

LAND AT TEXAS DRIVE, OLIVERS BATTERY

PARISH COUNCIL MEETING 4th OCTOBER 2022

Produced by Austin Design Works for Montare
51 Bell Street
Sawbridgeworth
Hertfordshire
CM21 9AR

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We are a developer working with local authorities, landowners, and local communities to create thoughtful developments - the kind that make people feel happy and productive that are respectful of the surrounding area.

The environmental impact of our developments is not simply an afterthought - it is part of our vision from the very beginning. We are supporting the push to achieving Net Zero by 2050 through transport, energy and water related strategies.



Our intention at Winchester is to not only to assist the Council in delivering its five year land supply but in doing so to advance a place-based approach comprising an exemplar project which will deliver against all three dimensions of sustainable development; those being economic; social and environmental.

Integrating land use planning, transport and place-based visions helps put carbon reduction at the centre of the process and supports the creation of truly sustainable communities.



Our aspiration is to work together with local communities so that our development proposals can make a tangible impact on changing the lives of local people in a positive way, and ultimately improve the existing settlement's sustainability.



WIDER SITE CONTEXT

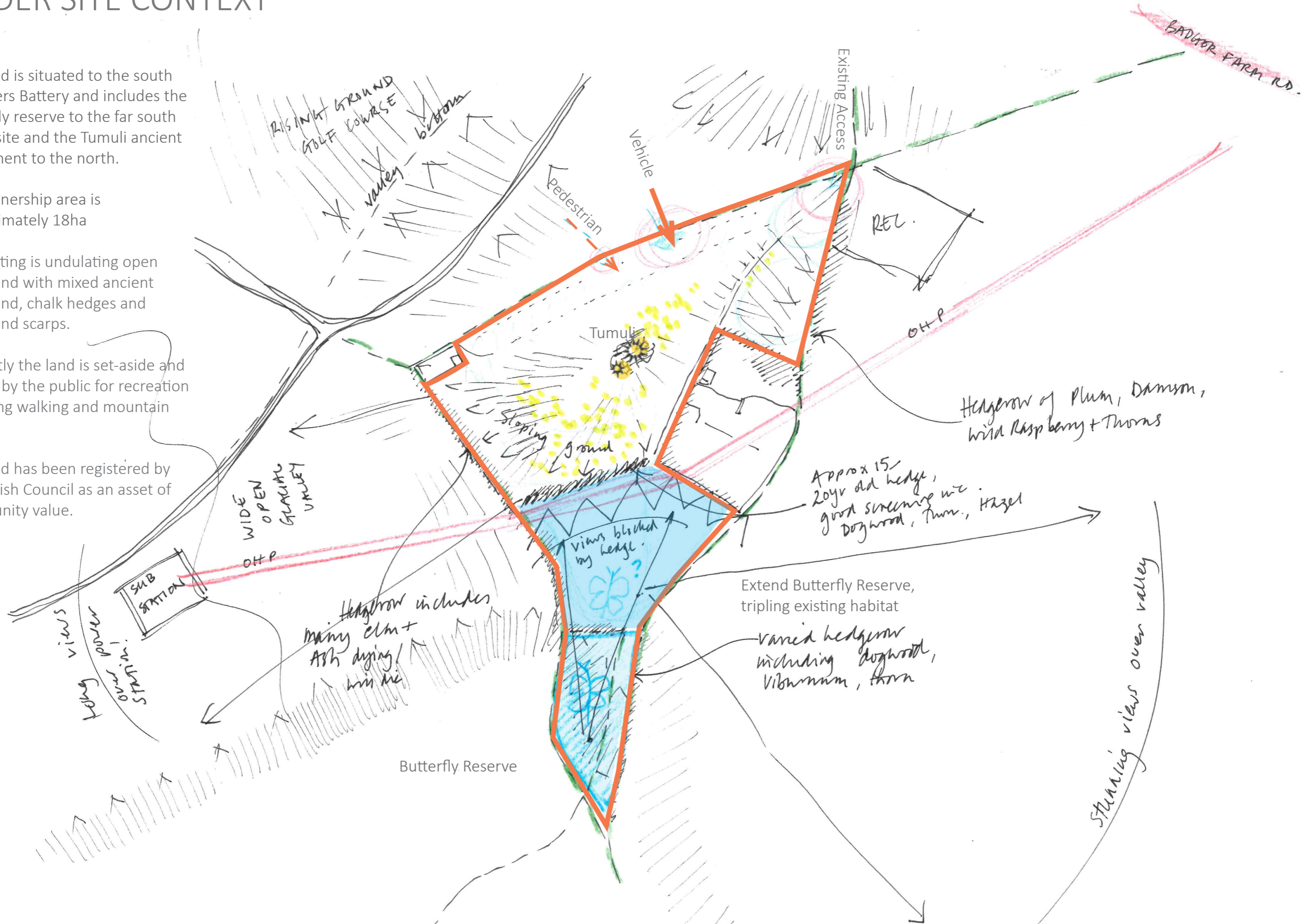
The land is situated to the south of Olivers Battery and includes the butterfly reserve to the far south of the site and the Tumuli ancient monument to the north.

Site ownership area is approximately 18ha

The setting is undulating open downland with mixed ancient woodland, chalk hedges and downland scarps.

Currently the land is set-aside and is used by the public for recreation including walking and mountain biking.

The land has been registered by the Parish Council as an asset of community value.



VIEWS AND OPENNESS



KEY PLAN



View 1
Proposed main driveway entrance off Olivers Battery Road South

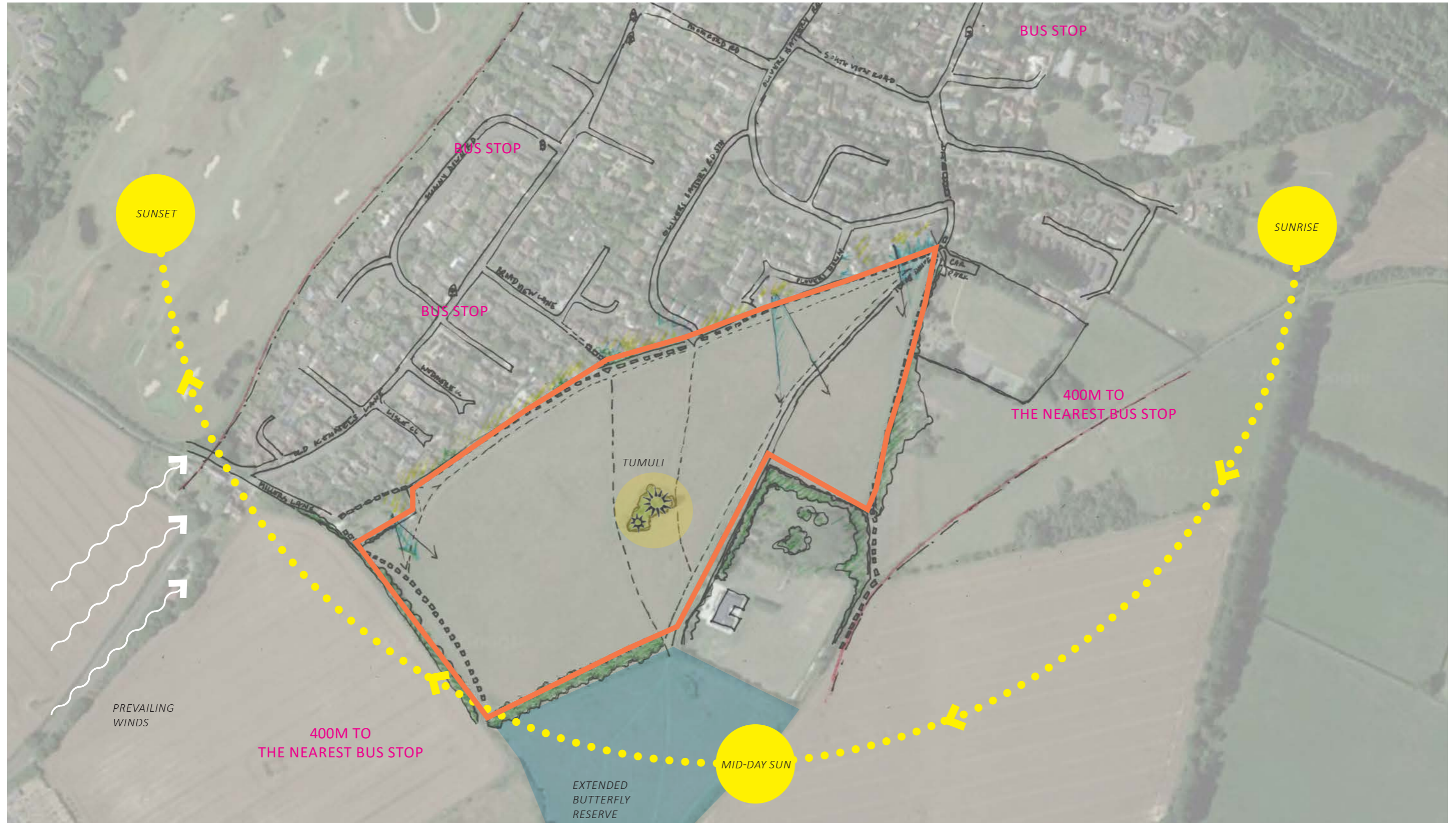


View 2
Texas drive entrance



View 3
Tumuli

SITE ANALYSIS



- The proposed development area sits within the north field and is approximately 12.5 ha
- Current public transport links mean the location is within 400m walk to a bus stop
- The South facing aspect of the site lends itself to energy efficient housing with passive solar gain

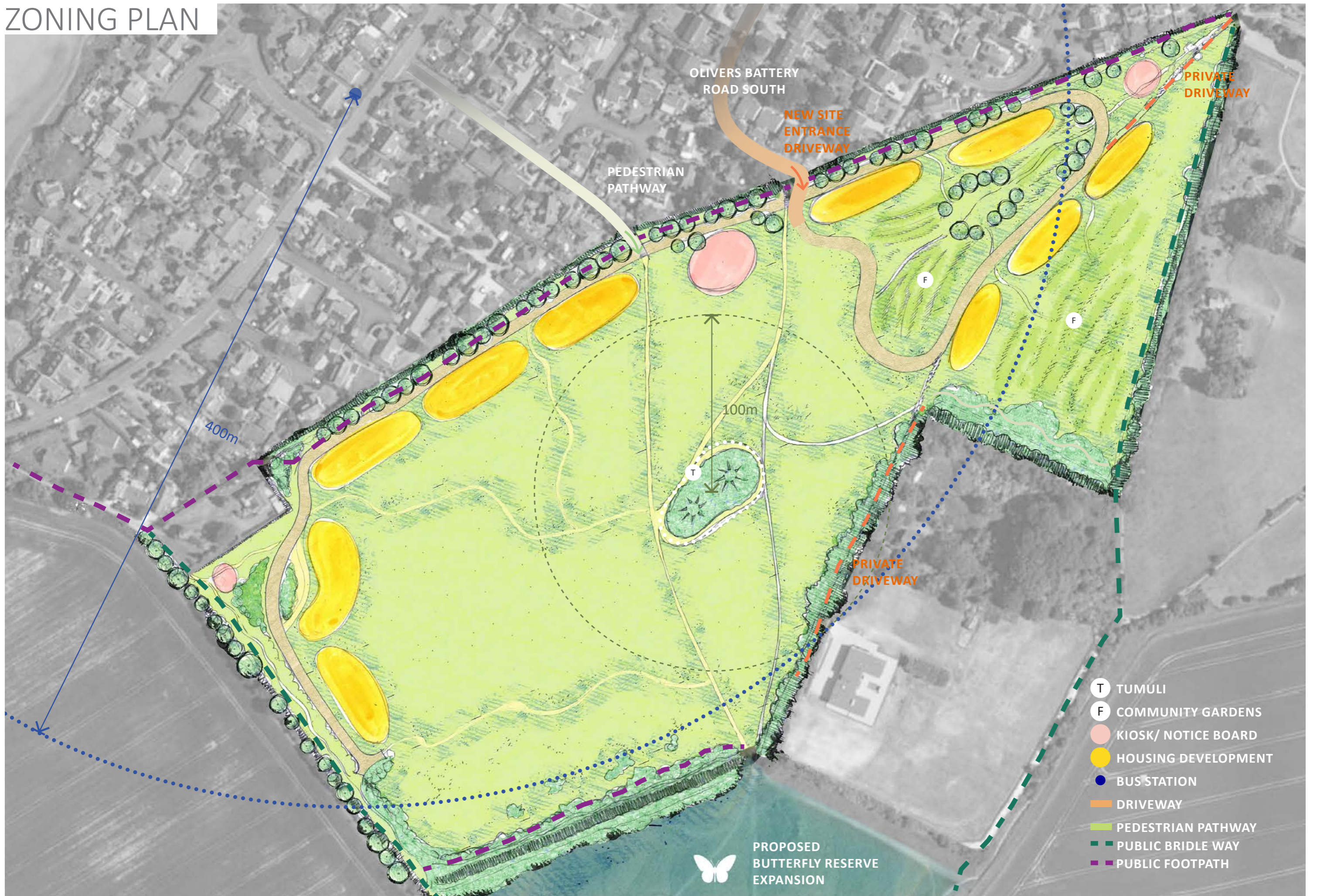
GEOPHYSICAL SURVEY OF ARCHAEOLOGY

The dark lines represent different ground conditions, in the most part and in this case in-filled ditches of former field boundaries, possible building foundations and buried services.

- Current evidence points to there being nothing suggestive of important buried archaeological remains in the north or north-east
- Informing the development - it should align to the northern edges of the site and not encircle the southern side of the tumuli, which should remain open.



ZONING PLAN

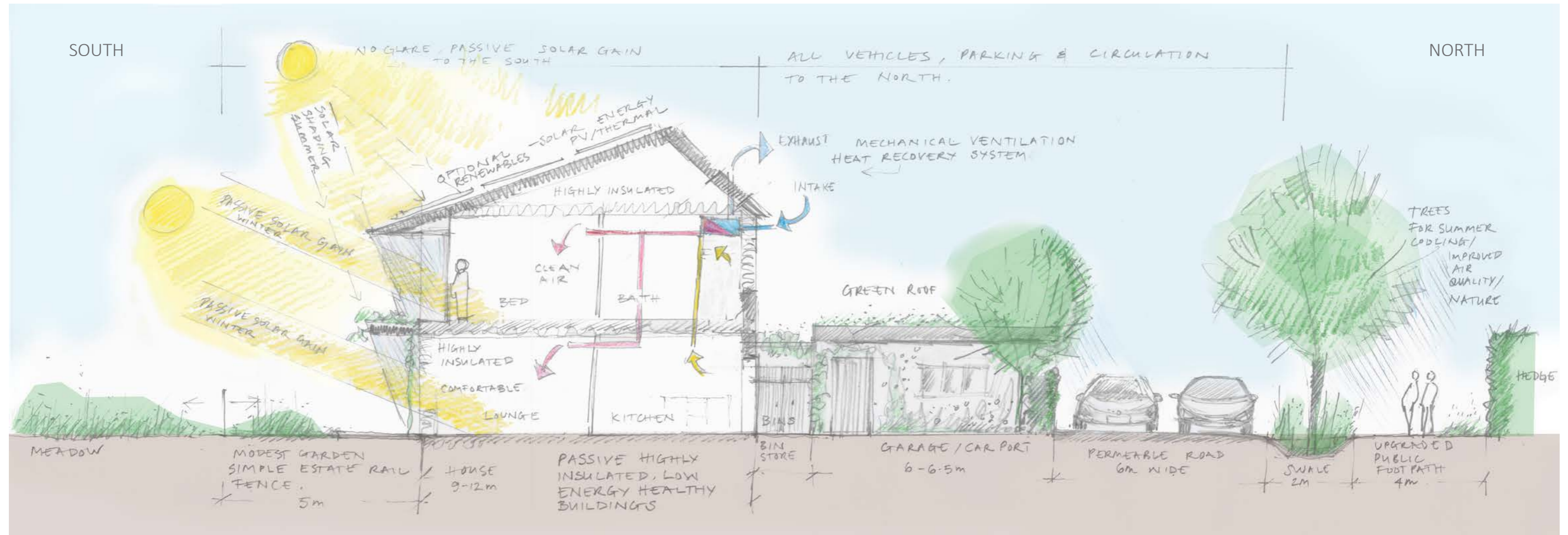


TYPICAL STREET LAYOUT



ILLUSTRATIVE SECTION

Typically 1/2 Bedroom Lifetime Homes



To the south, the gardens are open to the field, the boundary will light weight estate rail fence.

The houses will be highly insulated, designed to Passivhaus standards and will make the use of passive solar gain with potential for solar power generation on the roofs.

Street-scape includes garden space for bin and cycle storage and domestic paraphernalia. Garage roofs will be planted with biodiverse native perennials.

6m wide street with permeable road surface, potentially reinforced gravel or similar.

2m wide Swale - planted flood water management system.

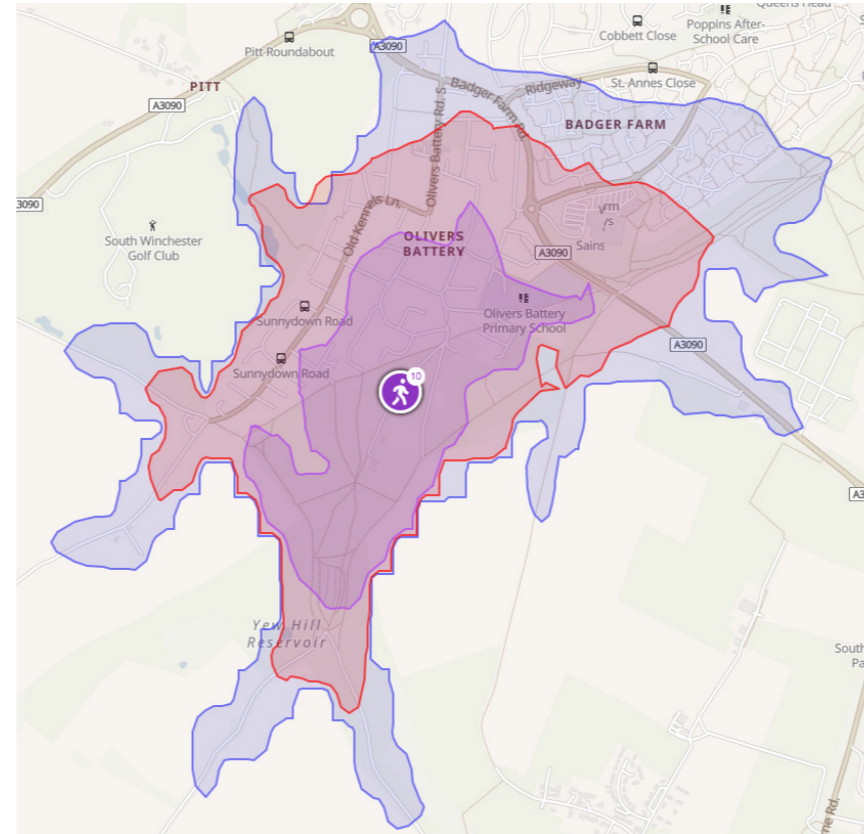
4m wide public footpath lightly upgraded for recreational access

Existing boundary hedge

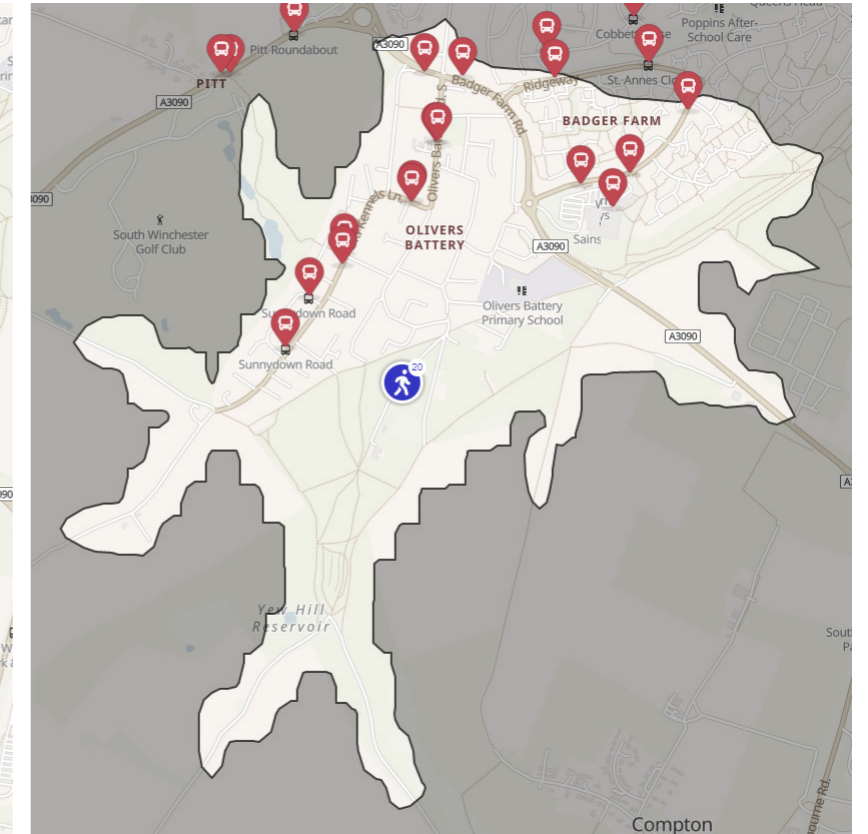
TRANSPORT

- The site is well located for local amenities and public transport, with many accessible within a 15-20 minute walk
- The site provides four points of access for walking via Texas Drive, Oliver Battery Road South, Broad Lane and Millers Lane
- Cycle access may be taken from Olivers Battery Road South, Texas Drive or via the bridleway network
- Following previous discussions with the highway authority, the main vehicular access may be taken from Olivers Battery Road South
- Existing car ownership in the local area is typical for its location relative to Winchester with 0.8 cars per flatted household, 1.4 cars per house (from 2011 Census)
- The scheme will specifically ensure that no overspill parking would happen on surrounding streets – achieved through providing on-site parking for residents and visitors in full accordance with local standards
- Parking within the site will include disabled parking provision in line with housing and design standards; visitor parking will be provided through the site to remove the risk of overspill; EV charging will be provided
- ‘Filtered permeability’ is applied to ensure that existing Public Rights of Way are secured and maintained, and that walking/cycling are given the highest priority
- The internal streets will not cause rat-running – no through routes will be provided for vehicles. Streets are laid out to reduce car-dominance.
- Measures to reduce reliance on private cars will include:
 - o Car Clubs – Enterprise and CoWheels are already active in Winchester; Enterprise has expressed strong interest in supporting the scheme (car clubs have been proven over many years to reduce car use, and second car ownership, by a ratio of 20 cars removed : for each car club)
 - o Investment will be agreed with the highway authority in measures to support walking, cycling and public transport – this requires their input and Montare is fully committed to this approach, having worked successfully with highway authorities elsewhere

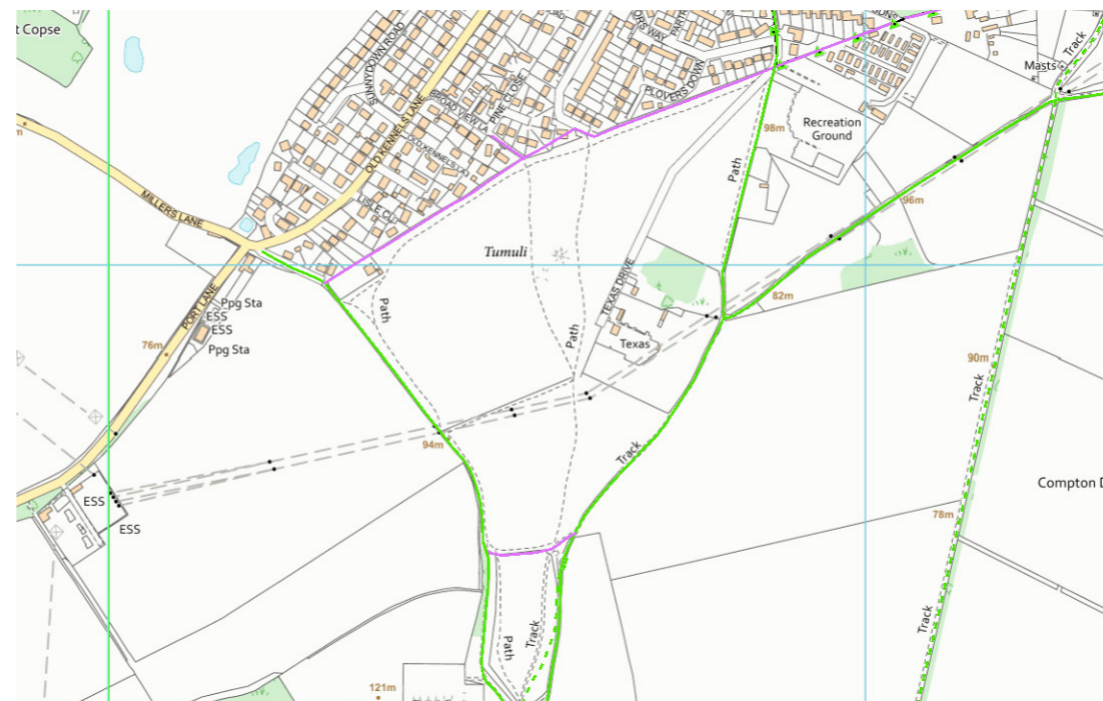
Walking Catchment Plan – 10, 15 and 20 minute walk distances:



Access to bus services within 20 minute walk (c. 900m):



Public Rights of Way (green – bridleway; purple – footpath):



PRECEDENTS



Space for play



Soft landscape edges to the buildings



Sustainable streets-cafes and water management



Opportunity for community gardening and improved access for recreation



Increased biodiversity and specialist habitat creation.

