

APPENDIX 5

TECHNICAL ASSESSMENTS – CRANBOURNE DRIVE

LAND OFF
CRANBOURNE DRIVE
OTTERBOURNE

VISION DOCUMENT



BARWOOD
LAND

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FOR



DECEMBER 2022

Document Title: Vision Document

Revision: A

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The site at Cranbourne Drive presents a unique opportunity to meet a wide range of housing needs and boost the local economy in a manner which is locally distinctive, highly connected to and integrated with the village.

Our vision is the creation of a sustainable and resilient scheme that will compliment, enhance and form a cohesive and cherished part of Otterbourne.



Artists impression of how the development at Cranbourne Drive may come forward



Site Location Plan

1. INTRODUCTION

This Document has been prepared to set out the proposed vision for Land off Cranbourne Drive. The vision has developed with a focus on the site's position within the village and surrounding natural environment and the unique opportunities this offers. The vision demonstrates how the site could deliver a sustainable, vibrant, and resilient development, in line with community aspirations and the core policies and objectives set out in Winchester's emerging Local Plan.

VISION OVERVIEW

The vision has been informed by the site's known opportunities and constraints, the local context and community aspirations, as well as core design and place-making principles, helping to inform the formulation of a high-quality scheme. The site has limited constraints, and if allocated, will help to meet the identified local housing need alongside a variety of long-lasting benefits.

This document has been prepared to support Barwood Land's representations to Winchester City Council's (WCC) regulation 18 consultation on the Draft Local Plan.

The Draft Local Plan includes an allocation for housing development in Otterbourne - Land off Main Road - proposed as suitable to deliver "around 55 dwellings". However, in reviewing the site, constraints and the masterplan submitted under a previously refused planning application, it is unclear how this could be delivered on the land identified without further encroaching on publicly accessible land, which the Parish Council are clear should remain as open space.

Whilst the critical assessment of Land off Main Road will form part of Barwood Land's representations to the Local Plan, it is clear and evidenced through this Vision Document, that Land off Cranbourne Drive, is better able to deliver Otterbourne's housing alongside significant benefits to the local community including gifting over 5 hectares of woodland to the Parish Council and providing extensive areas of public open space (6.9 hectares).

Given the landowner's connections to the area, they are keen to ensure Otterbourne gains from any new housing and sees the delivery of a high-quality development, providing numerous benefits for existing and future residents and offering them a meaningful legacy.

Proposals for this site are still in the early stages and we would welcome the opportunity to continue dialogue with the Council and key stakeholders to evolve and refine the vision and masterplan for this exciting opportunity.

DOCUMENT STRUCTURE

The document is structured as follows:

OUR VISION: Description of the Vision including the key founding principles shaping the masterplan.

LOCAL CONTEXT: Brief description of the current planning and spatial context

UNDERSTANDING THE SITE: Explanation of the key site features that have influenced the proposals.

EMERGING PROPOSALS: Overview of the proposed masterplan demonstrating how a deliverable scheme could come forward in line with the Vision.

CONCLUSION: Summary of the main outcomes of the Vision document and next steps for the project.

2. OUR VISION

*Our Vision for the site at Land off Cranbourne Drive has been shaped by the placemaking opportunities which arise from the site's location and proximity to key facilities. Proposals for this place will develop with three founding (and inter-related) principles at its core: a place that is **locally distinctive, connected, and integrated**; a place that is **sustainable and resilient**; and a place that is a **cherished place to live**.*

LOCAL CONNECTIONS

A place that fits seamlessly alongside the existing village, providing an attractive public realm, with accessible open spaces, and enhanced connectivity to both the wider countryside and existing facilities in Otterbourne. With improved connections benefiting not only future residents but also the existing surrounding community.



A SUSTAINABLE FUTURE

A place that is designed to encourage active travel, and exploration of the surrounding natural environment; through potential enhancements to the public rights of way network, the delivery of significant, well-connected areas of open space and opening access to the woodland.

The site is surrounded by important wildlife and habitats which should not only be protected but also where possible enhanced and enjoyed by the local community.

Proposals would also seek to tackle the challenges of climate change through an adaptable range of measures that will help to safeguard the wellbeing of current and future generations.

COMMUNITY VALUES

A cohesive and unified place with characterful homes, designed to meet the needs of the local community, and a place which provides opportunities to meet and explore the natural environment, adjacent woodland, and wider countryside.

Encouraging the existing community of Otterbourne to utilise the site, by delivering green infrastructure linkages, joining up existing public rights of way, and providing generous areas of public open space that will be for the benefit of, and enjoyed by the entire community.



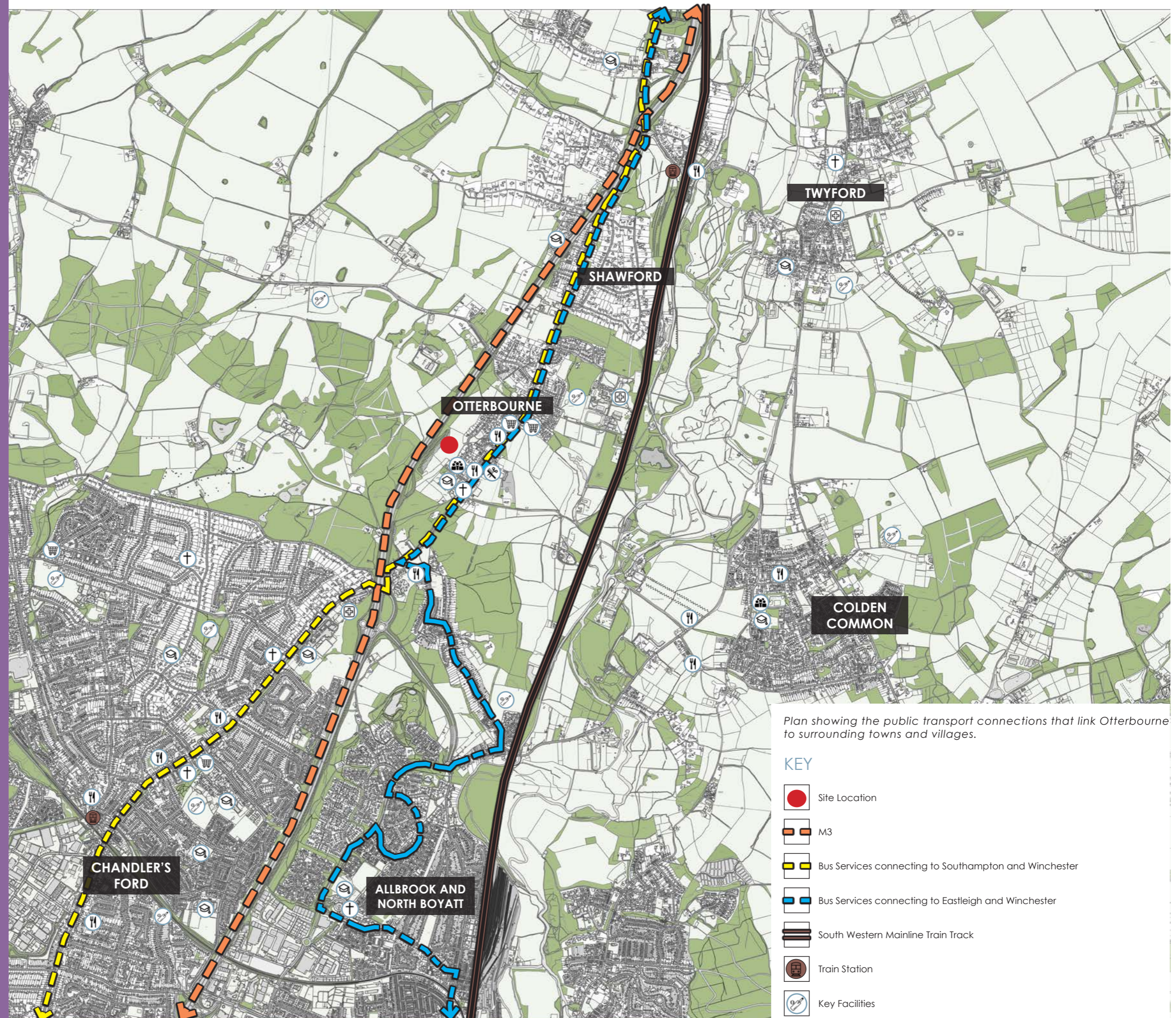
LOCAL CONNECTIONS

Land off Cranbourne Drive will be designed to connect seamlessly into the fabric of the village and its wider surroundings. Proposals will actively encourage residents to live, work and play locally and sustainably.

At a village level, there are a range of local facilities within walking distance from the site including the adjacent village hall and local primary school. Future plans will ensure connections to these are, where possible, enhanced. Current proposals include a footpath through the site which would link up the existing public rights of way at either end of the site and could deliver an attractive circular walk around the village. The provision of pedestrian and cycle friendly streets will be an important part of these proposals.

At a local level Otterbourne benefits from a good local bus service with regular connections to local service and employment centres including Winchester and Southampton. There are three train stations within four kilometres of the site in Shawford, Eastleigh and Chandler's Ford. With the proximity of Shawford Station there are also opportunities to improve links to this station, through enhancement to the existing brideway.

Public open space and play space delivered as part of these proposals will be in locations accessible to both the existing and wider community, with potential links to the existing local facilities, as well as encouraging people to access public rights of way; to relax and enjoy the countryside beyond.



A SUSTAINABLE FUTURE

The scheme will be designed to support the well-being of the environment and the community, both now and for generations to come.

ENSURING THERE IS A CHOICE OF HOMES TO MEET THE DIVERSE NEEDS OF THE VILLAGE

A range and choice of house types and sizes will be provided including smaller 2-3 bedroom homes (and affordable dwellings) set within a high-quality environment, attracting families and younger people looking to step onto the housing ladder, and accessible homes including those which are suitable and attractive to older persons wishing to downsize.

SUPPORTING AND ACTIVELY ENCOURAGING RESIDENTS TO LIVE AND WORK LOCALLY, AND TO MAKE MORE SUSTAINABLE, GREENER TRAVEL CHOICES

Progressing the climate change agenda through new development requires good design to support and encourage individuals to change their behaviour. By recognising that private car travel is one of the greatest contributors to climate change, we can support and encourage residents to choose to live and work locally where possible, to support the community and to make greener, more sustainable travel choices. For example:

- Residents will be encouraged to use the key services and facilities available in Otterbourne, by providing a permeable street design, improving links to the village hall and primary school and further afield through enhanced linkages to the train station in Shawford
- Homes will be designed and the supporting infrastructure in place to encourage remote and home working with the necessary infrastructure to provide excellent broadband connections, reducing out-commuting and the need to travel.
- Measures and infrastructure will also be provided to support people to choose low carbon technologies, such as electric vehicles, aiming to be resilient and adaptable to reflect technological advances.

DELIVERING A CONNECTED AND HIGH-QUALITY NETWORK OF GREEN INFRASTRUCTURE

The built form will be set within a network of green open spaces, which connect into the wider green infrastructure network. Proposals will include open spaces to provide attractive places for the community to meet, relax and exercise. Existing ecological habitats will be protected, and new habitats created to ensure there is a significant net gain and enhancement in biodiversity.

INCORPORATING TARGETED MEASURES INTO THE DESIGN AT THE START TO HELP TACKLE CLIMATE CHANGE

The homes and buildings will be high-quality, water efficient and energy efficient, through both their layout and orientation and the design of buildings. Where feasible, opportunities for sustainable and renewable technologies such as heat pumps and solar panels will be incorporated. Infrastructure will be provided to support people to work effectively from home as well as to enable electric car charging at home. The scheme would also be designed in a manner to ensure as far as is possible that it will be adaptable and resilient to technological advances which will happen over time.



COMMUNITY VALUES

Land off Cranbourne Drive will be a place where attractive buildings sit comfortably within the site's context; respecting and reflecting the local character; where a community can grow, and people can live a well-balanced way of life.

The green infrastructure network will permeate the site to create areas of open space with amenity, biodiversity and wildlife value which will be usable, accessible, and attractive to the whole local community, and which will enable the development to integrate with the wider landscape. Enhanced links between the existing public rights of way will encourage the community to access and enjoy the landscape and countryside beyond. The gifting of woodland to the south will also provide an opportunity for the community to utilise and enjoy the woodland environment.

The proposed wild meadow to the north of the site will form an attractive feature of the site and again a tranquil environment for people to enjoy; alongside offering significant wildlife opportunities.

There are also important wildlife features and habitats within the area of open space to the south of the site, which the proposals would not only seek to protect but also offer opportunities for the local community to learn from and enjoy.



3. THE SITE & LOCAL CONTEXT

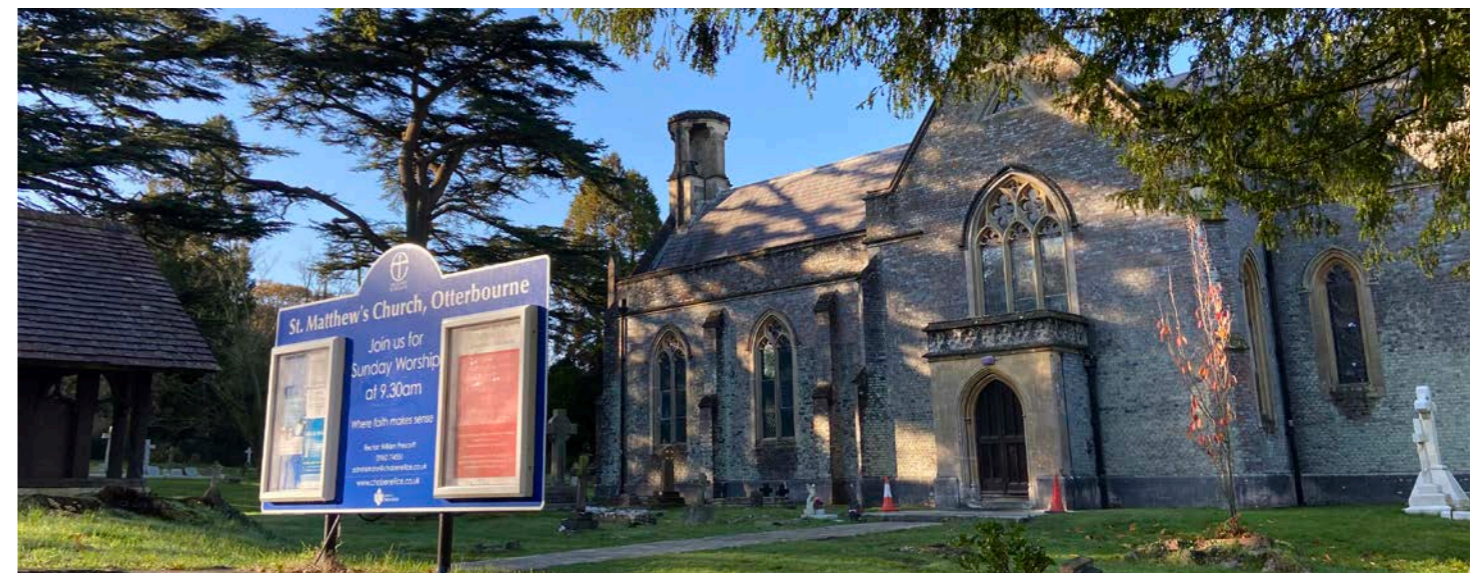
Land off Cranbourne Drive is located on the western edge of the village of Otterbourne and sits adjacent to the settlement boundary. The land is both physically and visually contained, bordered by significant tree coverage to the west (with the M3 motorway beyond this) and to the east (with the residential properties of Cranbourne Drive beyond this). The northern boundary goes up to the existing tree-line and further woodland borders the site to the south.

The village of Otterbourne is well served by a variety of local facilities including a village hall, church, primary school, convenience store and pubs, with these local amenities and services all within walking distance of the site.

Otterbourne is located approximately four miles (6.4 km) south of Winchester and eight miles (13 km) north of Southampton.

The nearest bus stop is just 40 metres north of the proposed access (south-bound) and 150 metres (north-bound) providing regular services to locations including Winchester, and Southampton, via Eastleigh.

There are also three railway stations located in close proximity to Otterbourne. Shawford Station (around 2.5km to the north), which provides excellent access to Winchester and beyond; and Eastleigh and Chandlers Ford stations (located 3.5 to 4km from the site in a south and south-easterly direction).



4. PLANNING

DRAFT ALLOCATION REVIEW

Adopted Development Plans

Emerging Local Plan

Winchester City Council are currently preparing a new Local Plan which will include an updated development strategy and allocate or designate land for certain uses. As part of this new Local Plan, Otterbourne has been designated as an Intermediate Rural Settlement with an expected development capacity of around 75 dwellings, to include the delivery of a new site allocated under Policy OT1.

To deliver against this requirement the emerging Local Plan, allocates Land off Main Road (also known as OT03/ the Gladman site) for 55 dwellings. Our own high-level review of the site, however, highlights a series of constraints impacting its suitability for allocation in the Local Plan, including its ability to deliver the required housing on the site area specified.

Barwood Land is aware of the many objections raised by residents to the various previous planning applications submitted by Gladman on Land off Main Road. As such, in collaboration with The Chamberlayne Estates, they took the decision to offer land off Cranbourne Drive, as a potential alternative location for the identified housing need.

In reviewing Land off Main Road, it is apparent that it is more constrained with regard to landscape, heritage and access/accessibility than land off Cranbourne Drive. Indeed, the previous planning applications at the Gladman site were refused by the Council due to the landscape impact on the rural context of the village. Unlike Cranbourne Drive the site also has limited opportunities to deliver lasting benefits, and its delivery could actually greatly impact an area of publicly accessible open space well-used and enjoyed by existing residents. Given the sites location with no strong defensible boundaries between the site and countryside this could also open the gate to further development creep. Land off Cranbourne Drive is visually and physically enclosed by extensive by extensive tree coverage (and the motorway beyond this) and therefore development in this location would not result in any significant landscape harm or incremental development into the Countryside, with minimal impact on local or long-distance views.

Land off Cranbourne Drive provides a good opportunity to meet the needs of the village in a comprehensive manner, in order to ensure that it will not only meet the identified future housing needs in a plan-led way, but will also deliver a number of other benefits and new/improved facilities and infrastructure that will benefit the whole local community.

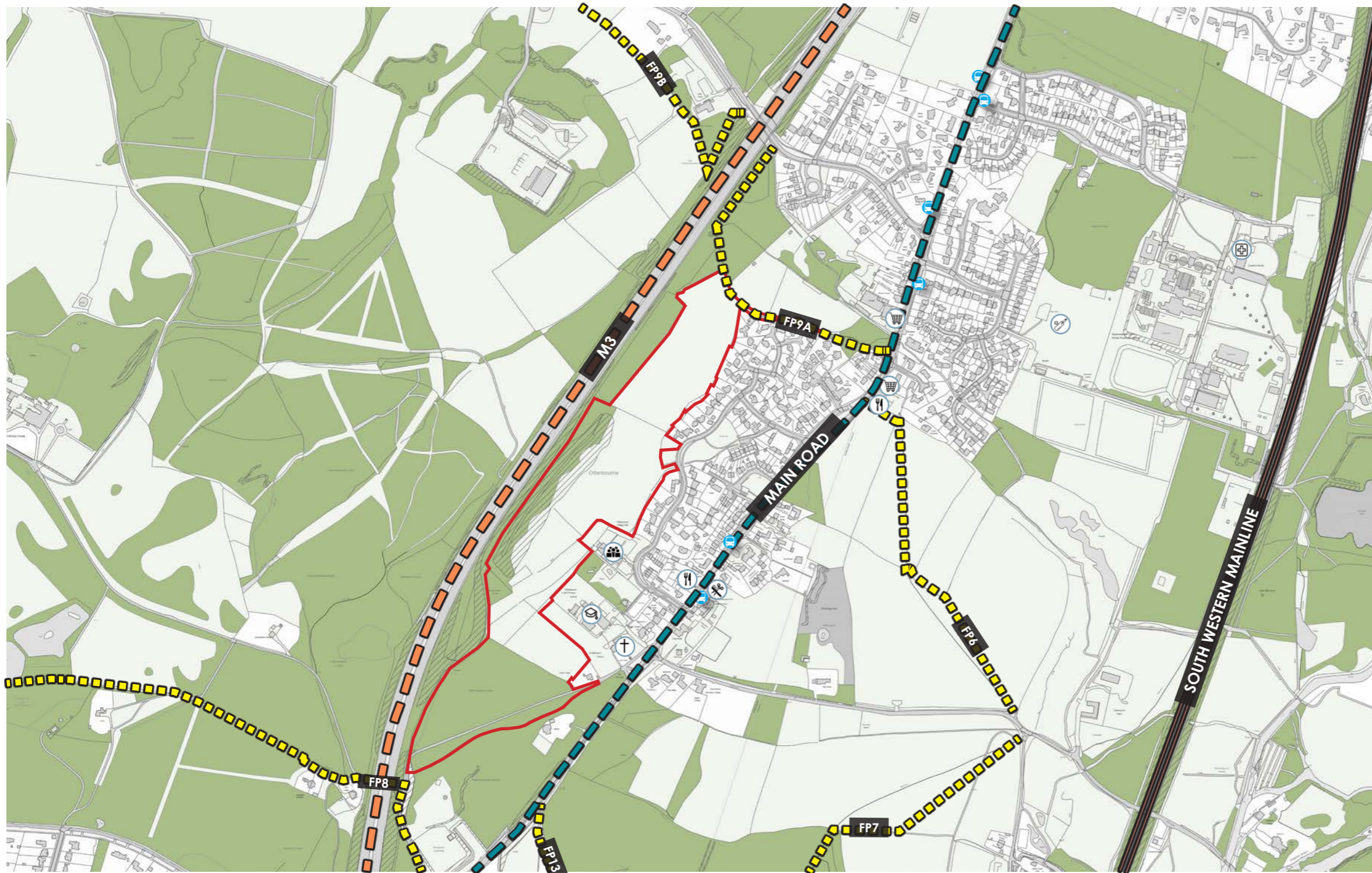
There is much to celebrate about the characteristics of the site, surrounding existing development and local settlement form. Design of the development at Land off Cranbourne Drive will be heavily influenced by this context whilst also meeting the requirements of sustainable low carbon policies that will ensure the site is prepared for, and adaptable to, emerging technologies and building practices that will help to limit climate change.

The scheme can be designed to ensure a seamless extension of the village, with a high-quality design and focus on providing links to both the natural environment and existing local facilities such as the village hall. Attractive public open space will be key to the delivery of this scheme and opening up the rural environment and links beyond.



5. SITE ANALYSIS

Preliminary work undertaken by various technical specialists, covering highways, ecology, heritage, landscape and drainage, has underpinned the proposed indicative design. This work has helped identify the constraints and opportunities associated with the site, important issues for the masterplan to address, and enhancements which could benefit the scheme overall.



HIGHWAYS AND ACCESSIBILITY

Transport consultants PJA have been commissioned to consider the access arrangements and confirm a technical access solution is achievable. The single access to the site is proposed off Cranbourne Drive (adjacent to no. 45) and early analysis confirms the access can be delivered with suitable visibility.

The proposed development would likely result in 30-40 vehicles per hour (two-way) during peak hours, or a little over 300 vehicles per day. Subject to the distribution of traffic (north/south) this is unlikely to be perceptible for most, representing one vehicle every 3-4 minutes on sections of Cranbourne Drive/Coles Mede.

The site is also highly accessible and benefits from a number of public transport links to surrounding areas, with bus stops located north and south bound, both within 150 metres of the site access. There are also three train stations within four kilometres of the site in Shawford, Eastleigh and Chandler's Ford.

Pedestrian and cycle linkages will be a central feature of these proposals, linking up the existing Public Rights of Way (PRoW) and creating a circular walk around Otterbourne. There is also potential to improve the existing bridleway which connects this area to Shawford and the rail link opportunities available there.

KEY

-  Site Boundary
-  M3
-  South Western Mainline Train Track
-  Greenspace including Woodland
-  PRoW
-  Key Route through Otterbourne
-  Bus Stops
-  Local Facilities

Infrastructure Plan

NOISE

The site is located within close proximity to the motorway and therefore noise has previously been raised as a potential constraint. Initial noise modelling suggests the site can be delivered to achieve acceptable internal and external noise levels subject to additional mitigation including the bolstering of the existing landscape buffer, provision of an acoustic barrier, building envelope mitigation and careful scheme design to ensure the orientation of the buildings will also reduce potential noise impact to gardens.

The development will also likely deliver betterment to the existing residents of Cranbourne Drive in terms of noise levels. Additional modelling work is currently being undertaken to test mitigation options and this can be provided once available.

HERITAGE

Heritage consultants EDP have considered any heritage constraints which might impact the proposals. Important features to consider around the site include the Grade II* listed Church of St. Matthews and more widely the setting of the Grade II* listed Cranbury Park. However, the spatial separation and significant landscape screening surrounding the development site is considered to adequately and effectively protect these designated assets.

Furthermore, the use of the southern fields as open space, and gifting the area of woodland, with increased access, offers compensatory enhancement, by way of improving the public enjoyment and appreciation of both the Church and Park.

ECOLOGY

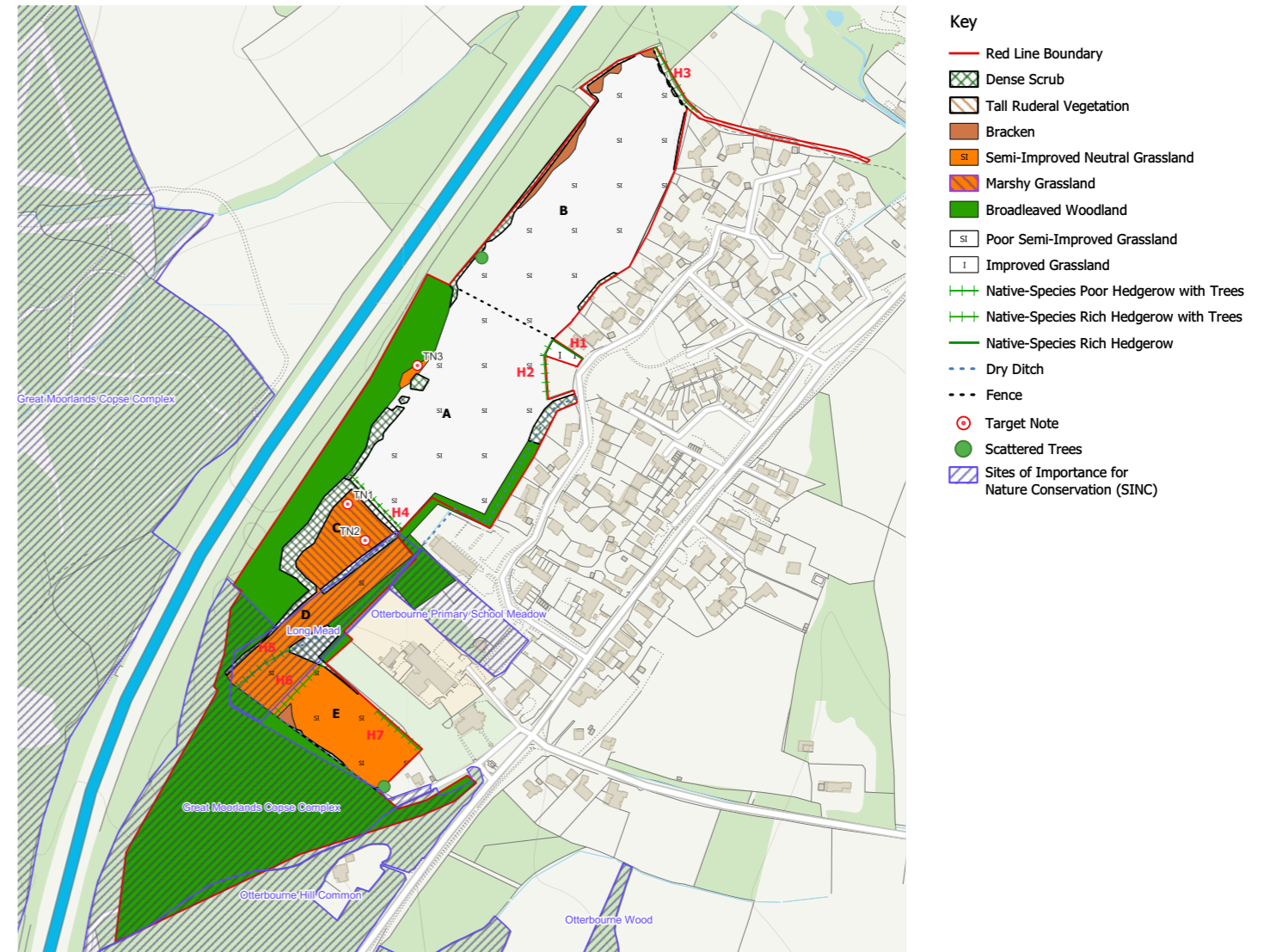
Ecology Consultants Tyler Grange have been commissioned to review any ecological constraints associated with the site and any potential impacts of delivering housing in this location. Such considerations are important given the location within the nutrient sensitive area of the River Itchen SSSI and adjacent SAC, as well as hosting habitats of ecological interest.

Initial assessments have confirmed the importance of retaining and where possible enhancing any ecological features found on the site, including the bordering trees. Housing development should also be restricted to those habitats of negligible ecological importance (poor semi-improved and improved grassland) which is why the land adjacent the SINC (north west of the Village Hall) is proposed to be retained for open space and potential recreational opportunities, including educational features such as wildlife trails, if they can be

sensitively designed alongside the important ecological features.

We are in the process of considering the most appropriate phosphate mitigation approach, but this is likely to include either provision of an onsite tank (wastewater treatment plant) or through a credit scheme approach, confirmed as appropriate by Winchester City Council. Through either option it is considered that nutrient neutrality could be achieved on this site.

The requirement to achieve Biodiversity Net Gain (BNG) in new housing developments refers to the concept of leaving the natural environment in a measurably better state than it was beforehand. Given the incorporation of open space, a wild meadow, planting and other green infrastructure opportunities, the site will be able to deliver significant biodiversity enhancements over and above the 10% requirement.



Habitat Plan by Tyler Grange

DRAINAGE

Drainage consultants PJA are working on the drainage proposals for this site. The majority of the site is located within flood zone 1, with a small part to the south west boundary overlapping a flood zone 3 designation. Considering this, the proposed layout is designed to ensure all of the proposed dwellings fall within flood zone 1 and would not therefore be at an increased risk of flooding.

It is well understood that one of the effects of development is typically to reduce the permeability of the site and consequently to change its response to rainfall. Therefore, a suitable surface water drainage strategy is required to ensure that the surface water runoff regime is managed appropriately and that there would be no increased flood risk to third parties.

The proposed surface water management strategy will be derived based upon the principles of Sustainable Drainage Systems (SuDS), which is likely to include an attenuation basin and a network of swales designed to offer the treatment for water quality improvement and wider ecological benefit.



Flood Risk Map

KEY

- Flood Zone 2
- Flood Zone 3

OPPORTUNITIES AND CONSTRAINTS

The identified opportunities and constraints have been illustrated on the plan, and are summarised below:















OPPORTUNITIES

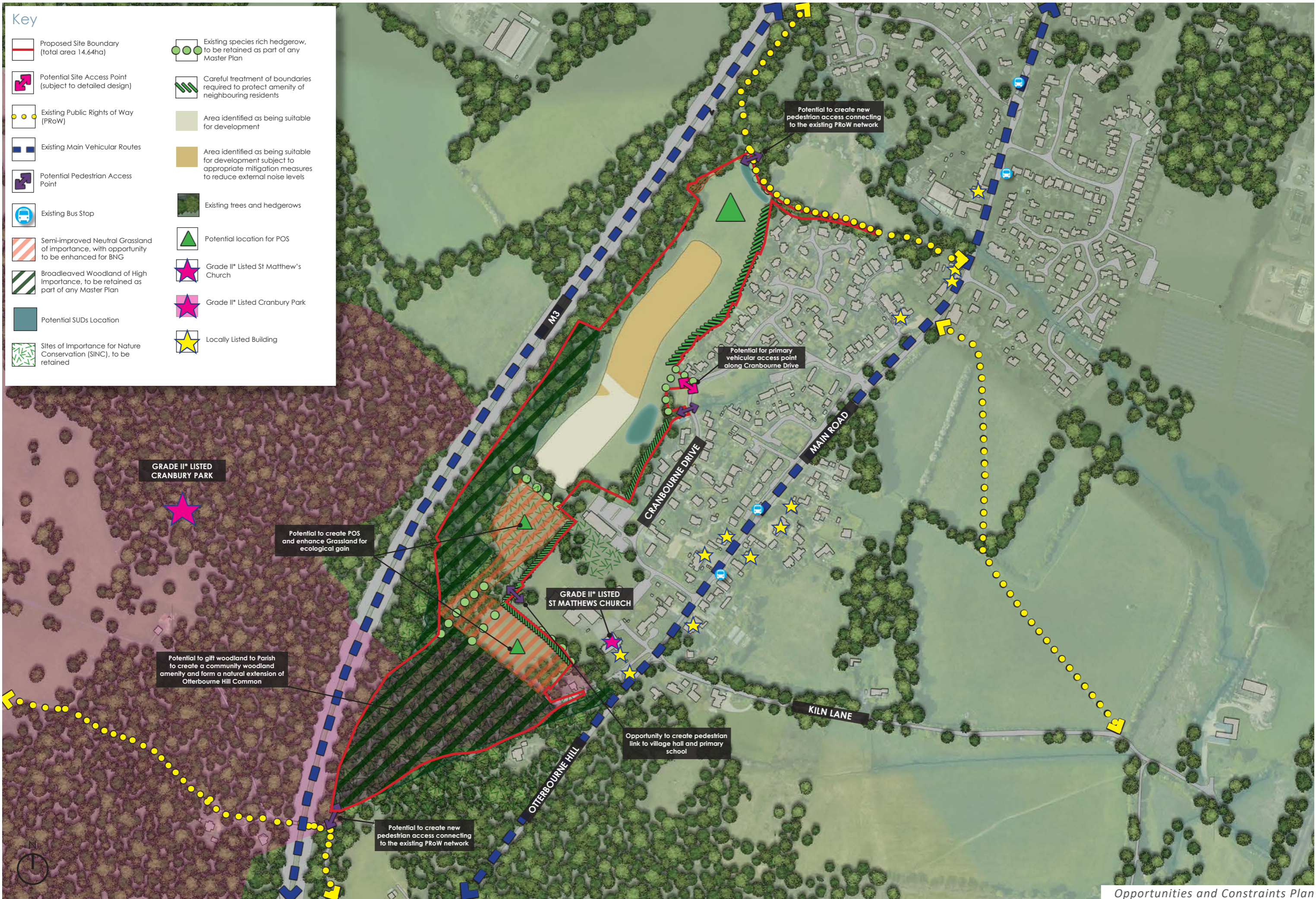
- To provide a mix of house types and tenures to address local need
- To improve permeability and provide connections to local facilities in the village including the village hall and primary school
- To provide generous areas of public open space (17 acres / 6.9 hectares) including a Local Area for Play
- To improve footpath and cycle connections and enhance access to the wider countryside
- To gift woodland to the south of the site to the Parish Council, with potential to deliver walking and cycle trails
- To improve pedestrian and cycle connectivity to Shawford Station
- To provide biodiversity and green infrastructure enhancements and encourage access to, and learning about, the natural environment
- Whilst visually and physically contained, opportunities exist to enhance the tree planting and further screen the site from Cranbourne Drive
- To include provision of sustainable urban drainage systems (SUDS)
- To provide further noise mitigation to significantly benefit both existing and future residents.

CONSTRAINTS

- The proximity of a Site of Important Nature Conservation (SINC)
- The proximity to the motorway (noise)
- Extensive tree coverage to the south between the site and the village hall
- Maintaining residential amenity of existing residents off Cranbourne Drive
- A small area of the site which falls within Flood Zone 3
- The Tree Preservation Orders adjacent to the site's southern boundary

Key

-  Proposed Site Boundary (total area 14.64ha)
-  Potential Site Access Point (subject to detailed design)
-  Existing Public Rights of Way (PRoW)
-  Existing Main Vehicular Routes
-  Potential Pedestrian Access Point
-  Existing Bus Stop
-  Semi-improved Neutral Grassland of importance, with opportunity to be enhanced for BNG
-  Broadleaved Woodland of High Importance, to be retained as part of any Master Plan
-  Potential SUDs Location
-  Sites of Importance for Nature Conservation (SINC), to be retained
-  Existing species rich hedgerow, to be retained as part of any Master Plan
-  Careful treatment of boundaries required to protect amenity of neighbouring residents
-  Area identified as being suitable for development
-  Area identified as being suitable for development subject to appropriate mitigation measures to reduce external noise levels
-  Existing trees and hedgerows
-  Potential location for POS
-  Grade II* Listed St Matthew's Church
-  Grade II* Listed Cranbury Park
-  Locally Listed Building



GRADE II* LISTED CRANBURY PARK

Potential to create POS and enhance Grassland for ecological gain

GRADE II* LISTED ST MATTHEWS CHURCH

Potential to gift woodland to Parish to create a community woodland amenity and form a natural extension of Otterbourne Hill Common

Opportunity to create pedestrian link to village hall and primary school

Potential to create new pedestrian access connecting to the existing PRoW network

Potential to create new pedestrian access connecting to the existing PRoW network

Potential for primary vehicular access point along Cranbourne Drive

6. EMERGING PROPOSALS

The illustrative masterplan shows an emerging spatial framework for the delivery of a residential development that sits within a generous network of open space, and green infrastructure linkages and provides opportunities for enhanced connectivity to the surrounding natural environment and key community facilities.

The proposals were also informed through engagement with the Parish Council and in undertaking our own public consultation, sending letters to all residents of Otterbourne to encourage them to review and comment on the emerging proposals via a dedicated website:

www.landoffcranbournedrive.co.uk

The current development proposals include:














- Between 55 to 70 dwellings (including 35 to 40% affordable)
- A range of housing types including smaller 2-3 bedroom homes suitable for young families (supporting the local school) and older residents (looking to downsize)
- Predominantly two storey dwellings, in-keeping with the surrounding properties
- Provision of a suitably landscaped buffer/ open space between the site and residents of Cranbourne Drive to protect the privacy and residential amenity of these existing dwellings.
- Potential to sensitively create a link between the village hall and the site to connect to the proposed Local Area for Play
- Delivering a new footpath to join the existing public rights of way with the opportunity to provide an attractive circular walk around the village
- Gifting the woodland to the south of the site to the parish council to ensure this is publicly accessible with the potential to deliver enhanced pedestrian and cycle trails through the woods. Residents would be able to use and enjoy this space as amenity woodland, forming a natural extension to Otterbourne Hill Common and offering footpath connectivity to the existing network
- Including a generous level of undeveloped open space including a wild meadow (17 acres / 6.9 hectares)
- Providing Sustainable Urban Drainage (attenuation basin/ swales) with a site appropriate phosphate mitigation approach



THE MASTERPLAN



KEY

-  Proposed Site Boundary (total area 14.64ha)
-  Potential Site Access point (subject to detailed design)
-  Potential Net Developable Area (2ha - 35dph)
-  Pedestrian Route through site
-  Existing Pedestrian Routes
-  Provision for potential pedestrian/cycle link to neighbouring development site
-  Existing Bus Stop
-  Potential Footpath routes and connections
-  Existing trees and hedges retained
-  Potential Landscaping and new tree planting
-  Wild-flower planting providing ecological enhancements
-  Potential Attenuation areas providing opportunities for ecological enhancement
-  New Area of Play



7. CONCLUSIONS & NEXT STEPS

This document sets a vision for the proposed housing allocation of Land off Cranbourne Drive. The indicative proposals would see the delivery of between 55 to 70 new homes, and a variety of benefits including significant areas of open space, attractive green linkages to the wider rural countryside and opportunities to enhance access and enjoyment of the woodland.

The Vision document has outlined the context of the site and the reasons it is considered a far more suitable housing allocation for Otterbourne which is less constrained than the current allocation at Land off Main Road and can offer a range of benefits for existing and future residents of the village.

The vision is set around the principles of creating a place that's well connected and integrated with the existing residents of the village and the surrounding natural environment; is sustainable, resilient, and adaptable in its efforts to meet the challenges of climate change; and is well-loved and cherished by the community.

The vision document has been submitted on behalf of Barwood Land, alongside representations to the Winchester Local Plan Regulation 18 consultation. As will be concluded in the reps, it is considered that amendments to OT01 of the Local Plan are required to ensure a more appropriate site is allocated. One which can deliver the full housing need in Otterbourne, with numerous benefits and without having a significant impact on the landscape of the village and areas currently enjoyed by existing residents.

Barwood Land would welcome the opportunity to continue dialogue with the Council and key stakeholders to progress the masterplan proposals for this exciting opportunity

ABOUT BARWOOD LAND

Barwood Land was formed in 2009 with our initial joint venture with Development Securities PLC. Since our inception, we have had highly successful Investment Joint Venture funds with both Aberdeen and Rockspring. In 2017 we restructured, streamlining the business and we are now part of the joint venture with Alteris Capital Partners LLP. Barwood Land's head office is based in East Haddon, Northamptonshire giving us a central strategic location for our national outlook.

Over this period our team has grown to support the ever-increasing strategic land portfolio that we are promoting across the UK. Our nationwide perspective has meant that in 2018 we established our South West office in Bristol to provide us with a greater presence and manage our portfolio more effectively. Since 2009 we have grown to be one of the UK's leading strategic land promoters; our current portfolio stretches from South Devon to Yorkshire.

Barwood Land adopts a straight-forward, hands-on and dynamic approach at every stage of the process; from securing sites with landowners and the promotion of sites by skilfully navigating the intricacies of the UK planning system, in order to deliver high quality development schemes where people want to live and which integrate seamlessly with existing communities.



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