

# Allington Lane

## FAIR OAK



Previously completed development – Folders Meadow

## Introduction

In late 2014, outline planning permission was allowed on appeal for 72 new homes at land adjacent to St Swithun Wells Church, Allington Lane in Fair Oak and the reconfiguration of the existing church car park. The land forms part of a reserve allocation in the adopted Eastleigh Borough Local Plan and is adjacent to the built-up limits of Fair Oak.

Linden Homes was not involved with the outline application, but has since acquired an interest in the site, and is bringing forward a reserved matters planning application.

The outline planning application established the principle of residential development for up to 72 units at this site and also approved the access to the development in detail. The reserved matters application will contain remaining details of layout and design of the development, including landscaping, following the principles established by the outline planning application.

The purpose of this newsletter is to provide you with further information about Linden Homes' detailed proposals.

## Where we are now

The outline planning permission has already approved the principle of the site's redevelopment with new homes, as well as the access arrangements. These elements are now fixed.

A reserved matters application now needs to agree matters of detail, such as design and landscaping.

Linden Homes' proposals will deliver a high-quality development that will make a valuable contribution towards Eastleigh Borough Council's identified housing need. The detailed proposals include:

- 72 new homes, of which 35% would be designated as affordable
- A range of new homes, including 1 and 2 bedroom apartments and 2, 3 and 4 bedroom houses
- Public Open Space, including an equipped children's play area, and land reserved for ecological mitigation
- Design which reinforces local distinctiveness and uses good quality materials
- Utilisation of the existing vehicular access into the site, with a secondary vehicular access for 15 properties further to the south
- Pedestrian and cycle links to the public footpath to the north of the site

## What happens next

Linden Homes has submitted a reserved matters application to agree the remaining details of development which are set out in this newsletter.

A postage-paid comment card is enclosed, which you can use to provide any comments you have at this stage.





### Housing mix

#### 72 dwellings

- 47 private dwellings
- 25 affordable dwellings (35%)

#### 26 x 1 and 2 bed properties

- 2 x 1 bed apartments
- 17 x 2 bed apartments
- 7 x 2 bed houses

#### 39 x 3 bed houses

#### 7 x 4 bed houses

Site layout

## Scale and massing

The proposed new homes are predominantly two storeys in height, with some two and a half storey homes, and a low number of three storey properties in less sensitive areas carefully positioned to add interest to the design of the scheme.

## Design and layout

The visual break between the site and the existing properties to the north creates an opportunity to incorporate designs and a materials palette that will give the development its own distinctive character and sense of place. The scheme will be characterised by brick-built facades and tiled roofs appropriate to this location. The site layout has been designed to accord with Eastleigh Borough Council's and other relevant policy, guidance and standards (e.g. on garden sizes, parking, bin storage etc).

## Landscaping and public open space

A comprehensive landscaping scheme incorporates new planting across the site to supplement retention of the majority of existing trees.

The scheme provides new public open space, including a large area for ecological mitigation to the east and an equipped play area in the centre of the site.

## About Linden Homes

Linden Homes is the housebuilding division of Galliford Try, one of the UK's leading housebuilding and construction companies. We build award-winning homes across the country in prime locations, striving to create sustainable new developments.

We continue to aim for the highest standards in design and construction, as our awards success over the years demonstrates. Linden Homes was awarded Silver at the What House? Awards in 2016 and 2015 for Sustainable Developer of the Year, as well as being crowned Developer of the Year at the New Energy & Cleantech Awards 2016.

Engaging with local communities is key to the work that we do. We understand that if we are to deliver houses that not only meet the aspirations of those who seek to live in them, but also enhance the existing neighbourhood, then we need to talk to and engage with local people.

For more information about Linden Homes, please visit: [www.lindenhomes.co.uk/who-we-are](http://www.lindenhomes.co.uk/who-we-are)

### Find out more

If you would like further information about the proposals, please visit the project's dedicated website at [www.lindenhomes.co.uk/community/fairoak](http://www.lindenhomes.co.uk/community/fairoak). The website will be updated following the registration of the reserved matters. Alternatively, if you have any questions, please get in touch with the project team by calling freephone **0800 298 7040**.

