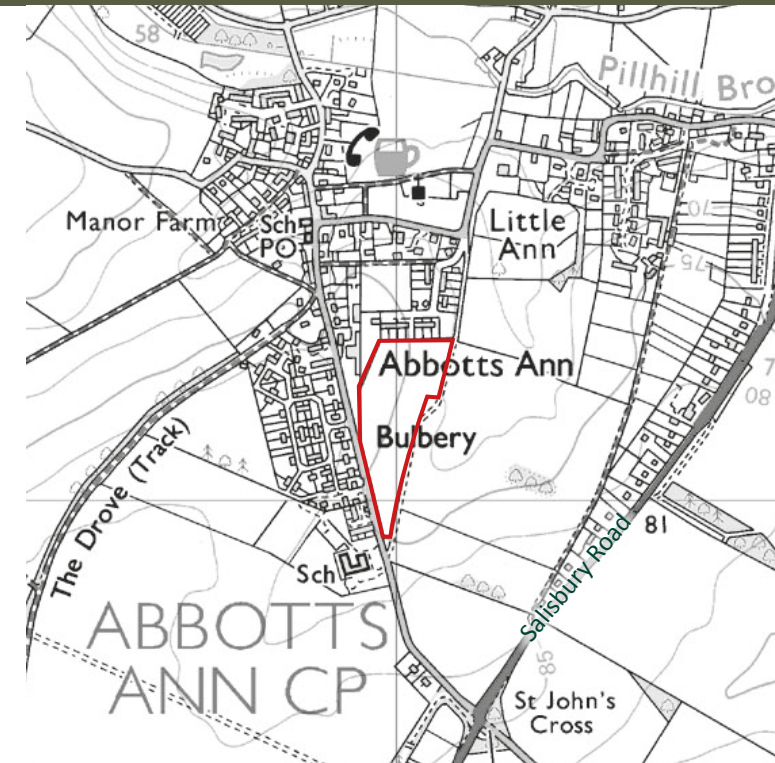


BULBERY FIELD DUCK STREET ABBOTTS ANN

Public Consultation



How Can I Make My Views Known?

Whilst the principle of development on this site is a matter for the Council to decide when the planning application is submitted, we are keen to know if there are things which you think we could do better / should take into account in the design and layout.

Please use the FREEPOST comments form attached to this leaflet to let us know your thoughts and suggestions for this project.

Further information can be found on our website. The website also includes a comments facility and can be accessed at:

www.landatbulberyfield.co.uk

Alternatively you can email comments to us via:

bulbery@mplanning.co.uk

**The consultation will close on
Tuesday June 30th 2015**

What Happens Next?

We will read and consider all the responses and use them to help shape our proposals. We will then submit an outline planning application to Test Valley Borough Council who will formally consult local people on the final proposals.

What Are We Proposing?

Richborough Estates is actively promoting land at Bulbery Field, Duck Street for a housing development for up to 70 houses to help Test Valley Council meet its housing target. The development will also offer new landscaped public open space, a new community car park and a pedestrian crossing facility on Duck Street.

An outline planning application will be submitted in early July 2015

How Have We Developed Our Ideas?

A number of technical studies have been commissioned to help us understand the site and the opportunities and constraints. These include:

- A transport assessment – this looks at the access strategy and potential impact of the development on local roads and traffic;
- A flood risk and drainage assessment has been undertaken. The Environment Agency flood maps show the site lies in Flood Zone 1 and is therefore at little or no risk of flooding and is sequentially acceptable for residential development under National Planning Policy Framework (NPPF) guidelines;
- An archaeology and ecological survey of the site; and
- A 'Landscape and Visual Impact Assessment' which considers the effects of the development proposals on the existing Landscape Character and on people in the wider landscape experiencing views towards the site;

Alongside the technical studies we believe that local knowledge and insight is important and we look forward to receiving your thoughts and comments.

Business Reply Plus
Licence Number
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Proposed Development at Bulbery Field



KEY

-  SITE LOCATION
-  OLD COACH ROAD
-  RESIDENTIAL DEVELOPMENT
-  NEW KEY PEDESTRIAN LINKS
-  VILLAGE STREET
-  EXISTING TREES
-  PUBLIC OPEN SPACE
-  NEW TREES

KEY PRINCIPLES

1. Proposed access off Duck Street;
2. Existing bus stop;
3. New dropped kerb pedestrian crossing incorporating existing 'build out' feature on Duck Street;
4. Community car park (19no. parking spaces);
5. Focal point feature and contrasting surface;
6. New village street;
7. Existing hedgerow;
8. Existing building line continued;
9. New Green to address existing building patterns and aspects;
10. Green link;
11. Continuation of existing green infrastructure;
12. Continuation of existing urban grain and mirror Manor close building line;
13. New alleyway maintaining access to existing houses on Manor Close;
14. Proposed new bungalows;
15. Pedestrian link onto Old Coach Road; and
16. Soft development edge.

NOT TO SCALE



What Are We Proposing?

Our proposal has evolved through preliminary assessment work which our team have undertaken to understand the site and the surrounding area. Our team incorporates a variety of planning, design and environmental specialists who have worked together to create the proposed development masterplan.

Our proposal includes:

- Up to 70 new homes;
- A mix of housing sizes and types including bungalows and affordable housing;
- A new access off Duck Street;
- New pedestrian footways which link with Old Coach Road;
- A new community car park and a pedestrian crossing facility on Duck Street;
- New Public open space and landscaped greens;
- The retention of existing trees and boundary hedgerows; and
- A sustainable urban drainage system (SUDs) to manage surface water and ensure there is no increased risk of flooding.

Why Are We Consulting You?

Sharing our proposals with the local community is an important part of the planning process. We would like to hear your views and will consider all comments and feedback that we receive before we finalise our proposals and submit an outline planning application.

Any information provided will only be used for 'Bulbery Field, Duck Street, Abbots Ann' consultation purposes. We do not share personal information with third parties.

Bulbery Field, Duck Street, Abbots Ann

Your comments are important to us and form part of the public consultation process for the proposals

Comments

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Please tick the following relevant group:

Gender:
 Male Female Prefer not to say

Age:
 Under 18 18-35 36-55 56-70
 Over 70 Prefer not to say

Your location to the site:
 Within 5 minutes walk 5-10 minutes walk
 A car journey Prefer not to say