



## Welcome

Thank you for taking the time to attend and view this public consultation event. The purpose is to introduce proposals for residential redevelopment of the former Gang Warily Farm site on Newlands Road.

## The Site

As shown in fig.1 the site under consideration is to the north of Blackfield on Newlands Road. It has two existing access points and accommodates the former Gang Warily Farmhouse with various outbuildings/ greenhouses and a paddock.

There are a number of mature trees on site, mainly along the eastern boundary, which we will seek to retain where possible, whilst there are also some ornamental garden trees which are of less value. The site slopes from west to east, with a fall of around 3m.

It is in an edge of settlement location although it is flanked by a mix of uses including an industrial unit to the west, with the Gang Warily Recreation Ground beyond, the Scout and Guide Centre to the north, housing to the east in Fawley and Blackfield with a paddock to the south of Newlands Road.

Dwelling Type:	Number of Units:
1 bed flat	4
2 bed house	8
3 bed house	6
2 bed bungalow	1
TOTAL:	19

Table 1

## Proposal

Reflect Homes are looking to bring the site forward for development as a rural housing exception site in line with New Forest District Council (NFDC) Local Plan policy. This will involve demolition of the existing on-site dwelling and associated outbuildings with provision of a total of 19 dwellings with associated amenity space and landscaping.

The application production process has been informed by formal pre app submissions to NDFC’s planners to ensure that all relevant policy and technical matters are considered.

Considerable work has been carried out to understand the site and ensure that relevant technical issues are appropriately addressed and this information has served to inform the scheme as presented here. This work has included a detailed landscape impact assessment to ensure that the development will not harm the landscape character of the area; ecological surveys to protect and mitigate as appropriate as well as seeking opportunities to enhance biodiversity; tree survey and impact assessment to retain established growth as appropriate and a transport survey to assist with access and safety issues. As illustrated in table 1 there is to be a mix of 1 to 3 bedroomed units spread across the site to meet local needs.

## Character

Extensive work has been done on assessing local character to inform the proposed form of development and the detailing of the buildings, albeit that we are keen to use traditional materials and building forms in a more contemporary approach. Information on the design influences along with consequent proposed layout and building detail is set out on the accompanying design board.

## What Happens Next

The intention is to submit a full planning application for the proposals in early September 2021, which will be accompanied by a range of supporting documents including full plans, transport statement, design and access statement, landscape scheme, air quality assessment, noise assessment, drainage proposals and sustainability statement.

You are urged to offer comment on the detail of the scheme and your views could inform these exciting proposals. They will also be reported to the Council as part of the statement of community involvement.

The available comment sheets can be completed and deposited in the response box provided. Should you wish to e-mail comments please provide these directly to [hello@reflect-group.co.uk](mailto:hello@reflect-group.co.uk) by 30 August 2021. It is confirmed that a copy of the boards will be available at:

[www.reflect-group.co.uk/gangwarilyfarm](http://www.reflect-group.co.uk/gangwarilyfarm)

Once the planning application is formally lodged with NFDC they will carry out their own formal planning consultation.

## Sustainability

Sustainability has been at the heart of the scheme with regard having been had to sustainable draining, biodiversity gain, electric vehicle charging, cycle storage, use of renewable energy (photovoltaic panels) and equipment to limit water usage. (link to the PV shown on the roof)

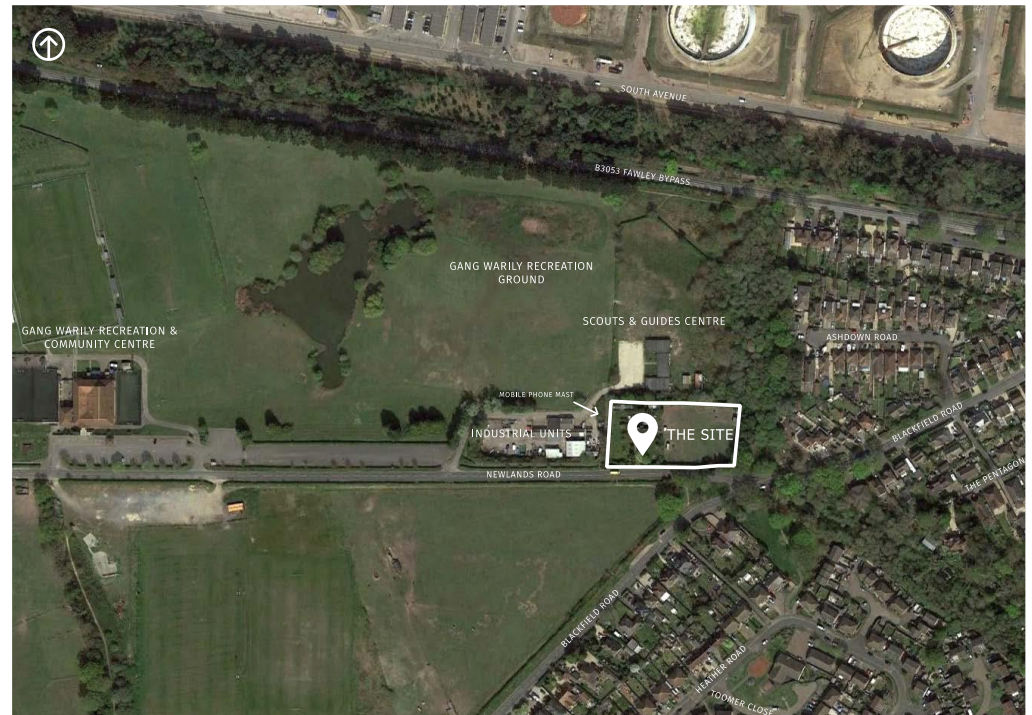


Fig. 1

**Please feel free to view the exhibition boards and ask the team any questions you may have. Thank you for your interest**



# Design Board



**A2**



**MATERIALS KEY**

- Plain Clay Roof Tiles
- Slate Style Roof Tiles
- Black Composite Boarding
- Fencing Brickwork
- Black Metal Clad Porch
- Black Lipped Double Glazed Windows
- Black Lipped Rainwater goods
- Indicative Location of Solar Panels

\* Obscure Glazing

**KEY PLAN (HKS)**

**REV** | **DESCRIPTION** | **DATE** | **AUTHOR** | **CHKD** | **NOTES**

**DRAFT**

PROJECT: Land at Newlands Road | Faculty | The Reflect Group

DATE: 28/06/2021

SCALE: 1:100

HOUSE TYPE H208 PLANS & ELEVATIONS (pages 17-18)

**A2**



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HOUSE TYPE H209 PLANS & ELEVATIONS (pages 19-20)

**A3**

**Material & Design Precedents**



**Artists Impression 1 (HKS)**

**Artists Impression 2 (HKS)**

**Key Plan (HKS)**

**REV** | **DESCRIPTION** | **DATE** | **AUTHOR** | **CHKD** | **NOTES**

**DRAFT**

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HOUSE TYPE H208 & H209 PLANS & ELEVATIONS (pages 17-20)