

Introduction

Hab Housing is working with Sarah Gray, a representative of a local farming family, to consider the potential of Site 365 – Lovedon Lane to meet Kings Worthy’s requirement for new homes.

The site is farmed by Grace’s Farm, which owns some 444 hectares of land in the local area. The proposed development area is approximately 1 hectare of Grade 3 Agricultural Land out of a field of 6.8 hectares. The remainder of the field is viable for continuing agricultural use.

Hab Housing was established by Kevin McCloud in 2007 with the aim of delivering places and homes that respect the local context and biodiversity; are strongly rooted in history and the community; and are sustainable, beautiful and a joy to live in. Hab is committed to working closely with local communities and with the very best consultants and architects.

Great Connectivity and Minimum Traffic Impact

The site is the top (north-eastern) corner of an agricultural field at the south eastern edge of Kings Worthy. Rectangular in shape, it is bounded by Lovedon Lane to the east, a bungalow and garden to the north, by a public football pitch to the west and the rest of the arable field to the south. Vehicular access to the site would be from Lovedon Lane.

The site is well connected to pedestrian and cycle routes and is within easy walking distance of the local primary school, bus stops, the doctor’s surgery and open space. A link would be created through to the footpath network at the north-west of the site, whilst a cycle route would be created along the top of the field to link to Hinton House Drive.

Most car movement from the site would be to and from the junction with the A33 Basingstoke Road to the south, thereby avoiding significant traffic movement through the village.

Housing to suit the local need

The Local Plan recommends a density of 30 dwellings per hectare. Since the part of the site being proposed is approximately one hectare, we envisage a development of around 30 homes ranging from 1-bed flats to generous four-bedroom houses. The mix of tenure and size would be determined in consultation with the Parish Council, Local Authority and the community. Importantly Hab believes that we should build the houses that people want, not just standard house types that are usually imposed on a village. Hab is a key player in the emerging custom-build revolution and we aim to identify and meet the requirements of local people which could include:

- self-build plots
- customised layouts
- self-finish opportunities
- homes suitable for older people

40% of the homes will be Affordable. A self-build or self-finish approach could make the market homes more affordable by allowing the owners to carry out work themselves at their own pace.

Great Design

Hab is renowned for working with the very best architects and delivering great quality design. Whilst we build modern homes, we are keen to ensure that they are respectful of, and informed by the wider architectural language of the village. Whilst there are suburban elements, Kings Worthy has a rural character which we would emphasise.

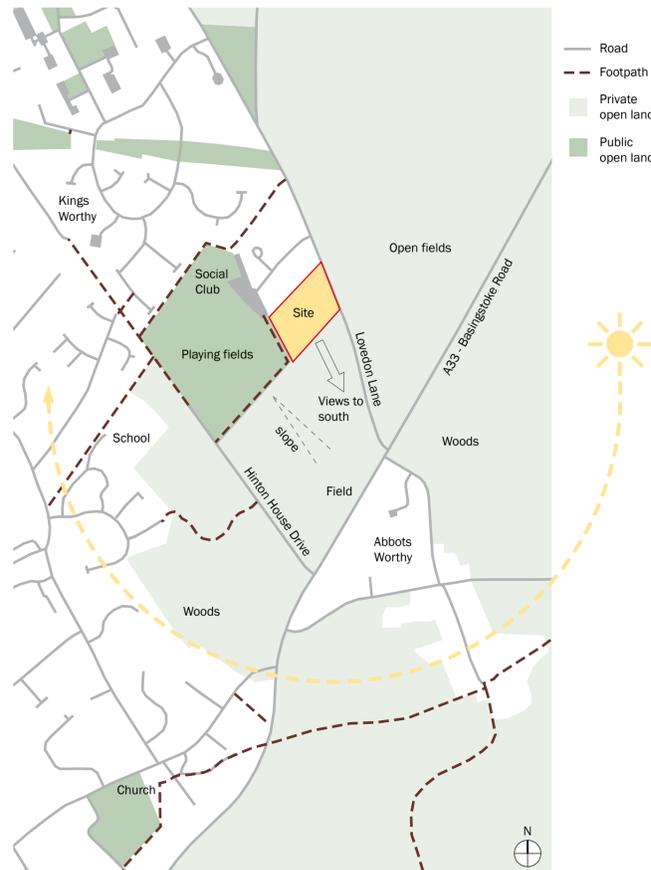
We suggest that the rural nature of the site lends itself to natural materials that are environmentally friendly and, where possible, are locally sourced, recycled or reclaimed.

We could build on Kings Worthy’s tradition of art in the public realm. We like the idea of using the flint stones from the field to create a mosaic to add to the village’s collection.

Sustainable Development

This site offers a great opportunity to deliver a highly sustainable development. Hab designs and builds in line with One Planet Living principles. We aim to reduce the negative impacts of our schemes in both construction and use. A core focus is on reducing the need for energy through a fabric first approach, which means constructing the houses with good insulation and air-tightness to minimise heat-loss and using south-facing windows to take advantage of energy from the sun. The excellent southerly aspect of this site also gives great potential for energy generation by using photovoltaic and solar thermal technologies.

The dwellings would be designed to Code for Sustainable Homes Level 5 for energy efficiency and level 4 for water efficiency. Water use would be reduced through the inclusion of efficient fittings throughout. Rainwater could be captured for use in gardens and allotments using rainwater butts and storage tanks.



Site analysis diagram (site shaded yellow) showing the path of the sun throughout the day, views and links to footpaths



Aerial photo of Kings Worthy and Abbots Worthy with site outlined in red



View south from site towards A33 with Abbots Worthy beyond and Lovedon Lane on left (site area shaded yellow)



View of site from southeast with existing housing beyond (site area shaded yellow)



Examples of local architecture, building materials and landscape features



Wide verges of native planting on Wesley Road



Large deciduous native trees and hedges along field boundaries



Hedges made up of native species



Central Green, New Allotments and Better Ecology

This site offers an opportunity to provide some great shared spaces, new growing spaces and enhanced biodiversity. Hab believes that high-quality landscaping and public spaces are vital to the creation of successful communities.

This site is already well served by playgrounds, sports facilities and public space. Hence we would propose that the provision of shared amenity space focuses on two key areas:

- the provision of allotments, possibly shared kitchen gardens and fruit trees - great for health and happiness and important to compensate for the lost agricultural use.
- the provision of a clearly defined village green - a physical and symbolic heart for the community. The road would be designed as an integral part of the public realm with permeable surfaces, high-quality finishes and low traffic speeds (below 20 mph).

The site's biodiversity has been radically affected by years of intensive arable farming, offering a prime opportunity to improve its ecological richness. The landscaping would be designed to encourage insects and bird life.

Whilst it will be necessary to remove a small section of the hedgerow boundary to Lovedon Lane in order to access the site, the vast majority of the hedge and the one significant tree will be retained. The development of this site should not entail cutting down any existing trees, whilst many new locally sourced indigenous species will be planted adding to the leafy, secluded character of the village.

An Enduring Place

At Lovedon Lane, we have an opportunity to create a small but very special addition to Kings Worthy. This highly appropriate location, combined with excellent design, can make a great place where the community can thrive and people can live happy and healthy lives.

We want a place that works well and looks great in 50 and 100 years, not just when the last house is sold. Residents will be empowered and encouraged through a community management organization to manage and look after their scheme.

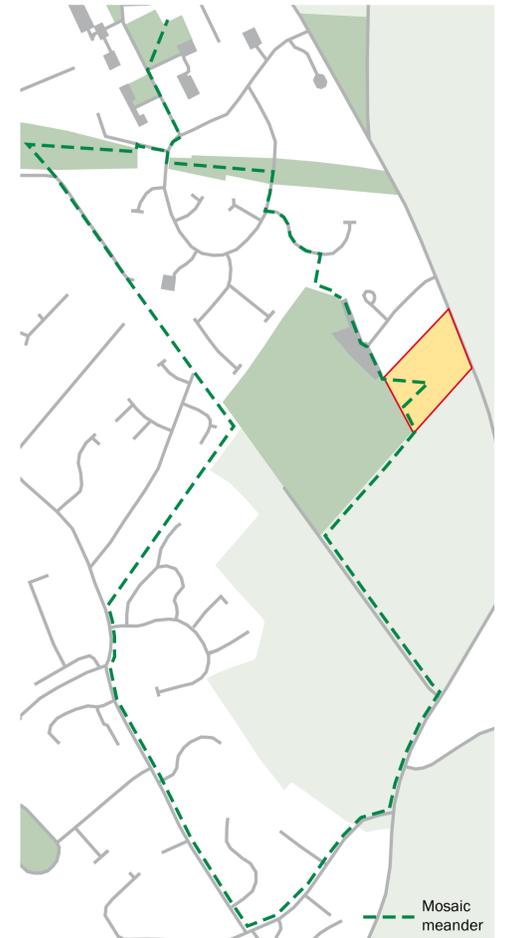
We hope to have the opportunity to work with the residents of Kings Worthy to provide housing to meet your needs in a place that we can all be proud of.



Kitchen garden at Hab's Triangle development in Swindon - the pump allows harvested rainwater to be used for watering plants



Village Green at Hab's Triangle development in Swindon



The site's location offers the potential to create a new addition to the Mosaic Meander within the public realm



Examples of Modern low-rise housing suited to a rural setting and the needs of older people: Peter Aldington's three village houses (The Turn, Middle Turn, Turn End) in Haddenham, Buckinghamshire designed and built in the 1960s (left & far-left) and The Ryde in Hatfield, Hertfordshire, designed by David Randall and Peter Parkes, completed in 1966 (right & far-right)