

# **Fair Oak Village Centre**

## **Development Brief**

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**June 2005**



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# **Fair Oak Village Centre Development Brief**

## **Introduction**

1. In 1989 a development brief for the Fair Oak village centre was prepared and adopted by Eastleigh Borough Council after a period of consultation. This document was approved by the Council's Cabinet on 16 June 2005 and is intended to supersede the 1989 Brief, taking into account physical changes that have occurred since then, current planning policies and local aspirations. Under the Planning and Compulsory Purchase Act 2004 this adopted Brief will remain in draft form as a supplementary planning document (SPD) until the adoption of the new Local Plan by the Council.
2. The primary purpose of the Brief is to encourage appropriate redevelopment of underused land in the village centre and identify future environmental improvements. It is intended that the document will offer guidance to potential developers and act as a measure to assess planning applications in part of the village centre. It is intended that the Brief be reviewed on a regular basis and revised if necessary.

## **Summary of the Proposals**

3. The main proposals of the Brief are summarised below.
  - Redevelop the sites of the (mainly business) existing properties between the Summerlands Road shops and The Cricketers public house more intensively for retail and office use with a new frontage on Fair Oak Road, and possible residential accommodation on upper floors
  - Provision of new housing to the rear of Summerlands Road
  - Encouragement of environmental improvement of land in the village centre
  - Parking and vehicular access for new commercial and residential development
  - Access for pedestrians, cyclists and users of public transport
  - Treatment of existing vegetation and new planting
  - Environmental sustainability in new development
  - Environmental health issues in new development

## **Policy Background**

4. Specific policies related to the village centre mentioned in the text are reproduced in the appendix.

5. Policy 43.BE in the adopted Local Plan (published in 1997) supported the implementation of the 1989 Development Brief which this document is intended to replace and identified part of the village centre as a local shopping centre to which policy 122.S applied (which deals with appropriate uses in this context). The Eastleigh Borough Local Plan Review (second deposit draft) includes a policy, 150.TC, requiring any redevelopment proposals to meet particular criteria designed to protect and enhance retail and community services.
6. Policy 42.BE in the Adopted Local Plan and 70.BE in the Local Plan Review explains that the Council intends to implement environmental improvement schemes in a number of areas. Where appropriate, developers may be required to make contributions towards environmental improvement schemes.
7. The Eastleigh Borough Local Plan Review Urban Capacity Study Background Paper (August 2001, text reviewed in November 2002) identified land occupied by 441-451 Fair Oak Road as a potential urban capacity site for 19-22 homes (see Plan 1). The willingness of the existing owners to sell and the inclusion of existing (business) uses were identified as constraints in the study. In this document business uses on the ground floor Fair Oak Road frontage shown within the proposed development area include Retail (A1) uses and financial and professional services (A2).

### **Area Under Consideration**

8. The Brief area for consideration as shown in Plan 1 takes account of development completed since the publication of the previous brief. The area includes shops, offices, a social club, vet, petrol station, car wash, 2 public houses, a restaurant, hot food outlets, parking, garages, a car sales area and residential accommodation, all in private ownership and a small public library opposite the shops on Summerlands Road. It is considered that the historic core of the village centred around The Square is generally acceptable in terms of its townscape and existing uses (fig1) but that some other parts of the area would benefit from further development and a range of environmental improvements.

### **Objectives**

9. Having regard to the proposals in the Adopted Local Plan, the Local Plan Review (second deposit draft) and the present position on the ground it is suggested that the brief should seek to improve the appearance of the village centre and make the area of the development brief a more pleasant place to live, work and shop, with its own distinct identity and improve its commercial viability by:
  - Retaining the role of the area as a local shopping centre, and redeveloping/enhancing the quality of the retail/business frontage onto Fair Oak Road between The Cricketers public house and the Summerlands Road corner
  - Protecting the residential amenity of residents on Summerlands Road
  - Improving the appearance of the existing rear car park area
  - Promoting the better use of land in the village centre, between Summerlands Road, Winchester Road, and Fair Oak Road

- Providing for new housing in the village centre
- Achieving further environmental improvements of land in public view in and around the village centre, including repaving and tree planting where appropriate
- Ensuring safe, convenient access to facilities in the village centre for pedestrians, cyclists and users of public transport
- Providing an appropriate level of private and public parking to serve the area with safe access
- Making/retaining appropriate provision for the servicing of business premises

## **Development Principles**

10. It is considered that the existing mix of (mainly business) buildings facing the Fair Oak Road (figs 2 and 3) make poor use of land in terms of the individual forecourts and rear gardens. This part of the area could make a better contribution to the village centre if developed more intensively for business retail purposes at ground level, with office/residential use above.
11. There is potential for the frontage buildings here to be up to 3 storeys in height in proportion with the existing flats opposite.
12. The viability of the scheme could be assisted by the partial redevelopment of the area at the rear of the properties, which is presently used as a car park, retaining sufficient space to provide essential parking for the redevelopment scheme and putting the remaining land to better use, providing much needed new homes close to the centre of the village.
13. Plan 2 shows the area considered for possible redevelopment taking in the land described. Plan 3 shows one way in which the scheme could be built, enabling the important frontage on the Fair Oak Road to be developed, together with some of the land to the rear. It is emphasised that the proposals illustrated are indicative and that the Council would welcome the discussion of alternative arrangements, which make good use of the area and enable good quality redevelopment of the Fair Oak Road frontage.
14. The roof heights illustrated would serve to limit the impact of any new development on the amenity of existing residents in Summerlands Road.
15. A phased development would be possible, starting with the Fair Oak Road frontage, taking all access from the Fair Oak Road, which is seen as the highest priority.

## **Proposals**

### **Shopping and Other Business Development**

16. Proposal 1: The sites of the existing properties at 441-451 Fair Oak Road, together with the vacant land at the corner of Fair Oak Road and Summerlands Road should be redeveloped as A1 shopping or A2 office development on the ground floor with residential development above. Café (A3) use would also be acceptable in principle, subject to compatibility with housing.
17. This proposal is intended to promote the role of the village centre as a centre for local services, shops and employment. This area affords the only area in the village centre large enough to be attractive to the development industry for the uses described.
18. Appropriate development would enhance the quality of the area, including both the frontage onto Fair Oak Road and the area to the rear, and provide a stronger link between the shops on Summerlands Road and the rest of the village centre.



Fig 1 Fair Oak Square



Fig 2 Business uses on Fair Oak Road (west)



Fig 3 Business uses on Fair Oak Road (east)



Fig 4 Summerlands Road and untidy corner at junction with Fair Oak Road



Fig 5 Paving and access to shops and car park of George Public House, Botley/Winchester Road



Fig 6 Paving and boundary treatment Botley Road/Winchester Road



Fig 7 Boundary of rear parking area served from petrol station

19. The layout (Plan 3) shows approximately 600 square metres of ground floor accommodation. Redevelopment would require the demolition of the bungalows and semi-detached buildings fronting Fair Oak Road together with their individual frontage parking spaces.
20. This would provide a major opportunity to improve the poor appearance of this stretch of road frontage. A high standard of design and appearance, appropriate to the village centre will be required. Development could be provided on 3 floors, acknowledging the scale of the apartments on the opposite side of the road.
21. Appropriate materials will be good quality bricks and tiles, to complement the older properties in the village. Residential development would be appropriate above the ground floor, subject to the level of parking provision available and the detailed design of the buildings.
22. The untidy corner between Summerlands Road and Fair Oak Road (fig 4) should be developed as part of the commercial/retail frontage, subject to adequate access and service arrangements being made. This corner presents an opportunity to provide a distinctive building which serves as a focal point in this part of Fair Oak.
23. Any new buildings proposed on the Fair Oak Road must have public entrances facing the road, to make a positive contribution to the street scene and pedestrian activity in the village centre.

### **Provision of New Housing in the Village Centre**

24. Proposal 2: New housing development will be encouraged in the area identified on the proposals plan between Summerlands Road and Fair Oak Road and is likely to comprise mainly flats. The housing mix and level of affordable housing required will be determined in the light of the Council's primary objectives for the site.
25. The Council's primary objectives for the site require an area of comprehensive redevelopment as identified on Plan 3 and the Council will determine an appropriate level of affordable housing for the site taking into account the commercial viability of the overall development.
26. The Supplementary Planning Guidance document published by the Council entitled 'Housing Mix' generally 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.
27. On this site it is likely that the accommodation provided would be dominated by smaller properties. The indicative layout shows a development of 10-12 flats behind the shops on Summerlands Road and 12-14 flats on the 2 floors above the commercial development proposed on the Fair Oak Road.

28. The illustrative housing layout shown on Plan 3 takes in land in a variety of uses and ownerships including: rear gardens of 441-451 Fair Oak Road, part of the rear parking area and pre-fabricated garages behind the shops on Summerlands Road, the car wash to the rear of the petrol station/supermarket.
29. Residential development must be designed to respect the amenity of existing homes. In particular the back to back dimension of existing to proposed windows in habitable rooms should be no less than 22m when directly opposed. The plan shows one way in which the site could be laid out without having new and existing windows directly opposed. New development to the rear of the existing 2 storey properties in Summerlands Road should be a maximum of 2-2.5 storeys in height, protecting the amenity of existing properties. Other residential property should be limited to a maximum of 3 storeys, respecting the existing range of built form and the character of the local area.
30. Flats should be provided with communal amenity space, away from the busy main road frontage, with direct ground floor access designed to protect the privacy of ground floor habitable rooms from public view. The flats over new shops and offices should be provided with balconies where direct access to communal space cannot be provided.
31. The residential access should have a surface material contrasting with the conventional carriageway surfacing, designed to give pedestrians and cyclists priority. Vehicles should be kept at near walking pace (below 10mph).
32. Particular consideration should be given to appropriate boundary details designed to screen and separate residential accommodation from the petrol station, and the parking/access area behind the shops on Summerlands Road. Boundary details visible from public areas should comprise good quality brick walls minimum height 1.8 M, in combination with planting, and timber fences will not be acceptable in these locations.
33. Within the village centre, outside the potential redevelopment area identified, other opportunities for residential development will be favourably considered, providing the proposals are in accordance with the objectives of the brief and relevant planning policies.

### **Environmental Improvements**

34. Proposal 3: the Borough Council will encourage and secure environmental improvements wherever the opportunity occurs to enhance the appearance of the Botley/Winchester Road corridor through the village centre, other land in public view in and around the village centre and to parking/service areas behind the shops on Summerlands Road and the Botley/Winchester Road.
35. The proposals plan and photographs identify a number of opportunities on the main Botley/Winchester Road corridor to improve the quality of the public realm. Specific opportunities in this area include improvements to the:
  - Paving and access arrangements serving the shops on the Winchester Rd (fig 5)
  - Car park and curtilage of The George public house (fig 5)

- Frontage boundary treatments and footway on the Botley/Winchester Road (fig 6)
  - Boundary of the rear parking area accessed from the petrol station forecourt (fig 7)
36. Opportunities may arise for securing environmental improvements in negotiation with landowners as part planning proposals, using appropriate developer contributions or as initiatives prepared by the Council.

### **Parking and Vehicular Access**

37. Proposal 4: Parking for customers and staff must be provided to serve new business development on the Fair Oak Road. Space should be retained as part of any redevelopment proposals or environmental improvements for the servicing and staff needs of the shops on Summerlands Road and the Botley Road, and the existing occupiers of flats above the shops.
38. Plan 3 shows one way in which vehicle access and parking could be provided for existing and new business development, with the existing frontage parking for the Summerlands Rd shops retained, together with the existing access to the rear of the shops. The existing area of rear parking is reduced, but consolidated in a more useable space immediately behind the shops, to facilitate access and parking for the staff and residents of the premises above the shops.
39. A link to the rear of the proposed new commercial development on Fair Oak Road is shown, which would enable easier circulation for delivery and service vehicles than a cul de sac. Parking is shown to the rear of the new business premises which could also be accessed from the Fair Oak Road. Adequate arrangements for commercial, service and emergency vehicles to manoeuvre and serve the development would be required, and must be clearly demonstrated in any planning application submitted.
40. An appropriate boundary detail including a wall would be required between the rear of domestic properties and the parking area, to enhance security, and to benefit the amenity of future residents. The proposals plan also illustrates how a small quantity of short stay frontage parking (about 8 spaces) could be provided for customers using the commercial premises on Fair Oak Road.
41. Proposal 5: Parking for new residential accommodation must be provided in off-street spaces. Appropriate arrangements to share an element of communal parking between residential and commercial development will be encouraged. Adequate storage for bicycles must be provided.
42. One way of providing parking, directly from the access road is shown on the proposals plan, between the proposed housing and the existing mature trees.
43. Attractive, efficient and functional lighting must be provided, integrated within the building design wherever possible to ensure that parking areas have a proper standard of illumination for safety, convenience and security, avoiding glare and light pollution.

44. Any new development proposals must include adequate cycle storage in accordance with County Council guidance, in this case 2 cycles per house, in a secure store (space for 1 cycle can be within a garage if provided), 1 per 1 bed flat, and 2 per 2-3 bed flat. Cycle storage for flats can be provided on a communal basis.

### **Access for Pedestrians, Cyclists and users of Public Transport**

45. Proposal 6: All new development proposals must make provision for safe, convenient access for pedestrians and cyclists. The Borough Council will review the quality of existing footway provision, and bus stop/shelter arrangements within the village centre and will prepare and implement appropriate improvements as opportunities arise. The existing pedestrian link between Winchester Road and Summerlands Road via the petrol station will be retained as part of any redevelopment scheme agreed.
46. Some of the existing footway provision in the village centre is below the optimum width suitable for pedestrians and disabled access. Some improvements may be possible as the result of redevelopment, and limited opportunities may exist to widen footways, remove obstructions, introduce appropriate drop kerbs, replace poor quality paving and introduce enhanced street lighting.
47. The quality of the existing (permissive) pedestrian link between Winchester Road and Summerlands Rd should be enhanced as part of any new development, by using appropriate high quality materials and ensuring that the route within the new development is overlooked by facing buildings and well illuminated with appropriate lighting, to provide informal surveillance and improved community safety.

### **Existing vegetation and new planting**

48. Proposal 7: Existing trees of high amenity value should be retained wherever possible as part of the new development proposals. New framework planting should be introduced to create appropriate enclosure, screening, to relieve the appearance of parking areas and enhance biodiversity within the area.
49. The most significant tree in the proposed development area remains the large oak at the rear of 449 Fair Oak Road. This tree is shown in its approximate position in Plan 3. Efforts should be made to retain this tree and integrate it within the development. A detailed survey should be undertaken, an assessment of the trees carried out and appropriate specimens retained as part of detailed development proposals for the site.
50. New tree planting will be required as part of any development, using species which will tolerate urban conditions, of a scale complementary to the built development, and of a form which will allow clear views beneath canopies in public places to facilitate an adequate level of surveillance.

### **Environmental Sustainability**

51. Proposal 8: The development must achieve the standard of 'very good' ECO homes rating as defined by the BRE. This can be achieved by a variety of methods including the provision of a percentage of electricity from renewable sources and the developer will be required to facilitate the appointment of an

independent assessor to confirm that the appropriate measures are in place to meet this standard.

### **Environmental Health**

52. Proposal 9: New built development must be designed to mitigate adverse effects of noise generated by surrounding activities and ensure that appropriate measures are taken to deal with the risk associated with any ground contamination identified on the site. Any new proposed café/hot food use must be designed for compatibility with residential use.
53. A scoping report should be undertaken, to establish precisely what environmental studies are required. The likely requirement will be for a noise study and a ground contamination study to accompany any development proposals.
54. The Council will require acoustic design standards for houses, etc. to comply with the policy 32.ES and the associated table in the Eastleigh Borough Local Plan Review (2001-2011) Second Deposit (May 2003). Good design principles are expected to be followed in order to reduce noise exposure to prospective occupiers as far as reasonably practicable. In this respect, it is expected that the planning and design guidance contained in BS8233:1999 will be followed.
55. Any schemes of remediation identified as a result of these studies will need to be agreed and implemented.
56. Particular attention should be given to noise attenuation and transfer within flats in order to minimise it.
57. The developer will have to submit an adequate scheme to be agreed with this authority, which will protect existing residential properties from noise, vibration and dust arising on the development area. The scheme shall be fully implemented as agreed and shall apply to all developments, contractors and sub-contractors, etc.
58. Before development commences management arrangements will have been agreed with the Council's Head of Environmental Health to ensure that complaints or problems arising during construction works can be readily and effectively responded to and dealt with.
59. Proposal 10: Appropriate measures should be included for the collection and storage of waste and recyclable materials. Communal bin storage must be well considered and designed to integrate well with the rest of the development. Apartments should be provided with covered storage to accommodate both refuse and recycling bins. Six dwellings will require storage space measuring 2m by 4m. Further details are provided in the Council's SPD on the Storage and Collection of Domestic Waste and Recyclables.

### **Parking**

60. The adopted Local Plan policy 68.T requires appropriate parking provision to be made for new development and the Local Plan Review identifies parking standards according to accessibility levels set out in the document under para 6.36, policy 116.T on parking applies, and the centre of Fair Oak is categorized as an area of

'medium accessibility'. Specific proposals, applying the appropriate standards are set out here:

61. Proposal 11: All residential development proposals within the area of this brief will be required to show the provision of safe and convenient car parking to the standards set out below:

1 bed units: average 0.75 spaces 2-3 bed units: average 1.5 spaces

62. All on the basis that additional visitor parking will be available at a ratio of 1 space per 5 units, which can be shared with the new adjoining retail and office development.
63. Proposal 12: Proposals for retail or A2 office use will be required to show the provision of safe and convenient car parking to a maximum of 1 space per 20 M2, the provision up to this level to take account of the requirements of the developer, to ensure that parking provision is appropriate and economically viable. Detailed proposals should take the needs of existing businesses into account.

### **Access to Watercourse and Surface Water Drainage**

64. Proposal 13: A strip of land 9 metres wide (as shown on Plan 2) shall be kept clear of development to the south east of the stream course to the rear of houses 3-29 on Summerlands Road to enable appropriate access to clear the watercourse and prevent flooding. Some widening of the bank top will also be required in consultation with the Environment Agency as part of any development of this area in order to provide some additional floodwater capacity. Developers will be encouraged to adopt sustainable drainage principles wherever possible in accordance with the policies contained in the Local Plan Review, to reduce the rate of runoff into the watercourse and other surface water drains.

### **Nature Conservation – Protected Species**

65. Proposal 14. Any development must include measures to mitigate for any impact it may have on protected species. The Council will require the site of any application involving demolition of existing buildings or development of existing gardens to be surveyed for the presence of bats and reptiles by a recognised ecological consultant, and the survey results to be presented as part of the application. If bats or reptiles are found to be present, suitable mitigation measures must be included as part of the application in order that any development would be in accordance with policy 25.NC of the Local Plan Review.

### **Implementation and phasing**

66. It is recognised that the implementation of the proposals contained in this Development Brief will require action by many parties. Although the Council may encourage implementation of certain development proposals, its direct influence is largely limited to areas of highway and public footway, the majority of land in the village centre being in private ownership. Implementation of the proposals in the Brief is therefore heavily dependent on the actions of other landowners and developers, and the Council would welcome the opportunity to discuss various ways of achieving viable development in the area identified.

67. Phased development of the main business and residential site identified will be acceptable, provided that the first construction stage includes some or all of the properties fronting Fair Oak Road, and that the initial stage forms part of a comprehensive plan and does not prejudice the completion of later development.
68. Any proposals for residential development in the existing car park/back garden area should allow for a possible future access to land which might have future long term development potential between the petrol station/shop and properties on Summerlands Road.
69. Adequate provision should be made by any new development for the enhancement of social and recreational facilities arising as the result of development. Contributions will be sought for the provision/enhancement of public open space which will not be provided on site. It is the Council's intention to continue the implementation of environmental improvement works in the centre of Fair Oak as part of its Community Investment Programme when appropriate resources are available. Only the preparation and costing of detailed proposals and the process of negotiations with landowners and developers will reveal whether the finance identified together with developer contributions will enable the range of environmental improvements described to be implemented as described under Proposal 3.