



ARCHITECTURAL DESIGN AND ACCESS STATEMENT

Reserved Matters Planning Application.
The Erection of a mix of 90 residential dwellings
with associated public open space, landscaping,
access and car parking on land to the west of
New Barn Lane, North Bersted.

For Linden Homes (South)



Urban Pulse Design Ltd

The Studio
Unit 17 Vicarage Farm Business Park
Winchester Road
Fair Oak
Hampshire
SO50 7HD
02380 697010





INTRODUCTION

This Reserved Matters Application (RMA) is for the development of the site known as Land west of New Barn Lane, North Bersted (hereafter referred to as the site). Outline planning permission was granted under Ref BE/142/15/OUT for:

"Outline application with some matters reserved for a mix of up to 90 No. residential units, associated parking. This application is a Departure from the Development Plan"

The above permission was subsequently amended under a section 73 application to vary conditions 3 and 23 to allow for a variation to the vehicular access. This was approved under ref: BE/18/17/PL on 5th May 2017. This RMA is pursuant of this e/tant permission.

The overall site area including all of the associated public open space e/tends to 3.71 hectares (9.17 acres).

The reserved matters to be cleared as part of this application are as follows:

- a) Layout
- b) Scale
- c) Appearance
- d) Landscaping

LOCAL CHARACTER, SITE DESCRIPTION AND DEVELOPMENT PARAMETERS

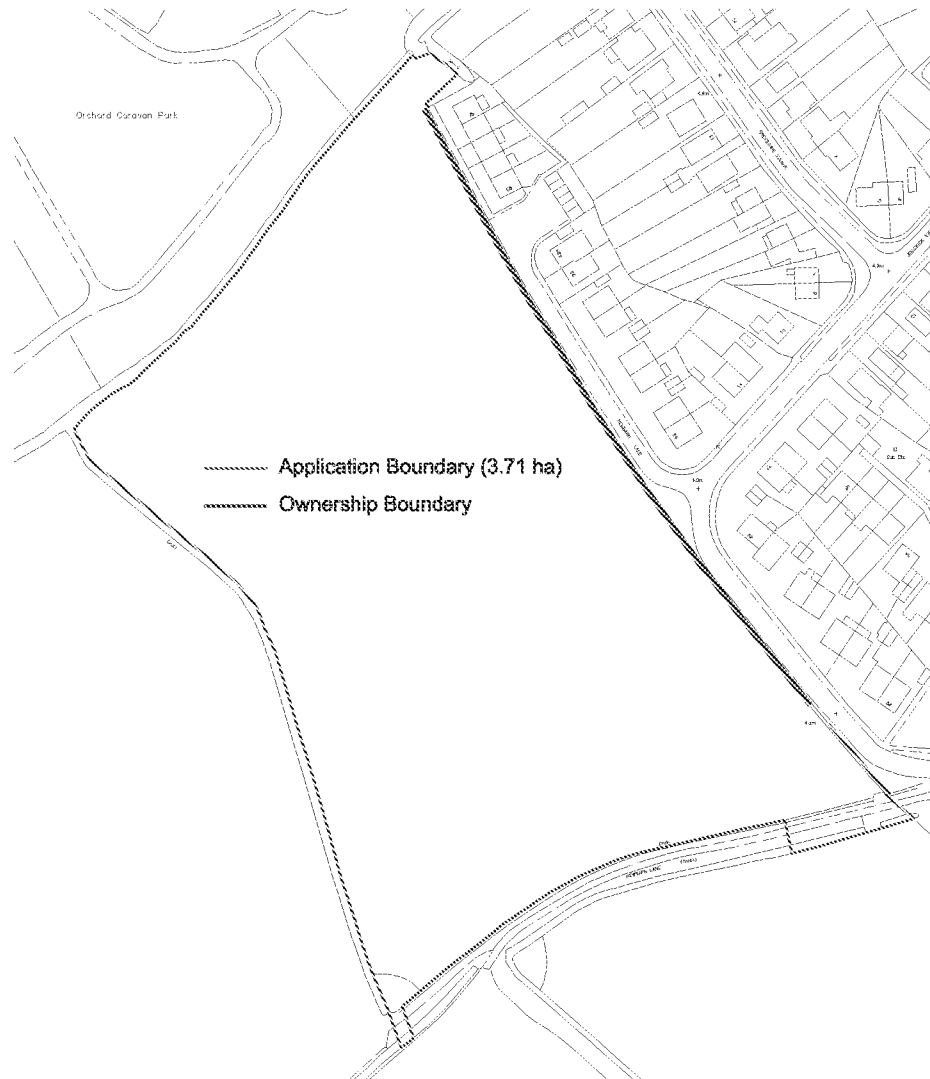
The application site lies to the west of New Barn Lane, which connects with Brazzwick Avenue. The character of the area surrounding the application site itself has a mix of residential types, comprising one and two storey family dwellings of varying ages, designs and character. The immediate area features examples of 1950's and 1960's bungalows and semi-detached houses along with a small percentage of more modern developments.

The properties on New Barn Lane form a straight building line boundary and are slightly set back from the kerb line. Primarily open and unfenced, these gardens consist of low planting with no mature trees present. Parking along New Barn Lane and Brazzwick Avenue is both on street and off street. Off street parking is characterised by individual or shared driveways with garages to the side of properties.

A public footpath ref. 134 runs along the site's southern boundary, which connects to a district wide network of footpaths and bridleways to the west, east and south west. A ditch runs along the south and western boundary, along with a further ditch along the northern end of the site. All of these ditches connect with a wider network in the immediate area.



Aerial View of Site



Application Site - not to scale (approved under BE/18/17/PL)



Building Heights - not to scale (approved under BE/18/17/PL)



Green Infrastructure - not to scale (approved under BE/18/17/PL)



Land use and access - not to scale (approved under BE/18/17/PL)