

Kings Reach, Ottery St Mary, Devon

Welcome and thank you for taking the time to visit our virtual exhibition to unveil our vision for the sustainable development of new housing on a portion of Porch Farm, Kingsclere, Hampshire.

This exhibition has been arranged to provide you with an opportunity to review and provide feedback on Vistry Group's initial proposals.

Once you have had a chance to view our plans, we would be grateful if you could fill out one of our online feedback forms. Alternatively, you can email any comments to **feedback@consultation-online.co.uk**.

We hope you will find this virtual exhibition informative and helpful. We look forward to receiving your comments.



At Our Exhibition

- About Vistry Group
- Planning policy and site context
- Our vision for the site
- Movement and access
- Landscaping, biodiversity, and drainage
- Key benefits of the scheme
- Have your say and next steps



Vistry Group is one of the UK's leading housebuilders, with an unmatched portfolio of brands, and a five-star rating from the Home Builders Federation (HBF).

Formed in January 2020, the group is made up of Vistry Housebuilding – featuring the Bovis Homes and Linden Homes brands - and Vistry Partnerships, which is the partnerships and regeneration section of the business.

With developments from Northumberland to Cornwall and Cheshire to Norfolk, Vistry Group is one of the top five housebuilders in the UK.

We focus on the development of sustainable homes and new communities, and we have been awarded 5* status by the HBF for customer satisfaction.



Kings Reach, Ottery St Mary, Devon

Our Proven Track Record

Vistry Group is committed to delivering high-quality housing and has a proven track record across the UK.

On that note, one example of delivering sympathetic and sustainable development in a rural location is the Kings Reach scheme in Ottery St Mary.

Located between Exeter and Honiton in Devon, the scheme has been designed to integrate with the natural landscape, providing a green and attractive place to live.

Vistry Group also delivers a significant amount of much-needed affordable housing across its schemes, and Kingsclere would be no exception.



The site comprises a mixture of arable and pastoral fields at Porch Farm on the western edge of Kingsclere.

It lies to the south of Newbury Road - the A339 - and this would provide the vehicular access to the proposed development.

The site is 15 hectares in size. To the east lies an area of public open space, with the houses at Keeps Mead and Garrett Close located beyond.

To the southeast, the land is bounded by the Fieldgate Centre and its playing fields, along with a cemetery.

To the south lies Ecchinswell Road, and beyond that, the North Wessex Downs Area of Outstanding Natural Beauty (AONB).

The rest of Porch Farm is located to the west, including a farmhouse and barn which are both Grade-II listed.

The projects team's proposals have therefore been produced with reference to the character of the local area including the North Wessex AONB and nearby listed buildings.

The Need For New Housing

Basingstoke & Deane Borough Council regularly assesses the housing needs of the district and in October 2021 it produced an 'Updated Settlement Study'.

The document identified future growth requirements across the borough, including new housing needs in Kingsclere.

The land at Porch Farm would be able to meet this identified local requirement, with the potential for up to 200 homes. The site is well positioned to accommodate residential development, being located adjacent to the current edge of the village, and between two roads leading into Kingsclere.

The site has good access to the wider highway network and public transport links, and it offers a sustainable and accessible location for housing growth, including much-needed affordable homes.

Movement and Access

The project team has considered how to provide safe and sustainable access to and from the proposal site.

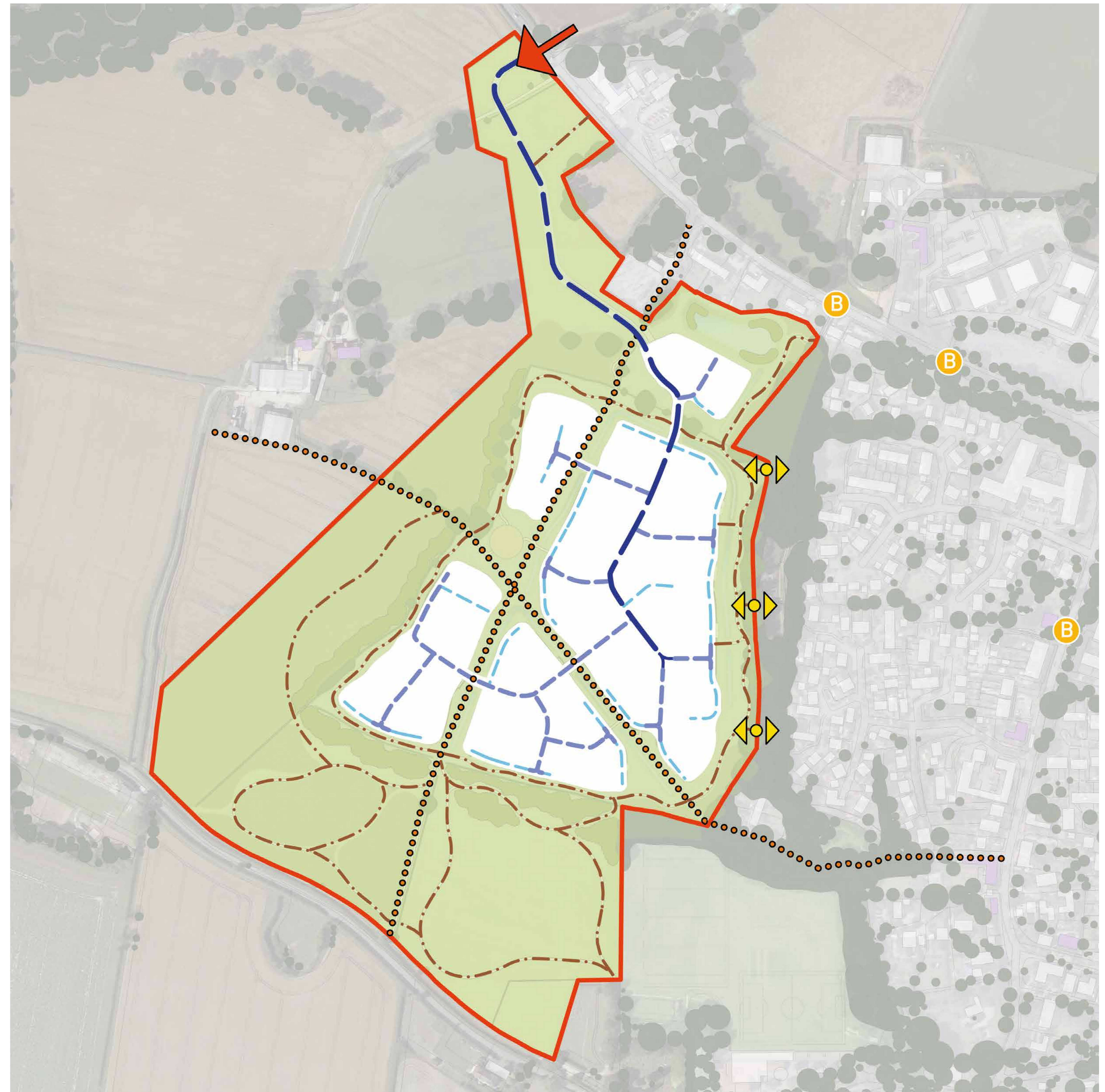
Vehicular access will be provided off Newbury Road – the A339 – which lies to the north of the proposed development.

To minimise the impact on Porch Farm, a new entry point will be created opposite the nearby petrol station.

Pedestrian and cycle access is proposed via the existing Public Rights of Way within the site, with the potential to facilitate new links to connect with the rest of Kingsclere, with the aim of creating easy walking and cycling routes to the village centre.

The site also benefits from being close to existing bus stops, with services heading to Basingstoke and Newbury, connecting with the national rail network. There is also a station at Quidhampton near Overton, around five miles south of Kingsclere.

Car parking will be provided on site for residents in accordance with local standards along with visitor parking with the aim of ensuring there is no overspill into nearby streets.



Vistry Group's vision includes the promotion of green transport, including cycling

- KEY
- SITE BOUNDARY (21.24ha)
 - PROPOSED SPINE STREET
 - PROPOSED SECONDARY STREET
 - PROPOSED PRIVATE DRIVES / LANES / MEWS
 - PROPOSED RECREATIONAL ROUTES
 - EXISTING PUBLIC FOOTPATH
 - POTENTIAL PEDESTRIAN CONNECTIONS
 - PROPOSED VEHICULAR ACCESS POINT
 - EXISTING BUS STOPS



The project team has taken careful consideration of the key issues at the Porch Farm site and the surrounding area.

Our vision for the site has now been produced which would aim to provide a sustainable extension to Kingsclere and would comprise the following:

- Up to 200 dwellings
- The development would include 40 per cent affordable housing
- A housing mix based on the local needs identified in the district's Strategic Housing Market Assessment
- Properties would typically be 2 storeys high. No tall buildings are proposed
- A new vehicular access would be provided from Newbury Road - the A339 – along with additional pedestrian / cycle access points throughout the site, and connecting to the rest of the village

- There will be onsite public open space and walking routes, and potentially land for a future extension to the cemetery
- Landscaping works and areas for biodiversity net gain along with Sustainable Drainage Systems (SuDS)
- New boundary planting and green buffers to the south and west (to safeguard the setting of listed buildings and the North Wessex AONB)

The proposals have been driven by the vision to maximise the development's relationship with the existing settlement, creating a well-connected and accessible new neighbourhood. It will include a mixture of types and tenures of housing, and will include different character areas across the site, leading to a high-quality scheme.

Our vision for the site is a 'green vision' which seeks to protect existing landscape features and aims to deliver improvements and habitats for wildlife.

Overall, around one third of the site will remain as trees, hedgerows, meadows, grassland, and areas for wildflowers to thrive.

There will also be recreational routes for walking, and our green vision will comprise:

- Landscaping along the western and southern edge of the site will protect the setting of listed buildings and the North Wessex AONB
- Public open space will be provided with a parkland character to respect and integrate with the surrounding area
- Existing public footpaths will be retained to form the key pedestrian routes
- New areas for recreation and play will be positioned along pedestrian routes
- The southernmost field will remain undeveloped and has the potential to be used for allotments, expanding the nearby cemetery, a sports pitch, and delivering a biodiversity net-gain
- New pedestrian connections will link to existing ones within Kingsclere
- Trees will be planted along the principal streets in the scheme
- Sustainable Drainage Systems (SuDS) will be used, improving drainage whilst enhancing ecological value and attractiveness



Carbon footprint, biodiversity, and drainage

Delivering Biodiversity Net Gain

Vistry Group is committed to meeting targets to ensure the biodiversity of the land it develops is improved.

The site at Porch Farm in Kingsclere will be no exception. Indeed, there is ample scope for landscaping improvements and delivering new public open space.

Ecological studies are being carried out, and the project team is confident that a biodiversity net gain can be delivered at this site.



Sustainable Drainage Systems (SuDS)

Any future planning application would be accompanied by a Flood Risk Assessment.

The document will demonstrate that following construction of the scheme, the risk of potential flooding on the site and elsewhere will not increase and the surface water drainage will comply with current national and local standards.

Our vision also illustrates how Sustainable Drainage Systems (SuDS) can be incorporated into the scheme, such as drainage basins, which will also be designed to mitigate the current surface water flooding, therefore improving the current situation.

Greener Development

As part of its commitment to delivering a truly sustainable community, Vistry Group will seek to implement greener building techniques and other measures to reduce the carbon footprint of the proposed scheme.

It will include electric vehicle charging points, while buildings will be constructed using a 'fabric first' approach, ensuring they are as efficient as possible.

This is particularly important given Vistry Group's commitment to helping local authorities to meet their carbon reduction targets.

Bats, Bees, and Hedgehogs

Vistry Group works in partnership with the British Hedgehog Preservation Society and has formed a new partnership with the Bat Conservation Trust to help protect these important species.

The firm is also now part of the business supporters of the Bumblebee Conservation Trust, with the aim of ensuring that its sites across the country are helping to support bumblebees and other important wildlife.



Vistry Group's vision for Kingsclere would include environmental measures, such as electric vehicle charging points

Key Benefits of the Scheme

The vision for the proposed development at Porch Farm will deliver a host of key benefits, which include:



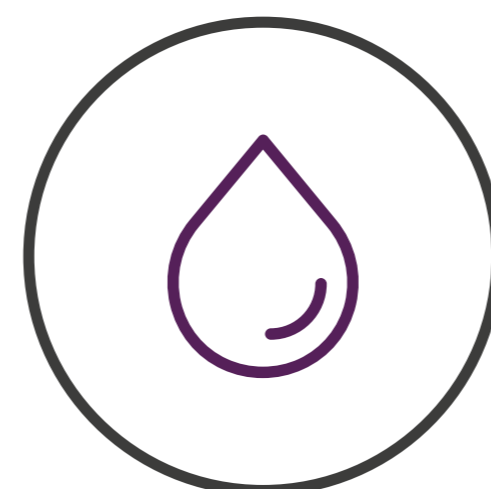
Providing high-quality and much-needed family housing



Helping Basingstoke & Deane Borough Council to meet its housing targets in Kingsclere



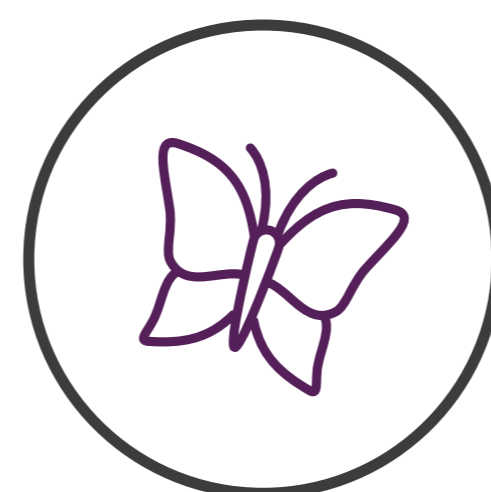
Creation of new public open green spaces for all to enjoy



Delivering Sustainable Drainage Systems (SuDS)



Delivering 40% affordable homes across the proposed scheme



Protecting existing habitats and delivering a biodiversity net gain



Improved cycle access will be delivered



Vistry Group has a proven track record of delivering high-quality developments



Shaping our proposals around the character and heritage of Kingsclere



Creating local jobs during the construction phase



Delivering sustainable development and new pedestrian routes



Investing in the local economy, aiding the recovery from the pandemic



Vistry Group is seeking to deliver a development which draws upon the existing character of Kingsclere

Next Steps

Thank you for viewing our exhibition regarding potential development at Porch Farm, Kingsclere, Hampshire.

Once this consultation closes on Wednesday 15 June 2022, the project team will go through the feedback received from residents and other important local stakeholders and take this into consideration before refining the plans and taking them to the next stage.

If you provide us with your details, you will be kept up to date on our progress as the proposals for the site move forward.

Thank you for your time.

Feedback

Please ensure that you leave feedback by midnight on **Wednesday 15 June 2022**. You can do this by:

- Submitting the virtual feedback form on our project website
- Emailing our project team via **feedback@consultation-online.co.uk** with comments or questions
- Calling our freephone information line on **0800 298 7040** and leaving a message, and a member of our team will call you back



For those Without Internet Access

If you have requested to receive these consultation materials by post and you are viewing these exhibition boards in paper format, please return your comments on the feedback form provided and by using the enclosed freepost envelope.