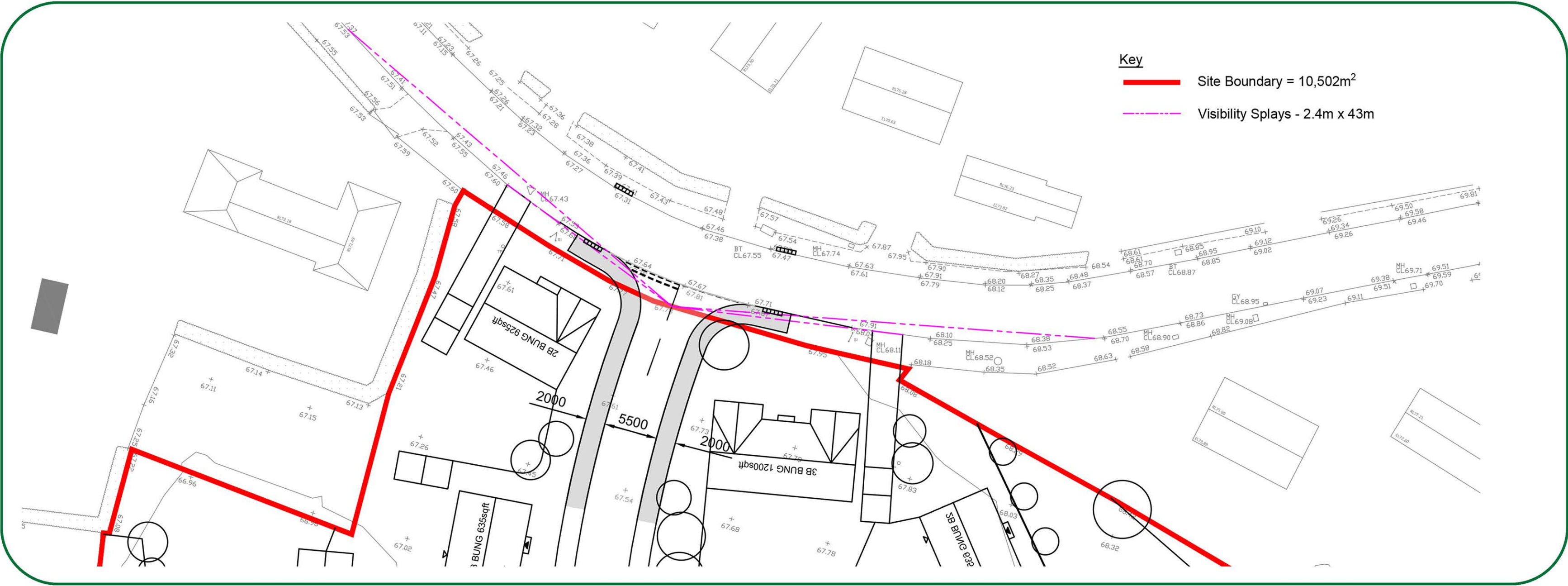
## Flood Risk and Drainage

The proposed development is at a low risk of flooding from all sources.

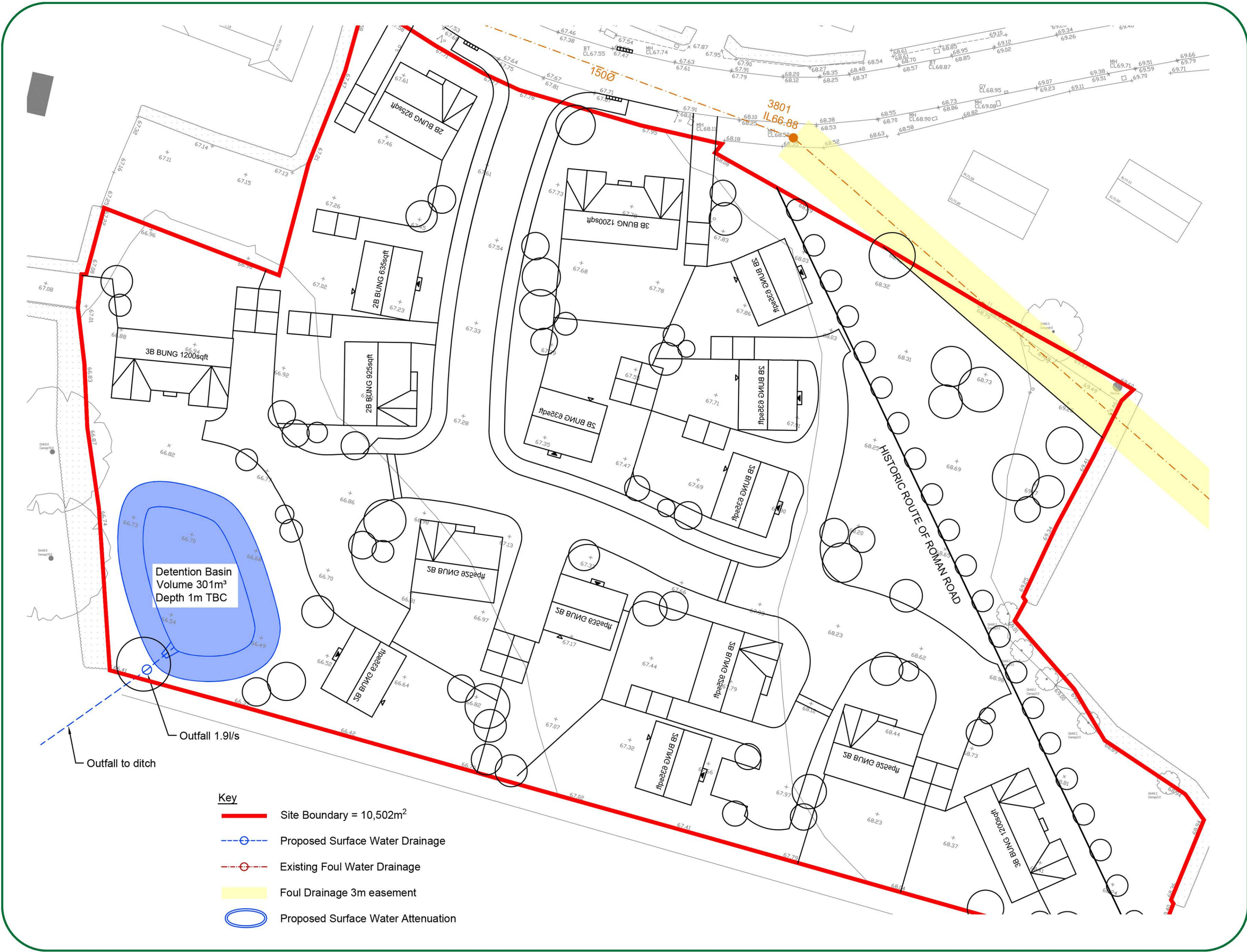
Surface water from the site will be restricted to greenfield runoff rates before draining into an adjacent ditch. Surface water will be attenuated in a detention basin designed to accommodate a 1 in 100 year plus climate change event.

Foul water will outfall into Thames Water’s sewer located in Silchester Road. Thames Water has confirmed that their sewer has adequate capacity to accommodate foul water from the development.

Access Diagram



Proposed Drainage Plan



# 7. DESIGN & MIX



**Housing Mix Plan**

**KEY**

- 2 Bedroom 13
- 3 Bedroom 3

The proposed bungalows will reflect local style and detailing. Corner plots could be dual aspect with two active frontages to provide a more active and well surveyed street scene.



**Tenure Plan**

**KEY**

- Private Plots 10
- Affordable Plots 6

These illustrations are representative of the proposed street scene. Design cues are taken from both the local context and guidance contained within the Surrey Design Guide and the Bramley Village Character Assessment.

**Manor Oak Homes thanks you for your attendance.**

Engagement with the local community is an important part of the planning process and your views on the proposed development are important to us. We will consider your comments as we finalise our proposals for the submission of the planning application. We would therefore be grateful if you could complete one of the feedback forms and place it in the comments box provided. You can also send us your comments by e-mail using the address below by **13th November 2019**

Comment forms should be left at the exhibition or sent to us at the following address:

**Email:** [info@arplanning.co.uk](mailto:info@arplanning.co.uk)

**Post:** Armstrong Rigg Planning, The Exchange, Colworth Science Park, Sharnbrook, MK44 1LZ

All the exhibition boards are available to view online via the Manor Oak Homes website:

<http://www.manoroakhomes.co.uk/project/bra-054/>

**Thank you for attending.**

**Silchester Road Artistic Impression:**



The new bungalows will represent the traditional architecture of the immediate area. This includes Victorian with hints of Edwardian.

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