

WELCOME

www.westofuppercufaudefarm.co.uk

**Taylor
Wimpey**

Welcome to our public consultation, featuring our proposals to create a new community at Land West of Upper Cufaude Farm.

Taylor Wimpey are seeking to bring forward much needed homes in the local area, including affordable housing, as well as significant areas of public open space including sensitive landscaping and areas for wildlife, alongside community benefits.

We are asking for your views to inform the proposals prior to the submission of an Outline planning application to Basingstoke and Deane Borough Council later this year.

At this public consultation you can:

- Speak to members of our project team and ask questions.
- View the emerging proposals in greater detail.
- Leave your feedback.



Key facts



Around 240
new homes for
local families



Around 12.5 hectares
of public open space



Vehicular access
through adjacent
Upper Cufaude
Farm development



Protect and
enhance existing
ecological areas



New active
travel
connections

ABOUT TAYLOR WIMPEY

www.westofuppercufuadefarm.co.uk

**Taylor
Wimpey**

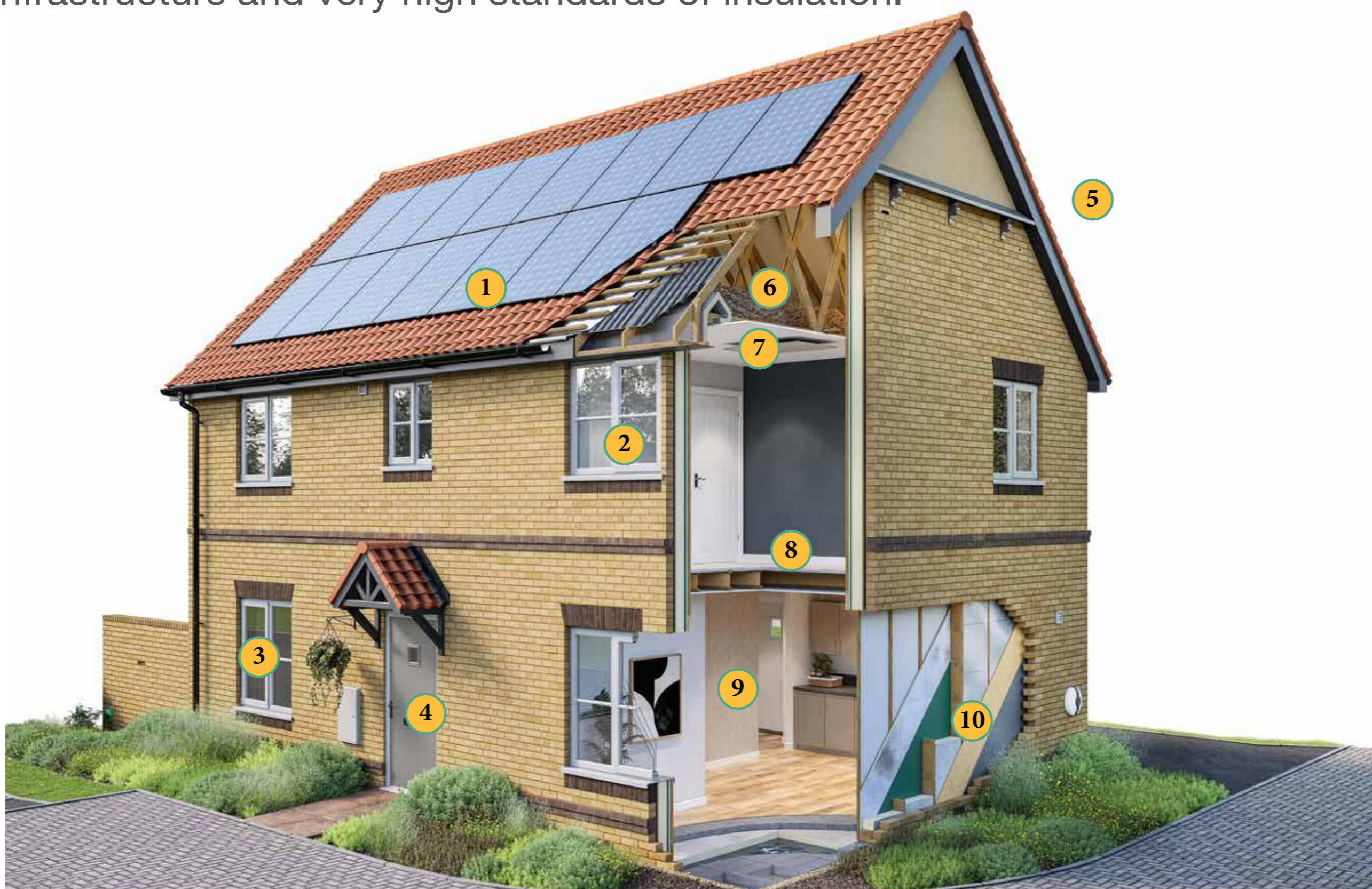
At Taylor Wimpey, our purpose is to build great homes and create thriving communities. We are embedding sustainability across our business, delivering high-quality homes and places where customers can enjoy a good quality of life and adopt a more sustainable lifestyle.



This image shows our development in Tarvin.

A sustainable company

Our new community at Land West of Upper Cufuade Farm will provide energy-efficient homes built to the Future Homes Standard. This will see our homes equipped with air source heat pumps, PV (solar) panels, EV charging infrastructure and very high standards of insulation.



- | | |
|--|-------------------------------------|
| 1 Solar PV panels | 6 Layers of insulation |
| 2 Smart hot water cylinder | 7 Infrared heating panels |
| 3 Triple glazing | 8 Waste water heat recovery |
| 4 A-rated front door | 9 Battery storage |
| 5 Reduced thermal bridging and air tightness | 10 Timber frame with enhanced walls |



Energy efficient homes



Planning sustainable communities

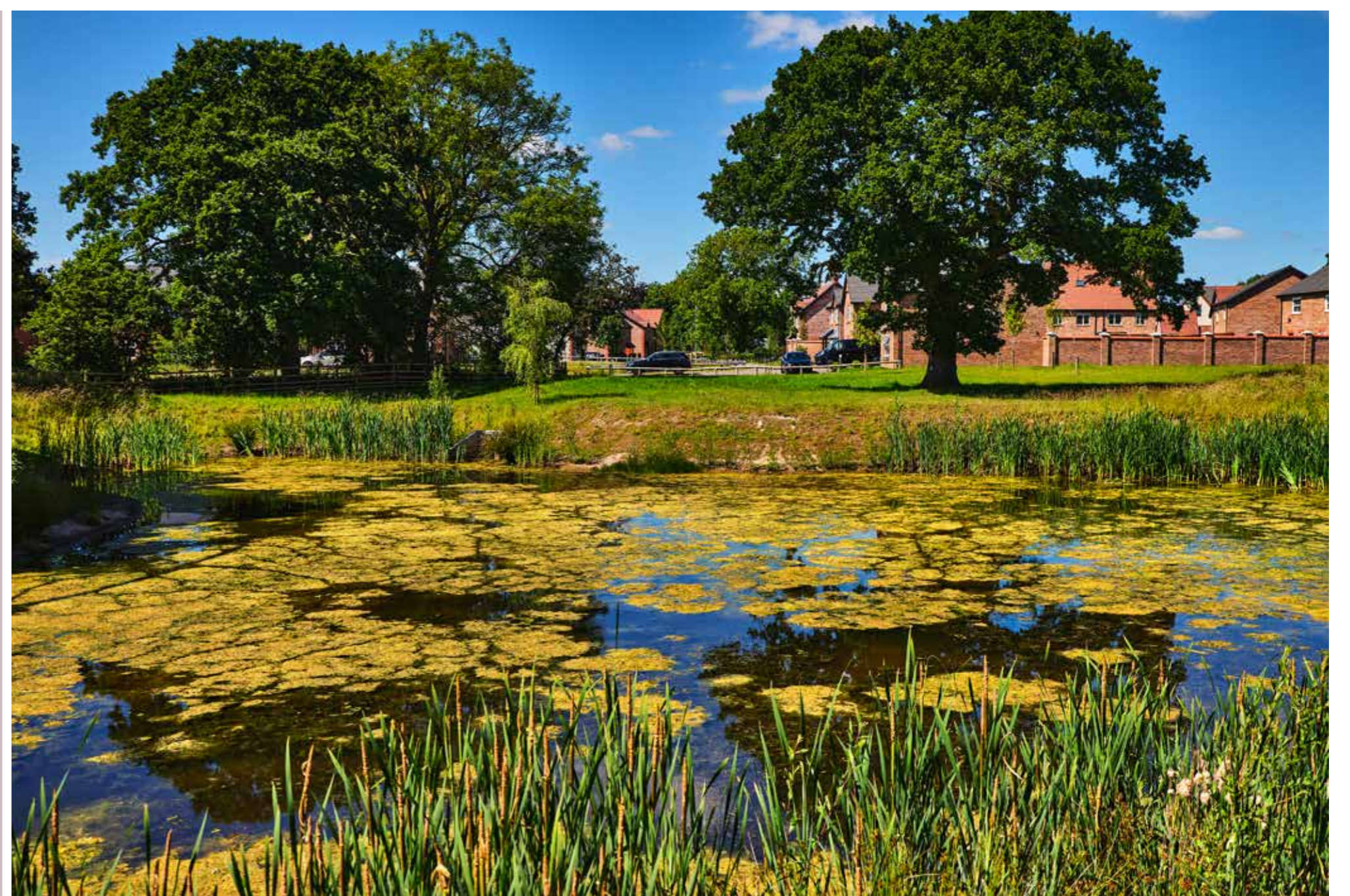


About Taylor Wimpey

Taylor Wimpey was formed by the merger of George Wimpey and Taylor Woodrow in 2007. With a history dating back to the 19th Century, Taylor Wimpey is one of the largest homebuilders in the UK. Our aim is to be the nation's leading residential developer for creating value and delivering quality. We are passionate about working with local people, businesses, local authorities and our customers to build aspirational homes.

Find out more about Taylor Wimpey at:

www.taylorwimpey.co.uk



THE SITE AND CONTEXT

www.westofuppercufaudefarm.co.uk

The Site is well positioned to form a logical and sustainable relationship to the settlement edge, benefiting from existing and proposed infrastructure, including planned access connections, footways, and green corridors. A position echoed by the emerging draft Local Plan Update.



The planning context

The Site is currently identified for housing through Basingstoke and Deane's (BDBC) emerging Local Plan Update process, and is able to assist Basingstoke's housing needs in the short term. The proposals will be designed to respond to policy considerations as set out in the adopted Local Plan and Bramley Neighbourhood Plan, including delivering high quality homes which are appropriate for the local area.

Before any design work took place, a number of technical assessments of the site and surrounding area have been undertaken to identify opportunities and constraints.

Technical surveys and assessments in relation to the following disciplines have been undertaken and / or are on-going:

- Arboriculture
- Ecology
- Topography
- Highways
- Heritage and Archaeology
- Landscape
- Flood Risk and Drainage
- Noise and Air Quality



- | | | |
|----------------------------------|-------------------------|--|
| Site area | Public Rights of Way | Scheduled Ancient Monument |
| Ancient woodland and 20m buffer | National Cycle Route 23 | Water features |
| Existing trees and hedgerows | Railway line | Low risk of flooding from surface water |
| Existing woodland and vegetation | Listed buildings | Medium risk of flooding from surface water |
| Topography contours | Alignment of Roman Road | High risk of flooding from surface water |

GUIDING PRINCIPLES

www.westofuppercufaundefarm.co.uk

The proposals respond to the site, its characteristics and its surroundings providing an informed and appropriate design.

The proposals respond sensitively to the surrounding area, respecting existing landscape features and ensuring the new community sits comfortably within its context. The site represents a valuable opportunity to deliver new homes in a location that supports growth, connectivity, and quality of place. It has an opportunity to provide extensive areas of public open space for amenity as well as supporting habitat protection and creation. The guiding principles set out below have formed the basis of the proposals alongside thorough assessment and technical work.

A strong landscape edge that permeates the built form



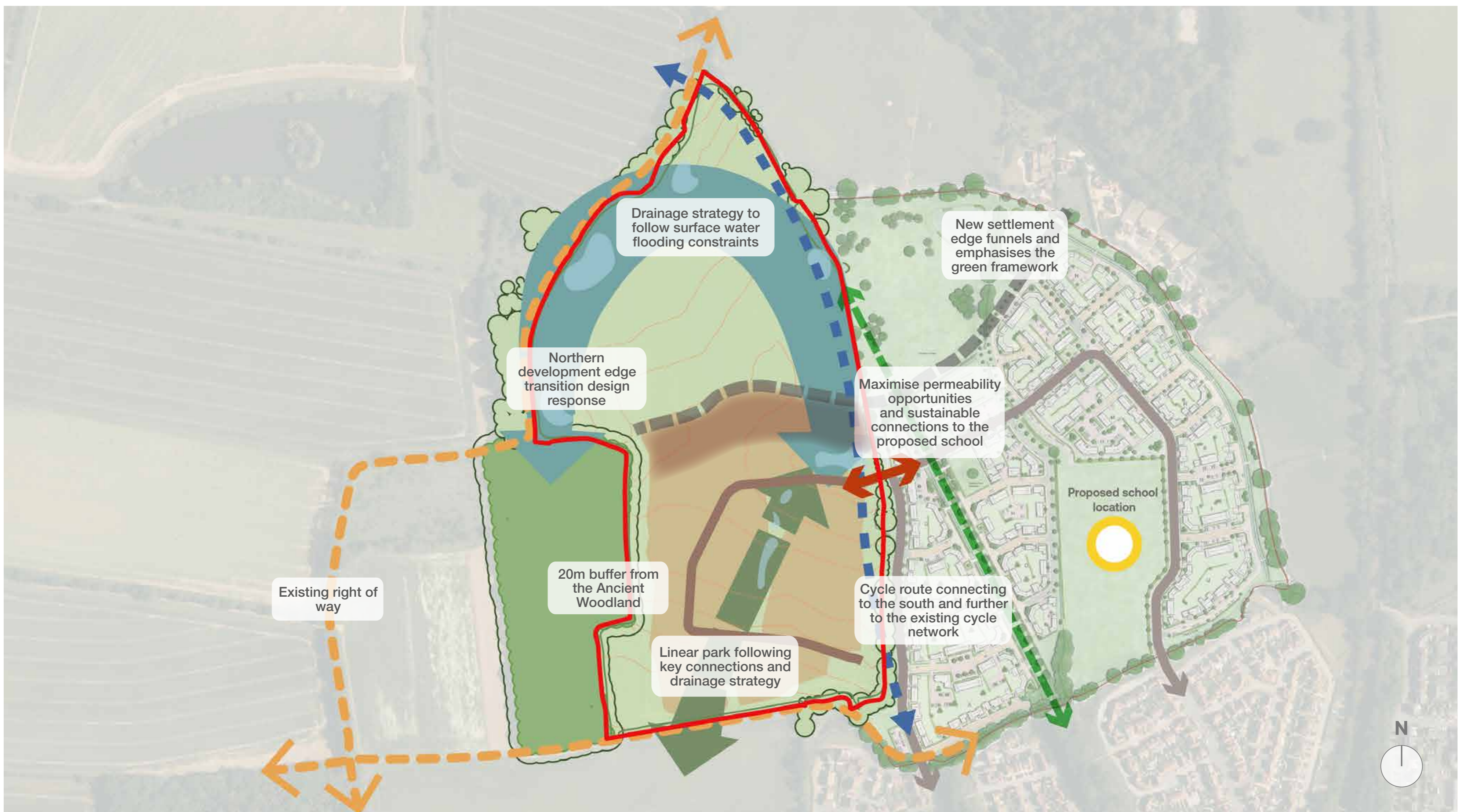
An integrated blue infrastructure and ecology framework



New active travel links and connections to the existing developments



A built form that is responsive to the site and its surroundings



Overview



Landscape-led design



Encourage healthy movement choices



Inclusive and mixed community



Sustainable and climate resilient homes



Quality design and placemaking

Our emerging proposals for Land to the West of Upper Cufaude Farm



- 1 Vehicular access from the consented junction within the future Upper Cufaude Farm development.
- 2 Pedestrian, cycle, and potential emergency access also proposed through the Upper Cufaude development, supporting future connectivity and resilience.
- 3 Direct cycle connection to the nearby Hampshire Industrial Business Park, promoting sustainable travel options.
- 4 Central linear park providing a focal landscape feature with new planting, play opportunities, and sustainable drainage, habitat areas.
- 5 Landscape buffer adjacent to Ancient Woodland, with additional tree planting to protect ecological sensitivity and enhance the rural character.
- 6 Informal public open space in the northern part of the site, with a network of recreational pedestrian footpaths and habitat areas supporting biodiversity increase on the site.
- 7 The kick-about area is located in a highly accessible location for new and existing residents.
- 8 Potential community allotments and/or orchard, encouraging local food production and providing shared social and wellbeing benefits.
- 9 Attenuation basins integrated into the green infrastructure to manage surface water, enhance biodiversity and safeguard toad population by providing dedicated breeding ponds.
- 10 Youth play and play to be incorporated within the landscape setting.
- 11 The northern development edge to respond to its transitional nature creating a distinctive settlement edge that responds to its wider landscape setting.
- 12 Cycle link access to Cufaude Lane National Cycle Network 23.

Key facts



Around 240 family homes



New dedicated cycle link

At least 96

affordable homes



Over 50% of the site dedicated to public open space

CHARACTER

www.westofuppercufaudefarm.co.uk

Taylor
Wimpey

The proposals will create a distinctive new community with its own character and sense of identity



The northern edge

The proposals about the northern edge of Chineham and the interface between the urban edge of Basingstoke and rural hinterland. As such, the proposals have been sensitively designed in particular along this northern edge. This creates a transition between the rural landscape to the north and the landscape-led development at the south of the site. A variety of building heights and limited road edges will allow the rural transition to be the dominant feature.



The green corridor

Informed by the very shallow valley across the site, this green corridor will form the focal point of the scheme. This landscaped space has the potential to incorporate sustainable drainage features, equipped and informal play provision, mixed habitat and mature tree planting.



The kickabout zone

Located in the south eastern corner this kickabout zone will be highly accessible to both new and existing residents. It is adjacent to the proposed cycleway and close to the greenway link to the proposed primary school on Upper Cufaude Farm. The location will complement the proposed kickabout area to the north of the Upper Cufaude Farm scheme and ensure that all residents have easy access to a range of recreation provision.



A landscape-led framework for community life and habitat creation



The proposals are landscape led, to reflect the site's sensitivity adjoining the countryside. New housing is restricted to the southern part of the site, with over 50% of the site proposed as new public open space. The landscape design principles include:

- 1 Tree planting along the northern edge of the housing provides a strong setting for new development, whilst also providing a layer of screening in views from the north.
- 2 Additional screening provided further north within the public open space, with a new woodland belt running east – west, creating a strong green infrastructure connection across the site.
- 3 Opportunities for a community growing space, with provision of allotments / orchard areas.
- 4 Creation of extensive meadow grassland in the northern public open space, providing valuable habitat for known local wildlife.
- 5 Pedestrian and cycle links through the site connecting to existing public rights of way, and into the adjacent housing area to the east, creating a well-integrated community.
- 6 Creation of a central multifunctional greenspace running through the heart of the residential area, breaking up the housing with play opportunities, tree planting and amenity areas and drainage features.
- 7 Inclusion of a 20m buffer to the Ancient Woodland to the west, including native thicket planting and meadow grass edges to discourage access to the woodland and preserve its ecological importance.
- 8 Strong blue infrastructure connections running through the site with areas of permanent water and reed bed, benefiting both people and nature.
- 9 Easy access kick about area for all.



Links to existing facilities and services and new active travel connections

A sustainable transport strategy will be implemented to prioritise and encourage the uptake of sustainable travel to and from the site including active travel.

Access

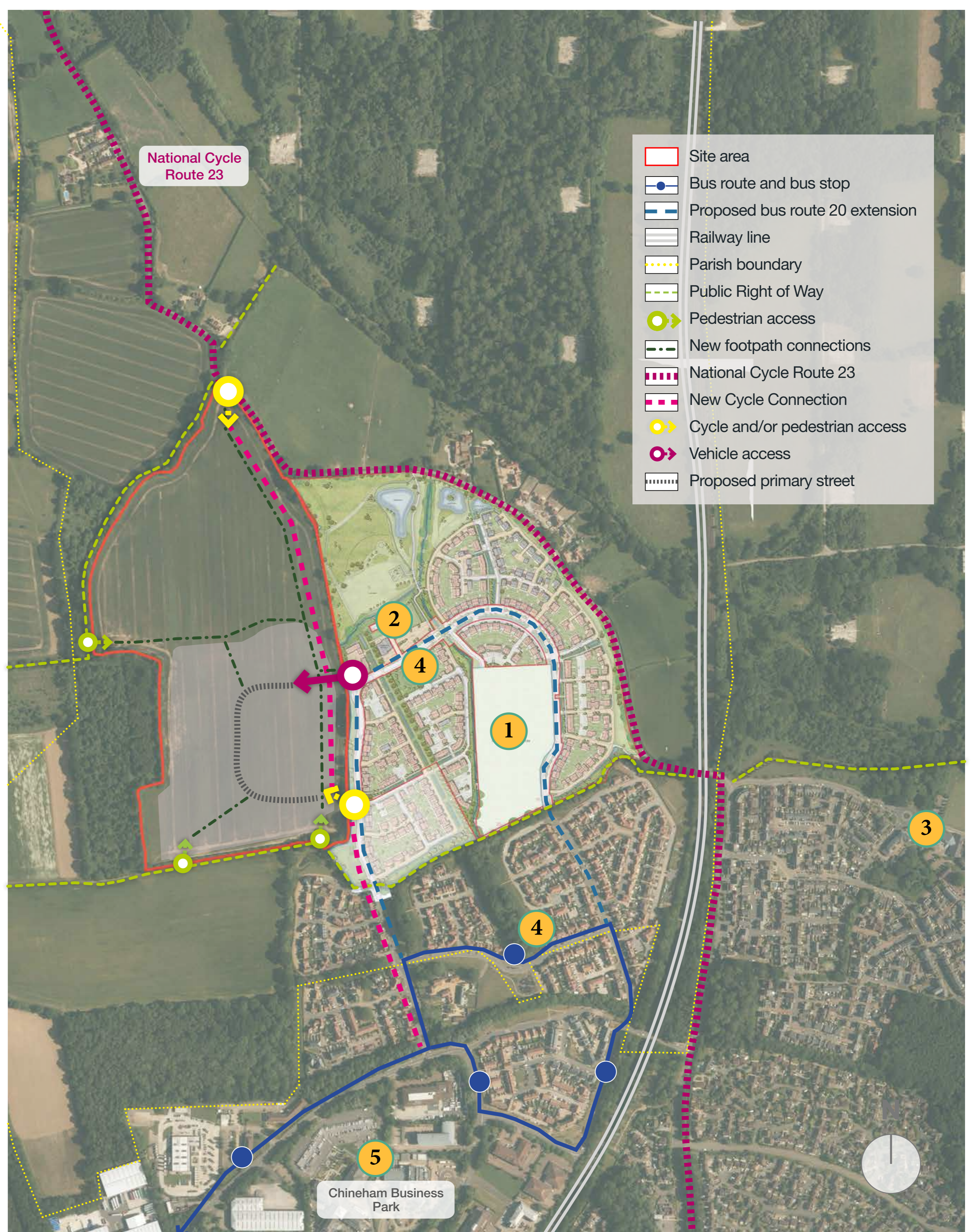
The site is well located in relation to existing and proposed facilities and services. The proposals seek to provide easy walking and cycling links to these.

1. Potential school around 5 minutes walk
2. Proposed community hall around 5 minutes walk
3. Local shop around 15 minutes walk
4. Existing bus stops around 8 minutes walk with proposed extension to the number 20 bus route through Upper Cufaude Farm development site
5. Employment areas around 15-20 minute walk

Access will be taken off the primary street from the Upper Cufaude Farm development by forming a new junction into the site.

A pedestrian/cycle access in the south eastern corner of the site, linking back into Parlour Drive, is also being explored together with ecology and arboricultural disciplines.

A new dedicated cycleway will link the north eastern point of the site at Cufaude Lane, to the south east corner of the site at Parlour Drive. This will provide a dedicated off-road link.



Features



New dedicated cycle link connecting to National Cycle Network 23



New pedestrian links connecting to the Public Rights of Way



Vehicle access via the Upper Cufaude Farm development

NEXT STEPS

www.westofuppercufaundefarm.co.uk

**Taylor
Wimpey**

Your views are important to help us develop our proposals and are very much appreciated. We will review and consider your comments as we develop our plans.



Once you have had a look at our proposals, if you have any questions or wish to comment please do talk to us or fill in one of the feedback forms.

We're grateful for your feedback, which will help inform the current draft proposals. If you'd like to get in touch with us to discuss them in more detail you can contact us in the following ways:

Please complete one of the forms provided or email us at:

basingstokeconsultation@cratus.co.uk

Alternatively, you can write to us:

FREEPOST – Cratus Communications

(no further address details or stamps required)

By visiting the website:

www.westofuppercufaundefarm.co.uk

By phone:

0203 0264351

Following today's event, we will take some time to review feedback ahead of the submission of an Outline Planning Application in the coming months.



SCAN THE QR
CODE TO VISIT
OUR WEBSITE

Key benefits



Circa 240 much-needed new homes in a sustainable location



Affordable housing provision, delivering homes for a range of needs



Active travel connections, including links to the National Cycle Network 23 and new walking/cycling routes



A sustainable development, acting as a well-planned logical settlement extension



Accessible public open space, including multi-functional Green Space for recreation and active lifestyles



Habitat creation and biodiversity enhancement, supporting local ecology

Thank you for attending today



**Taylor
Wimpey**

