

# WEST OF LYMINGTON BOTTOM ROAD

## South Medstead

### SITE LOCATION



ADJOINS  
EXISTING  
SETTLEMENT

ADJACENT TO  
EXISTING  
LOCAL CENTRE  
& EMPLOYMENT  
HUB

NO TPO'S ON  
SITE.  
ESTABLISHED  
TREES AND  
HEDGEROWS TO  
BE RETAINED

NO LANDSCAPE  
DESIGNATIONS  
ON SITE

NO  
EXISTING  
RIGHTS OF  
WAY ON SITE

31  
HA

WHOLLY  
WITHIN FLOOD  
ZONE 1  
(LOWEST RISK)

CLOSE TO  
A31  
TRANSIT  
CORRIDOR

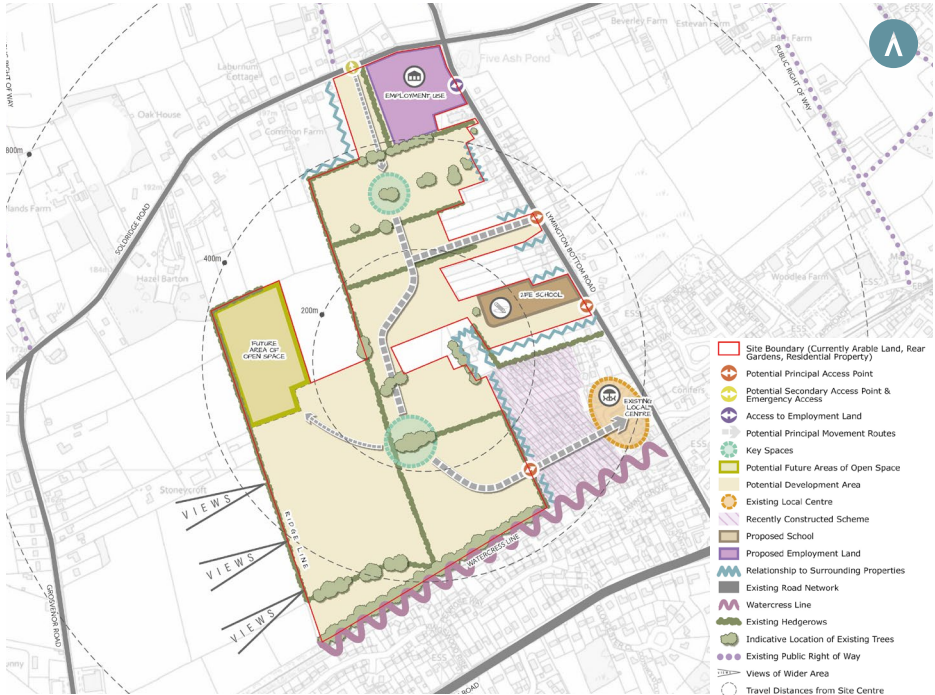
ACCESSIBLE  
TO MAINS  
UTILITIES

NOT CLOSE  
TO ANY  
LISTED  
BUILDINGS

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### CONSTRAINTS & OPPORTUNITIES



#### Environmental

- Retain existing boundary hedges, trees and landscape features;
- Utilise existing and deliver new features to deliver biodiversity gains;
- Provide sustainable urban drainage solutions to infiltrate surface water drainage, to promote biodiversity;
- Utilise low grade agricultural land; and
- Creation of a walkable neighbourhood minimising short car journeys and promoting alternatives to the private car.



#### Economic

- Provide a new employment hub to meet existing and future economic development needs;
- Provide a holistic economic growth strategy to support investment in the existing Local Centre for existing and new residents, including additional uses (gym, nursery and other leisure uses); and
- Creation of new household expenditure to support existing and new uses within the Centre and wider settlement.



#### Social

- Integrate into existing footpath connections along Lymington Bottom Road and within the site to access key services and employment;
- Provide a large network of Public Open Space, including green infrastructure (cycle and pedestrian routes), formal sports pitch provision and play areas;
- Provide a well-designed living environment by a five star housing developer with extensive experience of high quality delivery;
- 40% of housing to be affordable with a mix of tenures, incl rent, intermediate and entry level sale homes; and
- Land designated for a new Primary School, with potential access onto Lymington Bottom Road connecting the school with the existing community.

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### THE PROPOSALS



It is expected that the site will be delivered over a phased period of approximately seven years with **50** homes in the first year and **100** homes constructed per year thereafter.

It is anticipated that the investment in the Local Centre, alongside the creation of a new Employment Hub will come forward at an early stage of the development. This will follow the investment already committed in Spring 2020.



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About 650  
Homes



Gypsy and Traveller  
Accommodation  
(5 Pitches)



Travelling  
Show People  
Accommodation  
(5 Plots)



Employment  
2ha



At Least 5.5ha of Formal  
Provision Plus Informal Spaces  
Within Residential Areas



Average House  
Density  
27.5 dph



Primary School  
1.2ha



Expansion Of Local Centre  
(A1-A5, B1 and C3) 0.27ha  
(Excluding Existing or 1ha in Total)

**Redrow Homes are a five star national house builder, who have extensive experience in delivering high quality developments ranging from 50 homes to in excess of 3,000 homes. Redrow Homes have an on-going interest in land West of Lymington Bottom Road and are supporting the promotion of this Large Development Site**

## Community Engagement

Effective community engagement sits at the heart of delivering good quality development and integrating that development into the existing community. This includes engagement from the outset through to completion. A detailed approach will comprise:

- Direct consultation through public exhibition, providing a genuine opportunity to input and provide feedback;
- Focus group meetings with those who have specific interests, for example, community groups, sports clubs, civic groups and local businesses;
- Direct engagement with local councils and the Neighbourhood Plan Steering Group; and
- Ongoing dialogue with the Local Planning Authority.