



1. A connection with Broad Road and Scant Road West is achieved. Hedgerow maintenance in line with published landscape character guidelines and sound management practice removes the "barrier to development and integration" that formed a key thread running through the refusal of the previous application.

2. Active frontages. Housing now faces on to those on Broad Lane and Scant Road West to reinforce the connectivity already achieved through boundary hedgerow maintenance. The triangular parcel is bounded by residential and other development on 2 of its 3 sides, the third formed by the busy and noisy dual carriageway.

3. Delivery of a community resource at a key location. A new local shop and community resource centre provides amenities and a focal point for northern Hambrook, successfully integrating the new development with the existing settlement.

4. Green corridors. Key green, non-vehicular spaces permeate the development, providing green corridors that invite the wider community into the development along attractive green routes.

5. Sustainable Urban Drainage features. New SUDs features of ponds and swales manage surface water, provide attractive habitats for wildlife, enhance landscapes, enliven visual amenity and enrich site-wide Green Infrastructure.

6. Walking routes. Informal walking routes in naturalistic landscapes are introduced for exercise, dog walking and health and well-being as part of the site-wide Green Infrastructure initiative. Bio-diversity is enhanced for improved wildlife benefit.

7. Woodland feature. Woodlands are enhanced and managed for public access, wildlife value and in accordance with local landscape character guidelines

8. Cricket pitch. Formal cricket pitch is provided for community recreation.

9. Allotments. Community allotments are provided.

10. Clubhouse facility. New cricket clubhouse is a focal point and community resource.

11. Severed parcel of agricultural land. The triangular parcel of land is completely severed from its former agricultural context by the A27 and by the dense woodland belt on its embankment. It is no longer part of the wider agricultural landscape. Tranquillity is compromised by the impact of the A27. Any development on a greenfield site will replace an undeveloped landscape with one that is developed. 55% of this development is green space that delivers many benefits and establishes an improved and softened settlement edge. The location of development responds directly to the built context on Broad Lane and Scant Road West, an edge of settlement character rather than one that is rural.

12. A welcoming entrance. In addition to the various non-vehicular green corridors and green streets that offer permeability, the main access off Broad Lane is formed by a street, lined with trees and vegetation. This welcoming entrance is reinforced by frontages that face outwards to provide a friendly gateway to Hambrook.

13. Development. Development parcels are defined by a strong and organic landscape framework that avoids the grid iron estate pattern. Green corridors, blue corridors (SUDs features) natural features and green spaces in the public realm all connect to the informal and more formal recreation opportunities within the site. These are woven into a layout that at 55% of green space, bestows an attractive setting to a vibrant development that delivers an improved soft green edge to northern Hambrook. Key integration and Green Infrastructure initiatives assimilate it into the community and settlement without harm to the wider landscape or to the visual amenity of it.

NOTE: Any new development proposal will require the undertaking of a new landscape and visual impact assessment in accordance with GLVIA3. A well-designed scheme that is landscape led is not inexorably detrimental. Green field sites are successfully developed nation-wide. The Landscape Institute believes that multifunctional landscapes should be at the heart of every housing development together with the involvement of landscape professionals from start to finish. This has been the case in this instance and the improvements that this proposal delivers over any previous refusal will need to be considered afresh and upon its own merits.