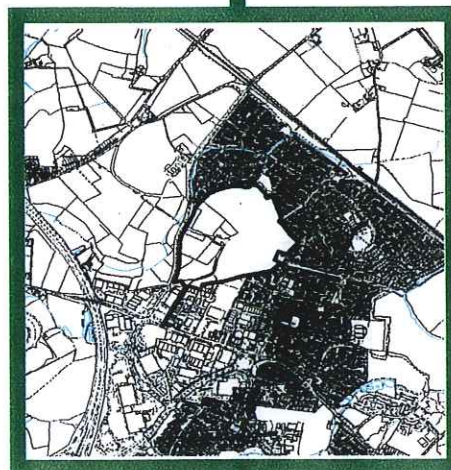


Land at Dowd's Farm, Hedge End

Development and Design Brief

Adopted December 2002
£5.00

Cliff Bowden
Head of Planning Policy & Design
Eastleigh Borough Council



Land at Dowd's Farm, Hedge End **Development and Design Brief**

INTRODUCTION

Land at Dowd's Farm, Hedge End, was proposed to be allocated for development in the first deposit draft of the *Eastleigh Borough Local Plan Review (2001-2011)* published on 4 March 2002. On 19 December 2002, following consideration of the representations made on the first deposit draft Local Plan, the Council resolved that the allocation should be retained in the second deposit draft Local Plan to be published in 2003.

The first deposit draft Local Plan required that the development of the land should be carried out in accordance with a development brief. This development and design brief for the land has been prepared by the Planning Policy & Design Team at Eastleigh Borough Council. Its main purpose is to set out for prospective developers the essential features of the form, content, layout and design of the development that the Council will wish to see incorporated in any application for planning permission.

The brief has been prepared as supplementary planning guidance in accordance with the advice in Planning Policy Guidance Note 12: *Development Plans* (DETR, January 2000). It will accordingly be a material consideration in the assessment of any applications for planning permission relating to the land.

A draft Development and Design Brief was approved for public consultation purposes in June 2002. The proposals were the subject of a public exhibition held, on two dates in July and August, at St Luke's Church, Shamblehurst Lane, Hedge End. In addition, an extensive range of technical consultations have been undertaken in the course of preparing the brief and on the draft brief itself and throughout the process close liaison has been maintained with agents acting for the owners of the land.

The results of the consultation programme and a revised version of the Development and Design Brief were considered by the Council's Hedge End, West End and Botley Local Area Committee on 9 December 2002 and formally adopted as supplementary planning guidance by the Council Executive on 10 December 2002.

Should you require further information on this proposed development, you can write to us at:

The Planning Policy & Design Team
Eastleigh Borough Council
Civic Offices
Leigh Road
Eastleigh SO50 9YN

or e-mail: tony.wright@eastleigh.gov.uk telephone 023 8068 8245
julian.davies@eastleigh.gov.uk telephone 023 8068 8244

December 2002

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Land at Dowd's Farm, Hedge End

Development and Design Brief

SUMMARY OF THE PROPOSALS

The main elements of the proposals contained in this Development and Design Brief and the most important requirements against which the Council will assess proposals for the development are summarised on the next few pages.

The summary notes indicate the paragraphs in this document where more details on each point may be found.

1. The site is to accommodate:
 - i. A single-form entry primary school for which a location is suggested (5.14-5.18).
 - ii. A contiguous area of public open space extending to at least 6.0 hectares for use as an urban park with an adventure playground and space for informal recreation (5.8-5.13).
 - iii. Housing development on about 13 hectares of the land, to accommodate approximately 520 dwellings at an average density of 40 dwellings per hectare (5.19-5.25).
 - iv. An area of light industrial development (5.26-5.28).
2. Road access to the site is to be taken from:
 - i. Tollbar Way, at one or possibly two points (4.1, 5.4-5.5).
 - ii. The end of Charterhouse Way, crossing the corner of Hamilton Business Park (4.2, 5.4).
3. On the site there should be a link road connecting Tollbar Way and Charterhouse Way and a network of roads within the site, with footways on both sides (5.4-5.5).
4. A network of footpaths and cycle routes, surfaced and lit to adoptable standards, must provide direct links for pedestrians and cyclists to local facilities within and outside the site to supplement the road network and linking with existing footpath and cycle routes (5.6).
5. The potential for the community use of the school facilities and for the joint school and community use of the open space and school playing field areas should be explored (5.14).

6. The housing development must include:
 - i. A mix of dwelling type, size and tenure (5.23).
 - ii. 30% 'social' or 'affordable' housing (5.21-5.22).
 - iii. An appropriately located development of housing for specialised needs (5.25).
7. The development must have regard to, and facilitate the protection of, the easement corridors of underground services crossing the site (3.3-3.13, 5.12, 6.9).
8. The design and layout of the housing development should incorporate:
 - i. Development up to 4 storeys in height (6.14).
 - ii. Good design specific to the site (6.3-6.4, 6.13-6.21).
 - iii. The inclusion of public art as an integral part of the design and layout of the development (6.26).
 - iv. A more sustainable and environmentally aware form of built environment (6.29-6.38).
 - v. Car parking provision in accordance with the levels of provision set out in the Hampshire County Council parking standards (6.11).
9. The layout of the development must make positive use of the easement corridors of underground services and consideration should be given to using these corridors for the road network (5.12, 6.9).
10. Detailed development proposals must be accompanied by a hydrological survey together with proposals showing how surface water drainage is to be dealt with, incorporating sustainable drainage techniques (5.39-5.41).
11. Detailed development proposals must show how protected trees on the site are to be retained and safeguarded when development takes place and include proposals for new planting on the site (6.27-6.28).
12. The development must include the provision of a site of 0.3 hectare to accommodate non-commercial social or community uses (5.32).
13. The existing farmhouse is a listed building and should be retained and incorporated in the layout of the development (3.22, 5.31).
14. The development could incorporate a small group of retail or commercial units, to include a pharmacy (5.30).
15. The design and layout of the light industrial area must have regard to the form and proximity of existing development and be designed to

protect the amenities of the occupiers of adjacent areas of new housing (5.26-5.28).

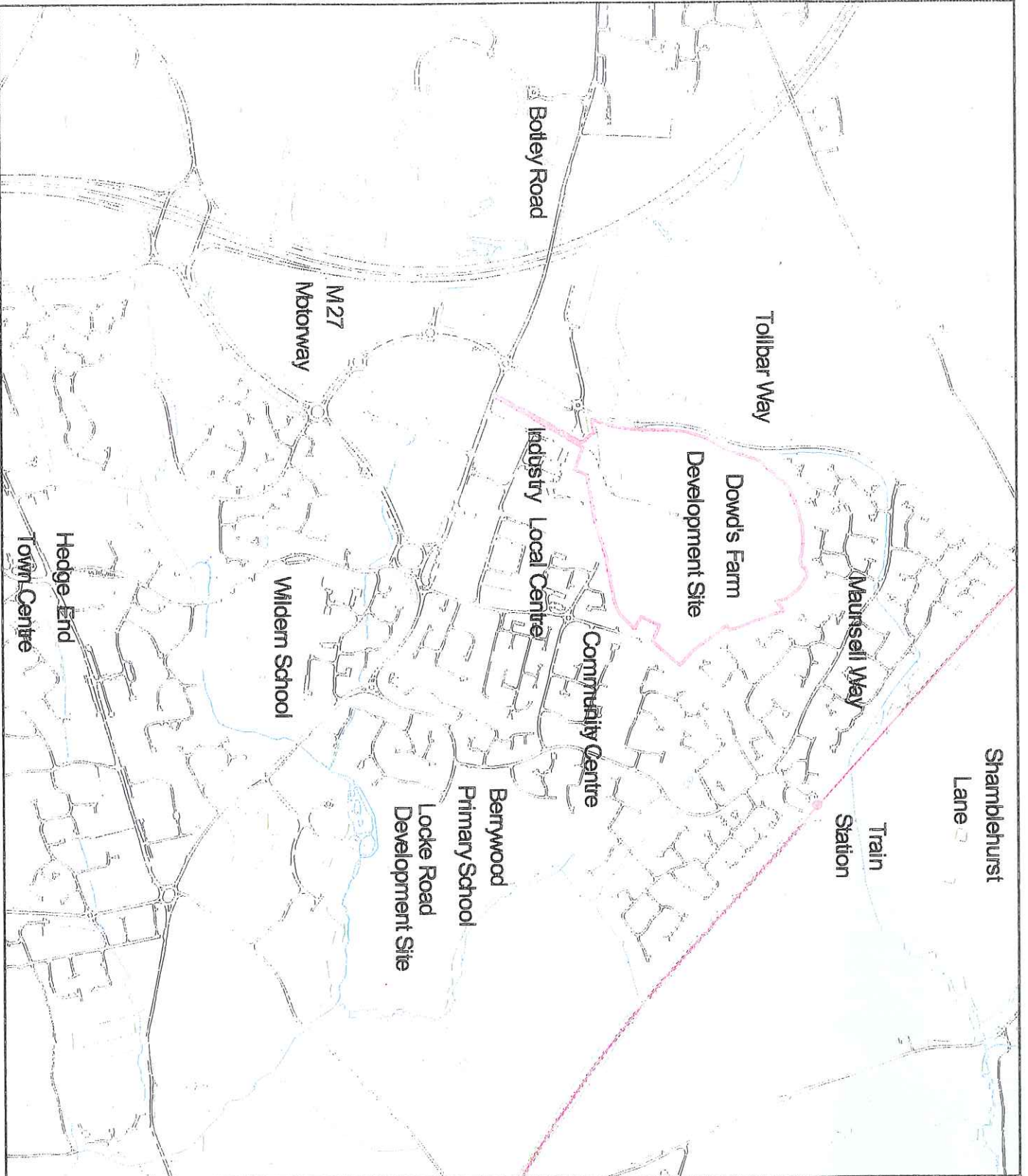
16. Arrangements must be made prior to the grant of planning permission to ensure that the development provides the land necessary for and meets the cost of:
 - i. On-and off-site highway and transportation works (5.3).
 - ii. Utility services and drainage infrastructure (5.36-5.41).
 - iii. The primary school and additional secondary education provision (5.14-5.18).
 - iv. Affordable and specialised housing provision (5.21-5.25).
 - v. Sports, social and community facilities on-and off-site (5.32-5.34).
 - vi. The provision and layout of the open space areas and children's play areas (5.8-5.10).

so far as the need for the facilities concerned is attributable to the development (7.6).

17. Detailed development proposals must demonstrate an environmentally sustainable form of built development by achieving at least a 'very good' rating on a BRE Ecohomes assessment (6.37).
18. The potential for the heat and energy requirements of the development to be met by the installation of a combined heat and power generating plant or a district heating scheme should be researched (6.39).
19. Detailed development proposals must be accompanied by an implementation programme and by provision for the appointment of a community liaison officer (7.4).

1 The Local Plan Context

- 1.1 The first deposit draft of the *Eastleigh Borough Local Plan Review (2001-2011)* was approved for publication by the Council on 25 October 2001. The Plan contained proposals, at policy 183.IN, for the development of land at Dowd's Farm, Hedge End (plan A) for housing, a primary school and public open space. The Local Plan was formally placed 'on deposit' for the statutory consultation period on 4 March 2002. The Council considered the response to the consultations on the Local Plan alongside the response to consultations on this brief in autumn 2002.
- 1.2 On 19 December 2002 the Council resolved that the development proposals should be retained in the second deposit draft of the Local Plan to be published in 2003. References in this brief to policies in the Local Plan refer to the first deposit draft.
- 1.3 Development is necessary in order that sufficient land is identified in the Plan to accommodate the housing requirement for the Borough set out in the adopted *Hampshire County Structure Plan 1996-2011 (Review)* (paragraph 4.18 of the Local Plan).
- 1.4 The Borough Council considers that Dowd's Farm is a good site for development: it is the right size to accommodate the housing required and could also accommodate a new primary school and much-needed public open space. It is surrounded on three sides by existing development and on its fourth by a modern distributor road; a wide range of employment opportunities, facilities and services already exist close to the site; it is close to Hedge End train station and to existing local bus services and development would not be environmentally damaging or visually intrusive.
- 1.5 The Local Plan requires that this development brief should establish precisely how much of the site is to accommodate housing development, having regard to the need for the site to accommodate a primary school and open space. The Local Plan specifies (policy 183.IN) that 30% of the housing should be 'social' or 'affordable' housing.
- 1.6 The Local Plan refers (paragraphs 11.13 to 11.16) to the need for additional primary school places in north Hedge End and for this need to be met at Dowd's Farm, noting that permission for housing development will be dependent on securing the construction of the new school. The Local Plan makes it clear that the development at Dowd's Farm, together with that proposed at Botleigh Grange, off Locke Road, Hedge End (policy 75.H), will be required to contribute towards the cost of providing the new primary school.



Shamblehurst Lane

Train Station

Plan A
Site Location
 Dowd's Farm
 Hedge End

Scale 1:15000
 Map Ref SU4914
 Date 22/01/2003



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- 1.7 A significant shortfall in the amount of open space for a variety of purposes in Hedge End is identified in the Local Plan. At policy 147.OS it is proposed that an appropriate level of public parkland be provided at Dowd's Farm as part of the development proposals.
- 1.8 Other policies in the Local Plan, although not specific to Dowd's Farm, are relevant to development on this land. These include policies relating to the built environment, to transport and accessibility, to public open space and to community facilities, infrastructure provision and developers' contributions. They are referred to as appropriate in this brief.




2 The Site and Surrounding Area

The Site

- 2.1 The site at Dowd's Farm the subject of this brief, located to the north of Hedge End town centre (plan A), extends to 27.8 hectares. It is a fragment of undulating mixed farmland and woodland, now enclosed to the north and east by recent housing development and to the south by industrial development. The western side of the land is bounded by Tollbar Way, a recently built single carriageway distributor road, beyond which is an area of wet woodland designated as a site of special scientific interest.
- 2.2 The topography of the site is of a gentle dome, rising to 37.5 metres AOD in its centre. The site falls away most steeply at its western and northern edges. The main topographical features and areas of vegetation are shown on plan B.
- 2.3 The boundaries of the site are defined by mixed hedgerows containing mature trees, mainly oak, marking old field boundaries and short lengths of similar boundaries remain within the site. There are small areas of mixed woodland and scrub within the site, but most of the land has been used for grazing in recent years.
- 2.4 Just to the west of the centre of the site is the existing farmhouse, approached by means of a gravel track running north eastwards from a gate on Botley Road, initially between commercial premises and then between hedgerows on the site itself. The two-storey house, occupied until recently, is in two parts: a seventeenth century block facing south with a nineteenth century extension on its northern side. The only remaining outbuildings are a block of stables to the west of the house. It is surrounded by an overgrown curtilage and the former orchard to the north.

**Plan B
Setting and
Surroundings**

**Dowd's Farm
Hedge End**

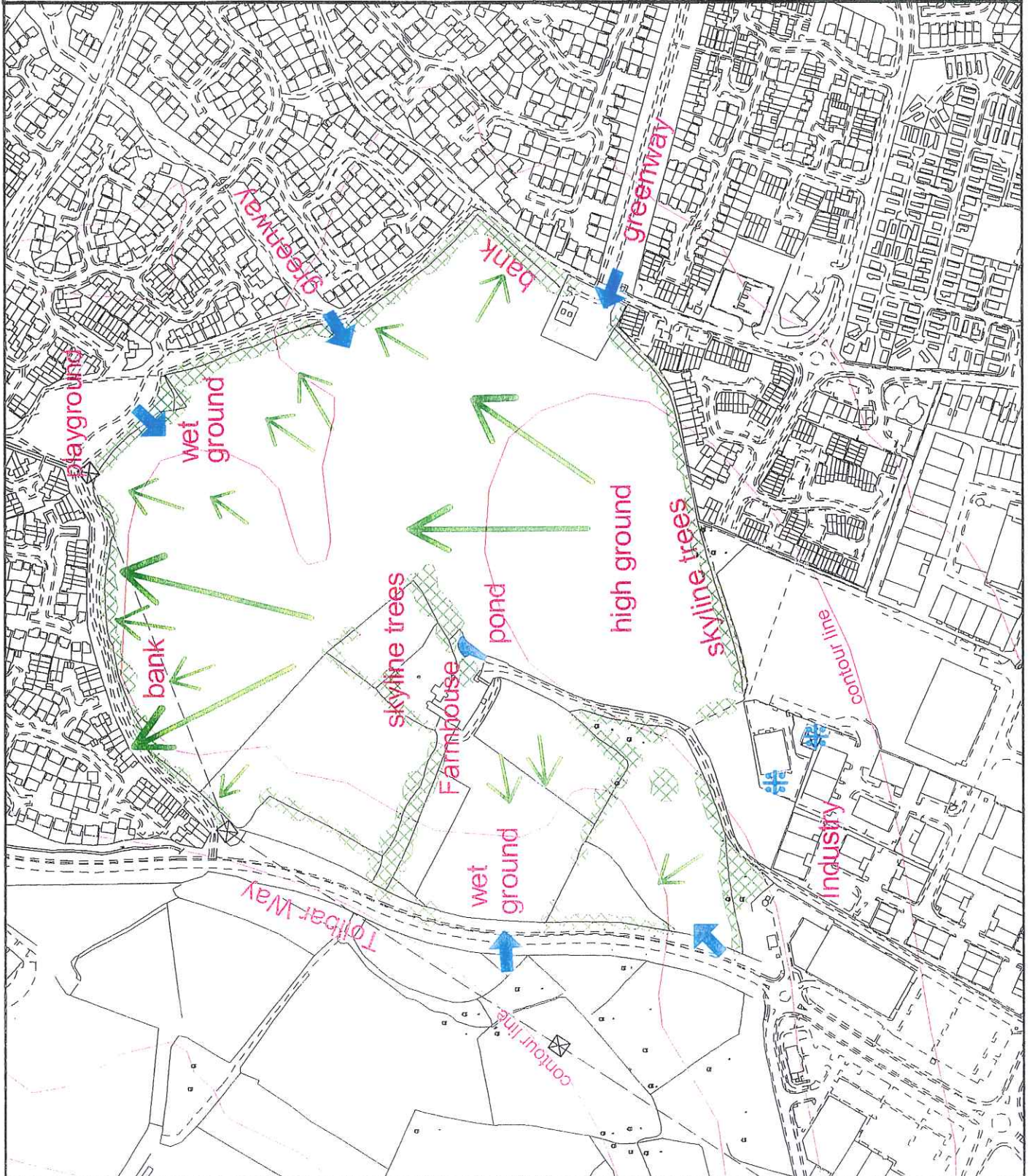
-  Long Views Out
-  Views In
-  Slope Down
-  Telecom Mast
-  Main Tree Cover

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Map Ref SU4814



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Landscape Character

- 2.5 The '*Landscape Assessment of Eastleigh Borough*', undertaken by Chris Blandford Associates for the Borough Council in 1997, identifies the landscape type of the area including Dowd's Farm as 'undulating farmland', having an undulating, gently sloping character with rural views, wooded horizons and some urban fringe characteristics. Soils are typically clay, supporting tree cover dominated by oak, ash and hazel.
- 2.6 Within this broad landscape type, the local character area is classified in the Blandford study as 'Horton Heath undulating farmland' having medium-sized fields, hedges, frequent small blocks of wooded copse and low wooded horizons. These characteristics are readily apparent on site.
- 2.7 Examination of historical maps of the locality shows a gradual reduction in the proportion of woodland in the area over the years and the parallel enlargement of individual fields. One of the most significant changes to affect Dowd's Farm occurred in the mid-nineteenth century when the access from Moorgreen Road to the west (still apparent in the parallel hedgerows marking the drove leading up to the farmhouse from Tollbar Way) was blocked by the construction of the stable block in favour of a new access along the track from Botley Road.

Views

- 2.8 The site is not prominent in the landscape. Views across the western part of the site and glimpses of the farmhouse are available from Tollbar Way. Trees and existing development around the site limit views into the site to the immediate locality. From the pedestrian and cycle routes surrounding the site and from the adjacent properties parts of the site are visible through the boundary hedgerows and trees.
- 2.9 In occasional longer-distance views towards the site, the trees around the farmhouse and on the site boundaries are visible on the skyline. The telecommunications towers south of the site, the office building adjoining the southern boundary and the overhead power lines are prominent from some vantage points.
- 2.10 From within the site, views out are again constrained by the boundary vegetation and by existing development. Longer views extend to the north and north east from the higher parts of the site across nearby rooftops to distant wooded horizons.

Natural Drainage and Soils

- 2.11 The generally heavy clay soils of the Earnley Sand Formation on Dowd's Farm are typical of the landscape type, leading to impeded drainage in the lower-lying parts of the site. There is a small pond by the farmhouse and surface water collects in a wet hollow in the north eastern corner of the land, from where it runs to a stream outside the boundary of the site. A ditch also runs westwards from the farmhouse towards Tollbar Way where water collects in a seasonally wet hollow. Just outside the northern boundary of the site a ditch drains westwards to join the Moorgreen stream north of the culvert under Tollbar Way. This ditch was dug to prevent any flooding of the recent housing development to the north from the higher ground on Dowd's Farm.

Tree Cover

- 2.12 Existing tree cover is dominated by mature oak, with ash, hazel, hawthorn and blackthorn scrub and hedgerows. There is an area of chestnut coppice on the bank to Shamblehurst Lane on the eastern side of the site.

3 Development Constraints

Overhead Power Line

- 3.1 A high voltage overhead power line crosses the north western corner of the site and two pylon towers are situated close to the site boundary (plan C). It is not considered practically or economically justifiable to divert or bury this power line.
- 3.2 It is the Council's policy (51.BE of the Local Plan), in the interests of residential amenity, not to site dwellings or their curtilages beneath, or in close proximity to, an overhead power line. The Council will not normally permit any dwelling within 50 metres of an overhead power line and will, in the layout, orientation and design of development, seek to limit the visual impact of the line and associated pylon towers.

Gas Pipelines

- 3.3 A 20 inch (508mm) diameter intermediate pressure gas pipeline crosses the site, broadly east to west, from a governor site adjacent to Shamblehurst Lane South to Tollbar Way, running just south of Dowd's farmhouse. In addition, a 12 inch (305mm) diameter medium pressure main runs westwards from the governor site, parallel with and close to the southern boundary of the site.
- 3.4 Easements associated with these pipelines (plan C) preclude any building within 20 feet (6.096m) each side of the pipeline to allow for maintenance access and Health and Safety Executive

Plan C
Service Easements

Dowd's Farm
Hedge End

Key

-  Site Boundary
-  Service Easement

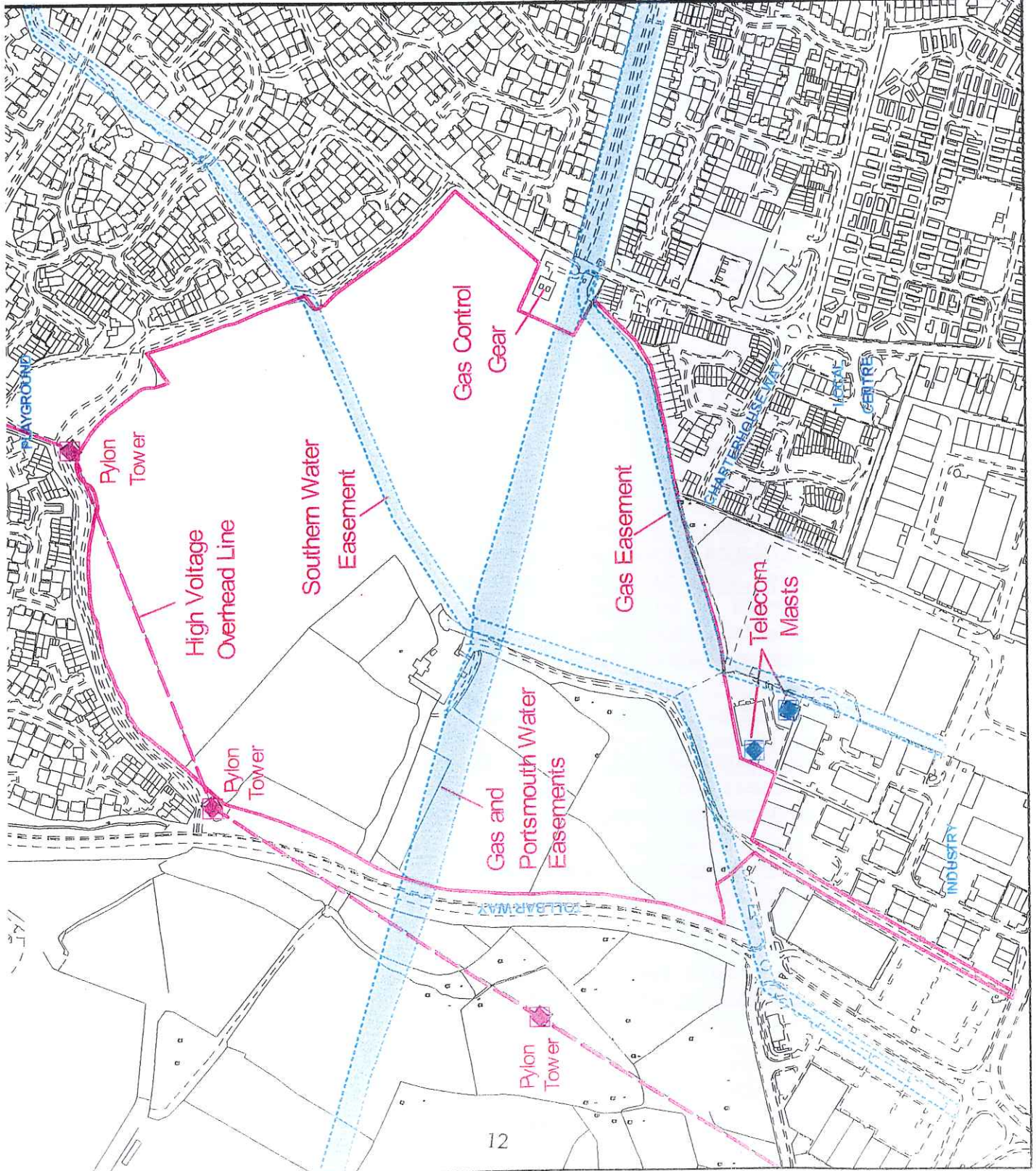
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**Plan D
Constraints to
Development**

**Dowd's Farm
Hedge End
Key**

-  Site Boundary
-  Tree Preservation Order
No.94 Area/Group of Trees
-  Tree Preservation Order
No.94 Single Trees
-  Public Right of Way
-  Site of Special
Scientific Interest

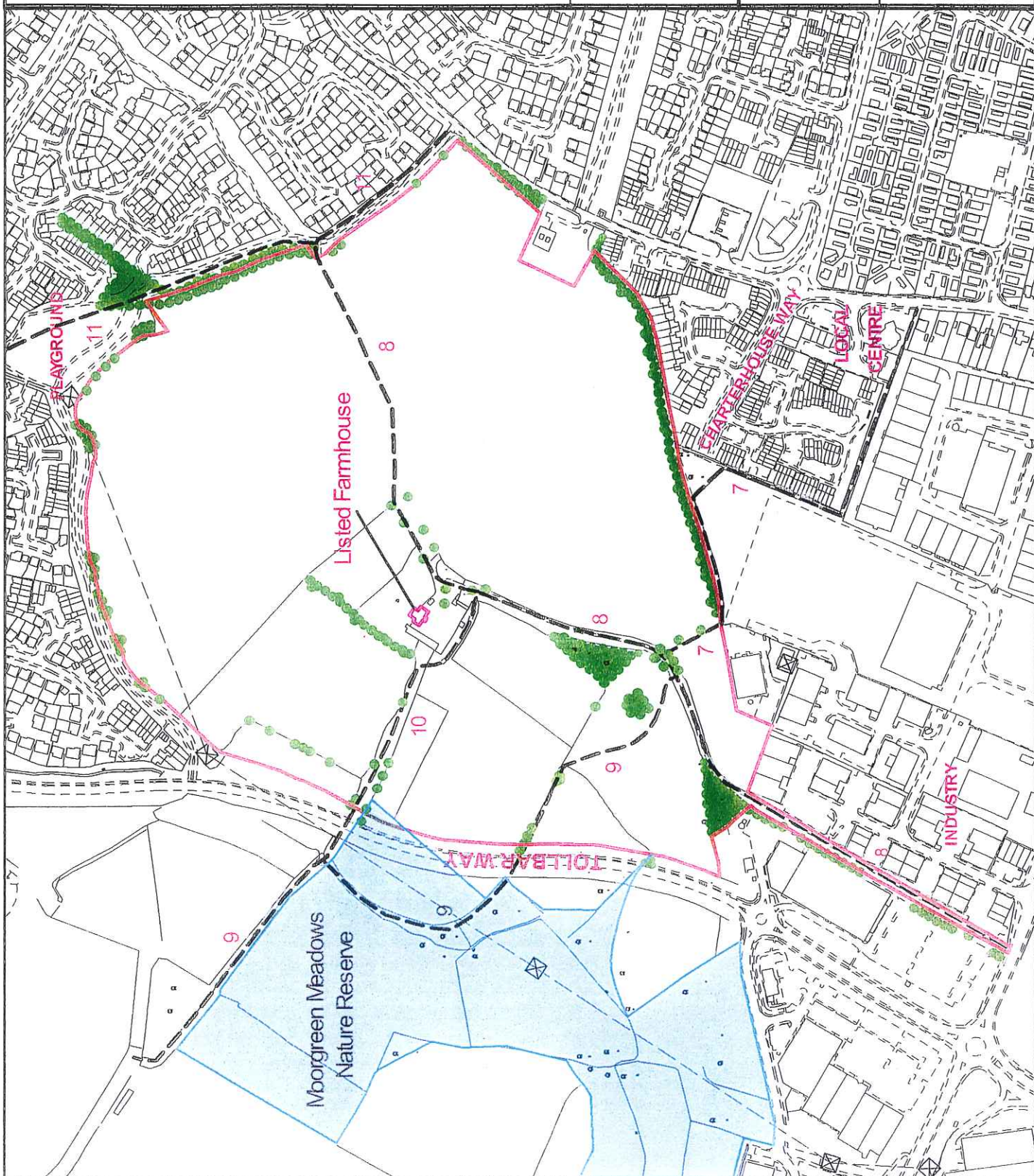


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Map Ref SU4814



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requirements. Subject to appropriate protection measures, the outer 10 feet (3.048m) on each side of these easement corridors could form part of the public highway. Whilst the intermediate pressure pipeline could be diverted or realigned, the cost of doing so means that it is unlikely to be justified. The medium pressure main could be replaced by new distribution mains within the development, thereby avoiding the sterilisation of potential development land.

- 3.5 Whilst the easement corridors must remain clear of built development, the use of the land for road crossings, car parking, cycle routes and footpaths, open space or playing fields would generally be acceptable. Additional protection measures may be required where vehicle movement is likely. No trees may be planted in these easement corridors. The equipment installed on the governor site is such that the whole area must remain clear of development.
- 3.6 The precise location of the pipelines should be ascertained before any work is carried out on site. Arrangements should be made with:

Richard Munns
Transco Network Services
Tel: 01279 401236

Additional information and guidance on safe working in close proximity to these pipelines should be sought from:

Transco
South of England NMU
3 Hampshire Corporate Park
Templars Way
Chandler's Ford
Hampshire SO53 1RY
Tel: 023 8025 8258

- 3.7 There will be no difficulty in providing mains gas supplies for development at Dowd's Farm and arrangements should be made by the developers in the normal way.

Water Mains

- 3.8 Portsmouth Water plc owns a 40 inch (1.016m) diameter strategic pumping main crossing the site, broadly from west to east, parallel with the intermediate pressure gas main (plan C). An easement corridor 30 feet (9.144m) in width protects this main and 20 feet (6.096m) either side of the easement must be kept clear of built development to allow for access. Any realignment of this main would be extremely expensive.

- 3.9 Within this easement corridor the land may be used for open space, playing fields, footpaths and cycleways and, subject to appropriate technical safeguards, the main may be crossed by car parking or roadways. Boundary walls, fences or hedges may be established, but no trees may be planted. Further details of these restrictions may be obtained from:

Rod Porteous
Distribution Engineer
Portsmouth Water plc
P O Box 8
West Street
Havant
Hampshire PO9 1LG
Tel: 023 9249 9888

- 3.10 Portsmouth Water plc would welcome the opportunity to tender for the provision of water supplies to serve the development.

- 3.11 Southern Water have three parallel 600mm trunk water mains approximately 2 metres apart crossing the site on an irregular course broadly from south west to north east, from the access track to Botley Road through to the greenway extending from the northern site boundary through to Maunsell Way (plan C). Easements extending 4 metres each side of these mains preclude any built development within this 13.8 metre wide corridor. Again, the cost of realigning these mains would be considerable.

- 3.12 These mains could be sited beneath open space, playing fields and footpaths and cycleways. These GRP mains are very susceptible to disturbance and Southern Water would require the pipes to be replaced in a more robust material (probably ductile iron) at the developer's expense where any road crossings or other works are proposed. Further information may be obtained from:

Darren Parker
Network Development Manager
Southern Water
Southern House
Sparrowgrove
Otterbourne
Hampshire SO21 2SW
Tel: 01962 716153

- 3.13 Southern Water would welcome the opportunity to tender for the provision of water supplies to serve the development at Dowd's Farm.

Surface Water Drainage

- 3.14 The Dowd's Farm land presently drains to lower-lying, wet areas to the west, north and south-east but there are no watercourses on site. To the west surface water drains under Tollbar Way to the Moorgreen Stream and the surface water flows here will need further investigation. To the north the site drains through twin pipes beneath the footpath/cycle route around the site boundary to the open watercourse running northwards to Maunsell Way. To the south east, surface water appears to drain across the land into small boundary ditches with no discernable outfall and some flooding of adjacent properties occurs. There is no capacity in the off-site surface water drainage network to accommodate additional flows.

Rights of Way

- 3.15 Pedestrian rights of way (plan D) cross the site east to west and north to south. These provide potentially important links between the established residential areas surrounding Dowd's Farm, the wider Hedge End area and the countryside to the west and provide natural corridors of interest for nature conservation. The width of these rights of way varies and the schedule to the definitive map notes that Footpath No 8 is 10 feet (3.048m) wide whilst Footpath No 10 (from Tollbar Way up to the farmhouse) is 25 feet (7.620m) wide. Whilst procedures are available to close or divert these rights of way, the Borough Council would prefer, subject to the overall layout of the development, to see them retained and incorporated as pedestrian or cycle routes within the site.

Trees and Hedgerows

- 3.16 Many of the existing trees on the site are, either individually or in groups, the subject of a Tree Preservation Order (No. 94 of 1985). The protected trees are shown on plan D and consist mainly of substantial mature oak trees in mixed hedgerows. The Council will be revising this Order to ensure that it is up to date and accurate and provides protection for all of the trees on the site and around its boundaries that are worthy of retention.
- 3.17 There will be a presumption against the loss of protected trees in any development. They constitute an important visual amenity and, together with the hedgerows that link them, are an important biodiversity resource that should be safeguarded. Their size means that considerable care will need to be taken in the layout of new housing in their vicinity. Trees and scrub not the subject of any revised Tree Preservation Order may, if the layout so requires and in order to make the best use of the site, be removed.

Nature Conservation

- 3.18 The vast majority of the Dowd's Farm land is not formally designated as of any particular interest for nature conservation purposes. To the west of Tollbar Way, however, the area of wet meadows and woodland is designated as the Moorgreen Meadows Site of Special Scientific Interest (SSSI) (plan D). A small part of the designated SSSI extends east of Tollbar Way. Survey work has confirmed that this area is no longer of any importance for nature conservation. Care will be needed to ensure that the proximity of the development at Dowd's Farm and the impact of surface water run-off from the development do not adversely affect the nature conservation value of the SSSI.
- 3.19 On the site itself, the value of the existing trees and hedgerows has already been mentioned. Before any development is carried out on site the Council will require studies of the site to be undertaken at an appropriate time of the year to examine the ground flora and to ascertain whether any use is made of the land by badgers, whether bats are present and whether the pond close to the present house is of any interest. When Tollbar Way was constructed a badger tunnel was created under the road to link Dowd's Farm with Moorgreen Meadows, close to the south western corner of the land, but it is not known whether it is used.

Adjoining Land Uses

- 3.20 Much of the site is bounded by residential development constructed within the last 12 years or so. Only on the southern boundary does this development directly abut the site in such a way that particular care may be required with the siting of new development. Elsewhere, the existing housing is separated from the site by footpath and cycle routes and by existing trees.
- 3.21 To the south the site abuts existing and proposed industrial development. The site of the proposed Hamilton Business Park is separated from Dowd's Farm by a public right of way and by existing trees. Further west, existing development includes a large two-storey office and workshop building close to the site boundary, a vehicle repair workshop abutting the site boundary and the service yard of a large retail outlet. In addition, two substantial telecommunications towers, 25 and 30 metres high, stand close to the site boundary. These various developments have the potential to create considerable noise, fumes and disturbance and they have a significant visual and amenity impact on the Dowd's Farm land.

The Existing Farmhouse

- 3.22 The existing farmhouse at Dowd's Farm is listed as of architectural and historic interest, Grade II, and is worthy of retention as part of any development on the land. The retention

of the building in an appropriate setting would provide a context for the development and a sense of historical continuity.

4 Transport and Access

- 4.1 The Dowd's Farm land adjoins the public highway only on its western boundary with the B3342, Tollbar Way. The road is a modern, 40 miles per hour restricted, single carriageway distributor road with limited access points.
- 4.2 On its south eastern side the Dowd's Farm land is close to the end of Charterhouse Way, part of the Grange Park estates road network. A new access to Dowd's Farm from Charterhouse Way would need to cross land (plan C) at the north eastern corner of the proposed Hamilton Business Park.
- 4.3 The proposed development will generate an increase in traffic flows on the existing road network in the vicinity of the site, parts of which are under significant pressure at peak times. A transport assessment will need to be undertaken by developers in conjunction with the Director of Environment of Hampshire County Council and the Highways Agency in order to confirm the likely impact of the development and to identify the locations where off-site highway improvements will be necessary in conjunction with the development. Liaison in the first instance should be with the Director of Environment and may be effected through:
- Mr C Walton
Environment Department
Hampshire County Council
The Castle
Winchester SO23 8UD
Tel: 01962 846906
- 4.4 Whilst the development site is relatively distant from Hedge End town centre, it is conveniently located for access to local facilities including the Shamblehurst local centre (shops, church, doctors' surgery and other services), the Drummond Community Centre and the train station. It is also not very far from Wildern secondary school, the retail outlets adjoining the Sainsbury and Marks and Spencer stores and many of the significant employment opportunities in Hedge End. There is a good network of pedestrian and cycle routes in the vicinity of Dowd's Farm and the development must take maximum advantage of the opportunities to link into this network and to provide convenient access to local facilities.
- 4.5 The local network of pedestrian and cycle routes provides good opportunities for recreational walking and cycling. The existing rights of way across Dowd's Farm provide a useful basis for enhancing this network of recreational routes.

- 4.6 Local bus services currently run close to Dowd's Farm. Hourly services between Eastleigh and Bishops Waltham, via Fair Oak and Hedge End, use Tollbar Way and services from Southampton to Fair Oak via Hedge End travel via Shamblehurst local centre and Maunsell Way. The local Hedge End Hoppa runs via Maunsell Way to the train station but does not call at the local centre.

5 Principles of Development

The Proposals

- 5.1 The main land use elements of the development as envisaged by the Council are outlined in this section of the brief. The layout suggested (plan E) is heavily influenced by the site constraints outlined in section 3 of this brief: utility services easement corridors, adjoining land uses, existing rights of way and trees worthy of retention and by access considerations.
- 5.2 Detailed layout and design considerations which will apply whatever layout is adopted are addressed in section 6 of this brief.

Transport and Access Requirements

- 5.3 The likely impact of the development on the road network will need to be assessed and mitigation measures identified. Prior to the submission of any application for planning permission the developer must undertake a transport assessment (paragraph 4.3) covering the B3342 Tollbar Way/Bubb Lane from its junction with the B3354 Botley Road in the north to its junction with the A334 Charles Watts Way in the south and the A334 Charles Watts Way from the Peter Cooper roundabout to the M27 junction 7. The developer will be expected to meet the costs of off-site transport works considered necessary to mitigate the impact of the development and to maintain the safety and convenience of pedestrians, cyclists and public transport users. Among the works likely to be necessary are:
- i. Alterations to the junction of Maunsell Way with Tollbar Way.
 - ii. Alterations to the roundabout serving the retail units on Tollbar Way.
 - iii. Alterations to the Botley Road roundabout on Tollbar Way, including improvements for the safety and convenience of pedestrians and cyclists.
 - iv. Traffic calming measures on Shamblehurst Lane South.
 - v. Traffic calming measures on Moorgreen Road, West End.

- 5.4 It is proposed that vehicular access to the land be gained from Tollbar Way and from Charterhouse Way. The on-site road network should link these access points so as to provide for bus services to run through the site and to provide vehicular connections with the existing estate development for the benefit of service and delivery vehicles and of residents. Care will be needed in the design of the road network to ensure that the link does not become a high speed rat-run.
- 5.5 Access could be taken from one or, possibly, two points on Tollbar Way. Detailed work will need to be undertaken on the appropriate form of the junction(s), which might be a roundabout or a centre right-turn lane. One objective of the design will be to slow traffic on Tollbar Way to enhance the safety of existing and proposed junctions. Plan E shows a suggested internal road network for the site. Detailed work on this network should have regard to the guidance on design standards in the County Council publication *Movement, Access, Streets and Spaces* (Hampshire County Council, 2001). The internal site layout should generally be based on a slow speed (20 mph) network of all-purpose roads with footways on both sides, but it may be appropriate for the through road link to be a higher standard of road with a combined footpath and cycle route on each side.
- 5.6 Where the road network does not provide a link, the site layout should incorporate additional lit and surfaced footpath and cycle routes to link the development with surrounding areas. These should provide connections:
- i. From the site along the existing farm access road to Botley Road.
 - ii. Between the site and the Hamilton Business Park.
 - iii. Between the primary school and open space areas on the site and the network in the surrounding area.
 - iv. Between the site and Shamblehurst local centre.
 - v. Between the site and the train station.
- 5.7 The provision of a through road link, suitable for full-sized buses, between Tollbar Way and Charterhouse Way is vital to provide for the opportunity to enhance local bus services. The provision of two access points to Tollbar Way would also provide the opportunity for services to loop into the development site. The provision of bus stops, with raised kerbs and enclosed shelters, at nodal points within the site layout, to be agreed with the Borough Council, must be an integral part of the development proposals.

Public Open Space

- 5.8 The main public open space area proposed is located adjacent to the northern boundary of the site and must extend to at least 6.0 hectares. The Council considers this to be the most appropriate location for the open space as the overhead electricity line crosses this area, the boundary adjoins the existing perimeter footpath and cycle route throughout its length and the area adjoins an existing public open space to the north. It will also be conveniently accessible to residents of both the existing and proposed developments.
- 5.9 It is proposed that this area of open space be laid out as an urban park, in accordance with a scheme to be agreed with the Borough Council, as part of the development. Drainage will need to be installed to enable the land to be used for informal recreational activities and groups of trees planted to enhance the character and appearance of the area. Provision will need to be made for lit and surfaced footpaths and cycle routes to cross the land from the new development to key points in the existing adjoining development. The development should provide for part of the area to be laid out as an adventure playground for teenagers and as an informal kickabout area, with an appropriately-designed shelter. The main focus of activity within the open space area must be sited sufficiently far from existing and new housing to avoid disturbance to residents.
- 5.10 The Council will require the provision of two equipped children's play areas in appropriate locations on the site, overlooked by nearby housing and in accordance with policy 145.OS of the Local Plan.
- 5.11 The open space area could also accommodate surface water balancing ponds (paragraph 5.40) necessary to attenuate the flow of surface water from the site into off-site watercourses.
- 5.12 It will be necessary for the majority of the easement corridors associated with the underground utility services to be maintained as public open space. Whilst it is suggested (paragraph 6.9) that the access land alongside these pipelines could carry significant parts of the road network on the site, the remainder of the easement corridor will have to remain clear of any built development. Considerable care will be needed in the design and layout of these areas and in the design and form of adjoining buildings to soften the adverse impact of potentially bleak and featureless corridors.
- 5.13 It is anticipated that, on appropriate terms, either the Borough Council or Hedge End Town Council will adopt all of these open space areas for future management and maintenance. The Town Council may be contacted at:

The Clerk to Hedge End Town Council
Town Council Offices
Centre 2000
St Johns Road
Hedge End
Southampton SO30 4AF
Tel: 01489 780440

Primary School

- 5.14 A site of at least 1.2 hectares must be made available at Dowd's Farm to accommodate a single-form entry primary school. The sketch layout on plan E suggests an appropriate location. Adjoining the public open space area, the school would conveniently serve both the new development and the northern part of Grange Park which is a considerable distance from existing schools. In this location, the school could also benefit from being contiguous with the open space, presenting opportunities to make use of the wider area of land for study and recreational purposes and possibly for the school playing field and playground to be used as part of the public open space area (paragraph 5.9).
- 5.15 The school buildings could also be a definitive architectural statement within the development and, perhaps, act as a social and community focus for the development area. It may be possible to use part of the utility easement corridors as the open space areas of the school site.
- 5.16 Hampshire County Council, as Education Authority, will require the development to provide a serviced and accessed site for the school and to meet that part of the capital cost attributable to the proportion of the need for the school likely to arise from the development, currently estimated at 60%.
- 5.17 The school must be available for use when the first housing on the site is occupied. It will therefore be necessary to ensure that vehicular access and utility services are available to the school site at that stage and to facilitate safe and convenient pedestrian access to the school from the housing development areas. It may be necessary for the school to be established at a suitable location in portable buildings pending the construction of permanent facilities. Details of the County Council's specific requirements in respect of the primary school may be obtained from:

Ian Lawson
Strategic Planning Officer
Education Department
Hampshire County Council
The Castle
Winchester SO23 8UG
Tel: 01962 846350

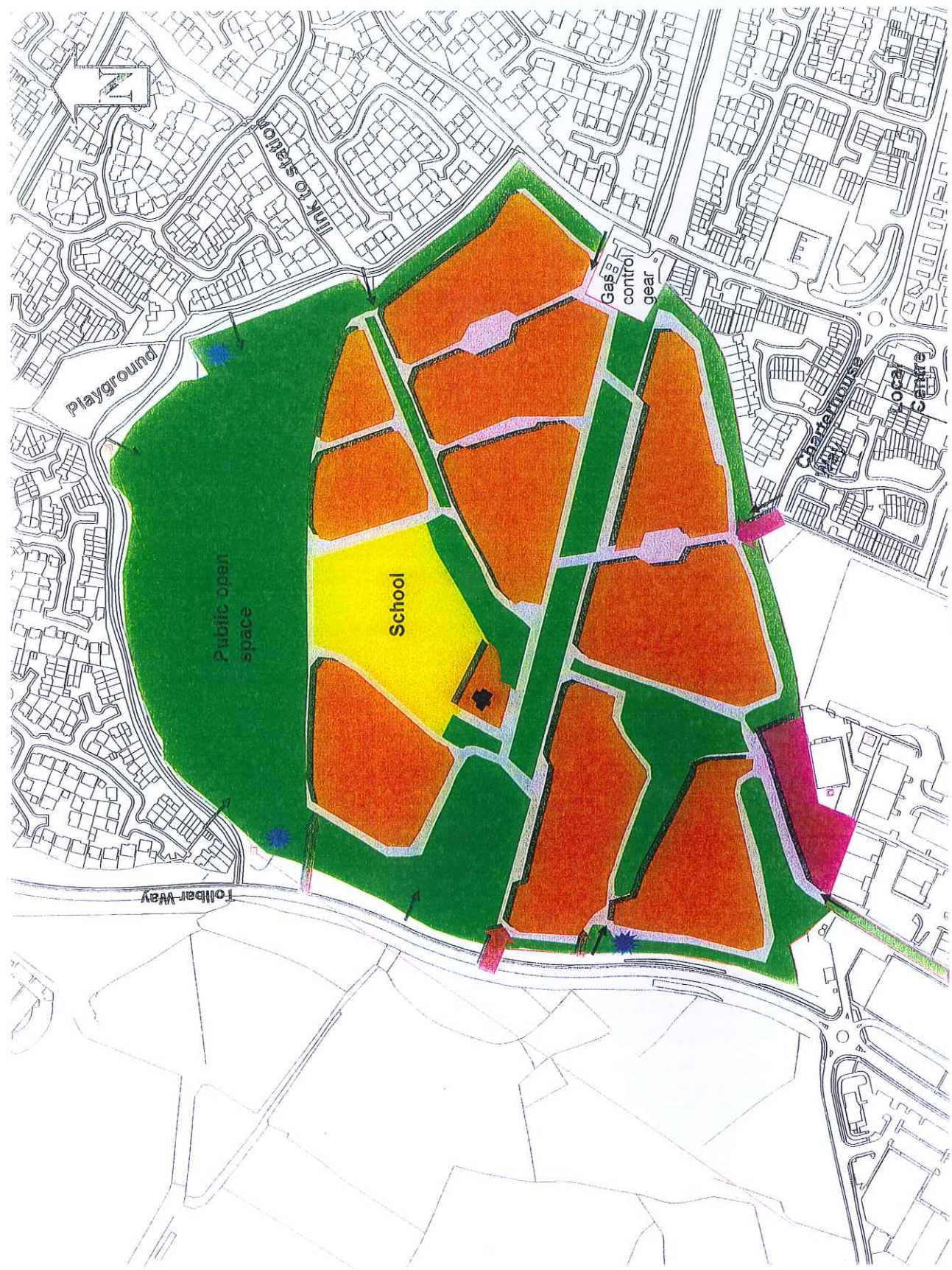
- 5.18 In accordance with the County Council's Parking Strategy and Standards 2002, any detailed planning application for the school must be accompanied by a School Travel Plan.

Housing

- 5.19 Plan E shows those parts of the site considered appropriate for housing having regard to the constraints on the site layout outlined in section 3 and to the allocation of the northern part of the site as an urban park. The housing land extends to approximately 13 hectares after allowance has been made for the site for the primary school (paragraph 5.14), for light industry (paragraph 5.26) and for social and community facilities (paragraph 5.32).
- 5.20 In order to make the best use of the available land, the Council will seek an average density of 40 dwellings per hectare. At this density, the housing land could accommodate approximately 520 dwellings. Detailed design might reduce the amount of land kept clear of development for the utility easements and might therefore result in a little more development land being available.
- 5.21 The Borough Local Plan Review notes (paragraphs 4.25 to 4.40) the considerable and continuing need for 'affordable' or 'social' housing in the Borough, identified in the Housing Needs Survey undertaken in 1998. In order to meet a proportion of this need, policy 68.H of the Local Plan requires that 30% of the housing on sites such as that at Dowd's Farm should be 'affordable'. The precise arrangements to be made in respect of this affordable housing provision in accordance with policy 68.H will be defined by the Borough Council's Head of Housing Services. It must, however, be designed to meet the Housing Corporation's Scheme Development Standards to enable social housing grant to be used. The housing association(s) to be involved in the development will be nominated by the Borough Council's Head of Housing Services from the five partner associations to the local Joint Commissioning Agreement.
- 5.22 In conjunction with adjoining authorities the Council has recently carried out a new housing needs survey, the results of which should be available early in 2003. The Council will then prepare supplementary planning guidance on affordable housing to accompany the second deposit draft of the Local Plan. It is anticipated that the up-to-date survey will affect the details but not the principles of the Council's approach to the provision of affordable housing.

DOWD'S FARM: SKETCH LAYOUT

- KEY**
- Public open space
 - Housing
 - Roads and circulation space
 - School
 - B1 Light industry
 - Possible balancing pond
 - Dowd's farmhouse
 - Vehicular access
 - Possible alternative vehicle access points
 - Pedestrian and cycle access



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5.23 The increasing need for new housing is partly attributable to the growth in the proportion of smaller households. In September 2002 the Council published for consultation draft supplementary planning guidance entitled 'Housing Mix' in recognition of the identifiable shortage of smaller dwellings in the Borough and the need for a genuine choice of dwelling type and size in new development. The draft guidance requires the following mix of dwelling size in new developments:

- about 40% with 4 rooms or fewer (generally 1 or 2 bedroom dwellings)
- about 50% with 5-6 rooms (generally 3 bedroom dwellings)
- about 10% with 7 rooms or more (generally 4 bedrooms at least)

('rooms' excludes bathrooms, toilets and small kitchens under 2 metres wide).

The Council is not aware of any local circumstances at Dowd's Farm justifying a departure from the guidance. Accordingly, and subject to any amendments to the guidance arising from the consultation process, the Council will require the development at Dowd's Farm to accord with the policy guidance on housing mix.

5.24 In the layout of the development consideration should be given to accommodating a higher proportion of smaller homes at higher densities close to the main routes across the site having the potential to be used for bus services.

5.25 The Council considers that in addition to the social or affordable housing referred to above the mix of dwelling type and size on the site should include a development of supported housing to meet specialised needs. The Borough Council's Head of Housing Services will identify the client group and potential developer and further information on this and on the provision of affordable housing can be obtained from:

Ms A Jobling
Head of Housing Services
Eastleigh Borough Council
Civic Offices
Leigh Road
Eastleigh SO50 9YN
Tel: 023 8068 8326

Light Industry

- 5.26 That part of the site adjacent to the southern boundary, immediately to the north of the Nelson Industrial Estate, suffers from the proximity of adjoining commercial buildings and the telecommunications towers. The Council considers this land unsuitable for housing and it is proposed that it be developed for light industrial (Use Class B1) uses. Small industrial units are at a premium in the Borough and demand far exceeds the supply available. The layout and design of the development will have to take into account the proximity of the new housing development. The imposition of conditions restricting the uses to which the buildings could be put and the hours of use of the premises will be necessary to protect the amenity of the occupiers of the new housing.
- 5.27 This area of land could also accommodate a wood-fuelled district heating or combined heat and power plant to serve the development, the background to which is discussed further at paragraph 6.39. Appropriate vehicular access for wood fuel deliveries would be required.
- 5.28 It will be necessary for these commercial premises to be served by the development road network accessed off Tollbar Way. Care will therefore be necessary to ensure that this access road is capable of serving the development without creating noise and disturbance for the occupiers of properties close to the road. To ease this problem it might be appropriate to use a second access into the site off Tollbar Way close to the land identified for the light industrial development.

Social and Community Facilities

- 5.29 The Shamblehurst local centre provides local shopping and services for the Grange Park estates and also accommodates the church and doctors' surgery, with the Drummond Community Centre nearby. The local centre is only a short walk from the Dowd's Farm site (plan C) and will conveniently serve the development. Whilst the new development will impose additional pressures on these local services and facilities, the scale of the development does not warrant the establishment of a new local centre.
- 5.30 The Borough Council, in accordance with the shopping policies in the Local Plan Review, will support proposals for the expansion of the facilities at the existing local centre, particularly if these would accommodate a pharmacy/chemists' shop, a post office or a dental surgery. The Council cannot, however, insist on any improvements as part of the Dowd's Farm development. Given the overwhelming local need for the pharmacy and post office (and known commercial interest in the former), the Council considers that it would be appropriate to allow for these uses to be accommodated at Dowd's Farm. The provision on the main

route through the development of a small group of units that could accommodate ground floor commercial uses, providing one with approximately 100 square metres floorspace for the pharmacy and associated retailing, would be appropriate.

- 5.31 Subject to careful attention to design and layout issues in order to enhance the character of the building and to minimise the adverse impact of the use on surrounding residential property, Dowd's farmhouse could be converted to a pub/restaurant. This would help to create an additional community focus to the development.
- 5.32 The Council is aware that the scale of housing development in Hedge End is creating an increased need for new and expanded premises for a wide range of non-commercial social and community organisations that are essential to the vitality and well-being of the community. It is considered that efforts must be made to ensure that one or more of these organisations is accommodated at Dowd's Farm in order to enhance the range of activities available locally. Accordingly, an accessed and serviced site of 0.3 hectare must be made available at Dowd's Farm for this purpose. The site must be in a location suitable for a variety of non-commercial social or community uses, perhaps adjoining the through road across the site, and arrangements must be made to ensure that the site is available at a cost to the organisations concerned which reflects the restrictions on the use of the land.
- 5.33 The Drummond Community Centre has recently been extended and is the focus for a wide range of community activities. The building is used to capacity but there is scope on the site for further expansion. In recognition of the additional demand for community meeting space that the new housing at Dowd's Farm will impose on the Drummond Centre, the development should contribute to the remodelling and extension of the Centre to accommodate increased use.
- 5.34 The Council will seek to ensure that the design and layout of the primary school at Dowd's Farm could accommodate the shared use by the community of the facilities, possibly including the sports field (paragraphs 5.9 and 5.14).
- 5.35 The doctors' practice based at Shamblehurst (St Luke's Surgery) has advised that any expansion of the practice to meet the needs of an increased catchment population could be accommodated within the existing surgery premises.

Infrastructure

- 5.36 Detailed layout design must have regard to the constraints imposed by the utility services easement corridors described in section 3 of this brief. The provision of gas and water supplies to serve the development should not present any difficulties and

the usual arrangements should be made by developers with the service providers. The Council will require the provision throughout the development, from the outset, of ducting and cabling for business-standard ICT installation (paragraph 6.36).

- 5.37 Provision of electricity supplies by Scottish and Southern Energy plc is likely to require the installation of an additional high voltage feeder cable back to the major substation at Netley Common. This will require about 4.5km of excavation along a route to be agreed with the company prior to construction. Arrangements for this work to be undertaken should be made with:

Mr G H Paisley
Planner (Network Development)
Scottish and Southern Energy plc
P O Box 2004
Poole
Dorset BH12 1YT
Tel: 01202 784634

- 5.38 Foul drainage from the site presents more difficulties as there is no spare capacity in any foul sewers close to Dowd's Farm. The nearest foul sewer with capacity is west of the site, in Moorgreen Road, just to the south of the M27 motorway. The developer will probably need to requisition a connection to this sewer which will involve the construction of a rising main on an appropriate route from a pumping station on the development site, probably situated close to the western boundary. On-site foul sewers will need to drain to this pumping station, to which access must be available for a heavy goods vehicle and where any failure will not result in the flooding of property. No habitable building should be located within 15 metres of the pumping station boundary fence (*Sewers for Adoption – 5th Edition*).

- 5.39 Surface water drainage should be designed in accordance with the principles of sustainable drainage systems (SUDS), on which advice can be obtained from the Environment Agency:

Planning Liaison Officer
Environment Agency
Colvedene Court
Wessex Way
Colden Common
Winchester SO21 1WP
Tel: 01962 713267

Any surface water drains constructed for adoption must meet the relevant specification of Southern Water.

- 5.40 The first detailed planning application for development on the site must be accompanied by a hydrological assessment of the whole site with proposals showing how the development is to be

drained. These arrangements must ensure that surface water flows across the site boundary would not exceed those prior to the development of the site, incorporating soakaways (where possible), permeable surfaces, swales, reed beds and storage ponds as appropriate.

- 5.41 Particular attention must be given to the eastern and south-eastern sides of the site where run-off to Shamblehurst Lane and to adjoining properties already causes flooding. Efforts should be made to ensure that the arrangements for surface water drainage reinforce flows westwards to maintain water levels in the Moorgreen Meadows SSSI to the west of Tollbar Way.

6 Layout and Design Principles

- 6.1 This section of the development and design brief discusses detailed aspects of layout and design that development proposals for Dowd's Farm will have to address.

Site Context and Integration

- 6.2 The site is abutted on three sides by development constructed within the last 20 years and on its fourth side by wooded countryside beyond a modern distributor road. Most of the adjoining development is suburban housing which backs on to Dowd's Farm and there are few physical connections or visual links between the existing development and the Dowd's Farm site.
- 6.3 The new development must acknowledge the landscape character of the area (paragraphs 2.5 to 2.7) and the locational context of the site. It should reflect and enhance the undulating landscape by including buildings of varied height and scale. Existing mature trees, wooded areas and hedgerows should be retained and replicated in the development area to reinforce the landscape characteristics of the area. The Tollbar Way frontage must be softened with tree planting respecting the location of the site on the edge of the built-up area.
- 6.4 The development should not simply ape the existing surrounding suburban development. The site is large enough and the development is on a scale sufficient for it to possess its own identity and sense of place. The development must be distinctive and well-designed, not simply another area of anywhere suburban housing.
- 6.5 Because of the layout of the surrounding area and the nature of the Dowd's Farm site it would be very easy for the new development to remain separated and isolated from the existing community. It is therefore vital that every opportunity is taken to secure physical links between the site and the surrounding area.

Attractive footpaths and cycle routes, surfaced and lit to adoptable standards, must provide access between the development and facilities and services in the surrounding area (paragraph 5.6), provide access to the school and open space on the site and secure the integration of the development into the wider community.

Internal Circulation

- 6.6 The principal elements of the layout of the site as proposed are discussed in section 5 of this brief and shown on plan E. The Council will expect to see a layout based on a linked network of all-purpose roads, minimising the use of culs-de-sac. The detailed layout should have regard to the guidance set out in *Movement, Access, Streets and Spaces* (Hampshire County Council, 2001). Emergency and refuse vehicles must be able to access the whole site.
- 6.7 The road network should secure low traffic speeds by design, by incorporating short sight lines, pinch-points and T-junctions. Long stretches of uninterrupted straight roads should be avoided. Cyclists should be accommodated safely on these roads without the need for separate cycleways, but footways should generally be provided on both sides. Efforts should be made, consistent with safety, to minimise the use of traffic signs and other clutter.
- 6.8 On parts of the network consideration should be given to the use of the 'home zone' concept where, by layout and design and the use of contrasting surface materials, very slow traffic speeds are ensured. Pedestrians then have priority over vehicles over the whole of the street which is then available for children's play and other informal activities.
- 6.9 Particular attention will need to be given to how the best use might be made of the extensive utility easements crossing the site. The Council is determined that these should not simply be left as strips of grass and, in an effort to ensure the most efficient use of the land, it is suggested that where possible they should be used for the road network on the site. The creation of a 'main street' or 'high street' along the west-east corridor through the site would be possible. An illustration of how this might be achieved using buildings of appropriate height and without placing the road directly above the buried pipelines or creating a long straight road is shown on plan F. The remaining grass areas could constitute a 'village green' with a distinct visual and amenity function, perhaps accommodating children's play, although the opportunity for tree planting would be limited by the existence of the pipelines.
- 6.10 In order to supplement the road network and to provide direct links on pedestrian desire lines, additional dual-purpose footpath and cycle routes should be provided. These should be surfaced

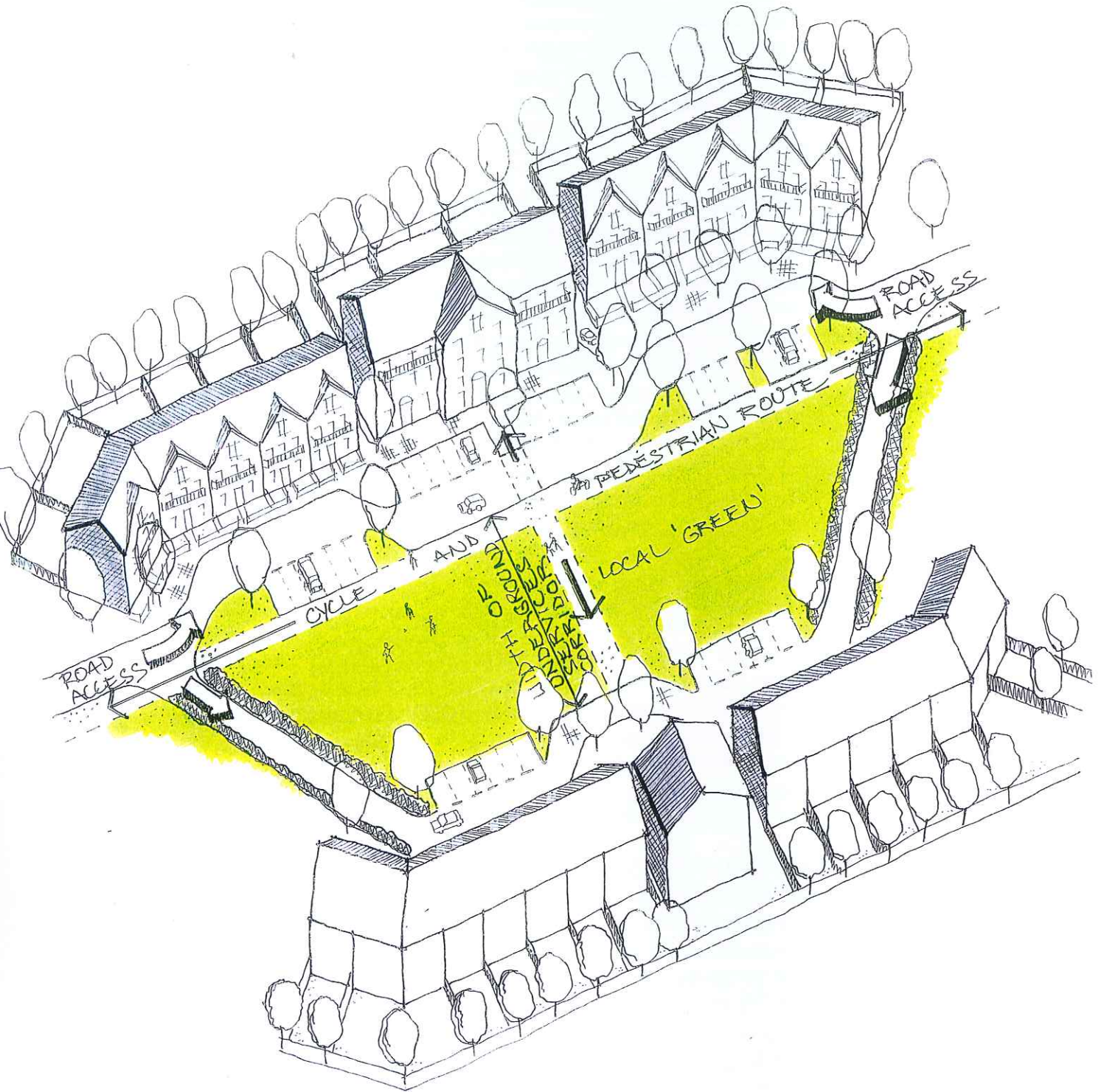
and lit to adoptable standards and be designed for the comfort, safety and ease of use of pedestrians and cyclists. The detailed site layout should also show the provision to be made for bus services (paragraph 5.7) and for the siting of bus stops and passenger shelters.

Car Parking

- 6.11 In accordance with *Movement, Access, Streets and Spaces*, allocated car parking provision within the development should not exceed an average of 1.5 spaces per dwelling. Detailed applications for planning permission must include a layout plan demonstrating the arrangements for car parking and the mix of in-curtilage spaces, communal off-street spaces and on-street shared provision.
- 6.12 The use of rear parking courts should be kept to the minimum as it tends to reduce pedestrian activity on the street frontage, introduce noise and disturbance into rear garden areas and create security concerns. Areas for car parking should, where possible, be overlooked from surrounding buildings.

Building Form

- 6.13 Aspects of building form such as the location of buildings, their size, height and shape and their relationship to one another must be carefully considered in order to create a legible layout for the development. The use of landmark buildings, the creation of clearly defined entrances and distinctive vistas and the establishment of a clear hierarchy of streets by careful design and choice of materials will all help to create a development in which it is easy to find one's way about.
- 6.14 Efforts should also be made to create a series of distinct spaces along the roads and streets within the development and to achieve a sense of enclosure to those spaces. On corner sites, buildings should be designed with frontages to both streets. Wherever possible a continuous built frontage to the street should be sought. The more important streets should contain buildings of three storeys, perhaps rising to four storeys in key locations. In lesser streets and in locations where it is necessary to acknowledge the relationship of the site to existing two-storey development, two storeys would be more appropriate.
- 6.15 Throughout the development a clear distinction must be made between public and private space. Boundaries between public and private areas must be defined by walls or railings. Access to properties must be gained on the public face of the property. If there is no front garden to the property any doorway should have an area of clearly defined 'defensible space'.



Plan F
Illustrative layout

Dowd's Farm
Hedge End

Showing 3 and 4 storey residential buildings arranged to enclose a local green in the main service corridor.

- 6.16 Buildings may be provided with bay windows or balconies in order to provide a means of overlooking public areas (but not private space). Privacy for the users of private outdoor space should be secured by careful design and not simply by separation distances.

Design and Character

- 6.17 The Council will expect to see a development of distinctive design, specific to the site, to create a clear sense of place. Standard 'off the peg' design will not be adequate or appropriate. In the design of individual buildings, regard must be had to their proportions, to the advantages of simple, straightforward design and of using a limited palette of materials and to the benefits of good quality, robust detailing. Fussy design, weak details and a multitude of materials and finishes should be avoided.
- 6.18 Buildings should be designed to ensure that adjacent public spaces are overlooked and that clearly identifiable entrances are available from public spaces in order to help to create lively streets. Particular advantage should be taken of the outlook across areas of public open space. Efforts must, however, be made to ensure that garage doors and driveways do not dominate the streetscene. The provision of balconies and bay windows could enhance the supervision of public spaces and provide articulation on the building façade.
- 6.19 In the layout of the development and in the design of individual buildings regard must be had to the need to reduce the potential for criminal activity in accordance with 'Secured by Design' principles and policy 37.BE of the Local Plan.
- 6.20 Efforts must be made in the layout of the site to avoid back garden boundaries abutting public open space areas. Particular attention must be given to the convenient and unobtrusive storage of two wheeled refuse bins at each residential property in locations from where they can easily be placed on the edge of the public highway for collection. Care will also be needed in making satisfactory arrangements for the storage of cycles in convenient, accessible and unobtrusive locations within residential curtilages.
- 6.21 Developments incorporating communally maintained gardens and planting should include a carefully sited composting facility to ease grounds maintenance activities and reduce the transport of compostible material. Communal arrangements for the storage of cycles and refuse bins will be appropriate to serve blocks of flats.

Open Space, Trees and Vegetation

6.22 The Council will require careful attention to be given to the layout and design of public space within the development. This issue is of particular significance at Dowd's Farm because of:

- the areas that will have to remain undeveloped because of the utility easements
- the significant area of open recreational space to be provided within the development.

6.23 Application plans must clearly distinguish, for the whole of the development site, between those parts of the site that are to be:

- i. Sold to individual private purchasers.
- ii. Disposed of to groups of private purchasers eg. shared access drives.
- iii. Adopted as public highway.
- iv. Adopted as public open space by the Borough or Town Council.

The Borough and Town Councils will only accept for adoption those areas of land that have a defined and obvious function. 'Left over' space will not normally be adopted.

6.24 The layout and design of public areas must:

- be robust and able to withstand a high level of use
- be distinctive, yet incorporate only a small palette of good quality materials
- include appropriate, well-designed street furniture and some public art
- minimise the need for signing and other street clutter.

Lighting, signing and other street furniture used within public areas must be specified as part of the development proposals and be of a good standard of design and detailing, appropriate to the character of the development. Wherever possible, public open space areas must be overlooked by surrounding buildings and advantage be taken of the open outlook.

6.25 Provision should be made in the layout of the development for the siting of neighbourhood recycling facilities to the design and specification of the Borough Council. These facilities must be sited in locations that would not give rise to disturbance to the occupiers of residential property.

- 6.26 The Council supports (policy 157.R of the Local Plan) the principles of the national ‘percent for art’ scheme whereby at least one per cent of the development cost of a project is explicitly devoted to the inclusion of arts and crafts in the new development. At Dowd’s Farm the Council will expect the developer to prepare a strategy for public art as an integral part of the development proposals. Features may range from a specific piece of public art at a focal point in the development, through the design of street furniture and boundary treatment to the inclusion of artistic features in hard landscaping and building design. All of these provide opportunities to illustrate the historical context of the development, link the site with the surrounding community and enhance the character and appearance of the development.
- 6.27 So far as is reasonably practicable, existing trees and hedgerows on the land should be retained and incorporated in the layout of the development. Efforts should be made to ensure that the full crown spread of protected trees that are to be retained lies outside the curtilage of individual residential properties. The Council will require that appropriate protection for these trees is put in place before any development takes place on the land, in accordance with the guidance in BS5837: 1991 *Trees in Relation to Construction*.
- 6.28 New tree and shrub planting of native species should be established as part of the development. This should include the planting of street trees where appropriate to the layout of the development (to create an avenue for example, or to close an open-ended vista) and the planting of parkland groups within the open space areas. Within the built-up area it may be appropriate to use non-native tree species selected for their appearance, compact habit and suitability for an urban environment. A list of suitable trees and shrubs for different purposes forms an appendix to this brief. Layout plans showing planting proposals must also show the alignment of all utility services to demonstrate the practicability of the planting scheme. This planting should be seen as an integral part of the design process and not as an afterthought.

A More Sustainable Form of Development

- 6.29 The Borough Council has a broad commitment to the principles of sustainable development and acknowledges the Government’s desire to ensure that these principles are adopted in the Council’s role as local planning authority. Dowd’s Farm will be one of the largest development projects in the Borough over the next few years and its construction and occupation could have a substantial environmental impact. A concerted effort to enhance the environmental sustainability of the development could therefore produce significant benefits.

- 6.30 Emissions of ‘greenhouse gases’ as a result of the use of energy from fossil fuels are a fundamental international concern. The Council is determined to ensure that the fossil fuel energy requirement arising from the Dowd’s Farm development is minimised in accordance with policy 42.BE of the Local Plan. In order that this is achieved, developers will need to devise a strategy from a range of options including:
- i. Site layout and building design to maximise passive solar gain.
 - ii. Building design and high standards of insulation to minimise heat loss.
 - iii. The adoption of combined heat and power systems or district heating to provide heat and energy for the development.
 - iv. The use of energy from renewable sources such as direct solar heating or photo-voltaic cells.
 - v. The installation of energy-efficient equipment and lighting.
- 6.31 Affordable warmth for all residents is a priority for the Council and this reinforces the need for all homes to meet the highest possible energy efficiency standards.
- 6.32 Building construction and the embodied energy in construction materials are also significant environmental considerations. Developers will be expected to show how their proposals address this issue and to demonstrate efforts to minimise the associated carbon emissions by the use of the most sustainable construction materials and methods.
- 6.33 The adverse impact of increasing water consumption on the ecology of Hampshire’s rivers is of considerable concern to the Environment Agency and water companies. The Council will be seeking to ensure that measures to reduce water consumption are incorporated in all new buildings at Dowd’s Farm. Potential measures include low capacity WC cisterns, spray taps, water-efficient household equipment, water butts for garden watering and the possible installation of ‘grey water’ recycling systems. Planning application proposals must specify those measures that are to be incorporated in the development.
- 6.34 The Dowd’s Farm site does not suffer from high levels of noise but care will need to be taken to ensure that the occupiers of dwellings close to Tollbar Way and to the industrial uses south of the site are not exposed to unacceptable levels of noise. Proposals will need to have regard to *Planning Policy Guidance note 24: Planning and Noise*. Detailed planning applications must include an assessment of noise levels and details of the measures adopted to deal with the issue.

- 6.35 In the design of the housing attention should be given to the adaptability of the design to meet changing households needs by providing the potential for extensions, internal alterations and extensions into the roof space (by avoiding trussed rafter roof construction). Consideration should be given to wheelchair access in order to facilitate occupation by older people and persons with disabilities. The Council will require detailed development proposals to show at least 10% of the dwellings, across the range of types and sizes, to be designed to 'lifetime homes' or to wheelchair accessible standards.
- 6.36 The design of dwellings should provide for the increased propensity for homeworking by the explicit provision of studios and workspace. The provision throughout the development, from the outset, of ducting and cabling for business-standard ICT installation will be required by the Council as part of the campaign to reduce the need for travel.
- 6.37 The Building Research Establishment's 'Ecohomes' environmental rating system for homes (sponsored by the NHBC) is a straightforward, flexible and independently verified method of accessing the overall environmental performance of a residential development. Assessment can be carried out at the design stage and a rating derived for a whole development through considering the performance of every house type. A broad range of environmental factors are assessed in seven categories: energy, waste, pollution, materials, transport, ecology and land use and health and well-being. All are optional, making the system flexible and allowing developers to address issues according to the site, the nature of the development and market considerations. More information on Ecohomes can be obtained from:

BRE
Garston
Watford
Hertfordshire
WD25 9XX
Tel: 01923 664000

Planning permission will not be granted for development proposals at Dowd's Farm that do not achieve at least a 'very good' rating on a BRE Ecohomes assessment (or an equivalent rating with a comparable system of environmental performance assessment).

- 6.38 Comparable standards of environmental impact will also be applied to all non-housing development at Dowd's Farm.
- 6.39 The Borough Council has secured a grant from the Energy Saving Trust to support a research project into the practicability and viability of a wood-fuelled district heating plant providing a

source of renewable energy to serve the Dowd's Farm development. It is considered that the land towards the southern boundary of the site proposed to be used for light industry would be the best location for this facility (paragraph 5.27), the vehicular access to which would need to accommodate deliveries of wood fuel. This would consist of forest residues derived from the management of Borough and County Council land in the area together with wood grown as a crop. The project is a theoretical exercise at this stage but could have valuable practical benefits locally and nationally in due course. Development proposals for Dowd's Farm should accommodate this scheme or other comparable proposals for the more sustainable generation of heat and/or power.

7 Implementation

- 7.1 The Council will wish to see initial development proposals for this land take the form of an outline application for planning permission incorporating a master plan for the whole of the site. If the Council is minded to approve such an application it will be necessary for the proposals to be referred to the Secretary of State in accordance with the *Town and Country Planning (Residential Development on Greenfield Land) (England) Direction, 2000*, to enable him to check compliance with Planning Policy Guidance note 3 and consider whether the application should be called in for his own determination.
- 7.2 In addition, if the planning application is submitted before the Council's Local Plan Review 2001-2011 is formally adopted, it will be necessary for the Council to refer it to the Secretary of State as a 'departure' from the development plan under the terms of the *Town and Country Planning (Development Plans and Consultation) Direction 1992*.
- 7.3 The *Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999* set out the requirement for an environmental impact assessment to be carried out in respect of certain categories of development. Consideration will need to be given prior to the submission of an application for planning permission as to whether the proposals fall within the categories of development in Schedule 2 to Regulation 2(1) and should be accompanied by an Environmental Statement under the terms of the Regulations.
- 7.4 Detailed development proposals must be accompanied by an implementation programme setting out the intended phasing of the various elements of the development. This must show the arrangements to be made to facilitate the availability of the primary school alongside the first housing completions on the land. The developers should also make provision for the appointment of a community liaison officer at an early stage in the development programme to provide a means of contact between the local community and the developers and their

contractors on issues of concern that arise as development takes place.

- 7.5 The Council will wish to ensure that proposals for development are accompanied by measures for the routing of construction traffic to avoid residential estate roads in the area, and any planning permissions will be conditioned accordingly.
- 7.6 The developer(s) of the land will be expected to meet the cost of all on-site and off-site facilities and works identified in this brief as an integral part of the development and necessary to mitigate the adverse impact of the development on the local community in accordance with policy 188.IN of the Local Plan. Prior to the grant of planning permission for any development on the land the Council will therefore seek to secure an appropriate binding agreement under s106 of the Town and Country Planning Act to ensure the timely provision of all necessary infrastructure and facilities.

OTHER PUBLICATIONS REFERRED TO

Eastleigh Borough Council

- *Eastleigh Borough Local Plan Review (2001-2011) First Deposit*
January 2002
- *Landscape Assessment of Eastleigh Borough*
March 1997
- *Housing Mix*
Consultation Draft Supplementary Planning Guidance
2002

Hampshire County Council

- *Hampshire County Structure Plan 1996-2011 (Review)*
December 2000
- *Movement, Access, Streets and Spaces*
July 2001
- *Hampshire Parking Strategy and Standards*
Summer 2002

Planning Policy Guidance Notes

- *PPG3 Housing*
March 2000
- *PPG12 Development Plans*
January 2000
- *PPG24 Planning and Noise*
September 1994

Building Research Establishment

- *Ecohomes: The environmental rating for homes*
April 2000

SUGGESTED TREE AND SHRUB SPECIES FOR DOWD'S FARM DEVELOPMENT SITE

NATIVE SPECIES:

<i>Acer campestre</i> (field maple)	Small deciduous hedgerow tree, autumn colour
<i>Alnus glutinosa</i> (alder)	Fast growing deciduous tree, catkins, suitable for damp ground
<i>Cornus sanguinea</i> (dogwood)	Tall deciduous shrub with flower and autumn stem colour, for open ground or woodland edge
<i>Betula pendula</i> (silver birch)	Fast growing deciduous tree with light canopy, woodland edge or open ground
<i>Corylus avellana</i> (hazel)	Small deciduous tree, catkins, important woodland understorey plant
<i>Crataegus monogyna</i> (hawthorn)	Important deciduous hedgerow shrub, flower, berries and thorns
<i>Cytisus scoparius</i> (broom)	Low evergreen shrub, yellow flower, for dry open ground
<i>Fraxinus excelsior</i> (ash)	Large deciduous tree, important for main landscape structure
<i>Ilex aquifolium</i> (holly)	Evergreen tree or shrub, woodland, hedge or screen planting
<i>Lonicera periclymenum</i> (honeysuckle)	Deciduous flowering shrub
<i>Malus sylvestris</i> (crab apple)	Small deciduous hedgerow tree, flower and fruit

Prunus avium (wild cherry)	Large deciduous flowering hedgerow tree
Prunus spinosa (blackthorn)	Tall deciduous hedgerow shrub, flower and fruit and thorns
Quercus robur (common oak)	Large deciduous tree, most important tree for creating long term landscape structure
Rosa canina (dog rose)	Medium sized flowering deciduous shrub, hedgerows, woodland edges
Rosa arvensis (field rose)	Medium-large flowering and suckering deciduous shrub, hedgerows, woodland edges
Salix viminalis (osier)	Deciduous upright willow shrub, fast growing , for damp areas
Sambucus nigra (elder)	Tall deciduous shrub, flowers and berries, open ground, woodland edge
Viburnum opulus (guelder rose)	Tall deciduous shrub, flowers and berries, autumn colour, moist soil, woodland edges

NON NATIVE SPECIES FOR GARDENS AND URBAN SPACES:

Acer campestre 'Streetwise' (field maple variety)	Compact maple with autumn colour street tree
Corylus colurna (Turkish hazel)	Medium to large tree with pyramidal form. Good tree for wider streets and urban spaces
Liriodendron tulipifera (tulip tree)	Large flowering tree with autumn colour specimen in large urban spaces
Pinus nigra (Austrian pine)	Conifer with large spreading head. Specimen or group tree for large urban spaces
Pyrus calleryana 'Chanticleer' (pear variety)	Medium, upright tree, autumn colour, very small fruit (pea sized). Street tree
Quercus palustris (red oak)	Large, fast growing oak for large urban spaces
Tilia cordata 'Greenspire' (lime variety)	Upright compact tree, free of honeydew. Street tree
Amelanchier canadensis	Small tree/large shrub, spring flower and autumn colour
Betula jacquemontii (white barked birch)	Small tree, light shade, attractive bark
Buddleia 'black knight'	Large shrub, summer flowers, attracts butterflies
Choisya ternata (Mexican orange)	Medium sized shrub, evergreen, scented flowers
Ceanothus 'Gloire de Versailles'	Wall shrub, evergreen, blue spring flowers

Cornus 'Westonbirt'(red stemmed dogwood)	Medium sized shrub, flowers, red winter stem colour
Cotoneaster dammerii	Evergreen groundcover small leaves
Escallonia 'Apple Blossom'	Evergreen flowering hedge
Hebe 'Pinguifolia Pagei'	Small evergreen groundcover shrub
Hypericum 'Hidcote'	Summer flowering groundcover shrub
Lavendula 'Munstead'(Lavenda)	Evergreen upright flowering groundcover
Lonicera nitida 'Baggesens Gold'	Evergreen groundcover small golden leaves
Mahonia x media 'Charity'	Upright, medium sized winter flowering evergreen shrub
Photinia x fraseri 'Red Robin'	Upright , large evergreen shrub with red foliage
Prunus lauroceracus 'Zebeliana'(prostrate laurel)	Evergreen ground cover shrub with large glossy leaf
Spirea arguta (may)	Large spring flowering shrub
Symphoricarpus x chenaultii 'Hancock' (snowberry)	Medium, semi evergreen flowering and fruiting groundcover
Viburnum tinus	Large evergreen flowering shrub