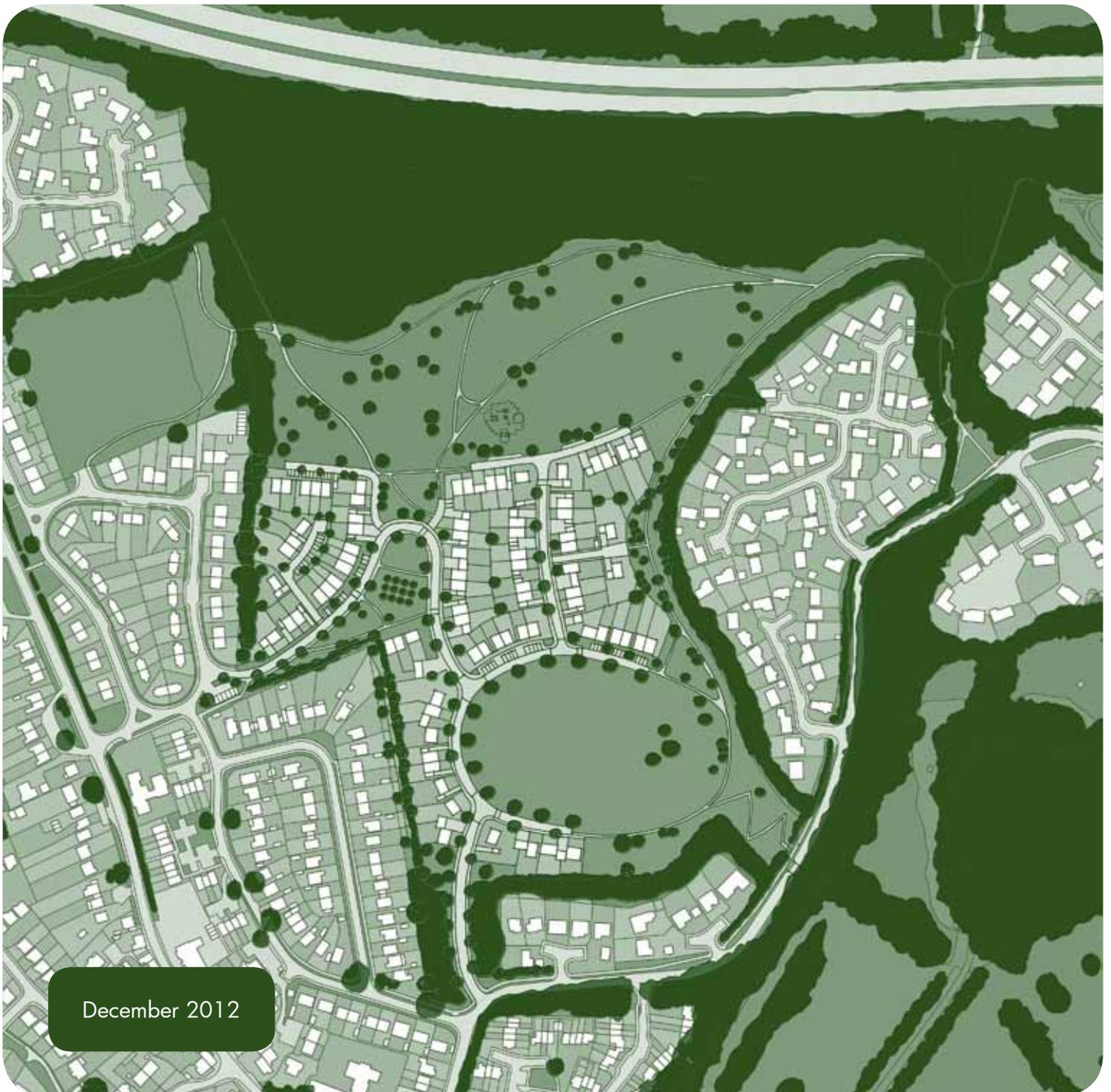


Land at Hatch Farm, West End

Adopted Development Brief



December 2012



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1.0 Introduction and overview

Vision

The land at Hatch Farm offers a good opportunity to deliver a high quality residential development of around 80 new homes set within a rich landscape framework at West End. Closely linked to the existing residential development, the new development will eventually form part of the wider neighbourhood of West End, structured around a network of high quality streets and improved open spaces, and offering a variety of new homes close to local services.

In order to establish development of quality the existing character of the landscape and public access to open space should be dominant in creating an appropriate context for development, especially a sensitive relationship between existing and future residents.

1.1 The location is identified in the Pre Submission Eastleigh Borough Local Plan 2011-2029 (Local Plan) as being capable of accommodating around 80 new homes with associated transport, green and community infrastructure. The existing character of the landscape and public access to open space should be dominant in creating an appropriate context for development and especially a sensitive relationship between existing and future occupants.

1.2 This development brief, including a development framework plan and indicative masterplan has been prepared for the land at Hatch Farm, West End, located on the north eastern edge of Southampton, within the Borough of Eastleigh.

1.3 It has been produced by Turley Associates for Eastleigh Borough Council as a guide for future development of the site and to establish the Borough Council's expectations about the masterplanning and design quality that will be coming forward in future planning applications and subsequent approved development. It does not contain detailed proposals for the site but, as an adopted document, it is a material consideration in determining the appropriateness of planning applications. This will help to ensure that when the Borough Council sells the land the development requirements are clearly understood and taken into account by the developer.

1.4 A key aim of the preparation of the brief is to ensure that development will be physically integrated with the existing West End development and respect the character, amenity and outlook of existing residential properties. This should still allow scope for land at Hatch Farm to be a readily identifiable place in its own right, achieved through quality design, and the use of design detailing, materials and landscape design. The development brief sets out how the proposed development will be based on good practice design and sustainability principles and ensures that there are convenient and attractive links to the adjoining streets and local destinations, including Dummer's Copse, Barnsland Recreation Ground and Hatch Grange Recreation Ground.

1.5 The brief is informed by, and in accordance with, national and local planning policy and good practice design guidance. A separate 'Design and Access Statement' will be submitted with any future planning application to show in more detail the conformity with policy.

1.6 This brief and masterplan has been prepared through a process involving the public, stakeholders and officers and members of the Borough Council. It aims to balance the aspirations and objectives of all these groups.

1.7 The submission of a planning application for the development of the site will be required to be in agreement with this brief. Proposals which do not satisfy the general objectives and standards set within the brief, unless superseded by subsequent policy or guidance, are unlikely to be approved by the Borough Council.

Development brief structure

1.8 The remainder of this brief covers the following:

- section 2: understanding the site and surrounding context
- section 3: planning and design policy framework
- section 4: key development principles
- section 5: development framework and masterplan
- section 6: delivery

Overview of land at Hatch Farm, West End

1.9 The site comprises land to the north of West End, immediately north of Barbe Baker Avenue and south of the M27 motorway (linking this part of Eastleigh to Southampton in the west and Portsmouth in the east). It reaches as far as the backs of housing along Barnsland Crescent, Charmwen Crescent and the recreation ground in the west and Hickory Gardens and Redwood Close in the east.

1.10 The site covers an area of 15.9ha and comprises open, undeveloped and sloping informal open space used for grazing. In this respect, much of the site occupies an elevated position which makes it prominent in the local landscape. Dummer's Copse provides a mature woodland setting which is designated a Site of Importance for Nature Conservation along the northern edge. Public footpaths also run around the edges of the site.

1.11 The neighbouring housing areas on the eastern, southern and western edges of the site are largely low density residential developments built during the inter-war period and late twentieth century. A Tesco's Express store is a short distance away from the site to the south. Townhill Way neighbourhood shopping parade is less than 10 minutes walk away and West End village centre about 12 minutes walk.

1.12 Although the site has previously been designated as public open space, it is owned by the Borough Council and is now considered suitable for a small scale residential development together with the remaining land remaining as improved public open space.



Centre of the site looking westwards to the backs of housing along Barnsland



Centre of the site looking north eastwards with the backs of housing at Hickory Gardens

Fig 1 Land at Hatch Farm from above



 Land at Hatch Farm

2.0 Planning and design policy framework context

2.1 This section provides a short summary of the planning and design policies, both at a national and local level, relevant to the site. These are identified in Appendix 1. Developers are urged to make themselves familiar with these documents, and any subsequent policy or guidance, prior to developing proposals for the land at Hatch Farm.

National Planning Policy Framework

2.2 The National Planning Policy Framework (NPPF) was published on March 2012. This is a key part of Government reforms to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth.

2.3 The NPPF sets out 12 core planning principles which should underpin both plan-making and decision-taking. Planning should:

- be led by local plans which set out a vision for the future of the area and provide a practical framework within which decisions on planning applications can be made efficiently
 - emphasise enhancing and improving the places in which people live their lives
 - proactively drive sustainable development to deliver homes, infrastructure and support local vitality, objectively identifying local need and setting out a clear strategy for allocating land
 - always seek to secure a high-quality of design and a good standard of amenity for occupants
 - protect the diversity and character of different areas, promoting the vitality of our main urban areas
 - support the transition to a low-carbon future, take account of flood risk and coastal change and encourage the reuse of existing and renewable resources
- help conserve and enhance the natural environment and reduce pollution, allocating land of lesser environmental value
 - encourage the re-use of land that has been previously developed (brownfield land)
 - promote mixed use developments, encouraging multiple benefits from land
 - conserve heritage assets in a manner appropriate to their significance
 - manage development to make full use of public transport, walking and cycling
 - take account of local strategies to improve health, social, and cultural wellbeing

2.4 Good design is required by the Framework as a key aspect of pursuing sustainable development indivisible from good planning. Good design involves seeking positive improvements in the quality of our built, natural and historic environment and addressing the connections between people and places. This means that the development of land at Hatch Farm must function well and add to the overall quality of the area, establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, respond to local character and history, create a safe and accessible environment and is visually attractive as a result of good architecture and landscape design.

2.5 It is recognised that early engagement on design produces the greatest benefits and great weight will be given to outstanding or innovative designs. This means developers should work closely with those directly affected by the proposals to generate designs that take account of the views of the local community. Proposals that demonstrate this in developing the design of the new development of the Land at Hatch Farm will be looked on more favourably.

A supportive development plan

2.6 The site is allocated in the saved policies of the adopted Local Plan Review (2001-2011) for public open space. It is recognised that the plan is increasingly out of date and that there is a need for more land to be identified for development to meet future needs within the Borough.

2.7 The Borough Council has started work on a new set of ideas and policies having published a Pre-Submission draft of the Eastleigh Borough Local Plan 2011-2029. It sets out the strategy and main options for locating new development over the plan period, how these have been assessed, and the Council's conclusions.

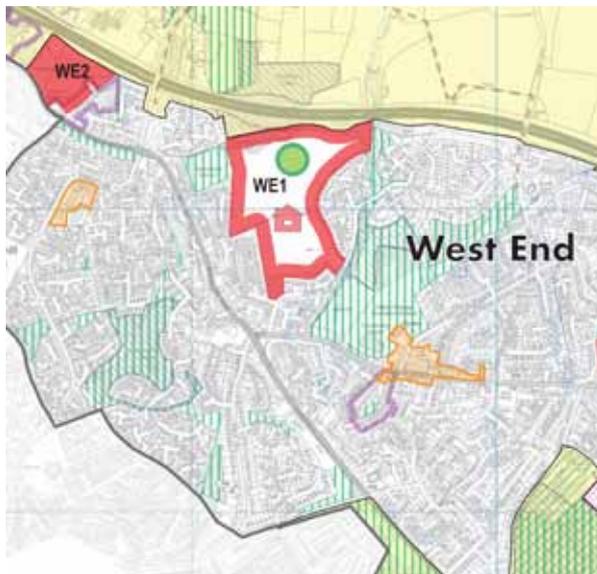
2.8 Within the Local Plan, the site is subject to the detailed site allocation policy WE1, North of Barbe Baker Avenue (see Fig 2 overleaf).

Policy WE1, North of Barbe Baker Avenue

Land north of Barbe Baker Avenue, West End, as defined on the proposals map, is allocated for public open space and approximately 80 dwellings. Development will be subject to the approval by the Borough Council of a master plan and development brief which addresses the following requirements:

- i. Locating the new housing development on those parts of the site where the impact on the residential amenity of the occupiers of existing properties would be minimised, where the occupiers of the new dwellings would not be affected by unreasonable levels of motorway noise and where the new dwellings would not be intrusive in the wider landscape;
- ii. Vehicular access taken from Barbe Baker Avenue;
- iii. The provision of attractive footpath and cycle links with the surrounding area;
- iv. The layout and landscaping of the remainder of the site as accessible public open space;
- v. Arrangements for the future management of the open space areas; and
- vi. The enhancement of the biodiversity and nature conservation interest of the undeveloped parts of the site.

Fig 2 Pre-submission policies map south extract



-  Proposed housing/
mixed use (S3)
-  Proposed housing
-  Proposed open space
-  Existing recreation and
open space facility (DM31)
-  Countryside (S8)

Other guidance

2.9 There are a wide range of Supplementary Planning Documents (SPDs) and other best practice guidance which should be read in the context of bringing forward suitable development proposals for the site. These are both area and topic based, such as the Council's recent Quality Places SPD 2011 (www.eastleigh.gov.uk/planning-building-control/published-documents.aspx#SPD). This sets out the Council's expectations for the design of new development which are summarised in 17 key design principles.

2.10 The brief and masterplan have been prepared in accordance with relevant national and local policy matters such as providing a sustainable development, seeking to secure high quality design and good standards of amenity for all existing and future occupants of the site, taking into account the character of the area and conserving and enhancing the natural environment. The following sections of the brief explain the key principles and elements of the masterplan, in accordance with national and local policy.

Community engagement

2.11 As part of the masterplanning process consultation was carried out on the proposals with the local community, particularly adjoining residents in West End and other stakeholders.

2.12 Following early consultation with officers and statutory consultees to establish an understanding of the physical constraints affecting the site, an exhibition was held on 22 and 26 September 2012. The proposed development and emerging development principles were explained and commented on by local residents.

2.13 A separate report contains a copy of all the local community and stakeholder responses received and the analysis. Following a thorough review of the consultation responses and further design analysis a number of changes were made to the masterplan. These included:

- limits on the location and height of any new development in proximity to existing properties on the boundaries of the site
- a new 50m wide woodland buffer to Dummer's Copse
- relocation of the locally equipped children's play area to the northern part of the site
- new community orchard
- a no-build zone around the feature hillock to ensure its use as a key public green space

3.0 Understanding the site and surrounding context

3.1 This section considers the site and its surrounding context under the following headings:

- historic development
- urban structure
- land uses and local facilities
- topography
- views and edges
- local connectivity
- landscape and ecology
- physical constraints (including services, flood risk, noise, airport safeguarding area)

3.2 For each of the areas explored above, a series of design signals are identified. These signals provide clues as to the appropriate design responses to the site. They are taken forward and developed in Section 4, informing the key development principles, framework and illustrative masterplan for the land at Hatch Farm.

Historic development

3.3 The historic village of West End was originally a hamlet which grew up around a track between Romsey and Portsmouth. When the track became a turnpike road in the early 19th century, the hamlet began to grow. In the past the area was known for its agriculture and market gardening.

3.4 The plan from 1869 shows the field patterns and limited development around the site at that time, with Hatch Farm and Hatch Grange located to the east of the site. By 1940, little had changed though there had been some linear expansion of the settlement along Swaythling Road.

3.5 Over the last thirty years significant growth to the north and west of the village took place, due in large part to the arrival of the M27 motorway in 1978 and the need for additional housing. The residential expansion in the area was first characterised by the post war construction of bungalows and semi-detached housing to the west of the site and then later on, during the 1980s and 1990s by development of the Barbe Baker Avenue area to the south and east and large tracts of the land to the west of Swaythling Road. As a result, West End is now joined by continuous urban development with Southampton.

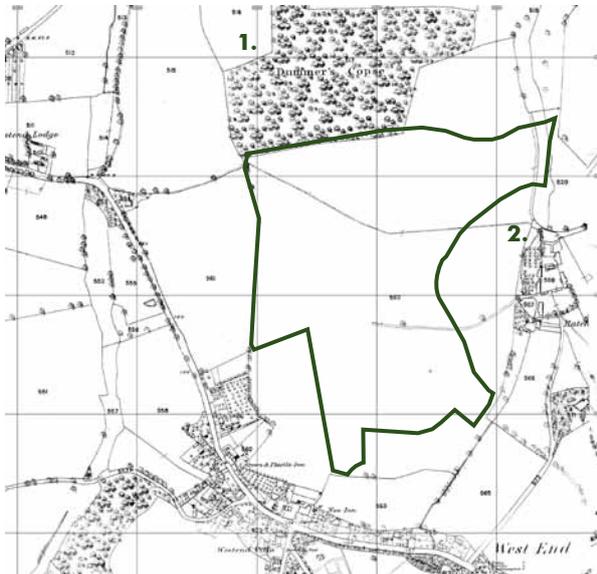
3.6 One of the local landmarks in the area is Hatch Grange Recreation Ground, to the immediate south east of the site, comprising 12ha of woods and meadows in a parkland setting. This is a very popular public open space, with a beacon, having once formed part of the Hatch Grange estate owned by Mr and Mrs Fletcher which originally covered over 120 hectares back in the mid nineteenth century.

Design signals:

- ensure new development integrates positively into the surrounding context

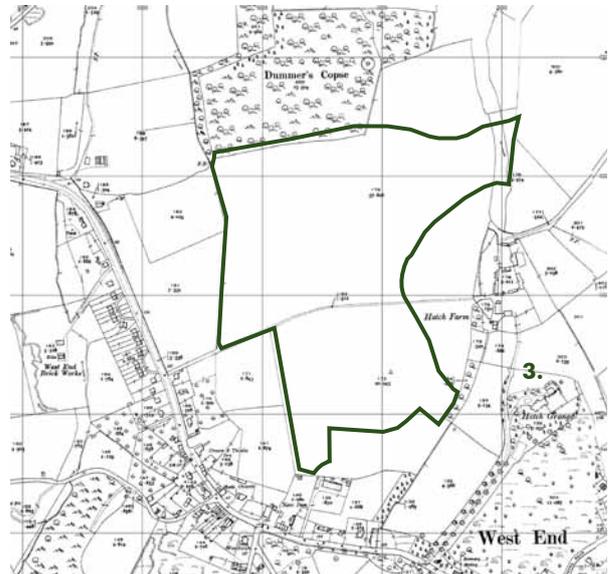
Fig 3 Historical development

1869



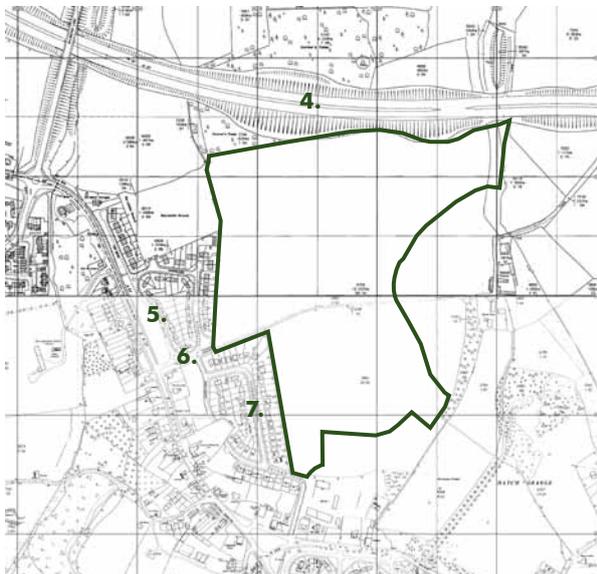
- 1 Dummer's Copse
- 2 Hatch Farm

1940



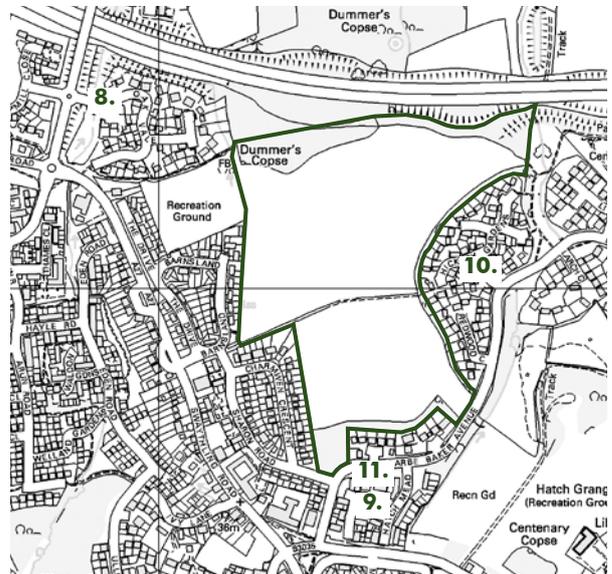
- 3 Hatch Grange

1989



- 4 Motorway
- 5 The Drive
- 6 Barnsland
- 7 Charmwen Crescent

2012



- 8 Oak Vale
- 9 Hatch Mead
- 10 Hickory Gardens/Redwood Close
- 11 Barbe Baker Avenue

Urban structure

3.7 Many of the characteristics of the site's wider setting can be attributed to the historical growth and development of the area as outlined previously. As such, the structure of the area comprises a varied mix of characterful, historic properties in contrast to generic post-war and modern housing developments.

3.8 The more historic, characterful properties occur to the west of the site along the historic route of Swaythling Road forming a consistent frontage to the road. These properties create definition to primary streets.

3.9 Post-war infill development at Barnsland, The Drive, Charmwen Crescent and Sharon Road are set out as generic, inward facing housing loop estates. The urban grain of these post-war estates display a sense of continuity in the relationships between the fronts and backs of houses, spacing between properties and clear distinctions between the public and private space. However, the public realm within these estates, consisting of the pavements, grass verges and tree planting is of poor quality resulting in a weak sense of place.

3.10 More modern housing development to the west of the site, namely Hickory Gardens, Redwood Close, Lime Gardens and Larch Close, and including Oakvale to the north west of the site, lack any real sense of a coherent urban structure. Hatch Mead contains much smaller housing and plots laid out as modern terraces. These estates are characterised by inward facing dead-end road systems of cul-de-sacs and loops. In particular, these areas have weak urban structure as a result of the following:

- poor legibility
- no consistent arrangement of properties, with properties skewed and side-on to the streets
- cramped development parcels with small separation distances between the houses
- car dominated, especially in the evenings, due to car platforms in front of houses and inadequate parking provision, which also blurs the distinction between public and private space
- unattractive places for walking and cycling because of their introverted and dead end movement layouts

Design signals:

- ensure that new built form creates active frontage onto streets and spaces
- ensure a clear and legible urban structure consisting of a distinct hierarchy of routes and spaces

Fig 4 Figure ground



-  Land at Hatch Farm
-  Existing building
-  Local route

Urban character

3.11 In addition to understanding the urban structure of the area, it is also important to understand local housing densities and typologies, in particular, those close to the site. This analysis not only helps comprehend different levels of density in the area today and what they look like, but also helps to inform the types of density that will be appropriate for the future development of the site.

3.12 The analysis of local urban character builds on that already contained in the Council's Character Area Appraisals Hedge End, West End and Botley SPD produced in 2008 (www.eastleigh.gov.uk/planning-building-control/published-documents/character-area-appraisals.aspx). The analysis contained in this brief relates to 8 locations adjacent to the site.

3.13 Key features to note are:

- a range of low densities from 11.5 dwellings per hectare (dph) in Larch Close and Chestnut Close to 32.6dph at Hatch Mead (small terraced properties)
- irregular cul-de-sac block layouts, creating a poor sense of legibility and place
- the majority of properties of a similar era (1990s) on the southern and eastern edges of the site, and an older post-war western edge of low rise housing with many bungalows
- mainly large family homes in generously sized plots, with front and rear gardens
- most face onto relatively featureless tarmac, but quiet streets
- a range of boundary treatments from low brick walls and metal railings to hedgerows
- much of the 1990s housing displays complicated and over-elaborate detailing
- on plot garaged car parking

3.14 Whilst these examples give a good idea of densities in the immediate setting to the site, many of them lack the design quality and character that the development of the land at Hatch Farm should be striving for.

Design signals:

- provide a mix of house-types and tenures in order to promote inclusivity and choice
- ensure development density responds to local context and demand
- ensure a strong and continuing commitment to design quality and a high quality residential environment
- ensure well considered detailing of buildings and spaces to create a distinct sense of place and character

Fig 5 Surrounding urban character





Character area	Barbe Baker Avenue	Barnsland The Drive	Charmwen Crescent	Hatch Mead
Area of analysis	0.8ha	3.1 ha	2.1 ha	1.9ha
No. of dwellings	11	68	49	62
Density	13.8dph	21.9dph	23.3dph	32.6dph
Block layout	linear	irregular perimeter	irregular perimeter	irregular
Legibility	good	good	good	poor
Street type	cul-de-sac	loop cul-de-sac	loop	cul-de-sac
Building period	1990s estate	inter-war/ immediate post war	inter-war/immediate post war	1990s estate
Building line	varied, setback 8-24m	continuity, setback 3-18m	continuity, setback 7-9m	varied, sawtooth setback 4-20m
Building position	front on and skewed	mixed: front on skewed and side on	centre	mixed: front on and centre
Building type	large detached family homes	semi detached, bungalows villas	bungalows, detached	terraced, semi detached, flats, maisonettes, small homes
Height	2	1 - 2	1 - 1.5	2
Plot	rectangular wide front, widths 13-23m depths 28-48m separation 1.8-12.8m	regular narrow front, widths 7-12m depths 21-55m separation 3-9.5m	regular narrow fronts, widths 10-11m depths 22-33m separation 2.3-7m	fairly regular narrow fronts, widths 4-12m depths 18-46m separation 1-6m
Building elements	irregular facades, brick, imitation stone quoins, complicated roofs, dormers, tile roofs, chimney stacks	regular and irregular facades, brick, some bay windows, hoods and porches,hipped roofs, chimney stacks	regular facades, brick, render, bay windows, hipped roofs, dormers, tile roofs, chimney stacks	grouped regular and irregular facades, brick, render, brick detailing, tile roofs
Boundary treatments	low brick piers, metal railings	picket fences, hedges, trees	low brick walls, metal gates, hedgerows	open, picket fences, some hedgerows
Private outdoor space	small to medium front gardens, mixed ornamental planting	small to medium front gardens, semi-mature broadleaved, mixed ornamental planting	large front gardens, mixed ornamental planting	small to medium front gardens, mixed ornamental planting, areas of hardstanding
Street trees/ cover	none	insignificant	insignificant	apparent
Car parking	on plot: attached, detached and integrated garages, hardstanding	on plot: hardstanding on street: laybys, off plot: garage block	on plot: hardstanding, attached and detached garages	on plot: attached, integral garages, hardstanding
Special features	-	grass verges	grass verges	corner designs communal green
ID in Character Area Appraisals SPD	62	1	4	60



Character area	Hickory Gardens Redwood Close	Larch Close Chestnut Close	Lime Gardens	Oakvale
Area of analysis	3.4ha	2.7ha	2.4ha	2.7ha
No. of dwellings	64	31	42	38
Density	18.8dph	11.5dph	17.5dph	14.1dph
Block layout	irregular	irregular	irregular	irregular
Legibility	difficult	poor	difficult	difficult
Street type	multi headed cul-de-sac and cul-de-sac	cul-de-sac	multi headed cul-de-sac	multi headed cul-de-sac
Building period	1990s estate	1990s estate	1990s estate	1990s estate
Building line	varied setback 2.5-13m	varied, setback 12-15m	varied, setback 3.5-12m	irregular setback 5-24m
Building position	mixed: front on, skewed and side on	front on and side on	front on and side on	mixed: front on centre and skewed
Building type	large detached, villas	large detached, family homes	large detached, family homes	large detached
Height	2	2	2	2 - 2.5
Plot	irregular, narrow and wide, widths 8-22m depths 19-34m separation 1-8.5m	irregular, generally wide, widths 15-28m depths 29-37m separation 1-18m	irregular, widths 14-21m depths 24-44m separation 2.3-9m	irregular, widths 12-26m depths 23-55m separation 2.8-11.5m
Building elements	regular and irregular facades, brick, render, over elaborate brick detailing, complicated roofs, dormers, chimney stacks	irregular facades, brick, brick detailing, render, mock tudor, tile hanging to first floor, tile roofs	regular and irregular facades, brick, brick detailing, tile roofs, dormers, chimney stacks	regular and irregular facades, complicated designs, brick, render mock tudor gabled, hipped and crosswing
Boundary treatments	open, railings, fences, some hedgerows	open, shrubs	open, brick walls, metal railings, shrubs	open, fences, hedges, low brick walls
Private outdoor space	small privacy strips, small to medium front gardens, mixed ornamental planting	small to medium front gardens, mixed ornamental planting	medium sized front gardens, mixed ornamental planting	mix of front garden sizes, mixed ornamental planting
Street trees/cover	apparent	apparent	insignificant	insignificant
Car parking	on plot: integral, attached and detached garages	on plot: integral garages, hardstanding	on plot: integral garages, hardstanding	on plot: attached, detached and integral garages, harstanding
Special features	corner designs on street laybys	-	-	passing bays, cobbled
ID in Character Area Appraisals SPD	62	62	62	62

Land uses and local facilities

3.15 Within the wider context, the site is surrounded by both urban and rural land use influences. To the immediate south, west and east of the site there are residential developments backing onto the site. These effectively create a 'collar' of development which surround the site at Hatch Farm.

3.16 The site is fairly sustainably located being near to a number of key community facilities, including schools (nursery and primary), healthcare, community centres, green spaces and children's play areas. Fig 6 maps these facilities and shows how many of them are within 400m of the centre of the site, which broadly equates to a 5 minute walk time and 800m, which is around a 10 minute walk time.

3.17 The plan also shows the site in proximity to Townhill Way neighbourhood parade (1km) and West End village centre (900m) which are key local shopping destinations with a large number of services and facilities. The distances to other facilities within the wider area are as follows:

- Moorgreen Hospital – 1.6km
- Itchen Valley Country Park – 1.7km
- Swaythling Rail Station - 3.6km
- Southampton Airport Parkway - 4.5km

Design signals:

- ensure attractive, safe and sustainable transport connections to local facilities, particularly on foot and by cycle
- address the existing connections the site has with the wider area in order to integrate the development into the environment

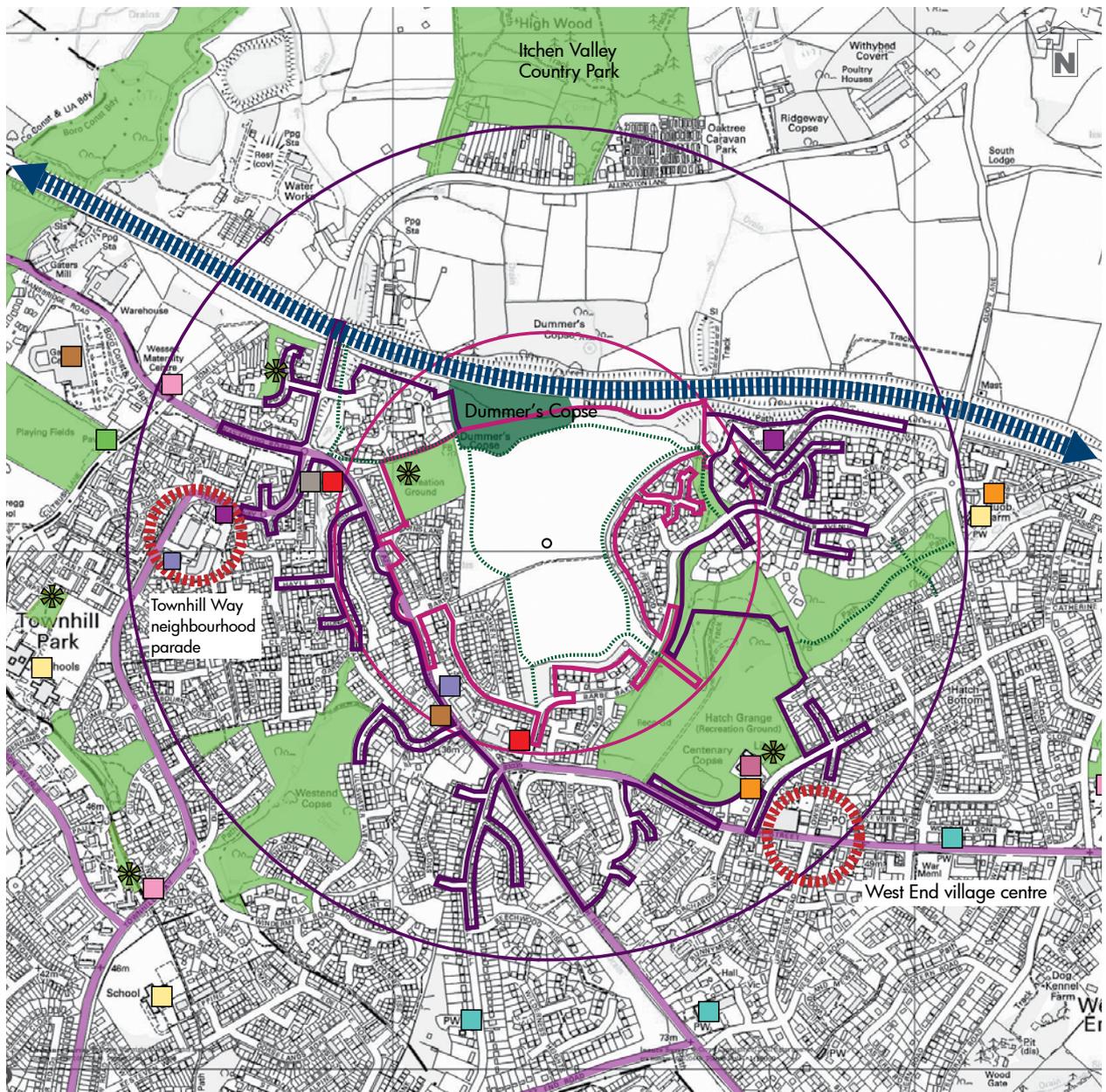


Barnsland Recreation Ground adjacent to the land at Hatch Farm site



Hatch Grange Recreation Ground on the opposite side of Barbe Baker Avenue to the south west

Fig 6 Local facilities



Landform and topography

3.18 The site, which comprises some 15.9ha is undulating, with steeply sloping sides. This results in an elevated position over the neighbouring area of West End. It measures approximately 552m from north to south at its deepest point and 285m east to west across the centre.

3.19 The highest point within the site is the hillock at the south eastern corner at 47.32m AOD. In contrast to this, the lowest part of the site is the north western corner at around 22-23m AOD. From the pedestrian entrance at Barbe Baker Avenue there is a 1 in 7 metre slope up to the top of the Hillock. The land is fairly flat towards the centre of the site, creating a plateau style feature, which provides a good vantage point.

Design signals:

- ensure new development responds to the pattern of contours and slope of the land to make the most of views and solar gain
- ensure areas subject to significant level changes within the site are precluded from development where they pose major design challenges in terms of locating housing, views and drainage

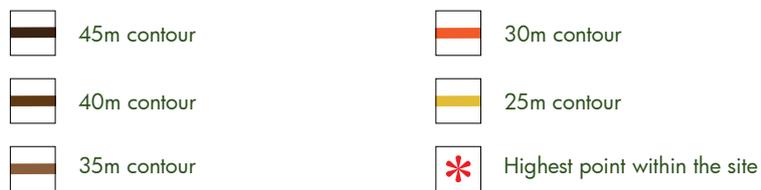


Level changes across the north western part of the site with the backdrop formed by Dummer's Copse



Steeply sloping land in the south eastern corner of the site

Fig 7 Landform and levels



Views and edges

3.20 The unique setting of the land at Hatch Farm at an elevated and prominent position suggests that there are a number of key views from both within and outside the site boundaries (Fig 8).

3.21 A considerable number of residential properties back onto the site. In general, tree and hedge planting along the rear boundaries of neighbouring properties screen many of the views into the site. However, direct views into the site from the rear of properties and private back gardens backing onto the site at Barnsland, Charmwen Crescent, Barbe Baker Avenue, Redwood Close and Hickory Gardens are possible in locations where trees and hedgerow planting are sparse or gappy along rear garden boundaries. The deciduous nature of the trees in the screen planting means that views through these trees are possible in the winter months.

3.22 From within the site, panoramic views are most prominent from the site entrance points (P1) and from areas of higher ground including the plateau area and hillock, which is the highest part of the site towards the south.

3.23 From the plateau area in the northern half of the site, views towards the west are down slope to the rear of properties along Barnsland and The Drive. Views towards this housing development are screened and filtered by established tree planting along the boundary and within the back gardens (P2).

3.24 Towards the east views are to the back and side aspects of properties along Hickory Gardens and Redwood Close (P3). Views to these boundaries also benefit from generous boundary tree planting and fencing.



P1 Looking into the site from the north western entrance and Dummer's Copse



P2 Looking westwards at the back of housing along Barnsland and boundary planting from the central plateau

Fig 8 Views and visual connections



- | | | | |
|---|---|---|--|
|  | Filtered views between Hatch Recreation Ground and the site |  | Screened views into the site from the rear of properties and gardens |
|  | Long distance visual connection with the airport and beyond |  | Vista along local street |
|  | Strong panoramic aspect from within the site |  | Sun path |
|  | Panoramic view from entering the site | | |

3.25 Again on the plateau, longer views towards the north west, beyond the tree line of Dummer's Copse reach to Southampton airport, and feature planes landing on the runway (P4). These longer views are set within a context of woodland blocks, housing development and larger scale industrial buildings in the middle and long distance.

3.26 From the high point of the site to the south, panoramic views are possible over the surrounding area and to the rear of properties along Charmwen Crescent to the west (P5). Views from the dormer windows in the bungalows are more open towards the site, in particular where boundary screening is absent.

3.27 To the south east, there are glimpsed views to Hatch Grange Recreation Ground (P6). The extent of views to and from this recreation ground is significantly affected by the time of year and the level of screening from the trees in leaf.

3.28 Views back into the site from Hatch Green Recreation Ground are similarly heavily screened by tree planting within the valley along Barbe Baker Avenue and to the rear of properties backing onto the site, particularly in the spring and summer months. A mature line of lime trees screens and filters views towards the site from the higher ground within the recreation ground (P7).

3.29 Other key views into the site from the wider area include filtered views from Barnsland Recreation Ground and along Barnsland towards the site. Along Barnsland views to trees at the boundary of the site and the rising landform within the Land at Hatch Farm is possible from along the streets and between the bungalow plots (P8).



P3 Back and side aspects of properties along Hickory Gardens and Redwood Close along the eastern edge



P4 Longer views to Southampton Airport and beyond from the centre of the site looking north westwards

Design signals:

- new development must respect the existing visual framework and seek to create new views and strong visual connections where appropriate
- locate areas of public open space on areas of high ground to make the most of views
- ensure site edges establish new or retain and enhance existing tree buffers behind established residential properties
- ensure new development is sensitive to the context, setting and amenity of existing properties



P5 Low rise properties along Charmwen Crescent backing onto the site



P6 Strong visual connection with Hatch Grange Recreation Ground from the highest point of the site



P7 Filtered views of the higher southern part of the site through trees at Hatch Grange Recreation Ground



P8 Views of the site from along Barnsland and between the bungalows

Local connectivity

3.30 The site has a comprehensive network of public rights of way. These public rights of way link the site with a number of local recreational facilities such as Hatch Grange Recreation Ground to the west and Barnsland Recreation Ground to the south east. Pedestrian access into the site is gained via one of four access points located at each corner of the site comprising stiles or wooden gates. Currently, two of these access points are locked to public access. To the west, there is a locked access gate onto Barnsland and to the east a further locked gate restricts pedestrian access to a path between properties at Hickory Gardens.

3.31 Fig 9 shows the site's local connectivity. There is currently no direct vehicular access into the site.

3.32 The existing network of public rights of way together with Barnsland Recreation Ground to the immediate north west, green space between Hickory Gardens and Lime Gardens and Hatch Grange Recreation Ground to the immediate south east, combine to create a long green link around the local area and through the site. In terms of wider cycle links and footpaths the site is well connected. Barbe Baker Avenue is a lightly trafficked route with an off-road shared pedestrian/cycle route, connecting with Swaythling Road and the High Street to the west and Quob Lane to the east. This route ultimately connects up with Itchen Valley Country Park and Hedge End. There is a footpath connection to the pedestrian footbridge over the M27 providing connections to the north.

3.33 The site is also surrounded by a number of bus stops. The closest is on Swaythling Road, some 100m away. The services on this road and the High Street to the south provide frequent services to Fair Oak, Hedge End, Bishops Waltham, Southampton City Centre, Lord's Hill and Eastleigh Bus Station.

Design signals:

- opportunity to improve pedestrian and cycle links to Hatch Grange Recreation Ground and West End Village through traffic calming and upgrade of the existing pedestrian stile/footpath
- reinstate pedestrian links to the site from Hickory Gardens and Barnsland (reopen the locked gates)
- opportunity to create new vehicular accesses into the site from Barnsland, mid-point along the western boundary of the site and from Sharon Road, Barbe Baker Avenue junction to the south
- ensure the site is well connected to the surrounding network of footpaths and cycle links



Proposed main access point at Barnsland

Fig 9 Local accessibility



Landscape and ecology

3.34 There are two Sites of Special Scientific Interest (SSSI) within 2km of the Land at Hatch Farm:

- River Itchen SSSI, 900m from the site
- Moor Green Meadows SSSI, 1.3km from the site

3.35 The landscape and ecological value of the Dummer's Copse (South) to the north of the site is recognised with its designation as a Site of Important Nature Conservation (SINC) for its ancient woodland habitat. Similarly, Hatch Grange Meadows, to the south east of the site is also designated as a SINC for the wetland woodland and grassland habitats, being a large part of the Hatch Grange Recreation Ground.

3.36 The site lies along the southern edge of the priority biodiversity link of the M27 corridor which includes the woodland cutting of the motorway and links the Itchen Valley Biodiversity Area and those of the Commons further east (Moorgreen, Netley and Buresdon Commons).

3.37 The site is made up of two large permanent pasture fields separated by a gappy hedgerow, and is bounded with planted maturing secondary woodland around the southern, eastern and northern boundaries. Some mature woody boundary features are present on the western and northern boundaries, with the fragment of the ancient woodland at Dummer's Copse South. Buffer planting along the southern, western and eastern boundaries varies in height and depth, ranging from hedgerows 1.2m high at the south western corner of the site, to birch trees between 8-12m tall at the rear of properties facing onto Barbe Baker Avenue and mature trees up to 15m tall on the boundary to Barnsland Recreation Ground.

3.38 The western boundary of the site where it joins the Barnsland Recreation Ground to the west is formed by a watercourse containing semi-natural broadleaved woodland, with a very low presence of ancient woodland. While it is unlikely that this watercourse provides a habitat for water vole and otter linked to the River Itchen Special Area of Conservation (SAC) beyond the site, it is potentially suitable for both species to use as a wildlife corridor. A new vehicular access point from the Barnsland in this part of the site to or over the existing watercourse/culverted watercourse will need detailed design and mitigation measures to avoid pollution to the watercourse.

3.39 The grassland habitats over the site, including two small patches of agriculturally improved acid grassland, are typical of agriculturally improved habitats. The wooded boundaries are also on the whole of recent origin, created with mostly native species.

3.40 Three oak trees are protected by a Tree Preservation Order at the rear of properties facing onto Charmwen Crescent toward the south western corner of the site.

Fig 10 Landscape and ecology



- | | | |
|--|--|--|
|  SINC |  Watercourse |  Public rights of way |
|  TPO trees |  Area of acid grassland | |
|  Existing woodland |  Flush | |
|  Main river flood risk zones 2 and 3 (source: Environment Agency) |  Green link | |

3.41 An Ecological Appraisal was carried out which has informed this brief. In terms of protected species, evidence of badger use of the site (though no setts) has been recorded along the northern site boundary where it joins the M27 corridor. A dormouse survey was also conducted in 2012 which found no trace of these animals on the site. Due to the open nature of the site there are also limited opportunities for bats to roost. There is however the potential for a number of protected species to be present on site, or to use the site. As a result, the following further surveys are recommended as part of an ecological assessment to support a future planning application:

- reptile survey (mostly restricted to the field boundaries)
- bat survey
- updated dormouse survey may be required
- updated Badger survey

3.42 A key area of natural open space close to the site is the Hatch Grange Recreation Ground. This acts as an urban park to the south east of the site forming part of a notable green link that runs around the northern edge of the site and along the motorway corridor, through the housing areas to the east and southwards into the recreation ground. This is an attractive and multi-functional piece of green infrastructure that encompasses a variety of features, activities and experiences, including:

- substantial maturing linear motorway planting, dominated by oak and birch
- woodland setting of Dummer's Copse SINC
- woodland paths and stream between Hickory Gardens and Lime Gardens
- grass verges and roadside planting along Barbe Baker Avenue
- Hatch Grange Recreation Ground (SINC) including the avenue of lime trees planted in 1874

- West End Parish Centre, library and playground at Chapel Road
- strong landform and high ground within the site offering panoramic views
- youth seating, 5-a-side football pitch and children's swings at Barnsland Recreation Ground

3.43 The existing green infrastructure and ecological value of the site is mapped on Fig 9.

3.44 A Habitats Regulations Assessment is required to support a planning application as development has the potential to have significant effects on the River Itchen SAC through impacts on water quality, impacts on otters and introduction of invasive non-native species.

Design signals:

- conserve and enhance Dummer's Copse as a SINC with generous new tree buffer planting
- maintain and enhance the wider green link which runs around and through the site
- safeguard against the loss of landscape features of value, including protected trees and mature woodland by any future development
- buffering of the watercourse along the western boundary
- provide a clear green structure to the development proposals
- retain and enhance existing boundary planting where it provides screening and a clear buffer between the existing and new occupants wherever possible
- ensure that where trees/scrub are lost replacement planting is sought elsewhere on the site



Dummer's Copse (SINC) at the northern edge of the site



Boundary vegetation along the north western edge



Watercourse and woodland along the north western edge



Breaks in the boundary planting along the south western edge

Physical constraints

3.45 Fig 11 illustrates the main physical constraints to development affecting the site.

Services

3.46 The services which exist within the site include:

- a foul sewer line runs along the north east corner of the site (north-south direction). This will require an appropriate easement to allow for access and maintenance
- a sewer and gas pipe runs along part of the western boundary to the site. This will require a 12m strip of land to allow for access and maintenance. There is also a gas governor close to Sharon Road
- french drain some 116m long to the rear of properties along Barbe Baker Avenue

3.47 Whilst the easement corridors must remain clear of built development, the use of the land for road crossings, car parking, cycle routes and footpaths or open space would generally be acceptable.

Noise

3.48 A preliminary noise measurement survey has been conducted by the Borough Council in order to determine the location of the boundaries of Noise Exposure Categories for the day and night time periods. The ambient noise climate on the site is dominated by road traffic noise from the M27 motorway to the north. This is due in part to the existing section of concrete surfacing along this stretch of the motorway.

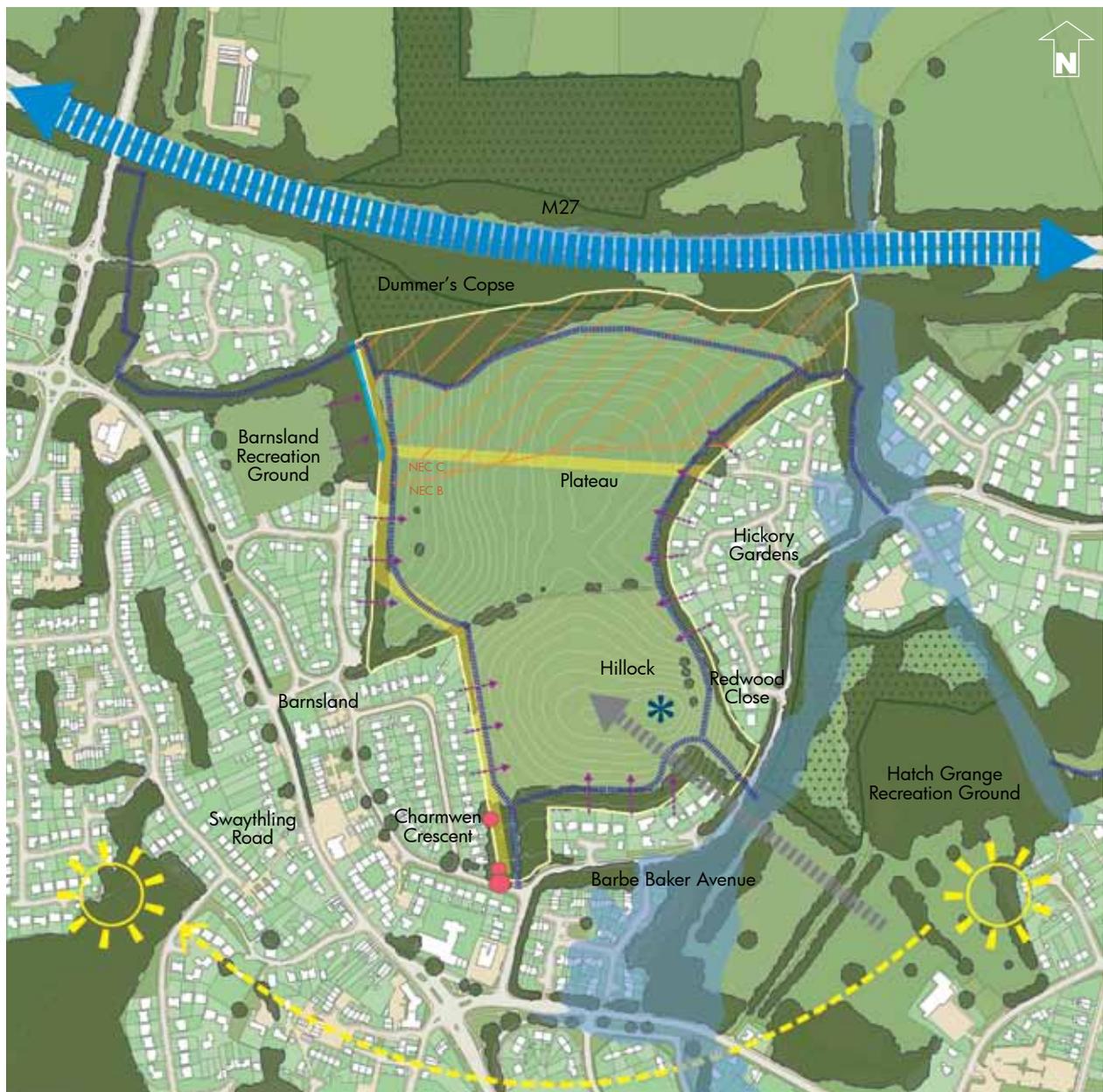
3.49 Under the measurement conditions, the boundary contour between NECs B and C for the night-time is up to approximately 166 metres from the M27 (at the closest point). The NEC boundaries are shown on the constraints plan on page 32.

3.50 Where there are elevated ambient noise levels in the northern boundaries of the proposed development there will be a need to incorporate noise mitigation. This will ensure acceptable noise levels in homes and gardens. Given the size of the site there is plenty of scope to use site layout, orientation and building design to minimise noise. Where noise mitigation is required because of the elevated ambient noise levels, that either means: rapid ventilation is provided that does not entail the occupiers being exposed to elevated noise, or, where whole house ventilation systems are installed then these need to be sufficient such that the internal temperatures can be maintained at a comfortable level without the need for opening windows.

Flooding and drainage

3.51 There are two watercourses on the eastern and western boundaries of the Land at Hatch Farm. Mapping from the Environment Agency shows that only a small part of the site falls within an area of flood risk. This comprises land along the eastern edge of the site in the north eastern corner which falls within Flood Zones 2 and 3 (Environment Agency flood maps). This means a high to medium probability of flooding, between a 1 in 100 years (1%) or greater and 1 in a 1000 (0.1%) chance of flooding. Given the scale of development expected and the size of the site this area will be precluded from development, but can be interwoven into the green infrastructure strategy for the site. With regards to the rest of the land at Hatch Farm, and as a greenfield site, surface water drainage arrangements should ensure volumes and peak flow rates of surface water leaving the site are no greater than the rates prior to the proposed development.

Fig 11 Constraints plan



- | | | |
|---|--|--|
|  Motorway |  TPO trees |  Watercourse |
|  Main river and flood risk zones 2 and 3 |  Highest point within the site |  SINC |
|  Unacceptable noise zone |  Filtered views between Hatch Recreation Ground and the site |  Gas governor |
|  Public Rights of Way |  Long distance visual connection with the airport and beyond |  Sun path |
|  Services easement |  Screened views into the site from the rear of properties and gardens | |

3.52 To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the drainage system, developers will need to submit a surface water drainage scheme for the site, based on sustainable drainage principles, and an assessment of the hydrological and hydro geological context of the development.

Airport safeguarded area

3.53 The site falls within the safeguarded area around Southampton Airport where careful attention will be needed in building, landscape design, lighting and construction matters.

Design signals:

- ensure new development responds to the site's physical constraints, including noise
- provide a sustainable drainage system (SUDS) strategy for dealing with surface water drainage for the whole site (up to a 120 year storm)
- existing capacity in the local sewerage system is insufficient to meet the anticipated demand. The development will therefore need to connect to the system at the nearest point of adequate capacity, as advised by Southern Water
- ensure that the area subject to flood risk along the north eastern boundary is precluded from development and is interwoven into the green infrastructure strategy for the site

Summary of design signals

3.54 From the analysis undertaken, a number of design signals have emerged (Table 1). These signals are taken forward and expanded on in the following section of the report. They have been used to inform the key development principles and structure of the development at the site.



Pedestrian entrance into the site at the north eastern corner

Table 1 Summary design signals

Historic context	<ul style="list-style-type: none"> ensure new development integrates positively into the surrounding context
Urban structure	<ul style="list-style-type: none"> ensure that new built form creates active frontage onto streets and spaces ensure a clear and legible urban structure consisting of a distinct hierarchy of routes and spaces
Urban character	<ul style="list-style-type: none"> provide a mix of house-types and tenures in order to promote inclusivity and choice ensure development density responds to local context and demand ensure a strong and continuing commitment to design quality and a high quality residential environment ensure well considered detailing of buildings and spaces to create a distinct sense of place and character
Land use and local facilities	<ul style="list-style-type: none"> ensure attractive, safe and sustainable transport connections to local facilities, particularly on foot and by cycle address the existing connections the site has with the wider area in order to integrate the development into the environment
Landform and topography	<ul style="list-style-type: none"> ensure new development responds to the pattern of contours and slope of the land to maximise views and solar gain ensure areas subject to significant level changes within the site are precluded from development where they pose major design challenges in terms of locating housing, views and drainage
Views and edges	<ul style="list-style-type: none"> new development must respect the existing visual framework and seek to create new views and strong visual connections where appropriate locate areas of public open space on areas of high ground to make the most of views ensure site edges form establish new or retain and enhance existing tree buffers behind established residential properties ensure new development is sensitive to the context, setting and amenity of existing properties
Local connectivity	<ul style="list-style-type: none"> opportunity to improve pedestrian and cycle links to Hatch Grange Recreation Ground and West End Village through traffic calming and upgrade of the existing pedestrian stile/footpath reinstate pedestrian links to the site from Hickory Gardens and Barnsland (reopen the locked gates) opportunity to create new vehicular accesses into the site from Barnsland, mid-point along the western boundary of the site and from Sharon Road, Barbe Baker Avenue junction to the south ensure the site is well connected to the surrounding network of footpaths and cycle links
Landscape and ecology	<ul style="list-style-type: none"> conserve Dummer's Copse as a SINC maintain and enhance the wider green link which runs around and through the site with generous new tree buffer planting safeguard against the loss of landscape features of value, including protected trees, mature woodland and the hedgerows by any future development buffering to watercourse along the western boundary provide a clear green structure to the development proposals retain and enhance existing boundary planting where it provides screening and a clear buffer between the existing and new occupants wherever possible ensure that where trees/scrub are lost replacement planting is sought elsewhere on the site
Physical constraints	<ul style="list-style-type: none"> ensure new development responds to the site's physical constraints, including noise provide a sustainable drainage system (SUDS) strategy for dealing with surface water drainage for the whole site (up to a 120 year storm) existing capacity in the local sewerage system is insufficient to meet the anticipated demand. The development will therefore need to connect to the system at the nearest point of adequate capacity, as advised by Southern Water ensure that the area subject to flood risk along the north eastern boundary is precluded from development and is interwoven into the green infrastructure strategy for the site

4.0 Key development principles

4.1 In order to deliver the vision for the land at Hatch Farm, a number of key development principles have been identified. These design principles are representative of an overall approach which places good design at the heart of the masterplanning process as advocated within the National Planning Policy Framework.

4.2 The 12 key design principles (Table 2) have been developed from the design signals established in the previous section and are informed by best practice in design including Building for Life, Lifetime Homes and the Eastleigh Borough Council Quality Places SPD. These principles give shape to the form of the Hatch Farm masterplan (Section 5).

4.3 The principles are seen as a guide for ongoing design, and are by no means exhaustive. Developers are expected to develop and refine these at the planning application stage, and to demonstrate how they have taken account of these principles through their design and access statement (see section 6).

Sustainable development

4.4 Running through all of the key development principles for the site is the concept of sustainable development. Proposals for the site should accord with the guidance contained in the Borough Council's Environmentally Sustainable Development SPD. The development of the Land at Hatch Farm will be one that addresses the following issues through a variety of ways:

- climate change and flood risk
- creating an integrated community
- creating a sense of place
- sustainable transport, including walking and cycling
- supporting high quality communications infrastructure
- conserving and enhancing landscape and ecology
- reducing resource use
- good design
- ensuring that the buildings are built in an environmentally sound way

Table 2 Key development principles

LHF1.	Attractive, safe and convenient access, particularly on foot and by cycle
LHF2.	A mix of housing opportunities, type and tenure
LHF3.	A strong sense of neighbourhood, pride and community ownership
LHF4.	Attractive and clearly defined public and private spaces
LHF5.	Pleasant gardens and private amenity space
LHF6.	Locally distinctive landscape
LHF7.	Convenient, but unobtrusive car parking
LHF8.	A safe and secure environment for all
LHF9.	Well planned homes, allowing for future adaptation and change
LHF10.	A continuing commitment to design quality
LHF11.	Housing designed to minimise resource consumption
LHF12.	Well considered detailing of buildings and spaces

LHF 1. Attractive, safe and convenient access, particularly on foot and by cycle

(assessed in Quality Places SPD: all of the design principles)

4.5 Land at Hatch Farm will be safely and conveniently accessible to all. The layout and design of development should promote easy and efficient movement, balanced with high levels of residential amenity and an attractive environment. This should be achieved through a clear hierarchy of streets and spaces which respond to different parts and uses of the site.

4.6 The street network should promote good connections with the existing community to ensure a good degree of integration. This includes well-connected pedestrian and cycle routes as well as vehicular streets, in particular ensuring convenient access to Hatch Grange Recreation Ground and West End Village. This may be achieved through traffic calming measures on Barbe Baker Avenue and through upgrading of pedestrian access points into the site. Safe and convenient connections to sustainable modes of transport should also be encouraged.

4.7 New development should provide for safe and convenient vehicular access to the site. In principle the Highway Authority has indicated that safe access can be provided from both Barnsland and from Sharon Road/Barbe Baker Avenue.

LHF2. A mix of housing opportunities, type and tenure

(assessed in Quality Places SPD: design principles 3, 4, 15, 17)

4.8 Development at Hatch Farm will make provision for a high quality mix of house types and tenures in order to promote inclusivity and choice.

4.9 A full range of house types should be provided for, including small and larger family homes, homes for the elderly and homes for people with special needs and disabilities.

4.10 The site is not suitable for flatted development. Storey heights should be restricted to predominantly 2 storey houses with some limited 2.5 storey homes and at least 15% of dwellings to be single storey.

4.11 All housing should be 'tenure blind' so as not to distinguish it between private and affordable provision in the appearance and setting of the home.

4.12 All new homes will need to conform with the Borough Council's minimum internal space standards set out in policy DM29 of the Local Plan.

4.13 In terms of affordable housing provision, the Borough Council will require the following:

- 35% of the total housing provided to be affordable
- affordable housing to reflect the size and characteristics of the market units proposed
- the development to include one four bedroom and one five bedroom house to be made available for rent
- affordable housing clusters in excess of 12 homes should be avoided
- all affordable housing to be built to 'Lifetime Homes' standards
- 3% of the affordable provision to be built to Wheelchair Accessible Standards

LHF3. A strong sense of neighbourhood, pride and community ownership

(assessed in Quality Places SPD: design principles 3, 9, 10, 15)

4.14 Diversity and distinction within the land at Hatch Farm should be enhanced through the application of house and street design, which will reinforce the structure of development and sense of place. This includes the design of the built form, streets and spaces and landscape treatment of the built areas of the site creating a characterful place.

4.15 Landmarks and public art should form an integral component of the built form and landscape design in order to reinforce local identity for the site. A public art statement should be prepared which makes provision for the involvement of artists in place making at the local level. The strategy should make explicit the timing, funding and delivery arrangements for public art in accordance with the Borough Council's Public Art Strategy.

4.16 It is anticipated the artworks for the Hatch Farm development will compliment the Heritage Trail which is being established with the Parish Council throughout West End village. Information on the West End Heritage Trail is available from the Borough Council's Public Arts Officer.

4.17 Place names within the land at Hatch Farm such as streets, play areas and open spaces should be carefully considered to ensure they are directly relevant to the location. Use of local historic names or names of persons and uses associated with the local area will add further richness and legibility.

LHF4. Attractive and clearly defined public and private spaces

(assessed in Quality Places SPD: all of the design principles)

4.18 New development must ensure that there is a clear definition between public spaces, such as streets and communal car parks, and private areas such as rear gardens. This is especially the case given the extent of public open space remaining within the site. This will help to make the place feel safer and more legible, ie. easy for people to find their way around without feeling confused or getting lost. This can be achieved by designing buildings that form active frontage onto a street, footpath or open space and conveniently placed crossings that follow logical desire lines. Open space must be designed positively, with clear definition and enclosure. There should be no ambiguity or left over space within the development. Site edges should work to reduce impacts on existing residents and should not be left over spaces.

4.19 Broad 'perimeter' blocks of development will be the principle building component within the land at Hatch Farm, helping with the definition of public streets and spaces, which are accessible to all, and private back gardens which will have very limited access.

LHF5. Locally distinctive landscape framework

(assessed in Quality Places SPD: design principles 1, 2, 5, 6, 7, 8, 9)

4.20 The landscape framework for the site should build upon the existing character and introduce new landscape and green infrastructure features in order to enhance and protect the residential setting and quality. Landscape design at the site should relate to place making at both the strategic and local level, in order to create living and engaging landscape and spaces.

4.21 The Borough Council's standards for providing new open space contained in the Local Plan are set out in Table 3. The locally derived standard is 3.1ha per 1000 population.

4.22 New planting will be carried out across the site to enhance the existing planting. This will include a 50m wide native tree planting buffer to Dummer's Copse.

4.23 New native woodland and tree planting, new hedgerows, grassland and wild flower meadows should be considered through the landscape framework.

4.24 The landscape framework should include high levels of physical and visual connectivity between areas of open space, green infrastructure and play areas in order to ensure good levels of access and use. A system of local recreational routes should cross the land at Hatch Farm and make provision for walking and cycling. Particular attention should be given to providing good connections between Hatch Grange Recreation Ground and Barnsland Recreation Ground. Streets should be characterised by planting, to include street trees of an appropriate scale and robustness.

4.25 Street tree planting must help define the streets and spaces. Street trees should be at least 7 metres from buildings.

4.26 The Council will not adopt single areas of open space of less than 0.20ha.

Table 3 Borough Council's open space standards

Type of open space	Standards		
	Quantity	Quality	Accessibility
Amenity space	1.2ha per 1000 population	'Very good' status	5 minute walking distance = 300m straight line 400m actual distance
Green routes	-	'Very good' status	-
Play areas for children	0.052ha per 1000 population	'Very good' status	10 minute walking distance = 600m straight line 800m actual distance
Outdoor sports facilities	1.46ha per 1000 population	'Very good' status	15 minute walking distance = 900m straight line 1000m actual distance
Indoor sports facilities	Swimming pools - 11.9m2, Gym - 3.4 stations, Sports Halls - 69.3m2 per 1000 population	To accord with national governing body/ Sport England guidelines	15 minute drive time = 7500m
Allotments	0.37ha per 1000 population	Best practice guidelines	15 minute walking distance = 900m straight line 1000m actual distance

4.27 Any impact on the ecological habitat and biodiversity of the site as a result of built development should be mitigated against in a manner which enriches and enhances the overall habitat and biodiversity assets of the land at Hatch Farm. Developers will be required to demonstrate that proposals for the protection and enrichment of habitat and biodiversity across the site, and where necessary ongoing maintenance are capable of delivery, within the wider landscape framework.

4.28 Public art should feature as an integral component of the landscape framework. Installations and art features should be located where they can be encountered as people move around the site, such as on areas of higher ground, so that they can be enjoyed by a greater number of people. Art which draws inspiration from local traditions or history, or providing a strong statement relating to the location within West End as a place will be encouraged.

LHF6. Residential amenity and privacy

(assessed in Quality Places SPD: all of the design principles)

4.29 It is critical that the design of development protects the residential amenity and privacy of both new and existing residents. This is especially the case given the significant changes in level across the site and existing boundary treatments. External private amenity spaces, eg. rear or side gardens or balconies, need to be sunny and well connected to interior spaces to encourage use.

4.30 All rear gardens must be a minimum 10m in depth excluding any established or newly planted tree buffers and a minimum of 12m where north-facing.

4.31 The borough-wide guidance in the Council's Quality Places SPD (www.eastleigh.gov.uk/PDF/QualityPlacesCabinetRP-27-0611v5.pdf) requires the backs of all new two storey buildings must be no nearer than 22m from the backs of the existing houses adjoining the site. Similarly, the back to back distance between new two storey buildings should be 20m to maintain privacy. With changes in level this minimum distance will need to be increased significantly to a level acceptable to the Borough Council.

4.32 It is important that new development is well integrated into views to and from surrounding residential areas. Where possible, existing hedgerow and tree planting along boundaries should be retained and enhanced including some native evergreen species in order to ensure residential amenity and privacy.

4.33 In designing the layout of the site, particular regard should be had to the retention of views from public places such as footpaths to the surrounding area, particularly from vantage points such as the hillock. View corridors should be incorporated into the layout.

4.34 The relative heights, separation and orientation of buildings should be adjusted to ensure that the windows of neighbouring properties enjoy reasonable day lighting. All new homes should have adequate private amenity space. Rear privacy can be best assured by arranging garden boundaries back to back, and avoiding backing onto public space. Tree planting may also be used to help address potential overlooking issues.

LHF7. Convenient, but unobtrusive car parking

(assessed in Quality Places SPD: design principles 12, 13)

4.35 Land at Hatch Farm will be safely and conveniently accessible to all. In terms of the design and layout of streets and other routes, pedestrians and cyclists will be given priority with speed constraint integrated seamlessly into the street environment. Parking will be provided in a variety of ways, both on and off street as well as in small parking courtyards. It will be important to encourage some on-street parking as this contributes to life and activity within the streets as well as increasing overlooking and surveillance of the public realm. Where parking is provided within the building curtilage, cars should be parked at the side of the house rather than the front, or can be enclosed by short lengths of wall which continue the building edge.

4.36 The street layout should be designed to discourage on-pavement parking near the fronts of houses, elsewhere or on areas of green space. The current parking standards for the Borough are set out in Table 4. The Borough Council's guidance on parking also includes:

- where used, all car parking to be provided within 20m of the building plot without significant steps in level or severe gradients
- garages with a minimum internal size of 6m x 3m are recommended.
- driveways to garages should be at least 3.2m wide where they also serve as they access to the building
- spaces dominated by car parking (more than 10 spaces) must be avoided
- car parking blocks should be broken up with tree planting, with at least one tree for every 6 car spaces
- a clear distinction between adoptable public parking areas and off street allocated parking should be made by the choice of surface material used
- all unallocated car parking spaces should be suitable for adoption and cannot be subsequently allocated or conveyed to individual properties
- private car spaces and drives visible from the street should be surfaced in small unit permeable pavers, or other materials which will allow sustainable drainage and contrast with standard tarmac, raising the environmental quality of the environment
- any integral garages are best provided in wide fronted buildings (incorporating ground floor front windows) at least 6m in width

Table 4 Borough Council's car parking standards

Property type	Car parking standard			Long term cycle storage	
	with 50% or more unallocated spaces	with <50% unallocated spaces	individual on plot allocated	individual	communal
1 bedroom	1	1.25	2	1	1
2/3 bedroom	1.5	1.75	2	2	1
4+ bedroom	2	2.25	3	2	1

4.37 Secure and convenient cycle storage should be available for all residents. Sufficient space should be available for cycle parking within dwellings, garages or outside.

LHF8. A safe and secure environment for all

(assessed in Quality Places SPD: all of the design principles)

4.38 The development at Hatch Farm must be safe and accessible, containing clear and legible pedestrian routes and streets, and high quality public space, which will encourage the active and continual use of public areas.

4.39 Quality brick walls rather than close boarded or other types of fencing should be used to enclose spaces that are visible from public streets and spaces, including communal car parking areas. This will further contribute to the character, quality and security of the development. It will also help define the public and more private areas of the development.

4.40 A key issue will be that of natural surveillance, and streets, footpaths and public spaces which are well overlooked. Minimising conflict and designing-in a sense of ownership and community involvement are others. These will be helped by:

- homes fronting the street having their principal entrance to it
- windows designed to maximise overlooking of the street, balancing the need for reasonable privacy from passers by
- continuity of frontage and aspect maintained on corners
- blank facades and areas which are not overlooked are avoided
- adequate lighting

- the mix of housing types and sizes encourages activity in the street throughout the day and evening

4.41 All housing should achieve 'Secured by Design' certification where possible.

LHF9. Well planned homes, allowing for future adaptation and change

(assessed in Quality Places SPD: design principles 6, 15, 17)

4.42 Flexible new homes will offer the residents the opportunity to change and personalise their homes, allowing for further development such as extensions and conversions. Following the minimum space standards and Lifetime Homes, which are designed to be adaptable to residents changing requirements and, particularly, in terms of providing for reduced personal mobility, will benefit flexibility.

4.43 Policy DM29 in the Local Plan requires the minimum gross internal space standards set out in Table 5.

4.44 At a broader level, the provision of a wide range of housing opportunities (including at least 15% single storey homes) within the site will enable people to move to more suitable housing while maintaining family and friendship ties, or retaining continuity in children's education or childcare.

Table 5 Borough Council's internal space standards

Type of dwelling	Standards
	Total minimum floor area (m ²)
2 bedroom house	77
3 bedroom house	93
4 bedroom house	106

LHF10. A continuing commitment to design quality

(assessed in Quality Places SPD design principles 6, 9, 15)

4.45 Creating a high quality residential environment will require a continuing commitment to quality and detailed design right through to the completion and handover of the scheme. It will be important to create a sense of quality through the harmony of all the components.

4.46 Long-term management and maintenance arrangements should be considered early in the application process. The successful maintenance of public open space and green infrastructure is as important as the design and creation of the spaces and landscape. A strong maintenance regime will be essential for hedges, shrubs and grass close to buildings.

4.47 It is therefore essential that measures are put in place to ensure the long-term effective management and retention of these uses. The Borough Council will expect developers to engage in discussions about the management of public open space either by a management company or community development trust, or by the Borough Council or Parish Council where it might be appropriate for these public organisations to adopt this land.

LHF11. Housing designed to minimise resource consumption

(assessed in Quality Places SPD: all of the design principles)

4.48 New development is required to respond positively to the landform and slope of the land to maximise views and solar gain. Detailed layouts should, where possible, position buildings to avoid overshadowing of southern elevations and maximise use of natural daylight and use landscape to reduce the effects of wind and solar gain during summer months.

4.49 The Borough Council's Environmentally Sustainable Development SPD (www.eastleigh.gov.uk/pdf/11-11-23ppdenvsusspd.pdf) contains all the 'essential requirements' development will need to achieve including the relevant standards (at both the design stage and at the post-construction stage) in order to meet the sustainable development policies and receive full planning permission.

4.50 Policy DM12 of the Local Plan requires all new homes to meet Codes for Sustainable Homes level 4 standard (level 5 from 2016 and level 6 from 2020) as well as the more prescriptive essential requirements in the Environmentally Sustainable Development SPD.

4.51 Working with the grain of the landscape, in topographical as well as climatic, hydrological and ecological terms, will have economic benefits as well as reinforcing the sense of place.

LHF12. Well considered detailing of buildings and spaces

(assessed in Quality Places SPD: design principles 6, 7, 11, 14, 15)

4.52 Thoroughness in the design of buildings, landscape and the interface between them will be important. Buildings should be designed to ensure good architecture and design. The built form should positively respond to and draw references from the many fine buildings and rich townscape that is a strong characteristic of West End and the wider Borough.

4.53 High quality materials should firmly establish the character and identity of the Hatch Farm development, both in respect of the public realm and built form. A strategy for a restrained palette of colours and materials should be prepared to influence the detailed design of the development.

4.54 The image of the Hatch Farm development will also be reinforced by built form, decorative detailing, public art and even basic features such as doorways, windows, porches, roof structures, gutters, pipes and other rainwater details, balconies, garage doors and flashings.



From the centre of the site looking west at the boundary planting and rear of properties along the Barnsland and The Drive

5.0 Development framework and masterplan

5.1 In order to make sure that development of the land at Hatch Farm is sustainable, and of a high design quality, there are a number of masterplan elements that must be addressed. These will be important in making a new neighbourhood that is attractive, easy to get around and valued as a good place to live, play and relax by existing and future residents. The elements help illustrate and explain the various components necessary to create a balanced new neighbourhood. The development framework and illustrative masterplan for the land at Hatch Farm is shown as Fig's 12 and 15 (page 52).

Development framework

5.2 The development framework, and the elements that it is composed of, have been informed by a thorough understanding of the site, as referred to in the understanding of the site and key principles sections of this brief. In particular, the relationship with adjoining development, and site features such as the hillock and level changes, noise, service runs, and trees and hedgerows have each been key determinants of the development framework and supporting illustrative masterplan.

5.3 The development framework centres on the hillock, a key asset of the site. The five development parcels shown across the centre and south western parts of the site will be linked via well planted streets to the open spaces at the northern and southern ends of the site, which, together with retained trees and vegetation on the boundaries to the site, will provide a strong green setting for development.

5.4 The following pages explain the elements that make up the land at Hatch Farm development framework and illustrative masterplan.

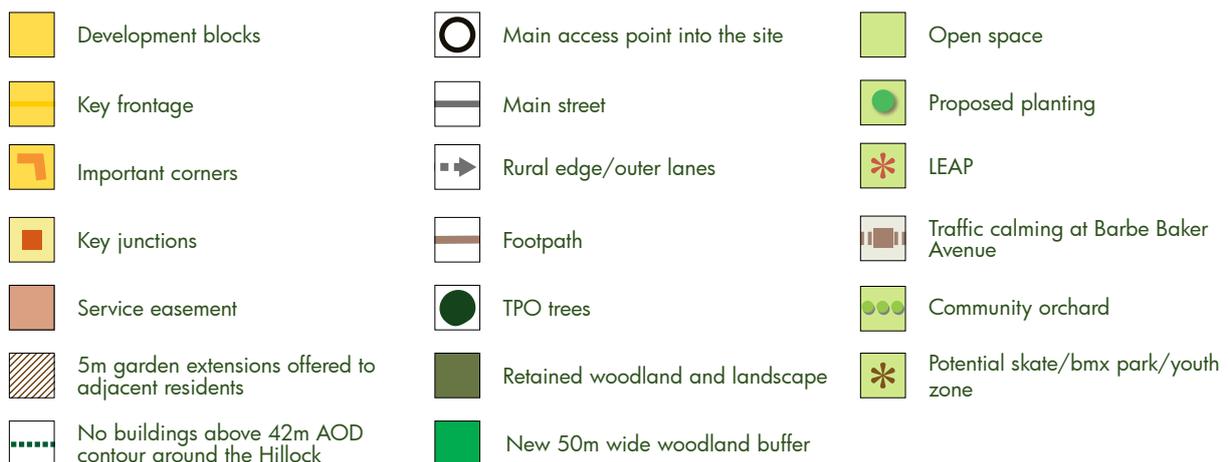
Land use

5.5 Land at Hatch Farm is a housing led development that will offer a variety and mix of different homes. A total of five development parcels are proposed. Three development parcels are located centrally and two further parcels to the south west within the site. Woodland and open spaces, incorporating children's and young people's play space, will offer residents places to relax as well as linking into the wider footpath network. The general disposition of land uses proposed for the site is shown on Fig 13 and set out in Table 6 below.

Table 6 Land uses

Land use	Area
Housing area	4.3ha
Retained landscape	2.7ha
Open space (incorporating new woodland and children's and young people's play space)	8.6ha
Buffer zones to adjoining housing incorporating offer of 5m back garden extensions	0.3ha
	15.9ha

Fig 12 Land at Hatch Farm development framework



Landscape and open space strategy

5.6 The landscape environment will be a fundamental part of the development character. The development framework has been developed around the key principle of conserving and enhancing the existing woodland and vegetation along the boundaries, opportunities for informal recreation within the site and woodland beyond.

5.7 'Hillock' - the highest part of the site towards to the south can become a focus for local leisure, sitting areas and view point framed by a feature crescent of frontage housing. This important high point will be enhanced by new planting and seating to create a focal point, comprising a curved avenue of lime trees which will provide a clear visual connection with the popular Hatch Grange Recreation Ground on the opposite side of Barbe Baker Avenue. The use of lime trees around this key space will draw a direct reference from the character of the Recreation Ground. Footpaths will be carefully constructed down towards Barbe Baker Avenue in the south eastern corner of the site where new traffic calming will provide a safe crossing point between the key spaces on either side of the road. No buildings are to be located above the 42m AOD contour around the hillock.

5.8 The 'Greenway' - a large public green space will be maintained and created linking the western and eastern edges with the wider footpath and recreational circuit in the area. This greenway will form a connective spine for informal movement as well as being the focus for informal activities. The open space will use the creative integration of habitat creation and existing landscape features with new recreation facilities.

5.9 The emphasis between different uses will vary between informal recreation and ecology. In the western area the play facilities will emphasise the informal recreation function.

5.10 In the eastern area the space will change to be more naturalistic, incorporating more woodland and a range of habitats for wildlife. The space will be overlooked by housing along the northern edge of the development parcels. Public open space must be accessible to pram/disabled users where practicable and should also be designed to restrict unauthorised vehicular access.

5.11 Open space connections - a new connection, such as a boardwalk through the existing woodland and watercourse in the north western corner of the site will link the site and key northern public space with Barnsland Recreation Ground.

5.12 Play areas - a well equipped play area (LEAP) with additional seating will be located in the greenway north of the centre of the site at least 30m away from the new properties. The greenway may also incorporate a skate park and/or bmx track and youth zone for young people becoming a local recreational hub and increasing the range of local facilities for older children and teenagers within the area. This must be at least 100m from any new or existing dwellings. Other low key and informal sitting areas should be distributed throughout the open space and public realm network. Play equipment should use materials from sustainable sources and where appropriate be constructed of wood from accredited sustainable forests.

5.13 A community orchard could be located on the greenspace inside the bend of the northern access road.

5.14 Buffer zones - along the western and southern edges, landscaped buffer zones will be created at some 10-12m in width between adjoining housing and proposed housing. These areas correspond to the service easement corridors and will allow future access and maintenance within back gardens.

Fig 13 Land uses



- | | | | | | |
|---|---|---|---|---|---|
|  | Housing area including access and circulation |  | Open space |  | Buffer zone/service easement incorporated within back gardens of existing and new residents |
|  | Main route |  | Potential skate/bmx park/youth zone at least 100m away from all housing |  | 5m garden extensions offered to adjacent residents |
|  | Retained woodland |  | LEAP - at least 30m away from proposed housing | | |
|  | New 50m woodland buffer |  | Community orchard | | |

5.15 The areas will be incorporated into the rear gardens of both existing and future residents with existing and new tree planting protected to ensure a good level of amenity and privacy along their length.

5.16 Existing residents in Barnsland, Charmwen Crescent and Barbe Baker Avenue with properties that back onto the rear gardens of proposed properties in the development will each be offered a 5m extension to their garden by the Borough Council. Exposed buffer zones should be fenced to separate them from open areas of public space.

Housing density

5.17 In order to make an efficient use of the development land, to provide for generous and different forms of public open space and keeping in character with local development patterns, the development brief defines the total number of new homes between 75-85 within the land at Hatch Farm. This equates to an average housing density of up to 20 dwellings per hectare on the identified 4.3ha development area.

Built form and massing

5.18 The built form and massing of development at the land at Hatch Farm must establish a strong character and identity. High quality development will front the streets, lanes and open spaces of the development, with emphasis given to key locations such as the main streets, gateways and other focal points including important corners.

5.19 Key built form components have been incorporated into the development framework for the land at Hatch Farm, and are illustrated on Fig 12 (page 46). They comprise:

- gateways at the entrances from the Barnsland and Barbe Baker Avenue
- a crescent feature towards the centre providing focal points
- important corners and nodes
- principal frontages
- storey heights

5.20 Each will need to be addressed through the detailed planning and design stages of the planning application process.

Building heights

5.21 A variety of building heights will ensure that a rich built form will be created. Buildings will vary in height from one to two and a half storeys and by varying height at key locations, particularly at focal points and facing towards open spaces. In general building heights will be two storeys, with two and a half storeys in key locations where there is a clear urban design justification (eg. as part of the crescent feature). Acceptable building heights are shown on Fig 14.

5.22 As a result of the significant level differences within the site closely adjacent to rear properties, minimum build distance parameters will be required from the site boundary. For 2 storey development these minimum distances should be 30m from the boundary with Charmwen Crescent, 35m for Barbe Baker Avenue and 40m for Redwood Crescent and Hickory Gardens. These minimum distances should be reduced by up to 10m for single storey development in each case.

Fig 14 Building heights



- | | |
|---|---|
|  Single storey |  Housing area including access and circulation |
|  Up to 2 storeys |  Main route |
|  Up to 2.5 storeys |  No buildings above 42m AOD contour around the Hillock |

Access, streets and movement

5.23 The development framework delivers a joined up network of streets, lanes and footpaths which will make it easy for people to get around the development. This is a key principle of the development framework as it establishes an inclusive environment which can be accessed and used by all. The principles of inclusivity require an integrated approach to designing in access at the various stages of the detailed design process.

5.24 The design intent of the street hierarchy is to provide a broad perimeter layout with streets and lanes for vehicles and pedestrians which are low speed, friendly and safe thus ensuring a good level of connectivity and permeability.

5.25 A high quality public realm, including street trees and good quality materials for paving and street furniture, and clear distinction between public and private areas will support the promotion of walking.

5.26 Main streets - the main street with a carriageway width of 4.8 - 5.5m will be the focus for pedestrian and vehicular activity as it sweeps through the core of the development rising at its highest point around the hillock towards the south. The main streets will be more formal than the green edge/lanes having strongly defined edge conditions and lined with trees. Built form will generally be parallel to the street, with scope for relaxation in places to create interest. A limited element of on-street parking will be provided to act as a traffic calming measure and retain activity within the street, but it should be carefully grouped so it doesn't dominate the street environment.

5.27 Green edge/outer lanes - development should front onto and address open spaces and be informal to create a relaxed housing setting. Along the northern edges where development adjoins the principal open space or the eastern ends of the central crescent, shared surfaces of between 3.5 – 4.8m in width for vehicles and pedestrians will enable access to the open space and housing frontages. Relaxed alignments with an informal appearance will complement the open space and rural character. Boundary treatments should be very informal, predominantly hedges or rural fencing, with the informality reinforced by the parking, street furniture and lighting arrangements.

5.28 In order to deliver the development set out in the development framework it will be necessary to divert the existing public rights of way along the western and southern edges and possibly in the north western corner of the site.

5.29 A DDA compliant footpath and cycle route should run across the site running east west from a connection with Barnsland Recreation Ground to Hickory Gardens.

5.30 The northern open space should be served by some parallel visitor car parking on the northern side of the most northerly residential street.

Illustrating the development framework

5.31 The illustrative masterplan (Fig 15) and supporting images and cross sections show one way in which the development framework and the elements that it is composed of can deliver between 75-85 new homes as identified.

5.32 The masterplan and 3d image of the proposed development (Fig 16) are for illustrative purposes only.

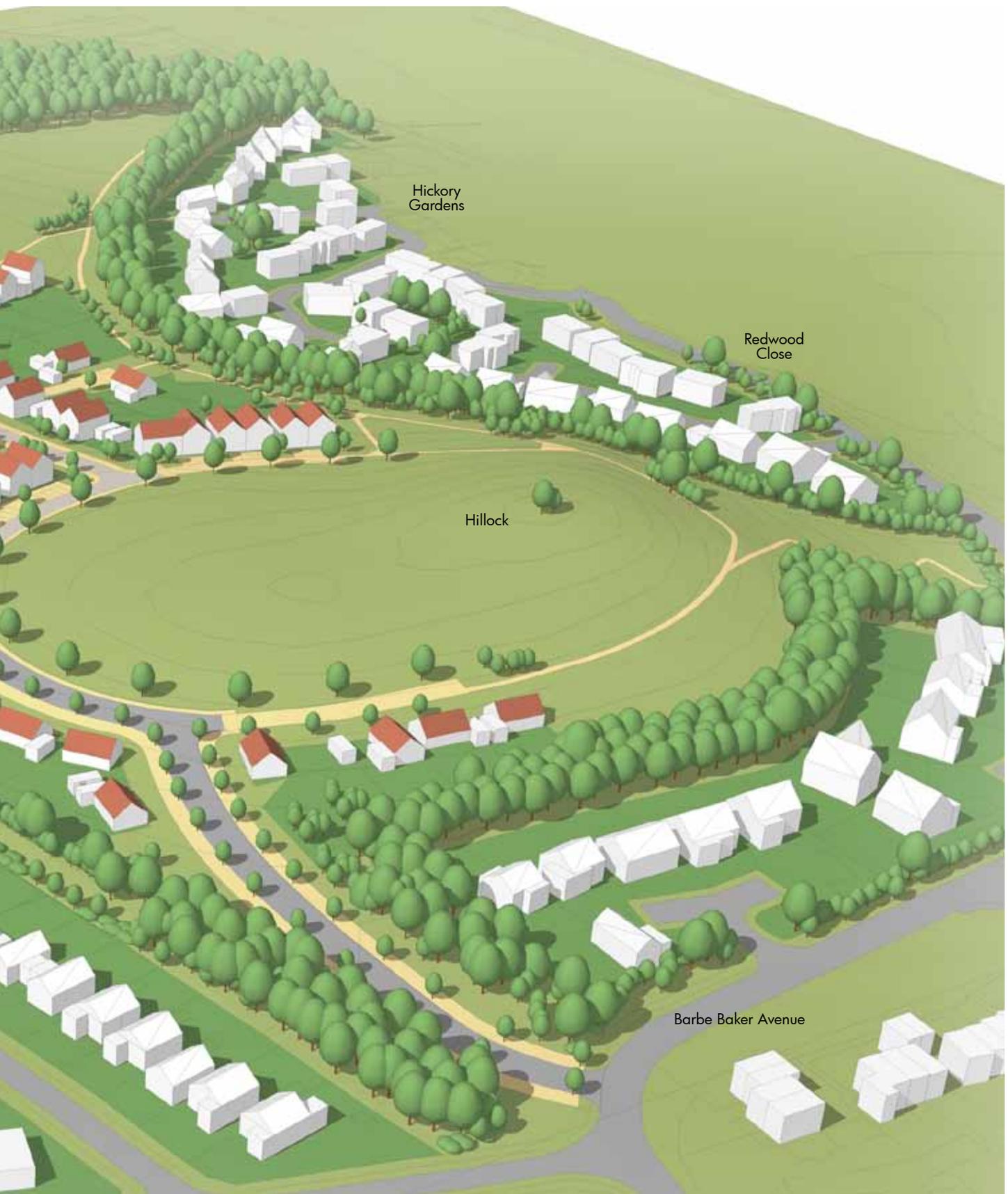
Fig 15 Illustrative masterplan



 No buildings above 42m AOD contour around the Hillock

Fig 16 Illustrative model of development





Indicative cross sections

5.33 The cross sections shown below illustrate the potential relationships between existing and proposed housing, landscape and level changes within the site. New tree planting on the cross sections is shown at approximately 2-5 years after planting (6-7m tall).

 Existing adjacent property

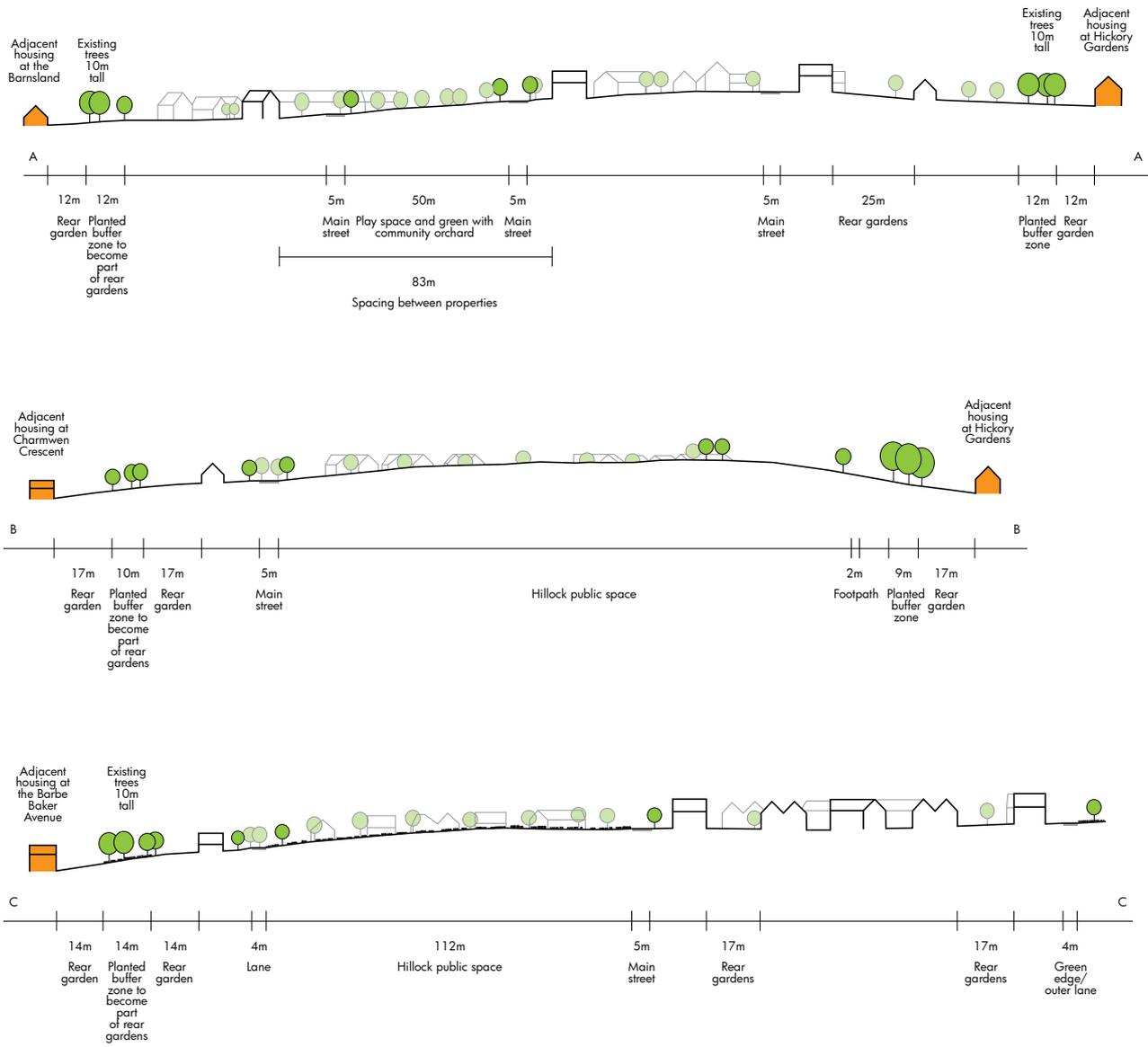


Fig 17 Cross sections



6.0 Delivery

6.1 This section of the brief sets out guidance for developers and applicants regarding the application process, to help deliver good design and the future management of the land at Hatch Farm.

6.2 Approaches from developers should be made to the Borough Council's Development Control Unit in the first instance.

Planning applications

6.3 Any planning application for the site will need to be accompanied by the appropriate application forms, plans, elevations and ownership certificates and fee. The Borough Council has prepared a validation checklist for all applications setting out the national and local information requirements (<http://www.eastleigh.gov.uk/planning-building-control/planning/apply-for-planning-permission/application-forms.aspx>). Developers are advised to discuss the above list with the Borough Council.

6.4 Pre-application discussions are expected and encouraged with the Borough Council.

Noise

6.5 A planning application would need to be supported by a detailed noise survey, modelling noise impacts on site and showing how the layout has been used to manage or minimise impacts, provide details and the performance of mitigation measures and alike.

Sustainable development

6.6 A sustainability statement will be required to support a planning application from the developer and should follow the requirements set out in the Borough Council's Environmentally Sustainable Development SPD (www.eastleigh.gov.uk/pdf/11-11-23ppdenvsusspd.pdf). All homes in the development will need to meet Code for Sustainable Homes (Code) level 4 (level 5 from 2016 and level 6 from 2020). At least 6 new homes will be required to meet both Code level 5 and Passivhaus certification. It should take into consideration factors such as:

- all aspects of development form, which can contribute to securing high standards of sustainable development, including aspects such as energy, water efficiency and biodiversity gain
- designing to increase the use of natural lighting, heat and ventilation, and for a proportion of the energy supply of new development to be secured from renewable or low-carbon sources
- securing reduction and increased recycling of construction and demolition waste and procurement of low-impact materials
- designing for flexible use and adaptation to reflect changing lifestyles and needs and the principle of whole life costing

Ensuring good design

6.7 A planning application for development of the land at Hatch Farm will need to be supported by a design and access statement which is becoming one of the most, if not the most, important interface between local authorities and planning applicants.

6.8 The Borough Council has produced a check list of matters to be considered in a design and access statement (<http://www.eastleigh.gov.uk/planning-building-control/planning/planning-advice.aspx#GuidanceLeafletsonthePlanningProcess>). The statement will enable an applicant and their agent to demonstrate how they have achieved good design in their development proposals for the site. It should clearly explain the design thinking behind the development, how the proposal fits the context of the site and its surroundings and the commitment to quality that is accessible and inclusive to all.

Planning conditions and obligations

6.9 Under Section 278 of the Highways Act 1980 an agreement will need to be completed between the developer and the County Council for works required to be carried out on the existing adopted highway, eg. Barnsland and Barbe Baker Avenue.

6.10 A legal agreement under section 106 of the Town and Country Planning Act (as amended) will be negotiated between the Borough Council and applicants prior to the granting of planning permission. This will ensure appropriate delivery of key infrastructure and facilities and the long-term management of infrastructure and public spaces.

6.11 The Education Authority (Hampshire County Council) will require a negotiated contribution from the developer to fund appropriate extensions to local schools where capacity is insufficient to cater for the expected demand for school places from this development.

6.12 The Borough Council's Planning Obligations SPD (2008) sets out the framework for negotiating planning obligations. The types of planning obligation likely to be required at this site are:

- sustainable transport (including improved off-site pedestrian/cycleway links and traffic calming on Barbe Baker Avenue)
- public open space and play provision retained on Hatch Farm public open space and on Barnsland Recreation Ground (one fully equipped play area)
- community infrastructure
- public art
- community safety
- education and children's services
- health facilities
- monitoring and administration

6.13 Developers are encouraged to contact the Borough Council at the earliest opportunity to discuss the scale and kind of planning conditions, documents and obligations required.

Key contacts

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Appendix 1: Planning and design policy framework

Summary

Type of policy	Status	Purpose	Level of detail
National Planning Policy Framework	National planning policy guidance	Sets out the government's planning policies for achieving sustainable development which has an economic, social and environmental role. A set of 12 core land-use planning principles underpin plan-making and decision taking	Core planning principles include planning: seeking to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; taking account of the different roles and character of different areas; taking full account of flood risk and climate change; contributing to conserving and enhancing the natural environment; and actively managing patterns of growth to make the most of public transport, walking and cycling
Eastleigh Borough Local Plan 2011-2029 Pre-submission consultation	Pre-submission consultation	The Council's ideas for a new plan up to 2029 containing the vision, objectives and strategy for the Borough. Contains Borough-wide development management and Parish-by-parish policies and proposals	<p>Relevant local plan policies include: Strategy - S1 Sustainable development; S2 New development; S3 Location of new housing; S5 Green infrastructure; S6 Transport infrastructure; S7 Strategic footpath, cycleway and bridleway links</p> <p>Development management policies - DM1 General criteria for new development; DM2 Environmentally sustainable development; DM3 Zero or low carbon energy; DM4 Flood risk; DM5 Flood management, land reclamation and coast protection; DM6 Sustainable surface water management; DM7 Pollution; DM8 Public utilities and communications; DM9 Biodiversity; DM23 General development criteria - transport; DM24 Parking; DM25 Residential development in urban areas; DM28 Affordable housing; DM29 Internal space standards for residential development; DM31 Protection of recreation and open space facilities; DM32 Provision of recreation and open space facilities with new development; DM33 New and enhanced recreation open space facilities; DM37 Funding infrastructure</p> <p>Parish-by-parish policies and proposals - WE1 North of Barbe Baker Avenue (see page 6 of this brief for the full text)</p>

Type of policy	Status	Purpose	Level of detail
Local Development Framework Background Papers	Evidence base	Various reports and studies informing the preparation of the LDF	Examples include: Public art strategy, Local transport plan 2011-2031, Housing strategy 2006-2011, Internal space standards, Accessible homes strategy 2008-2011, Borough of Eastleigh cycling and walking strategy, Eastleigh Borough Council's older person's accommodation strategy 2004-2007
Adopted Local Plan Review 2001-2011	Adopted with Saved Policies, to be replaced by the Local Plan (LDF) 2011-2019	Guides development within the Borough	Relevant local plan policies include: The countryside 1.-3.CO, 18.CO, 19.CO, 20.CO; Nature conservation 25.NC; Environmental sustainability 28.-31.ES, 33.ES, 34.ES, 36.-38.ES, 45.ES; Urban renaissance and the built environment 58.-61.BE, 63.BE; Housing 72.-74.H; Transport and accessibility 102.-104.T; Public open space, sport and recreation 145.OS, 147.OS, 152.OS; Tourism and the arts 165.TA; Infrastructure, community facilities and developers' contributions 190.-191IN
Quality Places	Adopted Supplementary Planning Document	Provides detailed guidance in support of local plan policy on the design and development of buildings and spaces	Key design principles likely to lead to well-designed developments and specific requirements for applicants submitting an application
Urban Character Area Appraisal - Hedge End, West End and Botley	Adopted SPD	Guidance to ensure that new development is appropriate to its surroundings and helps to retain and enhance character	Existing residential environments around Land at Hatch Farm are covered by detailed character areas: HEWEB 1 and 4 and summary character areas: HEWEB 52, 60 and 62
Affordable Housing	Adopted SPD	Provides detailed guidance in support of local plan policy on affordable housing	Specific guidance on the delivery of affordable housing and the proportion, mix, design and form of development on appropriate sites
Residential Parking Standards	Adopted SPD	Sets out the approved car and cycle parking standards for the Borough	Specific requirements for all new development
Environmentally Sustainable Development	Adopted SPD	Guidance on the ways to achieve environmentally sustainable development	Seeks to ensure that future development is significantly more environmentally sustainable than the minimum standards of the Building Regulations
Biodiversity	Adopted SPD	Provides detailed guidance in support of local plan policy on nature conservation	Details on the procedures, information and proposals required in applications for development

Type of policy	Status	Purpose	Level of detail
Landscape Character Assessment	Advice note	Updates the 1997 landscape character assessment to provide a basis for management and enhancement	Land at Hatch Farm is covered by Area 11: M27 Corridor
Landscape Checklist	Advice note	Advice on producing landscaping schemes for new development	General and specific landscape submission requirements for all new development
Lifetime Homes Design Guide	Best practice	Describes the design requirements for accessible homes	Technical specifications and guidance on the 16 design criteria which follow: inclusivity, accessibility, adaptability; sustainability and good value
Creating Successful Masterplans	Best practice	Sets out guidance on the masterplanning process - preparation, design and implementation. Developed as a practical tool	Specific guidance outlining what should be included in a spatial masterplan
Manual for Streets (1 & 2)	Best practice	Sets out a process and the requirements for how the design of residential streets can be enhanced	Specific principles and technical advice for the design, construction, adoption and maintenance of new and the redesign of residential streets
By Design: urban design in the planning system towards better practice	Best practice	Promotes higher standards in urban design relevant to the built environment, design of buildings and spaces, landscape and transport systems	Objectives of good design are: character, continuity and enclosure, quality of the public realm, ease of movement, legibility, adaptability and diversity
Urban Design Compendiums (1 & 2)	Best practice	Provide analysis of the core design issues through the different stages of the design, planning and management process	Key aspects running through the compendiums are: creating places for people, enrich the existing, make connections, work with the landscape, mix use and forms, manage the investment and design for change
Better Places to Live: a companion guide to PPG3	Best practice	A companion guide to the now outdated PPG3, the guide draws together the principles of good urban design as they relate to residential areas	Identifies the attributes of successful housing as: movement, mix, community, structure, layout, place, amenity, parking, safety, space, adaptability, sustainability, detail and maintenance
Design and Access Statements: how to read, write and use them	Best practice	Provides advice to help deliver well-designed, inclusive places	Recommends that applicants follow an assessment-involvement-evaluation-design process so that the final design is informed by the wider context of the site

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