



Welcome to Community Matters. This is a newsletter from Redrow, to keep you updated on the progress being made on the development of land to the rear of Stocks Farm, Bramley.

Background

December 2024 – Reserved Matters Approval (detailed design) issued by Basingstoke and Deane Borough Council, for 140 new homes within the village, with a range of open space including community allotments, a skate park, play areas and a community building.

December 2024/January 2025 – After discussions in the Planning Committee meeting, local residents and Bramley Parish Council

approached us seeking amendments to the approved layout, to increase the landscape buffer between our site and the homes of existing residents.

January 2025 – Following requests from local residents, Redrow is currently pursuing a Section 73 planning application to amend the approved layout and vary the developable area.

Key

-  Indicative landscaping – refer to detail landscape plans
-  Existing trees to be retained
-  Existing trees to be removed
-  Indicates block paviers – refer to surface material plan
-  Indicative meadow planting – refer to landscape plan
-  Application boundary
-  Indicates affordable housing: First Home, Rented or Shared Ownership
-  Indicates accessible & adaptable M4(2) dwelling
-  Plot handing
-  Bin collection point
-  Pedestrian access zone
-  Indicates permeable block paviers – refer to surface material plan
-  Cycle storage shed
-  Chimney detail (see house type)



Moving forward

Redrow is always committed to listening to the voices of local communities when planning new developments. Over the past few months, we've explored the best solutions to address residents' concerns. Careful consideration has been given to balancing the urgent need to:

- deliver consented new homes in line with the Government's agenda
- find an appropriate, achievable and deliverable design solution that addresses comments from residents
- ensure the design solution can be supported by Planning Officers, in the context of the parameters set by the original outline planning permission and existing site constraints.

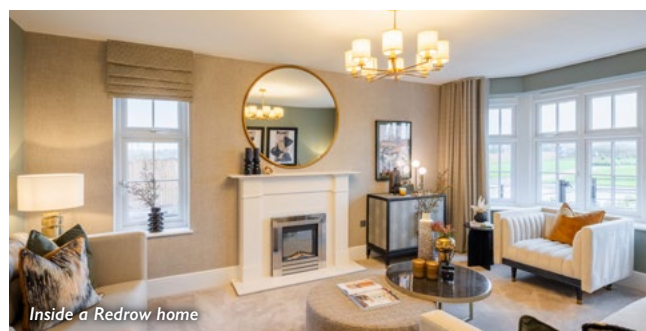
Following resident feedback, Redrow is seeking to change the drawings approved under the Reserved Matters Approval, to increase the landscape buffer of the central and northern residential parcels of the site. To increase the distance between the homes of current and future residents, the landscape buffer will vary between 5-10m along the eastern boundary of the site. Whilst appreciating that existing residents would like a bigger gap, this is the maximum distance possible considering existing site constraints such as retention of existing trees and hedgerows, and views from the Bramley Conservation Area. There will be additional planting within the buffer and particularly near the boundaries of Minchens Court.

We are required to leave the natural environment in a better state than it was before the development, with a goal of at least a 10% net gain in biodiversity. Units are used to measure the improvement or loss of biodiversity as part of development projects. The new development will provide a 96.67% net gain in habitat units, and a 29.62% increase in hedgerow units.

Our amendments have been discussed with Basingstoke and Deane Borough Council who have informally agreed the planning strategy for securing these changes in the interest of local residents. This approach will facilitate the delivery of the first phase of the development (plots 1-36), ensuring early delivery of new homes on the site, whilst allowing the layout changes to phases 2 and 3 to be secured through the formal planning process.

To help the creation of the new entrance into the site, which was approved with the outline planning consent, we will commence demolition of the property known as 'Selworthy' on 24 February 2025.

As always we will minimise disruption as far as possible and will continue to keep you updated as plans progress.



About Redrow

Redrow is part of Barratt Redrow, the UK's leading housebuilder, making sustainable living a reality and building strong communities that people want to live in. Across our three differentiated brands – Barratt Homes, David Wilson, and Redrow – Barratt Redrow offers a range of high-quality and well-designed homes of all tenures.

Redrow was established in 1974 and today is one of the most successful and acclaimed homebuilders in the country. Over Redrow's history, spanning 50 years, it has earned a unique reputation for delivering high quality, award-winning homes that are built in well-chosen locations with excellent place making.

Redrow's purpose is to create a better way to live. It has a robust strategy in place to deliver on this aim, which is based on three core pillars: Building Responsibly, Thriving Communities and Valuing People.

Want to know more?

This newsletter is being sent to residents surrounding the land to the rear of Stocks Farm. For more information contact:

willowparkinformation@redrow.co.uk
01256 307 950