

LAND AT HEADBOURNE WORTHY HAMPSHIRE.

VISION DOCUMENT

Prepared by Pegasus Urban Design, on behalf of Obsidian Strategic
P24-1269_01D | October 2024

THE VISION.

This Vision Document supports the development of the site known as the Land at Headbourne Worthy for an extra care retirement village and a farm shop.

Vision

Our vision is to create a retirement village together with associated facilities, recreational amenity and parking. In addition the Cobbs Farm Shop is to relocate to the site, from its current location immediately south-west of the site boundary, keeping this important facility within the community.

This Vision Document and its associated masterplan is based on an assessment of all the potential sites constraints informed by technical assessments covering landscape, highways and transport, flood risk and drainage, utilities, ecology, archaeology, and heritage.

The site is therefore considered to be suitable for development and shows how the development can be sensitively designed to respond to both the immediate and wider context, delivering a sustainable pattern of growth that will provide high-quality retirement living and make a positive contribution to the community in the form of the farm shop.

ABOUT OBSIDIAN STRATEGIC

Obsidian Strategic is a land promotion company that works in partnership with landowners across England to unlock the potential of their land.

Obsidian seek to maximise value through the planning process whilst also being wholly committed to creating a positive legacy through our developments.

We believe that a truly successful scheme is underpinned by strong design principles, community benefits and creating a genuine sense of place that people will be proud to call home.

The business' ethos is derived from our parent company, Martin's Properties, a third-generation family property company established in 1946 whose vision centres around creating a better world for future generations.



OBSIDIAN
STRATEGIC

COBBS FARM SHOP

Cobbs Farm Shop is partnering with Obsidian to promote the development of a new site for several important reasons:

- 1 Community Presence and Legacy:** Cobbs Farm Shop is a well-established business and a key part of the local community, serving not only as a retail outlet but also as a social hub where locals gather. They want to remain in the area because they are deeply embedded in the social fabric, providing a space where people can connect, shop locally, and support regional producers.
- 2 Support for the Rural Economy:** The farm shop plays a significant role in supporting the local rural economy by promoting locally sourced products, creating jobs, and providing a marketplace for regional farmers and producers. Their thriving business contributes to sustaining the agricultural community around them.
- 3 Current Buildings are Run-Down:** While the business itself is successful, the existing buildings at Cobbs Farm Shop have become too deteriorated to economically refurbish. This has made it impractical for the shop to continue operating from the current location without significant investment, which may not be viable.
- 4 Need for Relocation:** Due to the state of their current premises, Cobbs Farm Shop needs to relocate in order to continue thriving. If they are unable to secure this new proposed site, they may be forced to move out of the immediate area, which would result in the loss of an important community and economic resource.
- 5 Collaborating with Obsidian for Development:** By working with Obsidian, Cobbs Farm Shop is looking to ensure a seamless relocation that keeps them within the local area. Obsidian's involvement in promoting the development of the site likely offers a way to secure modern, functional premises that align with the shop's needs while keeping it accessible to the local community. This partnership can ensure that the business remains sustainable, supporting both the community and the rural economy, while allowing the farm shop to operate in a more efficient, modern setting.

In summary, Cobbs Farm Shop is working with Obsidian to secure a new location that allows them to remain a valued and thriving part of the local community. Without this relocation, the farm shop may have no choice but to leave the area, which would be a significant loss for both the social life and the economic wellbeing of the region.

RETIREMENT LIVING

Our vision is to create a retirement village of up to 160 extra care and assisted living apartments, cottages and bungalows, together with associated facilities, recreational amenity and parking.

RETIREMENT LIVING IN WINCHESTER



Our Projects.

We bring innovative thinking and extensive experience to create high-quality environment.

Key Project Information:

Ampfield Care Village: Preparation and management of an outline planning application for a care village in Hampshire. Proposals for the scheme include a care home building/ community hub containing either 65 care beds or 48 extra care units and core facilities, and 101 extra care units set in a parkland setting with the retention and strengthening of landscaped boundaries to Flexford Nature Reserve, Trodds Copse and the Monks Brook.

Atlantic Rise, Bude: A development of 28 one and two bedroom apartments overlooking the Cornish seaside town of Bude. Using timber cladding and locally quarried stone characteristic of the Cornish landscape. Designed to appreciate the commanding views of the ocean from the terrace, balconies and Club House.

Maltyard, Woodbridge: Development of 29 one and two bedroom retirements apartments built on the site of an old malt house with the architecture taking inspiration from the local context and nearby quayside buildings.

AMPFIELD CARE VILLAGE



ATLANTIC RISE, BUDE



MALTYARD, WOODBRIDGE



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RAILWAY LINE

A34

SPRINGVALE ROAD

A34

DOWN FARM LANE

SPRINGVALE ROAD

BEDFIELD LANE

2

3

5

1

4

THE SITE

**SITE LOCATION
WITH AERIAL**

LAND AT HEADBOURNE WORTHY, HAMPSHIRE

6

SITE DESCRIPTION.

- 2.1 The site is located to the western end of the village of Headbourne Worthy within the City of Winchester district of Hampshire.
- 2.2 The site comprises 15.57ha and consists of a number of paddocks and a flower nursery.
- 2.3 Current access to the site is from Down Farm Lane via a short track leading towards the centre of the western boundary.
- 2.4 The site, irregular in shape, is bound to the north and the east by the rail line (north) and the A34 (east) with agricultural and residential areas beyond. To the west the site is bordered with Down Farm Lane and further agricultural fields beyond and to the south the site is bordered with a few residential homes and a commercial farm shop (Cobbs at Winchester).
- 2.5 The topography of the site is varied but generally falling from north to south with Springvale Road at a lower level.

15.57
Ha

1



2



3



4



5



PLANNING POLICY CONTEXT.

Development Plan Policy

- 3.1 Winchester City Council is reviewing its Local Plan to set out a new planning strategy and policies to 2040. This provides an opportunity to consider new sites to accommodate increasing housing and employment needs.
- 3.2 The current adopted Local Plan identifies the site as 'Countryside' where only development that has an operational need for a countryside location is generally supported (Policy MTRA4 of LPP1 and DM1 and DM10 of LPP2). These policies would support the relocation and enhancement of Cobbs Farm Shop on the site as an important local facility. However, it is considered that the site offers further potential to accommodate much needed specialist housing for older people as well.
- 3.3 Policy H5 of the Proposed Submission Plan (Meeting Housing Needs) sets out the Council's approach to meeting housing need across the plan period, including that for specialist housing.
- 3.4 It, however, fails to allocate a significant degree of specialist older persons housing, and relies on larger traditional housing schemes to provide small elements of specialist housing provision, which would be uncoordinated, geographically dispersed and ad hoc. This is considered a missed opportunity to plan effectively for larger Integrated Retirement Communities (IRC)s - Retirement Village developments - incorporating services and facilities, including round the clock care that greater economies of scale provide. This in turn, reduces pressure on existing local care services.
- 3.5 The provision of specialist housing for older people is particularly acute in Winchester as detailed below. Further sites should be identified through Policy H5 to deliver specialist comprehensive Retirement Village developments as could provided on this site, in conjunction with the relocation of Cobbs Farm Shop.

Specialist Housing Needs

- 3.6 Winchester's Strategic Housing Market Assessment 2020 (SHMA) identifies a clear demand for improved later living provision. The SHMA report states that people aged over 65 represent 21% of Winchester District's population and numbers are expected to grow significantly. (Numbers of people aged over 65 are projected to increase by 12,400 (49%) between 2016-36 with a substantial growth of 8,700 persons aged 75+).
- 3.7 Linked particularly to a growing older population, the number of people with health problems and/or disabilities are also projected to increase significantly - the number of people with mobility problems is projected to rise by 3,100 over the 2016-36 period with growth around 1,400 persons with dementia.
- 3.8 In this context, the SHMA identifies a need for 998 homes with access to support, such as sheltered housing or retirement living, over the period to 2036. There is also a need for 620 homes with care provided (both market and affordable provision). This can be met through provision of extra care housing. Additionally, a need is shown in the SHMA for around 800 care or nursing home bedspaces to 2036.



SITE ANALYSIS.



A compressive suite of background technical studies and reports have been prepared to understand the characteristics of the site and inform the proposals. A summary of the key findings and influences on the design approach are set out on the following pages.

Topography

- 4.1 The topography of the site is varied but generally falling from north to south with Springvale Road at a lower level.

Flood Risk

- 4.2 The majority of the site is located within Flood Zone 1 which is land at the lowest risk of flooding. Part of the site along Springvale Road boundary sits within Flood Zone 3 and Flood Zone 2, however all proposed built development will be located outside of these areas within a risk of surface water flooding.
- 4.3 The Environment Agency has been contacted to provide pre-application advice relating to the flood zone extents, and design requirements for any flood mitigation measures.
- 4.4 In addition, a drainage strategy to mitigate the impact on the access will be considered in the form of a proposed secondary access for emergency vehicles from Down Farm Lane, in the south-west corner of the site, to provide safe access in the unlikely event that the primary access from Springvale Road is affected by flooding.
- 4.5 A flood risk and drainage assessment has been undertaken by Granville and the full report is submitted alongside this vision document.

Surface Water Drainage

- 4.6 A suitable foul water drainage strategy will be employed, disposing of foul water into the public sewer network within Springvale Road.
- 4.7 A pre-development enquiry will be submitted to Southern Water once the proposals are further developed in order to understand the capacity of the receiving sewer network.
- 4.8 Surface water run-off from roofs and paved areas will be discharged by one or a combination of the following methods:
- Where infiltration is not feasible, surface water run-off will be attenuated and discharge to the receiving watercourse along the south-eastern boundary of the site at a rate restricted to the pre-development greenfield run-off rate.
 - Where intrusive site investigation proves it to be feasible, surface water will be discharged to ground by infiltration.
- 4.9 Furthermore, sustainable drainage features (SuDS) will be incorporated throughout the development to provide attenuation storage as well as water quality, amenity and biodiversity benefits.
- 4.10 In conclusion, it should be possible to ensure that a development of the site complies with national and local planning policies in respect of flood risk and drainage.

Utilities

- 4.11 Existing assets are available for the proposed development. It is anticipated that the development will make best use of the existing infrastructure located within close proximity of the site, with new supplies and connections taken from the existing local networks.
- 4.12 The main risk associated with this site is the Medium Pressure (MP) gas main running along the north boundary. Another key risk is the Mobile Mast located in the north west corner of the site. Based on the site information received to date, any development proposals can be designed to avoid these risks so they can be left in-situ.

Ecology

- 4.13 As part of the Preliminary Ecological Appraisal, the broad habitat types were identified, mapped and assessed for their ecological importance. The site and the land immediately adjacent to site was also assessed for its potential to support protected species.

Designated sites

- 4.14 The site falls within the SSSI Impact Risk Zone for the River Itchen; therefore, the development proposed will be assessed against any of the risk categories relating to operations likely to impact upon the SSSI.
- 4.15 The outcome of the assessment would be dependent on the evolving development proposals for the site and consultation with the LPA.

Habitats

- 4.16 The site comprises largely of pastoral fields, the south of the site is identified as a coastal and floodplain grazing marsh, however no species or indication of this habitat type persisting on site was evident and no obvious location as to how the specific area of site would flood was apparent. The grassland becomes more diverse to the north of the site, but the habitats present were considered likely to be common in the wider landscape; white helleborine was identified on site and should be preserved and protected so as not to impact their already vulnerable status.
- 4.17 The minimal loss of the grassland is not considered to be ecologically significant, aside from where the orchids are growing and that to north of the site. Hedgerows on site were assessed under The Hedgerow Regulations 1997, the hedgerow along the western boundary was considered "Important" under the regulations. The hedgerows are classified as Priority Habitats.

- 4.18 The modified grassland, scrub and woodland are considered to be of relatively low conservation status, and are not likely to be affected as part of the proposals. Furthermore, the grassland is currently grazed year-round by horses, reducing its botanical interest on site.

Species

- 4.19 The site has potential to support several protected species, namely great crested newts, reptiles, badgers, bats, birds and hazel dormice. A Ground Level Tree Assessment of the trees at the site was carried out for their potential to support roosting bats and no trees were identified which will require further assessment.
- 4.20 Great crested newts could be present in any of the surrounding ponds, bats are likely to be using habitats such as the hedgerows and scattered trees providing foraging and commuting routes to the wider habitats and birds are likely to be nesting within the woodland and hedgerows, scrub and trees are suitable for foraging and nesting.
- 4.21 In order to confirm presence or likely absence, further surveys will be undertaken to check presence of great crested newts and badgers.

Ecological Design Opportunities

- 4.22 Due to the large extent of the grassland habitat covering the majority of the site and the existing hedgerows and woodland, the delivery of biodiversity net gain will be easily achievable through the protection and enhancement of existing habitats as well as new habitat creation within multifunctional greenspace.
- 4.23 Retention and enhancement of opportunities for the more ecologically interesting habitat features and significant enhancements for a range of protected and notable species.

Archaeology and Heritage

- 4.24 The site does not contain any designated heritage assets, as defined in Annex 2 of the NPPF (e.g. listed buildings).
- 4.25 With regard to archaeological remains, the site is considered to have a low potential to contain archaeological remains of such significance that would warrant preservation in situ and form a constraint to an allocation.

Photoviewpoints



Description: View from Springvale Road adjacent to access to the Dower House nursing home.



Description: View from the junction of Springvale Road and Bedfield Lane looking north-west.



Description: View from Easton Lane from within the South Downs National Park looking north west.

LAND AT HEADBOURNE WORTHY, HAMPSHIRE

LANDSCAPE APPRAISAL.

Landscape Context

- 5.1 A landscape assessment has been undertaken by Cornus Landscape Planning & Design (LPD) and the full report is submitted alongside this vision document.
- 5.2 The site is located within the Wonston Downs and Upper Itchen Valley.
- 5.3 The railway line forms the northern boundary of the site and the A34 separates the site from the wider landscape and the open arable farmland to the west.
- 5.4 Long ranging views can be seen from the upper slopes towards the South Downs National Park, and the lower slopes are more contained in their character with tree cover and vegetation found to boundaries and interspersed within residential development locally.
- 5.5 The site is influenced by the busy A34, the railway line and by the settlement edge of Headbourne Worthy, and the Cobbs Farm shop which provide a populated feel and character to the site and its locality.

Visual Context Summary

- 5.6 Views of the site are mostly limited to local routes, and local residential properties, with key views detailed as follows:
 - Views from Springdale Road and adjacent residential roads are experienced at short distances with existing boundary vegetation providing filtering views. As seen overleaf in the top Viewpoint.
 - Views from the South Downs National Park are limited to the rising land around Magdalen Hill and Easton Lane and the site forms a very small part of a much larger panorama.
 - Existing vegetation running along the A34 and along Down Farm Lane filters views of the site from the north and east.
 - The wooded context and undulating topography also limits visibility from the wider landscape.

Landscape Summary

- 5.7 The design recommendations identify that the site has the capacity to accommodate development through a landscape led scheme which responds to its local context and character.
- 5.8 These recommendations consider the local character, wider published landscape character and visual context and the resulting principles provide benefits to landscape character, biodiversity and amenity.



LAND AT HEADBOURNE WORTHY, HAMPSHIRE

Landscape Opportunities and Recommendations

These recommendations provide initial thoughts on how the development of the site can be accommodated into the landscape sensitively to provide benefits to landscape character, biodiversity and amenity and can be used to inform the evolving masterplan and proposals

1. Opportunities to create new areas of Green Infrastructure across the site to connect existing vegetation and form new landscape framework
2. New belts of native tree planting/hedgerow and copses to follow contours and create a wooded backdrop and skyline
3. SuDS features integrated into open space with opportunities for wet meadow planting and small areas of wet woodland within the flood plain
4. Existing hedgerow retained and enhanced with additional native species, with any required removal replaced with additional native hedgerow elsewhere within the site
5. Orientation of access route to be integrated with new areas of tree planting to avoid direct views up slopes into development parcels
6. Opportunities for built form to reflect the development along Springvale Road
7. Location of access off Springvale Road to be located to minimise impacts on existing trees
8. Ensure retained trees and boundary vegetation is protected with appropriate offsets, and development and associated infrastructure located outside of RPA's
9. The layout and spatial arrangements of proposed development parcels should reflect wider character of the surrounding settlements of Kings Worthy and Headbourne Worthy and have loose grain and spacious approach, and incorporate street trees and soft boundaries
10. New landscape buffers to define development parcels and reflect local settlement context and pattern
11. Opportunities for open space on higher slopes to incorporate views across the valley towards the South Downs National Park through careful siting of built form.
12. Boundary along the railway line to be enhanced with additional native tree planting to create wooded skyline and increased containment
13. Development avoided on upper slopes, with built form of lower heights and lower densities
14. Existing roadside hedgerows to be maintained and enhanced to maximise biodiversity



- KEY:**
- 1** COBBS FARM SHOP
 - 2** CHURCH PADDOCK FISHING LAKE
 - 3** TAYLORS CORNER BUS STOPS
 - 4** FORESTERS PARK
 - 5** ST SWITHUN'S CHURCH
 - 6** THE WORTHYS JUBILEE HALL
 - 7** RECREATION GROUND
 - 8** ST MARYS CHURCH, KINGS WORTHY
 - 9** KINGS WORTHY PRIMARY SCHOOL
 - 10** KINGS WORTHY GARAGE
 - 11** THE CART AND HORSES PUB
 - 12** EVERSLEY PARK RECREATION GROUND
 - 13** WORTHIES SPORTS AND SOCIAL CLUB
 - 14** WOODHAMS FARM DAY NURSERY
 - 15** TESCO EXPRESS, KINGS WORTHY
 - 16** SPRINGVALE STORE AND POST OFFICE
 - 17** EVOLUTION FITNESS WINCHESTER

Connection to Social Infrastructure

CONNECTIVITY TO SOCIAL INFRASTRUCTURE.



Accessibility / Sustainability

6.1 The site is situated in a sustainable location, in the village of Headbourne Worthy. The site is located within walking distance of the entire village, in addition to the neighbouring villages of Kings Worthy and Abbots Worthy on the east side of the A34. These villages are known collectively as The Worthys. As such, the site is located within walking distance of a range of local facilities and amenities.

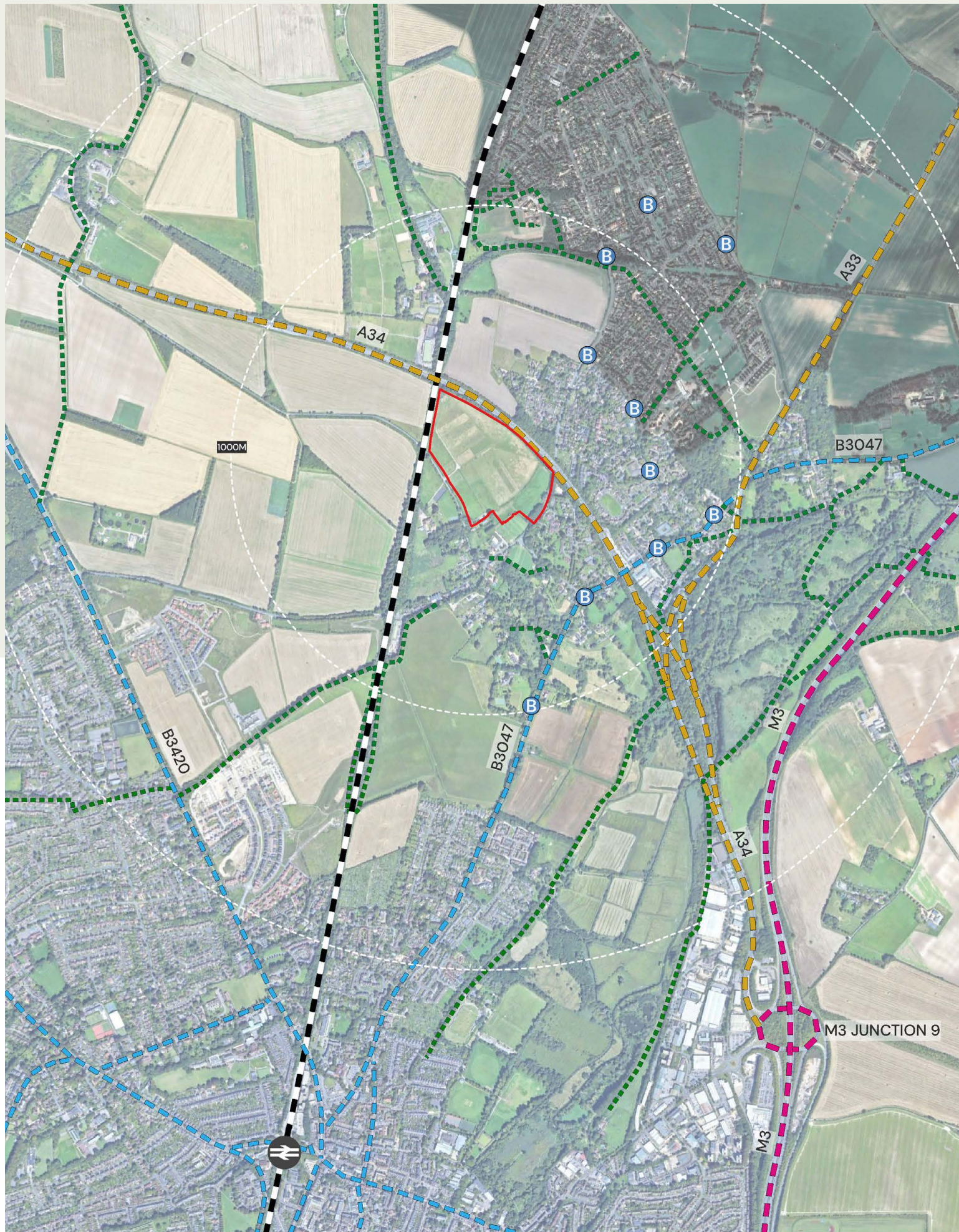
Pedestrian and Cycle Connections








6.2 The site benefits from being located with good connectivity to existing pedestrian infrastructure, which facilitates access on foot throughout the village and beyond. Public Rights of Way are also present within the vicinity, providing alternative and shorter routes to the wider extents of the village and the surrounding area.

6.3 The site is located within cycling distance of several local villages, in addition to the majority of the nearby city of Winchester, which is accessible within a 15-minute cycle ride. Winchester city centre provides a wide range of services and facilities, providing access to retail, leisure, education, and healthcare facilities, as well as a wide range of employment opportunities, supplementing the offering found within the cluster of villages known as The Worthys.

6.4 A summary of the local facilities and amenities that are accessible by walking and cycling from the site are provided in the following table.

	Destination	Distance	Walking Duration (minutes)	Cycling Duration (minutes)
1	Cobbs at Winchester farm shop	300m	4	1
2	Church Paddock fishing lake	400m	5	1
3	Taylor's Corner bus stops	550m	8	2
4	Foresters Park	700m	10	3
5	St Swithun's Church	750m	10	3
6	The Worthys Jubilee Hall	900m	12	4
7	Kings Worthy Recreation Ground	900m	12	4
8	St Mary's Church, Kings Worthy	1.0km	14	4
9	Kings Worthy Primary School	1.1km	17	5
10	Kings Worthy Garage	1.1km	15	4
11	The Cart and Horses pub	1.2km	17	4
12	Eversley Park Recreation Ground	1.4km	21	9
13	Worthies Sports and Social Club	1.4km	21	9
14	Woodhams Farm Day Nursery	1.4km	20	5
15	Tesco Express, Kings Worthy	1.5km	20	4
16	Springvale Store and Post Office	1.6km	23	7
17	Evolution Fitness Winchester	1.7km	24	7



- KEY:**
-  SITE BOUNDARY
 -  MOTORWAY
 -  A ROAD
 -  B ROAD
 -  RAILWAY LINE
 -  TRAIN STATION (WINCHESTER)
 -  PUBLIC RIGHT OF WAY (WITHIN 2KM OF THE SITE)
 -  BUS STOPS (WITHIN 1.2KM OF THE SITE)

**ACCESS AND
MOVEMENT PLAN**

ACCESS & MOVEMENT.

Site Access

- 7.1 The principal access to the site is proposed from Springvale Road to the south-east via a simple T-junction to provide access for all modes.
- 7.2 New sections of footway and uncontrolled pedestrian crossing points comprising dropped kerbs and tactile paving will provide connections to the existing footway on the east side of Springvale Road.
- 7.3 Appropriate visibility splays for the approach speed of vehicles on Springvale Road will be available on exit from the site access so the junction is expected to operate safely.
- 7.4 A secondary access for emergency vehicles is proposed from Down Farm Lane, in the south-west corner of the site to provide safe access/egress in the event that the primary access from Springvale Road is affected by in the unlikely event of flooding.

Public Transport

- 7.5 The nearest bus stops to the site are the 'Taylors Corner' stops located some 550m to the south of the site and are accessible within a short 9-minute walk via Springvale Road and Bedford Lane. These bus stops are served by four bus services, which facilitate travel to key destinations including Winchester, from which further connection can be made to locations further afield, such as Eastleigh and Southampton, as well as Petersfield, Alresford and East Stratton.

National Cycle Route

- 7.6 National Cycle Route 23 is the closest formal cycle route to the site and is accessible approximately 4km to the south of the site (equating to a 13-minute cycle ride) along Easton Lane. Route 23 runs from Reading to Southampton via Basingstoke, Alresford, Winchester and Eastleigh.

Train

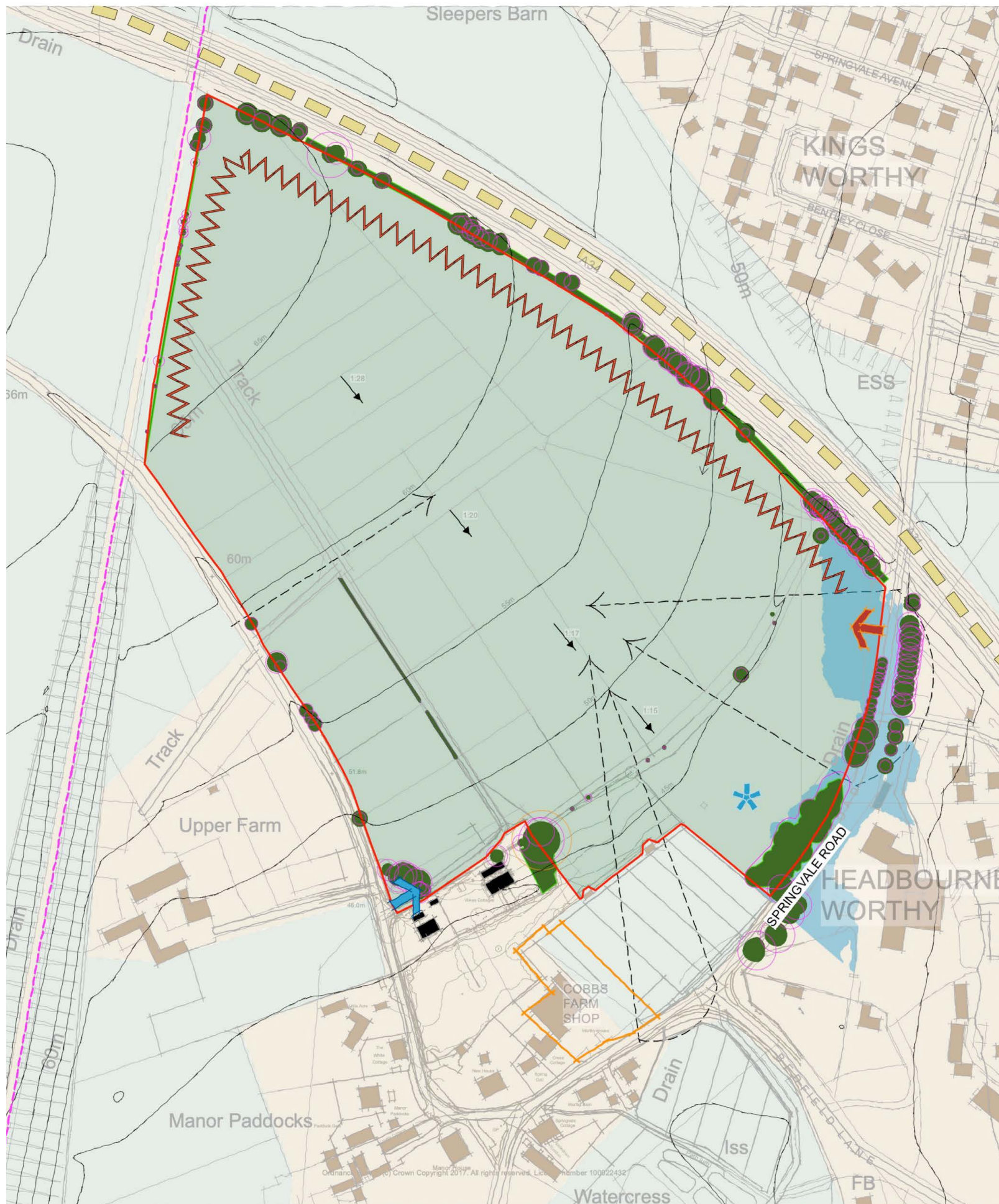
- 7.7 The site also benefits from being located with good access to Winchester railway station, which is located within a 13-minute cycle ride, 21-minute bus journey or 7-minute drive. Winchester station benefits from ample vehicle and cycle parking (464 and 286 spaces, respectively) and operates regular, direct train services to key destinations including Basingstoke, Southampton, Reading, Portsmouth, Bournemouth, Oxford and London.

Summary




- 7.8 The site is therefore considered to be located in a sustainable location with good access to a range of local facilities and amenities, as well as public transport services.

Traffic Impact







- 7.9 It has been estimated that a proposed retirement and care village would generate a total of 36 two-way vehicle trips in the AM peak hour, 27 two-way vehicle trips in the PM peak hour, and 563 two-way vehicle trips over the course of a typical day. This level of traffic generation level would equate to approximately one additional vehicle movement every 2 minutes, on average, during the network peak hours. The additional vehicle movements will disperse quickly with distance from the site and therefore are very unlikely to give rise to any significant off-site impact in terms of network capacity or highway safety.
- 7.10 Sustainable travel options will also be promoted to both staff and visitors by way of a Travel Plan. This will contain measures to encourage a shift in travel behaviour away from the private car towards more sustainable modes.











KEY:

-  SITE BOUNDARY (15.57 HA)
-  RURAL CONTEXT
-  URBAN CONTEXT

OPPORTUNITIES:

-  PROPOSED ACCESS LOCATION (SUBJECT TO TECHNICAL DESIGN)
-  POTENTIAL PUBLIC OPEN SPACE AND BIODIVERSITY NET GAIN
-  POTENTIAL LOCATION FOR SUSTAINABLE URBAN DRAINAGE SYSTEMS (SUDS)
-  POTENTIAL EMERGENCY/PED/CYCLE LINKS (SUBJECT TO TECHNICAL DESIGN)
-  ADJACENT FARM SHOP (POTENTIAL TO ACCOMMODATE IN THE DEVELOPMENT)
-  INDICATIVE VIEW POINTS INTO THE SITE FORMING GREEN CORRIDORS

CONSTRAINTS:

-  EXISTING VEGETATION
-  EXISTING RAILWAY LINE
-  A34
-  POTENTIAL NOISE FROM THE A34 AND RAILWAY LINE
-  FLOOD ZONE 3
-  EXISTING DWELLING
-  EXISTING CONTOURS
-  SITE TOPOGRAPHY AND GRADIENT

OPPORTUNITIES & CONSTRAINTS

OPPORTUNITIES AND CONSTRAINTS SUMMARY.

- 8.1 The technical work that has informed the site analysis, together with the assessment of housing need and connectivity has accordingly identified the following opportunities and constraints.
- 8.2 These opportunities and constraints have been taken forward within the proposals overleaf.

OPPORTUNITIES

- Relocation and enhancement of Cobbs Farmshop as an important local facility
- Provision of high-quality extra care facilities alongside associated green infrastructure.
- Creation of a sensitively designed development in a location closely related to the existing settlement of Headbourne Worthy.
- Landscape framework to contain 2-storey development away from sensitive areas.
- Provision of a new sustainable drainage system (SuDS) features to form an integral part of the development's green infrastructure.
- Opportunity for public access to landscape areas with recreational routes for new and existing residents.
- Opportunity for biodiversity net gain and improved drainage capacity to take account of climate change.
- Provision of new vehicular access from Springvale Road and suitable pedestrian routes.
- Creation of providing new jobs, especially for people who were previously unemployed or live locally.

CONSTRAINTS

- The A34 runs along the eastern boundary, where established vegetation already exists. A setback from this boundary will help reduce noise constraints from the main road.
- Provision of a substantial buffer along the northern boundary from the railway line will help reduce noise and retain the settlement boundary line with development on the other side of the A34.
- Areas of surface water flood risk have been identified along the southern boundary, necessitating a no-development buffer in these areas.
- Existing levels on site present several constraints, with varying views to and from the site with sensitivity to storey heights and relationship between landscaping and development required.



KEY

- SITE BOUNDARY (15.57HA)
- RESIDENTIAL PARCELS (4.012HA)
- RELOCATED FARM SHOP (0.684HA)

GREEN INFRASTRUCTURE

- PUBLIC OPEN SPACE (PROVISION TO INCLUDE ATTENUATION BASINS, RECREATIONAL ROUTES AND RETENTION OF EXISTING VEGETATION)

- LANDSCAPE BUFFER TO A34 ROAD AND RAILWAY LINE (SUBJECT TO TECHNICAL INPUT)
- EXISTING VEGETATION (SUBJECT TO TREE SURVEY)
- INDICATIVE NEW TREES AND PLANTING (SUBJECT TO LANDSCAPE STRATEGY)
- * INDICATIVE ATTENUATION BASINS
- FLOOD ZONE BUFFER, TO EXCLUDE BUILT DEVELOPMENT OR OPEN DRAINAGE

MOVEMENT & INFRASTRUCTURE

- ➔ PROPOSED ACCESS JUNCTION (SUBJECT TO TECHNICAL INPUT)
- ➔ PROPOSED EMERGENCY/PEDICYCLE ACCESS (SUBJECT TO TECHNICAL INPUT)
- ➔ PROPOSED ACCESS TO DEVELOPMENT PARCELS (SUBJECT TO TECHNICAL INPUT)
- ➔ INDICATIVE PRIMARY STREET (SUBJECT TO TECHNICAL INPUT)
- ➔ INDICATIVE VIEW POINTS INTO THE SITE (FORMING GREEN CORRIDORS)

66m

10

1

2

3

4

5

9

Track

8

RELOCATED FARM SHOP

SPRINGVALE ROAD

6

HEADBOURNE WORTHY

7

60m

LAND AT HEADBOURNE WORTHY, HAMPSHIRE

ILLUSTRATIVE MASTERPLAN

PROPOSAL.

The proposals have been informed by a thorough site and contextual assessment, and provide a framework for a best practice, locally distinct development that positively contributes to the immediate and wider context of Headbourne Worthy.

- 1 New green infrastructure connectivity across the site to existing belts of planting
- 2 New belts of tree planting/hedgerows/copses to follow contours and to create wooded backdrop along skyline
- 3 Hedgerow retained and enhanced
- 4 Orientation of access route integrated with new tree planting to avoid direct views up the sloper into development parcels
- 5 Suds features integrated into the open space
- 6 Opportunity for shop frontage along springvale road
- 7 Existing hedgerow removed where necessary and replacement planting provided within the scheme
- 8 Loose grain development and layout to reflect local context
- 9 New landscape buffers to define smaller development plots to enhance and reflect local character and existing settlement pattern
- 10 Development to reflect settlement pattern and character and formed as part of new landscape framework / corridors

The proposals provide a care village of up to 160 self-contained units with the following breakdown:

55x

Extra Care Apartments and Care Village Community Hub

55x

Extra Care Apartments including communal facilities

35x

Retirement Cottages

15x

Retirement Bungalow

+

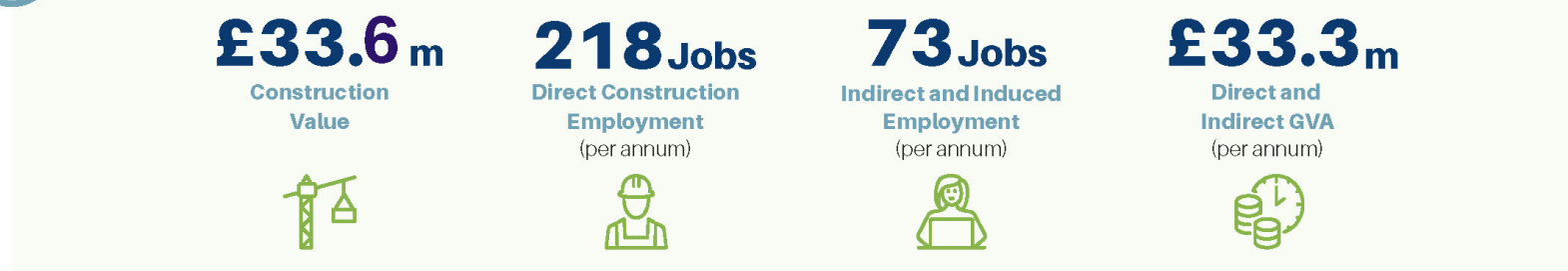
Relocation of Cobbs Farm Shop

Retention of existing vegetation and provision of substantial new planting integrating informal open space and attenuation provide a green context for the proposals and provide an appropriate relationship with the landscape beyond.

Socio-Economic Benefits from Land at Headbourne Worthy Hampshire

The vision for Land at Headbourne Worthy is to deliver extra care provision to meet the needs of an ageing population locally. In addition the Site will provide an expansion opportunity for a local farm shop, ensuring that jobs are retained locally, and a much valued community resource can remain in the area. The delivery of up to 160 new dwellings, comprising of extra care and retirement apartments, will provide significant economic benefits during the two-year construction period, and further benefits will be generated once the scheme is occupied*:

The Construction Phase Benefits



The Occupation Benefits



The Socio-Economic Benefits



* Figures are rounded



SOCIAL AND ECONOMIC BENEFITS.



Specialist Housing Benefits:

- **The provision of specialist, high-quality care accommodation will enable older people to live comfortably in the community for longer.**
- Specialist housing improves wellbeing and quality of life, including increased feelings of autonomy and security, as well as reduced loneliness and isolation.
- Specialist housing can also reduce the usage of NHS services (eg reduced GP visits and A&E attendances), which is increasingly important given the current pressures on the NHS.
- Extra care housing can be viewed as a preventative alternative to residential care for many older people.



Farm Shop Benefits:

- **The Farm shop provides a valuable contribution to the economy like many local shops which provide a hub for social interaction, and are particularly beneficial for specific groups, such as older people and those who are less mobile.**
- The existing Farm shop buildings are so run-down and not economic to re-instate, meaning if Cobbs cannot relocate to this proposed location, it would move out of the immediate area (losing that important and well-loved community resource).
- The provision of a café/restaurant at the farm shop will also serve as a key community asset, where people can meet and engage with others locally, as well as a space for community events
- The farm shop will continue to support the local food supply chain, providing retail opportunities for over 50 local producers and food growers.
- Opportunity for a greater consideration of the importance of economic growth in the rural environment.
- Overall, the relocation of the farm shop to the Site will ensure that a key community asset and employer are retained locally.



Design and Planning Benefits:

- **Landscape led appropriate development which can draw in mature landscape to knit the development into , well buffered site, workable access and SUDs proposals, in a sustainable location within Headbourne Worthy.**
- Contributing towards much needed retirement and specialist accommodation in Winchester.

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All paper sourced from sustainably managed forests.

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