

# Land at Moorgreen Hospital & Moorgreen Dairy Farm, West End

Adopted Development Brief



APRIL 2015

## Title of Document

Land at Moorgreen Hospital & Moorgreen Dairy Farm, West End - Adopted Development Brief - April 2015.

This title is abbreviated on the plans to 'Moorgreen Hospital'.

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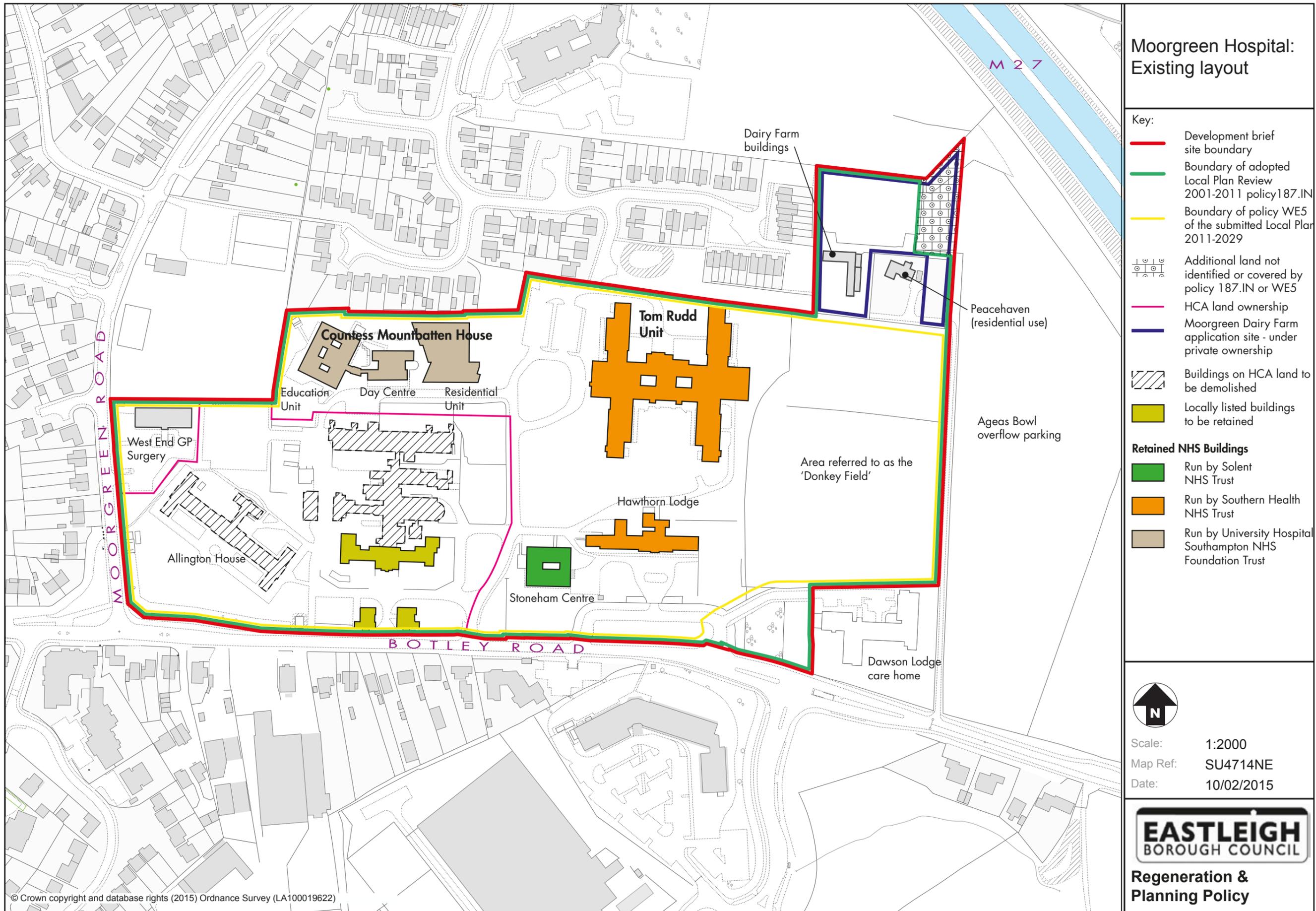
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Plan 1. Existing layout

Moorgreen Hospital:  
Aerial photograph of  
site area



This is a recent photograph taken between July and September 2013.



Scale: NTS  
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Plan 2. Aerial photograph of the site area

# 1. Introduction

## Purpose of document

- 1.1 This document provides detailed guidance in support of the redevelopment of Moorgreen Hospital, as provided for by policy **187.IN** of the adopted Eastleigh Borough Local Plan Review 2001-2011. This part of the development brief is proposed to be formally adopted as a supplementary planning document.
- 1.2 Guidance is also provided for the redevelopment of land at Moorgreen Dairy Farm, West End which adjoins Moorgreen Hospital. The redevelopment of this land falls outside of the provisions of policy **187.IN** of the adopted Eastleigh Borough Local Plan Review 2001-2011 and is subject to its countryside and strategic gap policies. As such, the guidance offered in this document on this part of the site is provided on a non-statutory basis.

- 1.3 The author of the document is:

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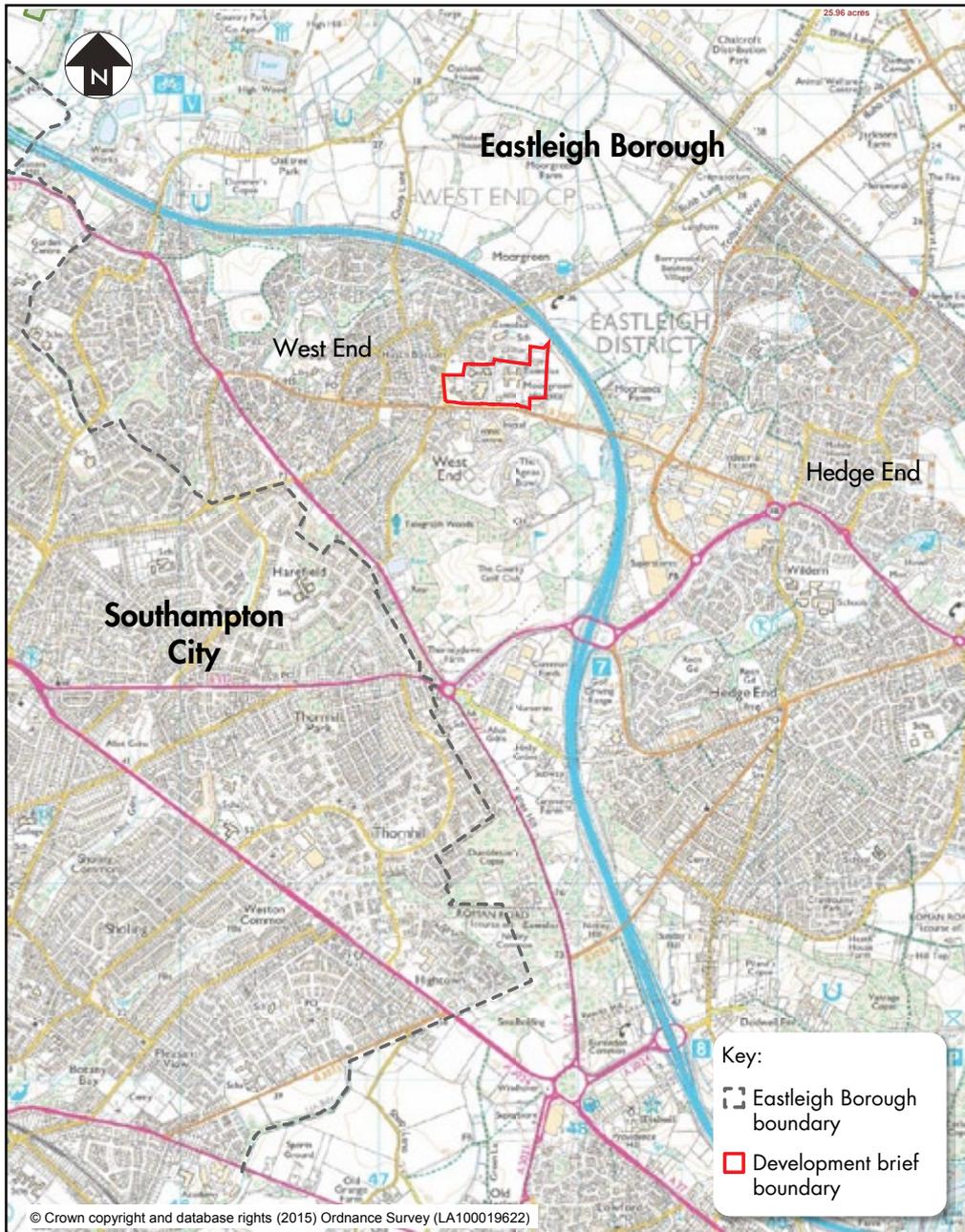
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## Structure of document

- 1.4 The structure of the document is as follows. The first chapter summarises the development principles in an executive summary. Chapter two provides a survey of the site's context area and the site itself. The third chapter provides analysis, identifying the main constraints and opportunities. Chapter four provides the national and local planning policy context. The fifth chapter sets out the Council's requirements for developments. Finally, a series of appendices supplement the main body of text.

## Adoption

- 1.5 Consultation for this document took place between 19 December 2014 and 30 January 2015, during which time 147 representations were received from nearby residents, statutory consultees and other interested parties. This document was formally approved for adoption by Cabinet on 9 April 2015.
- 1.6 Note: The draft version of this document was prepared to supplement the provisions of the Submitted Eastleigh Borough Local Plan 2011-2029 which was anticipated to be adopted in Spring 2015. In February 2015, the Inspector's report was received which found the Plan unsound and recommended its non-adoption. As a consequence, the final version of this document has been redrafted to focus instead on the provisions of the adopted Eastleigh Borough Local Plan Review 2001-2011.
- 1.7 References to the Submitted Eastleigh Borough Local Plan 2011-2029 are only retained in relation to the Moorgreen Dairy Farm part of the site, where there is no equivalent adopted Local Plan policy and on the basis that the policies for this area represent the most recent expression of the Council's comprehensive development strategy for the area.



Plan 3. Location plan

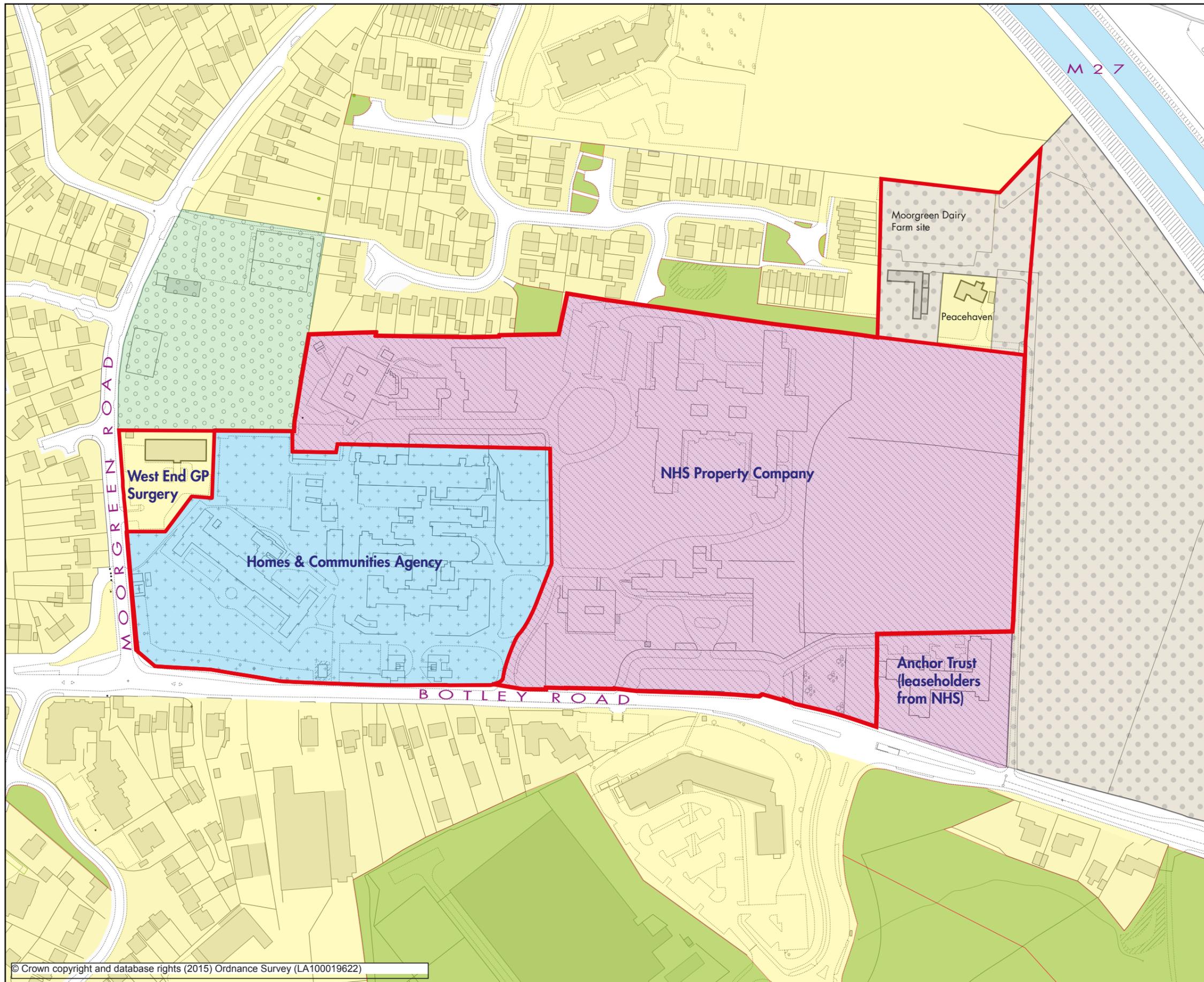
### Development principles: executive summary

- 1.8 The site can accommodate approximately 250 dwellings if the future healthcare needs of the local community can be demonstrated to be met (see adopted Eastleigh Borough Local Plan Review 2001-2011 (EBLPR) policy **187.IN** and, with specific reference to Moorgreen Dairy Farm the Submitted Eastleigh Borough Local Plan 2011-2029 ('SEBLP) policy **WE5**. For developable area see "Developable area" on page 55.
- 1.9 The site is likely to be developed for a mix of uses with residential development in the west, centre and far north east of the site and replacement health facilities in the east of the site (See "Phasing and capacity" on page 63).
- 1.10 The development must include the retention and re-use of the locally listed frontage block of the former workhouse buildings together with the front two receiving lodges (EBLPR

- policy **175.LB** and **WE5** of the 2011-2028 plan). Sensitive development around the workhouse buildings provides an exciting opportunity to create a high quality townscape off Botley Road.
- 1.11 The Phase 1A masterplan must provide for future expansion within the site of West End Surgery in the light of projected future primary care needs (**187.IN** and SEBLP policy **WE5c**).
  - 1.12 The development should respond to potential (as yet unmeasured) constraints including noise, air quality and contamination on the site (EBLPR policies **30.ES**, **31.ES**, **33.ES** and **35.ES**) and should accommodate any underground services which cannot be removed (see “Noise, air pollution and land contamination”, “Noise, air pollution and land contamination” on page 55).
  - 1.13 Suitable vehicular access points into the site from Botley Road (utilising existing access roads where possible) will be needed to serve all phases of residential development, as well as the retained and proposed new NHS facilities (see “Access and movement”, “Access, movement and parking” on page 56).
  - 1.14 Pedestrian and cycle links into and across the site from Monarch Way, St James School and Moorgreen Road are required (EBLPR policies **59.BE** & **100.T**). These links through to Botley Road will offer a short cut to cyclists and pedestrians travelling from the north of West End to Wildern School and other facilities at Hedge End (see “Access, movement and parking” on page 56).
  - 1.15 The strategic cycle route along Botley Road needs to be widened in places (EBLPR policies **59.BE** & **100.T**).
  - 1.16 A new access from the site to Moorgreen Recreation Ground is required (EBLPR **59.BE** and SEBLP policy **WE5d**) (see “Access, movement and parking” on page 56) and the informal surveillance of the park is to be improved by means of new houses positioned to overlook the park.
  - 1.17 Access across the site needs to prioritise safe pedestrian and cycle movements (EBLPR **59.BE**) (see “Access, movement and parking” on page 56).
  - 1.18 The site must provide a mix of house types, size and tenure including accommodation for older people (EBLPR **73.H** and SEBLP policy **WE5b**). A target of 35% of the homes for affordable housing will be sought.
  - 1.19 The masterplan must incorporate a comprehensive green infrastructure for the site (EBLPR **59.BE**) which integrates landscape design site assets such as valuable trees and hedgerows and proposed structure planting; ecological assets and enhancements; sustainable drainage features and access networks; and new areas of recreational open space (see “Green Infrastructure” p5).
  - 1.20 The development should connect and augment existing small sections of left-over open space to the north of the site to significantly improve the green space facility for existing and new residents as well as workers at the various NHS facilities (**59.BE**).
  - 1.21 The development must consist of buildings of scale, massing and height appropriate to the site context (see “Density, scale, massing and height”, “Density, scale, massing and height” on page 70) and to design standards set out in the Council’s Quality Places SPD (EBLPR **59.BE**). The NHS facilities in existing ‘land hungry’ single storey NHS buildings, when replaced, must be accommodated in a building of minimum of three storeys to enable the maximum possible release of land for housing (see maximum and

- minimum building height plans; “Plan 21. Maximum building heights allowable” on page 74 and “Plan 22. Minimum building heights required” on page 75).
- 1.22 Set-backs, the design of frontages and the use of materials must respond to local context (EBLPR **59.BE**) (see “Additional design criteria”, “Additional design criteria” on page 77).
- 1.23 The development should showcase best practice for new housing within existing long established communities through use of the Berry Theatre to facilitate the creation of a new piece of community theatre developed from the surviving archives of the workhouse. This would support and under-pin the strong interest in local history in West End Village. Opportunities for positive PR and value-added incentives for new home owners are possible. In addition, fixed art features would extend the West End public art trail (EBLPR **165.TA**) (see “Public Art”, p81 and Appendix D, p91).
- 1.24 The masterplan should achieve the BREEAM Communities excellent standard and provide funding for post occupancy evaluation studies post completion. The development must comply with the Council’s sustainable development standards (see “Sustainability”, , p85).

# Moorgreen Hospital: Land ownership plan



- Key:**
- Sites within development brief boundary
  - Eastleigh Borough Council
  - West End Parish Council
  - Foreman Homes (agents for landowners)
  - Homes & Communities Agency
  - NHS Property Company
  - Miscellaneous private ownerships
  - Highway land



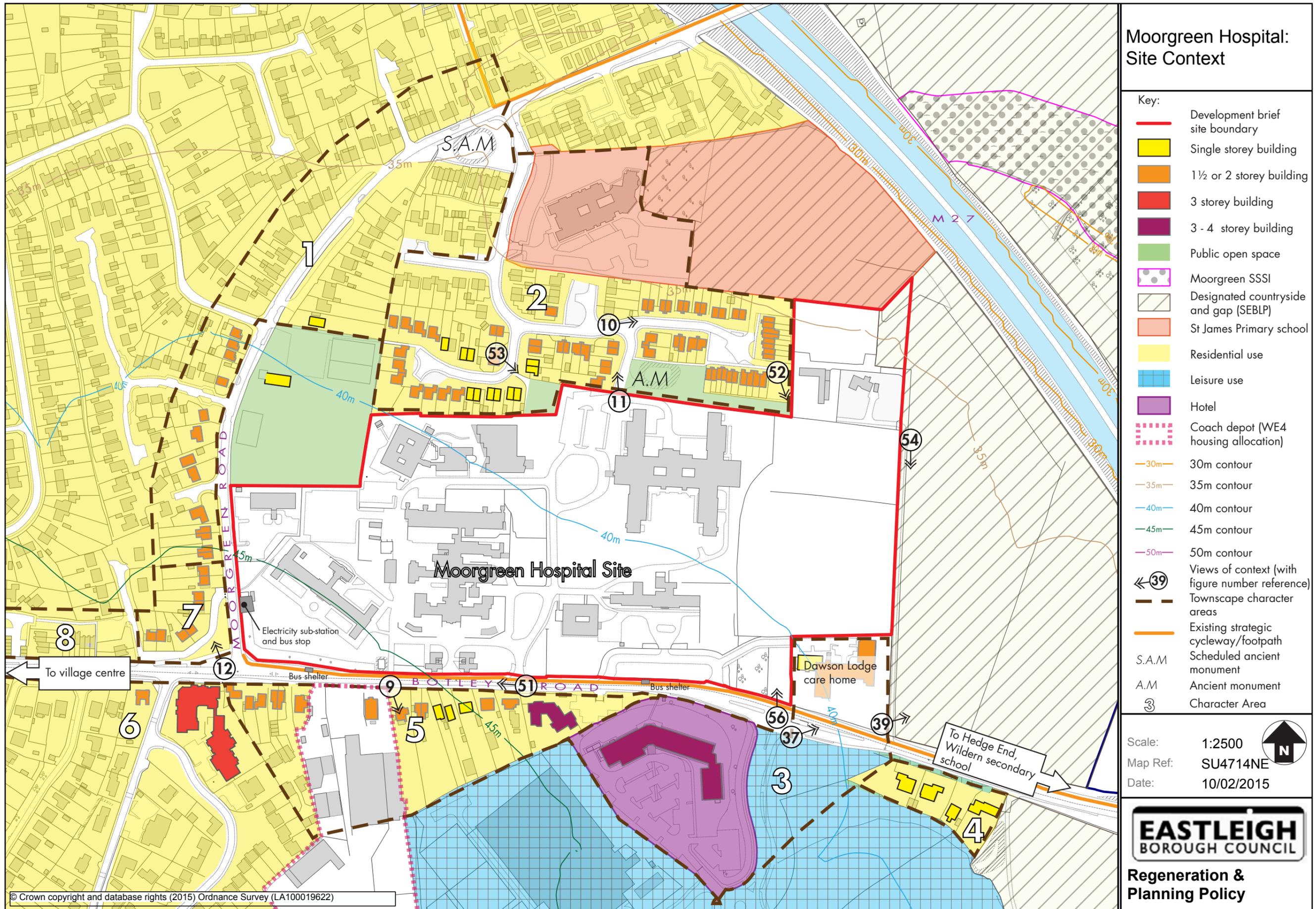
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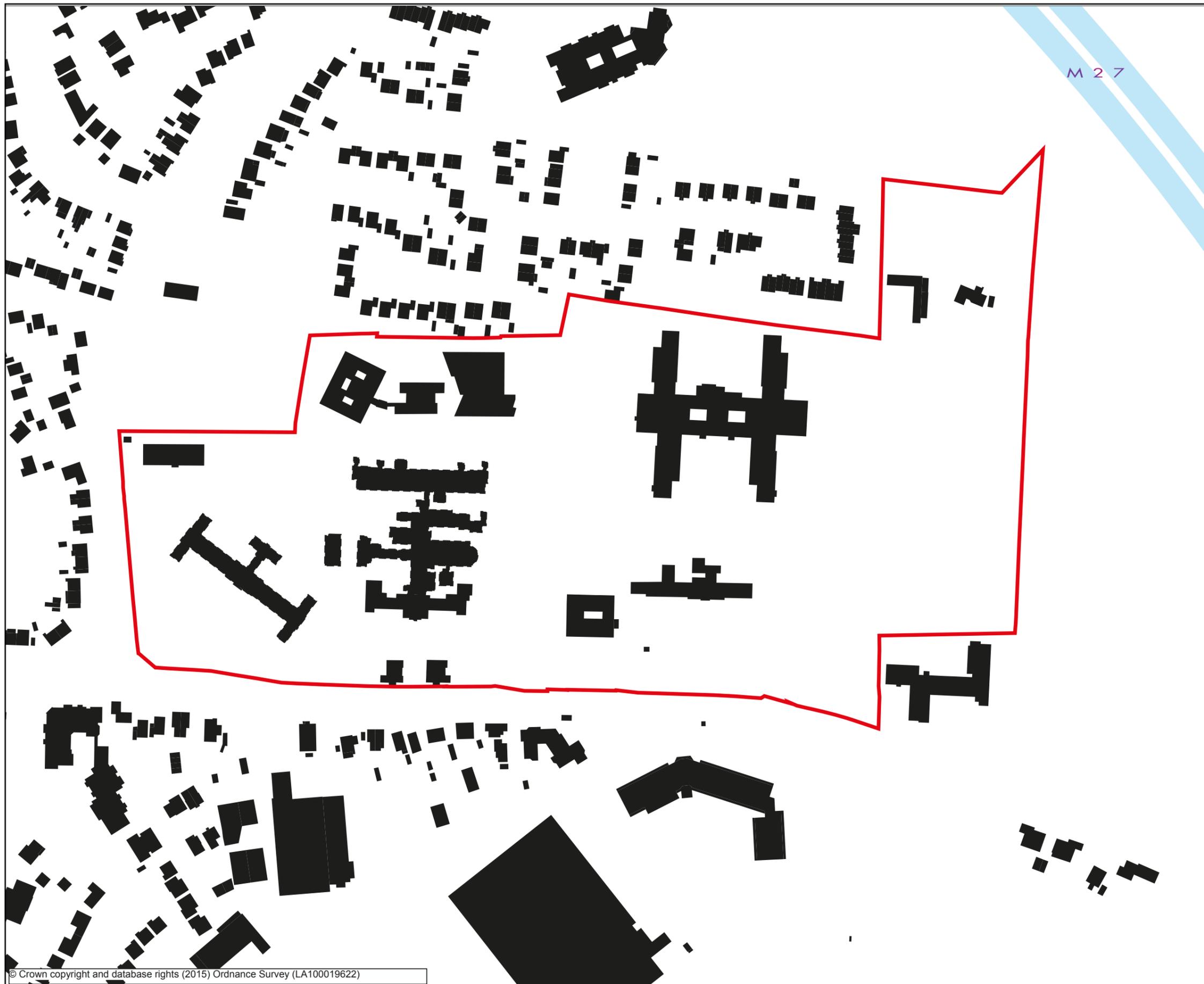
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Plan 4. Land ownership plan



Plan 5. Site context



Moorgreen Hospital:  
Figure Ground Plan

- Key:
- Development brief site boundary
  - Building



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Plan 6. Figure ground plan

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## 2. Site Information

### Site ownership

- 2.1 “Plan 4. Land ownership plan” on page 9 above shows the current ownerships for the site. A significant majority of the site is within the ownership of either the Homes & Community Agency or the NHS Property Company. The remaining land is in private ownership.

### Site context

- 2.2 “Plan 5. Site context” on page 10 above illustrates some of the key features of the area around the site, including heights of buildings, uses and topography.

### Site Location

- 2.3 The site lies on the eastern edge of West End village. West End is a small settlement contiguous with the main built up area of Southampton which is to the south west. West End is bisected by Botley Road, which also runs along the south side of the site. The local village centre, with shops and other facilities is 500m to the west along Botley Road. Refer also to “Plan 3. Location plan” on page 6.

### Topography

- 2.4 The site lies at between 40-45m above datum with the land sloping gently down to the north east to a local low point of 25m where the railway cuts across (about 1.8km away from the site) and in the valley of the Ford Lake stream (a tributary of the River Hamble). The land continues to slope upwards a little more steeply to the south west to a local high point of 95m in Telegraph Woods 850m from the site.

### Adjacent uses

- 2.5 The site is surrounded to the north, west and south by mainly residential development, with a large hotel directly the other side of Botley Road from the site. To the east is designated countryside which forms part of a narrow strategic gap which serves to separate West End (and the City of Southampton) with Hedge End. Directly to the north west is Moorgreen Recreation Ground. St James’ Primary School lies a little further to the north of the site. This school is only approximately 250m as the crow flies, however at present the shortest feasible distance by public road or footpath is approximately 965m via Botley Road, Moorgreen Road and Monarch Way.
- 2.6 The nearest secondary school is Woodlands Community College which is approximately 1.2km to the south west in Southampton. Wildern School is approximately 1.3km to the east in Hedge End. However there is also a new secondary school proposed at Horton Heath 2.3km away.

### Townscape

- 2.7 The “Plan 6. Figure ground plan” on page 11 above is a ‘figure ground’ plan which illustrates the urban grain (i.e. the pattern/rhythm of development) of the site and immediately surrounding area.



Figure 1. An attractive Victorian villa just to the south west of the site dated 1853.



Figure 2. A Victorian villa immediately to the south of the site.

- 2.8 The existing residential development surrounding the site is of mixed ages, but is predominantly twentieth century two storey houses.
- 2.9 The housing along Moorgreen Road (character area 1) was developed from the inter-war period to the present day. It comprises semi-detached pairs and detached villas with brick or render walls and tile roofs. The setbacks are relatively large.
- 2.10 To the north of the site lies an area of 1970's and 1980's terraced and semi-detached development on multi-headed cul-de-sacs off Monarch Way (character area 2 (see "Plan 5. Site context" on page 10)). St James Primary school is also located off Monarch Way.
- 2.11 To the south side of Botley Road and south of Dawson Lodge are two large three and four storey buildings, including the Holiday Inn (character area 3(see Plan 5, p10)). Further east, beyond the entrance to the Ageas Bowl are a series of bungalows on the south side of the road (character area 4 (see "Plan 5. Site context" on page 10)).



Figure 3. An attractive 1930's house with a mix of render, brick and tile hanging to the south of the site (part of character area 2).

- 2.12 To the south of the old workhouse (character area 5 (see "Plan 5. Site context" on page 10) the area fronting onto Botley Road is characterised by Victorian to immediate post-war villas and semi-detached pairs, again with generous setbacks.



Figure 4. Housing to the north of the site off Monarch Way; character area 2.



Figure 5. Housing and open space to the immediate north west of the Tom Rudd Unit; character area 2.

- 2.13 Character area 6 (see “Plan 5. Site context” on page 10); to the south west of the site along Botley Road lies a recent, large, three storey block of flats, addressing the junction with Telegraph Road. Further west beyond that is a small area of immediate post-war to present day development including a series of eight detached houses, with generous set-backs.
- 2.14 To the north of character area 6, character area 7 is series of semi-detached pairs (see Figure 5), followed further west by a sequence of several short, red brick terraces (character area 8). The terraces either back onto or are side on to Botley Road with a six foot boundary fence which is visually inappropriate for such a road frontage and also denies the footway any informal surveillance from habitable rooms at this point. The houses themselves do not contribute positively to the streetscene.



Figure 6. Four pairs of rendered and white/cream painted semi-detached houses to the immediate south-west corner of the site (character area 7).



Figure 7. Character area 8 to the west of the site.

- 2.15 The stretch of Botley Road in the vicinity of the site is very visually degraded by a plethora of highway signs, lighting and telegraph poles, which are arranged in a very inefficient way.

### Movement network

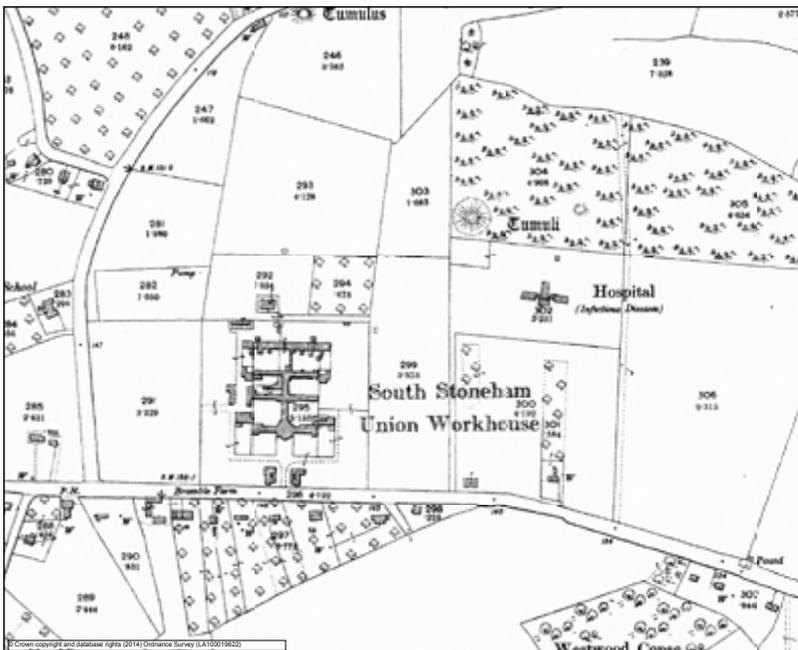
- 2.16 The site is bounded by Moorgreen Road to the west and Botley Road to the south (See “Plan 11. Site information” on page 21). At present there is no vehicular or pedestrian access north from the site to the residential streets directly abutting the site. There appears to be a vehicular access from the Moorgreen Dairy Farm part of the overall site via a car parking court to Monarch Way but there is uncertainty about the legal status of this access. At present the main vehicular access to the overall site is from Botley Road, immediately to the east of the locally listed buildings. Hawthorn Lodge and Dawson Lodge also have direct vehicular access from Botley Road. A narrow private track runs north from Botley Road to the existing bungalow in the north eastern corner of the site called ‘Peacehaven’. The West End GP Surgery has its own direct access from Moorgreen Road.

- 2.17 At present the site has poor linkages to land to the north and west, including the adjacent Moorgreen Recreation Ground, other smaller open spaces currently only accessible from Monarch Way and bus services on Moorgreen Road.
- 2.18 An on road cycle route, which forms part of the borough's strategic cycle network, currently runs along Moorgreen Road (see "Plan 5. Site context" on page 10). Another cycle route, which also forms part of the strategic cycle network, runs east-west along Botley Road on the southern boundary of the site as far as the Moorgreen Road junction.
- 2.19 On Moorgreen Road, there is a missing section of footway on the eastern side.
- 2.20 The existing Botley Road shared pedestrian and cycle route is sub-standard in width, being only approximately 1.8m wide in places.

History and archaeology



Plan 7. Historic map of 1870-72



Plan 8. Historic map of 1896



the north east corner of the site area. During the 1930s Hawthorn Lodge was built as a hospital. All the remaining NHS buildings date from the post war period.

### Local designations in the site context area

- 2.23 The nearest conservation area is Orchard Way, West End which is approximately 1km from the site.
- 2.24 Refer to the previous section regarding archaeological designations.
- 2.25 Moorgreen Meadows SSSI is a wet wood and grassland habitat located to the north east of the site and directly east of the motorway.

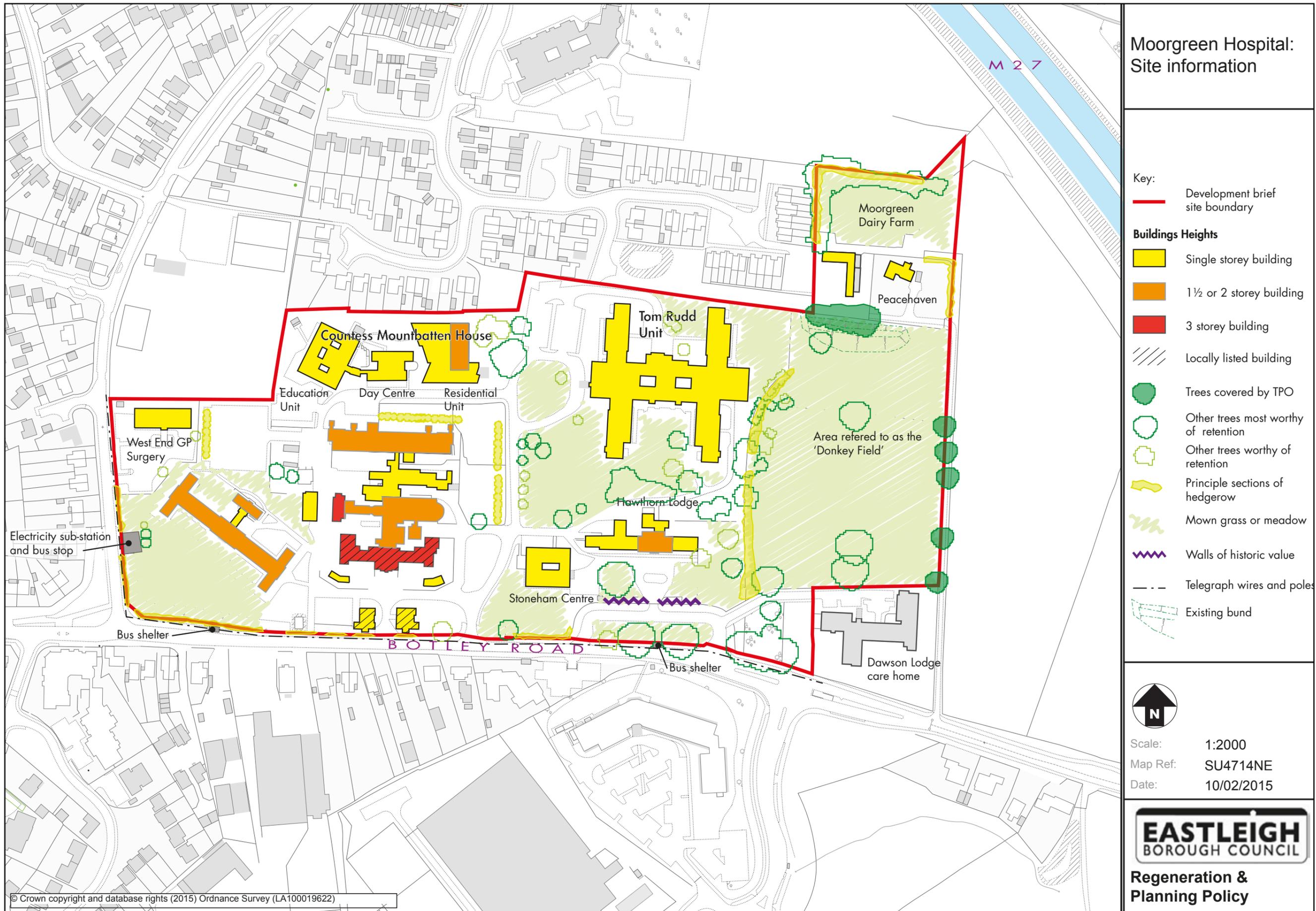
## Site description

### Overview of site

- 2.26 [Plan 11, p21](#) opposite shows the existing features of the site. It has been developed piecemeal over the last 175 years. Key stages in its development have been the Victorian era (the workhouse), the 1930's Hawthorn Lodge and late in the twentieth century (Stoneham Centre, Tom Rudd Unit and Countess Mountbatten House).
- 2.27 The western part of the site is relatively densely developed, especially around the former workhouse building, where a large complex of buildings has been constructed to serve the former Nuffield Hospital. The central part of the site is much more open in character, with mature tree planting and significant areas of lawn. On the eastern side of the site, the Moorgreen Dairy Farm is also relatively undeveloped and the 'Donkey Field' is an area of pasture with no buildings on it.

### Topography

- 2.28 The site slopes gently downwards from the high point at the south west corner approximately 11m over a distance of approximately 580m, to the low point at the north east corner. There is an artificial bund along the northern edge of the 'Donkey Field' reaching 1.5m at its highest in the centre, tapering down to the west and east side. There are other minor areas of steeper artificial slopes in the developed areas created to accommodate the various buildings. An example is the abrupt drop (approximately 0.9m) separating the HCA owned area from the Countess Mountbatten site. This was created in Victorian times to establish a wider flat site for the workhouse.



## Moorgreen Hospital: Site information

- Key:**
- Development brief site boundary
- Buildings Heights**
- Single storey building
  - 1 ½ or 2 storey building
  - 3 storey building
  - Locally listed building
  - Trees covered by TPO
  - Other trees most worthy of retention
  - Other trees worthy of retention
  - Principle sections of hedgerow
  - Mown grass or meadow
  - Walls of historic value
  - Telegraph wires and poles
  - Existing bund



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Plan 11. Site information

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## Site Designations

- 2.29 Tree Preservation Order (TPO) 773 covers the Moorgreen Dairy Farm site and the access track from Botley Road to it. See "Appendix A - TPO 773" on page 87.



Figure 8. Historic photograph of the workhouse buildings. Photograph courtesy of West End Local History Society.



Figure 9. The locally listed entrance building to the former workhouse. The single storey rendered building in the foreground is not part of the listing.



Figure 10. View of the two locally listed, single storey receiving blocks to the former workhouse from Botley Road.

- 2.30 The main frontage of the old workhouse building and the associated two reception lodges are 'locally listed' which means that they are included on Eastleigh Borough Council's register of Buildings of Special Architectural or Historic Interest.
- 2.31 The 1834 Poor Law Amendment Act required the whole of England and Wales to be divided into Poor Law Unions, each with its own general workhouse, where able-bodied paupers and their families could obtain relief. A workhouse known as the South Stoneham Union Workhouse is believed to have operated on the site in the early nineteenth century.
- 2.32 There is strong local interest in the buildings, the 1848 entrance block being a handsome façade in red brick, with the yellow brick quoins mirrored in the receiving lodges. The ground floor reception room is an Edwardian addition. Other features common to the three buildings are the distinctive finials and 'arrow slit' windows on gable ends (see Figure 12, p25) .



Figure 11. Detail of ornamental gable above the building's main entrance.



Figure 12. View of the top section of a gable end to one the two receiving blocks.

- 2.33 The façade of the entrance building is marred by the modern addition of a lift shaft. The brick wall fronting Botley Road to the south of the receiving blocks is not of special architectural merit.

### Other structures

- 2.34 Apart from the three locally listed buildings the NHS buildings consist of predominantly single storey large footprint buildings of low architectural quality. On the Moorgreen Dairy Farm site there is a bungalow and an old agricultural building both of low architectural quality.



Figure 13. Some of the poor quality buildings to the north of the main entrance block to the old workhouse.



Figure 14. Hawthorn Lodge



Figure 15. Agricultural buildings on the Moorgreen Dairy Farm part of the site.

- 2.35 However, along the southern boundary wall to Hawthorn Lodge situated as part of a long brick wall are two pairs of gate pillar features marking the two pedestrian entrances to the former hospital. One of these pairs retains its original iron, art deco gate and both retain some of the original wall and horizontal railings. These distinctive and unusual features are built in the period art deco style. The original overall length was to approximately one metre past the pedestrian gates at either end where the wall changes direction. The existing walling past those is not original but the red bricks at the base on the outside of the walls look odd because there were originally raised flower beds to mirror those on the inside, as shown on the ordnance survey map of 1932-46.



Figure 16. The gateway features along the southern boundary to the Hawthorn Lodge area.



Figure 17. View of the second pair of entrance features showing original iron gate.

## Vegetation

- 2.36 Plan 12, p29 opposite, identifies the existing trees, hedges and other vegetation on the site.



Figure 18. View showing the overgrown pasture of the 'Donkey Field' looking north east to the countryside beyond. The trees along the track are part of group 11 on the vegetation plan (see Plan 12, "Vegetation plan", p29) and are protected by a Tree Preservation Order 773.



Figure 19. T6 and T7, a pair of oak trees on the Phase 1A site (see Plan 19, p65)

# Moorgreen Hospital: Vegetation plan

**Key:**

-  Development brief site boundary
-  Trees covered by TPO
-  Other trees most worthy of retention
-  Other trees worthy of retention
-  Principle sections of hedgerow
-  Mown grass or meadow

**Notes:**

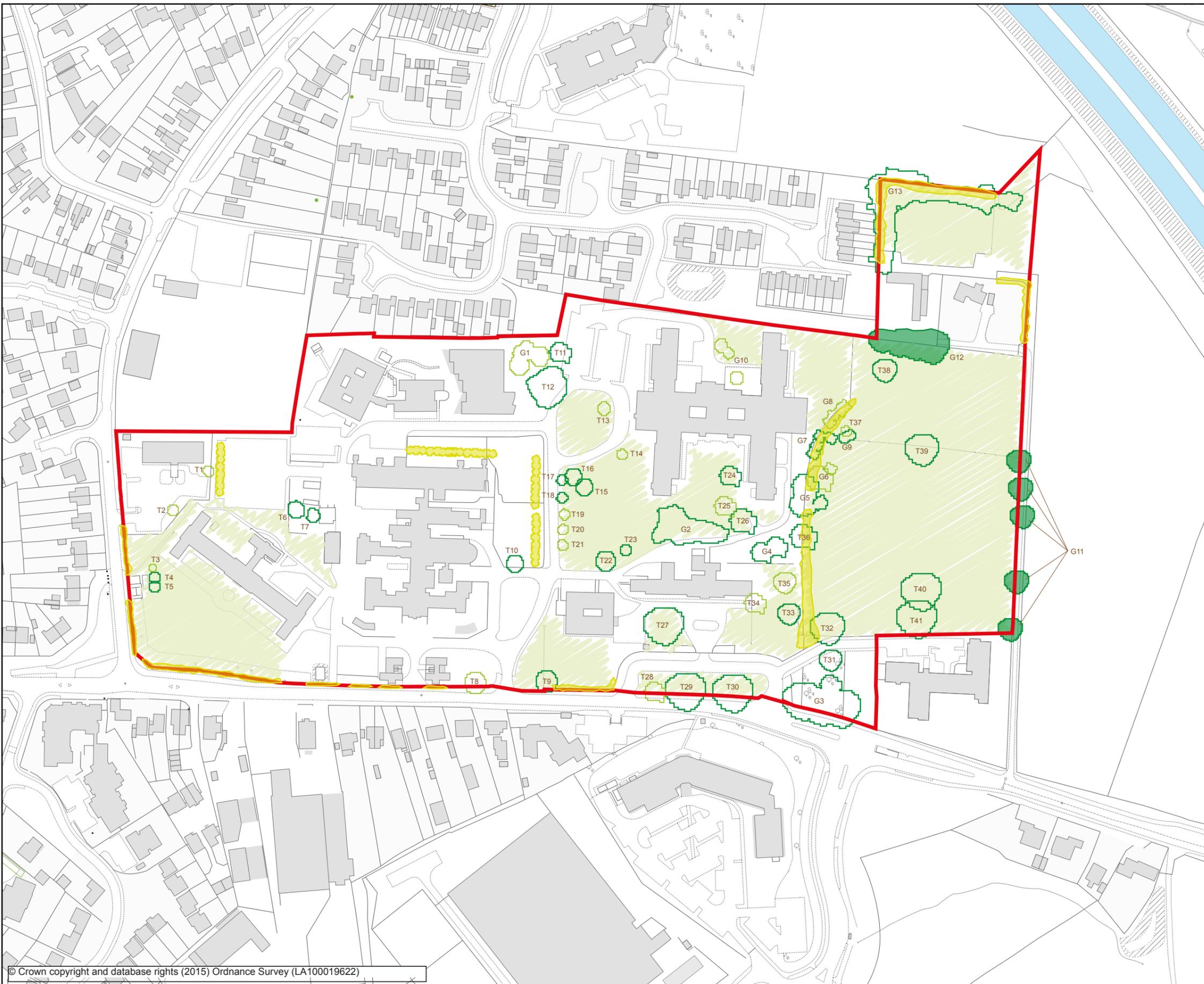
1. The Countess of Mountbatten House site has not been surveyed as this is likely to remain for the foreseeable future.
2. Refer also to the accompanying tree schedule (Appendix B).



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Plan 12. Vegetation plan

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Figure 20. T10, an attractive field maple on the eastern side of Phase 1A (see plan 19 on p65).



Figure 21. Part of G2, a group of trees to the north of Hawthorn Lodge.

- 2.37 Developers will need to prepare a tree survey for the parts of the site currently not surveyed to British Standard BS 5837:2012 level. The tree schedule in Appendix B has been prepared without the benefit of a full tree survey but is intended to give developers an early idea as to the Council's intentions in relation to the existing trees on the site. There are many existing trees on the site excluded from the schedule. The vast majority of these trees are likely to be of low quality and may be removed. The schedule should be read in conjunction with the vegetation plan (Plan 12, p29).

- 2.38 A series of mixed native and ornamental hedges exist across the site of varied landscape and ecological value. The Donkey Field and part of the Moorgreen Dairy Farm site consist of pasture. The latter is still grazed but the former is overgrown.
- 2.39 Incidental areas of mown grass exist around the hospital site.

### Ecology

- 2.40 The Homes and Community Agency (HCA) site has had habitat, invasive plant and bat roost surveys, as well as the Moorgreen Dairy site has had some ecological surveys carried out. The Council requires shortfalls in the survey information to be made good, as and when developers advance their proposals to outline application stage, and before any planning application is made. The information submitted to the Council for the HCA owned land incorporates preliminary bat surveys and a tree condition survey. The initial bat surveys have identified small bat roosts, with droppings from brown long eared bats being found in small numbers in the loft of Allington House with a single common pipistrelle bat recorded emerging from the main hospital building. The report correctly stresses that further surveys are required.
- 2.41 The majority of hedgerows within the part of the site proposed to be developed first (Phase 1A) appear to be of poor ecological quality with only the hedge along Botley Road/Moorgreen Road identified as containing a more diverse range of species, although this is described as patchy and contains a number of non-indigenous species.
- 2.42 Eastleigh Biodiversity Action Plan priority bird species of starling and house martin (also on the red and amber list respectively of the BTO/RSPB et al 'Birds of Conservation Concern' (2009) have been found nesting within the buildings on site. Historic records are available for hedgehogs within the area but their current status is unknown.
- 2.43 Bat surveys have been undertaken of all buildings of the Moorgreen Dairy site and no bats were found. However there are a number of features that could accommodate bat roosts. A small population of slow worms have been found on site associated with the longer grass and scrub adjacent to the hedgerow and woodland.



Figure 22. Wild Roe deer on the 'Donkey Field'.

- 2.44 No ecological survey data for the Donkey Field has been undertaken, but a number of assumptions could be made regarding the species that may be present using the survey information obtained within Moorgreen Dairy Farm, due to the similarity in habitats present. The Donkey Field continues the hedgerow and woodland network contained within Moorgreen Dairy Farm and could contain reptile and bat foraging habitat. The grassland within the Donkey field is currently not managed and the grass has been allowed to grow long.
- 2.45 There are potential hydrological links to Moorgreen Meadows Site of Special Scientific Interest (SSSI) from the development site as well as impacts to the nearby internationally designated River Itchen Special Area of Conservation (SAC) and Solent and Southampton Water Special Protection Area (SPA)/Ramsar sites and their underlying component SSSIs.
- 2.46 Concern has been raised with regard to the impacts of the scale of residential development proposed across the south Hampshire area on migrating and overwintering birds on the Solent shores, as a result of recreational disturbance (e.g. through dog walking). The Solent Disturbance and Mitigation Project examined potential impacts and mitigation measures. Resulting from this work, the Solent Recreation Mitigation Partnership<sup>1</sup>, comprised of authorities across south Hampshire, including Eastleigh Borough Council, have agreed an interim mitigation strategy<sup>2</sup>. This strategy requires financial contributions to be made toward mitigation measures by any development involving a net gain of dwellings that is within the 5.6km 'zone of influence' identified. This site is located within this 5.6km zone

### Site Services and utilities

- 2.47 The developers shall be responsible for determining the location of any statutory undertakers' services and facilities on the site. There is a small electricity sub-station located near the Moorgreen Road frontage. There are telegraph wires and poles on site and on the surrounding footways of Moorgreen and Botley Roads (see Figure 10 and Figure 24). Plans sent to the Council from Southern Water suggest that they have no services in the site except those linking the mains services along Botley Road. These enter the site just to the west of the western-most receiving lodge in the Phase 1A area and in the vicinity of the recycling facility into the phase 3 area. However, Southern Water have since informed the Council that 'there are water mains crossing the site but these could be abandoned and therefore would not be a design constraint'.

1 [http://www.solentforum.org/forum/sub\\_groups/Natural\\_Environment\\_Group/Disturbance\\_and\\_Mitigation\\_Project/](http://www.solentforum.org/forum/sub_groups/Natural_Environment_Group/Disturbance_and_Mitigation_Project/)  
 2 Solent Recreation and Mitigation Partnership (2014) Interim Solent Recreation Mitigation Strategy  
<https://www.portsmouth.gov.uk/ext/documents-external/env-srmp-interim-mitigation-strategy.pdf>

## Views

(See also Plan 15, p45)



Figure 23. View of the 'Donkey Field' from the lawn to the north east of the Tom Rudd Unit.

- 2.48 In [Figure 23](#) above there is a mature oak in the middle distance which forms a central feature in this field.



Figure 24. A key view of the site from the junction of Moorgreen and Botley Roads.

- 2.49 [Figure 24](#) shows the very prominent telegraph wires and poles at this junction.



Figure 25. Botley Road from the Ageas Bowl entrance looking east showing the rural character of the landscape here.



Figure 26. View of protected countryside to the east the site from the edge of the Moorgreen Dairy Farm part of the site which forms a buffer between West End and Hedge End. Photograph taken in summer.



Figure 27. View of countryside to the east of the site near Botley Road taken in autumn.



Figure 28. View of the southern edge of the 'Donkey Field' from Dawson Lodge.



Figure 29. View of southern facade of workhouse from Botley Road.



Figure 30. View of the southern facade of the workhouse building from Botley Road framed by the two reception buildings.



Figure 31. View of southern facade of workhouse from Botley Road marred by telegraph poles and wires.

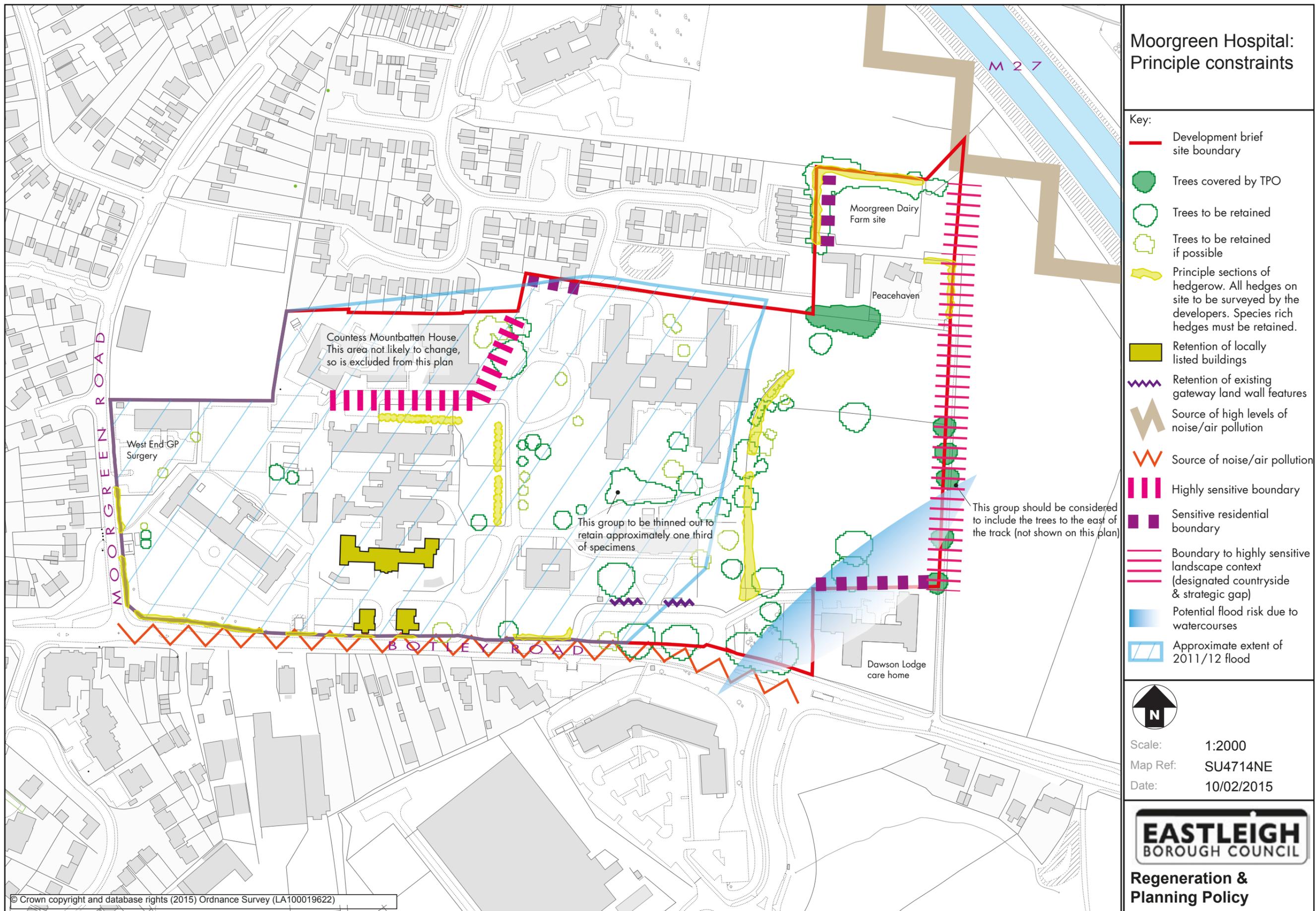
- 2.50 The workhouse building and the two lodges are very prominent as one progresses along Botley Road. There is potentially an important view south into the site from the existing green space to the north of the site. There are no views from public realm from the countryside to the east of the site. There are however views of the countryside from the eastern part of the site.
- 2.51 There is a potential view of the Moorgreen Recreation Ground from the north western part of the site. The south west corner of the site on the junction of Moorgreen and Botley Roads is very prominent. An existing important vista is from the access road for the Ageas Bowl site onto Botley Road which focuses on the south eastern part of the site.

### Drainage

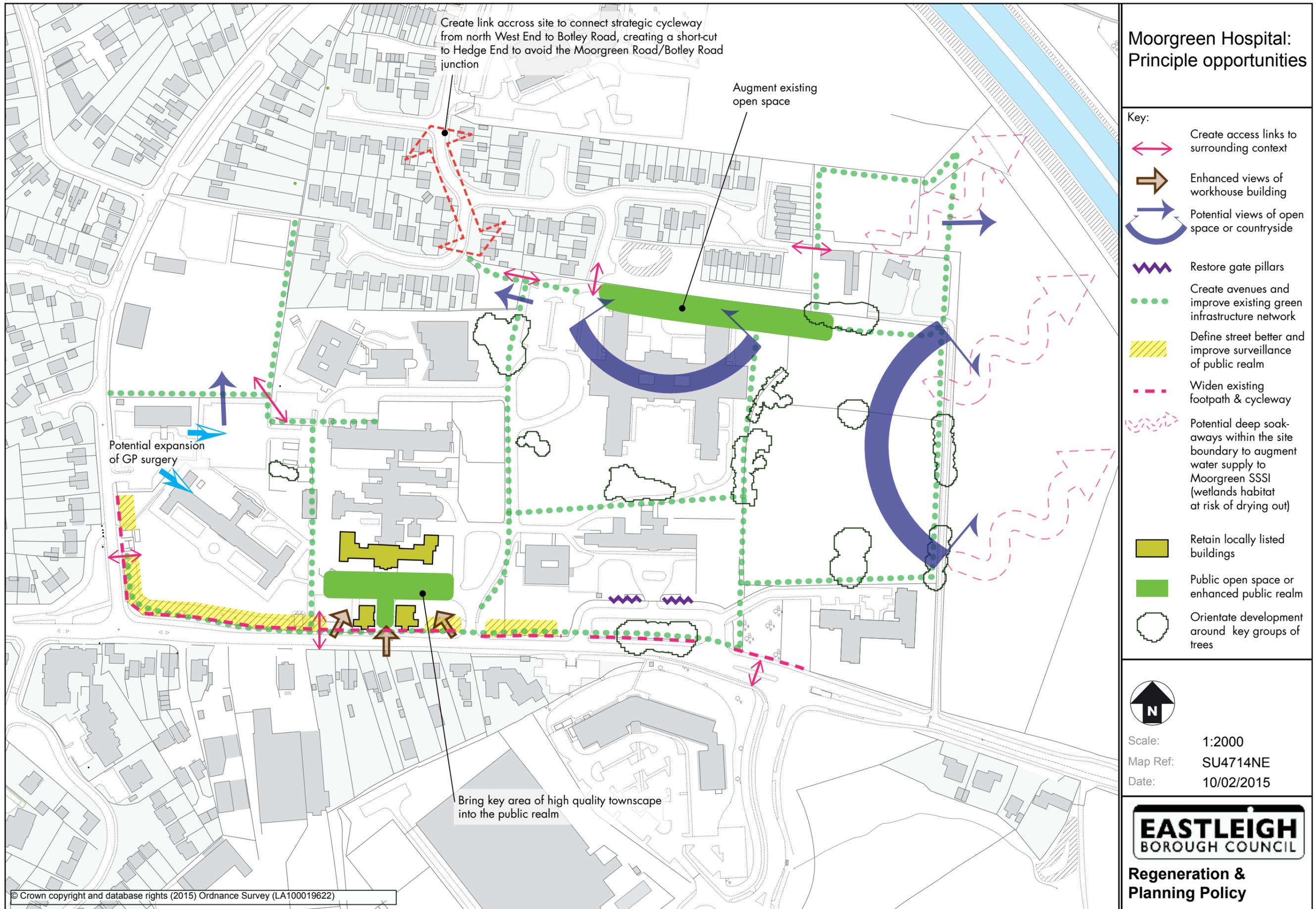
- 2.52 To date no drainage studies have been carried out on the site. A full drainage study will be required by the developers of the site. There is a report of existing flooding from drainage across the hospital site in 2011/12 recorded in the draft SWMP for Eastleigh (which is available at the County Council's website here; <http://www3.hants.gov.uk/flooding/hampshireflooding/surfacewatermanagement/swmp-eastleigh.htm> - see in particular page 45 of the Appendix D Eastleigh Parish Maps and section 7.2.11 on pages 23 and 24 of the main SWMP document (29/30 of the PDF). This area covered the Phase 1A and phase 3 areas (refer to phasing plan number 19). The development site is likely to have a hydrological link to the Moorgreen Meadows SSSI – this will require further investigation and consideration in due course.

### Noise, air pollution and land contamination

- 2.53 The M27 motorway is a significant source of noise and air pollution, especially for the Moorgreen Dairy Farm part of the site. The adjacent main road network is also a source of noise. Given the proximity to the M27 an assessment of air pollution will also be required. Existing hospital uses on site also need to be taken into account, both as sources of noise (commercial operation, fixed plant and machinery, vehicle movements etc.), but also where sensitive uses remain which may be equally or more sensitive to noise than residential dwellings. No soil, air or water pollution studies have yet been submitted but these will be needed as part of any planning application.
- 2.54 The impact of the development itself on the Moorgreen Meadows SSSI and nearby internationally designated sites will need to be considered and assessed with respect to air quality due to the traffic generated as a result of the development during both the construction and operational phases. In addition, consideration needs to be made of any land contamination with respect to Moorgreen Meadows SSSI and its hydrological association with the development site.



Plan 13. Principle constraints



Plan 14. Principle opportunities

## 3. Site Constraints and Opportunities

- 3.1 The previous two figures [Plan 13, p39](#) and [Plan 14, p40](#) illustrate the principle constraints and opportunities.

### Ground conditions and drainage

- 3.2 Ground conditions are not known to the Council, although the HCA have undertaken some ground investigations on land within their control. While work was undertaken to address the 2011/12 flooding incident on the hospital site, flood risk could still be a constraint on new development. Refer to Principal constraints plan, [Plan 13, p39](#) for further details.

### Constraints arising from previous and existing uses

#### Archaeological

- 3.3 As described in Chapter 2, there is a Bronze Age barrow immediately to the north of the area occupied by the Tom Rudd Unit, outside of the site boundary. Barrow cemeteries are also often associated with other quasi contemporary activities including cremation burials and evidence associated with feasting activity. Barrows were also features in the landscape that became foci of activities in later periods, e.g. Saxon burials are often associated with prehistoric burial mounds. Therefore the area should be considered to have potential for previously unidentified archaeological remains. However there is no reason to believe that this would present an overriding concern for developers. There is also a mound to the north of the Donkey field. Developers would need to establish that this is not related to the series of tumuli in the context area.

#### Future health care requirements

- 3.4 Policy **187.IN** of the adopted Eastleigh Borough Local Plan Review 2001-2011 states that within the Moorgreen Special Policy Area, permission will only be granted for development related to the provision of healthcare facilities unless it can be demonstrated to the satisfaction of the Borough Council that there is no foreseeable need for such provision.
- 3.5 In order to satisfy this policy requirement, the criteria below give guidance on matters that the Council is likely to take into account in determining any development proposals. In setting out these criteria, the Council is mindful that the site has performed (and/or is theoretically capable of providing in the future) a health care function at both a very local level (West End, eastern parts of Townhill Park and northern Harefield) and at a wider strategic level (southern part of Eastleigh borough, City of Southampton and western edge of Fareham borough).
- 3.6 The Council will take account of the following:
- Adequacy and accessibility of existing/retained primary and secondary health care facilities within the southern part of the borough, City of Southampton and the western edge of Fareham borough;
  - Relevant published strategies and statements relating to the future direction of primary and secondary health care provision within the area;

- Evidence to demonstrate that sufficient primary & secondary health care facilities will be available to meet anticipated future population growth through to at least 2029 and ideally beyond; and
- Endorsement of the above, and a general statement of satisfaction, by the West Hampshire Clinical Commissioning Group, NHS England (Wessex Local Area Team) and Hampshire County Council (Public Health), or (in the event of any restructuring of NHS organisation) their successor bodies; and
- The Council's view in relation to health planning, democratically representing the views and needs of residents.

3.7 It is recognised that the buildings in the HCA site have been disused for some time now and indeed this part of the site has been sold by the NHS to the HCA in order that its development is progressed. The ministerial letter that refers to a decommissioned hospital plus additional historic justification set out clearly within the DAS or Planning Statement would be an acceptable form of response as part of the submission to address this policy criterion for the land currently owned by the HCA.

3.8 Whilst the Council does have a role in health planning, democratically representing the views and needs of residents, it is not within the remit of this development brief to set out the case for improved healthcare within the borough. This brief merely provides a framework, within which health care can be facilitated and surplus land be developed for housing. The Council looks forward to closer engagement with NHS bodies including commissioners and NHS England, through both Hampshire's and Eastleigh's Health and Wellbeing Boards. Further information about the evidence required to support a case for the change of use from health to other uses will be provided as necessary on a site by site basis. This is likely to include evidence that satisfies the Council that adequate and accessible provision is being made across the health system and the local area for older people and for communities that experience health inequalities.

### Noise, air and land contamination

3.9 Noise studies will need to be commissioned by future developers but the M27 is likely to have a significant noise and air pollution impact, particularly on the north eastern part of the site. Botley Road is a significant secondary source of noise for the southern parts of the site. The design statement for any noise or air pollution sensitive development should therefore be able to demonstrate how these pollutant impacts have been minimised and otherwise how they meet the requirements of the Local Plan, policy DM7. The Noise Policy Statement for England, (NPSE), advises that noise be considered at the earliest stages of design where it is likely to be an issue, as is the case here. To ensure Local Plan standards for external and internal space are met this will require careful consideration of internal building layout and of site layout in general. Air quality impacts from the development on nearby designated sites may also be a constraint.

3.10 The extent of any ground contamination on the site is unknown. Given the former uses of the site the Council does not anticipate widespread significant ground contamination. However the site has been in use for a significant period of time over which ground contamination may well have occurred. The former hospital buildings have the potential to give rise to ground contamination. Buildings may well have had coal or oil fired heating/ steam production in the past giving rise to the potential for contamination. Waste storage facilities and incinerators may also have caused historical pollution.

## Ecology

- 3.11 The Council will require hedgerows that are species-rich and/or of value to landscape character to be retained. Due to the presence of reptiles within the Moorgreen Dairy Farm site there could be a significant population of reptiles in the 'Donkey Field' and an off-site translocation site may be required.
- 3.12 To ensure that the impacts of development on protected species are fully mitigated and biodiversity is retained and enhanced (as required within the Council's Biodiversity Action Plan 2012-2022, Local Plan and the NPPF), some existing habitats (e.g. hedgerows and habitats specific to certain species) will need to be retained. Off site impacts on nearby designated sites may also be a constraint.

## Access

- 3.13 There will be a constraint on the number and location of vehicular accesses to the site from Botley Road. The Highway Authority will permit direct access to Moorgreen Road from new houses on the frontage subject to satisfactory sight lines, parking and turning facilities. The main vehicular access to the site is currently from Botley Road, east of the two lodge buildings. This access currently serves the main NHS facilities. Vehicular access to the site from the existing NHS owned road (east of the two lodge buildings) into the site is limited to a very short section near Botley Road.
- 3.14 Direct vehicular access to individual plots from Botley Road will not be permitted by the Highway Authority. There is the opportunity to create new cyclist, pedestrian, emergency vehicle and underground service links from the main part of the site to Monarch Way to the north. However there may be land ownership issues constraining access from the Moorgreen Dairy Farm site into the eastern end of Monarch Way.
- 3.15 Developers should be aware of the established practice of closing a section of Botley Road to through traffic to the south of the site for a few hours on some match days at the Ageas Bowl.

## Sensitive uses or buildings on or adjacent to the site

- 3.16 The Countess Mountbatten Hospice is an extremely noise sensitive land use. There is a gradation in terms of their buildings' sensitivity to noise, depending on their use. The main entrance block on the eastern side is where residents are housed and is the most sensitive. The block in the centre of their site is used as a day centre and is of intermediate sensitivity. The block to the west of their site is used for the training of health professionals in end of life issues and is less sensitive.
- 3.17 Dawson Lodge to the south of the Donkey field is a residential care home for older people, and is also sensitive. There are several parts of the northern edges of the brief area that bound onto existing housing.

## Opportunities for higher density

- 3.18 There are several areas of the site where there is the opportunity to introduce relatively higher density. These are identified on [Plan 20 "Development concept" on page 73](#) below.

#### Site assets

- 3.19 The three locally listed buildings comprising the former workhouse are a major asset to the site. The unusual gate pier features to the south of Hawthorn Lodge are also an asset.
- 3.20 The site has a wealth of mature trees, and some hedges, especially in Phases 1B, 2 and 3. These are identified in the Vegetation Plan, [Plan 12, p29](#) above. There is also a belt of mature oak trees beyond the northern boundary of Phase 2 from which the site benefits.

#### Opportunities for green infrastructure

- 3.21 The existence of mature trees and hedgerows on and beyond the site form a good basis for the creation of an excellent green infrastructure network linking in with existing green spaces and countryside around the site edges.

#### Important views

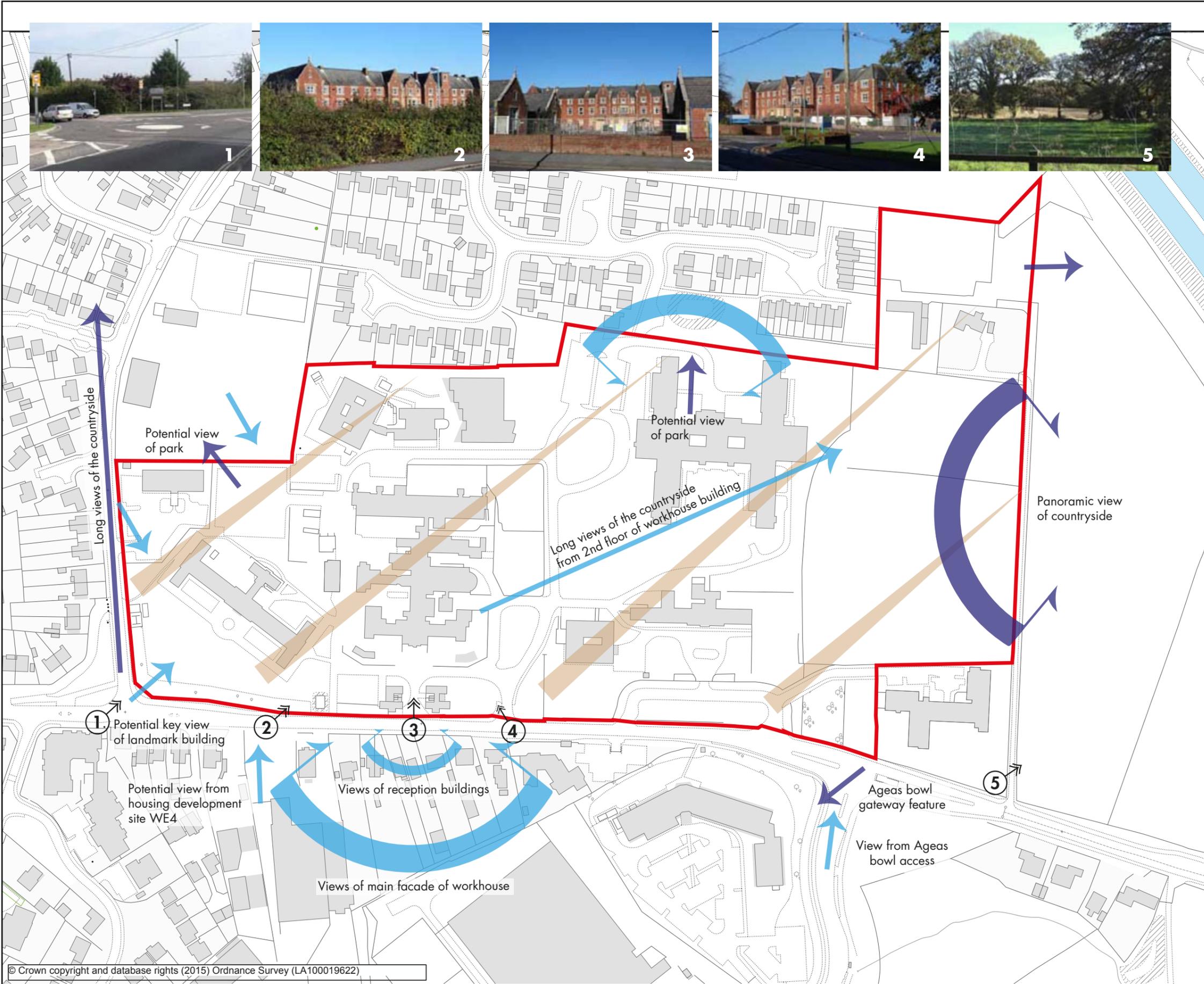
- 3.22 The views of open countryside from the eastern edge of the site are an important asset. There are also a series of important potential views from the site and into the site. These are set out in the plan opposite.

#### Non developable areas and protected features

- 3.23 “[Plan 17. Developable areas](#)” on [page 53](#) below identifies all the developable areas, subject to tree and habitat protection and other constraints, such as noise pollution. The main areas of undevelopable land are the open space allocations, groups of trees and the three locally listed buildings forming part of the former workhouse.

# Moorgreen Hospital: Views & topography

- Key:
-  Development brief site boundary
  -  General slope of the site
  -  Key views of the site (existing & potential)
  -  Key views from in and around the site
  -  Photograph locations



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 1:2000  
Map Ref: SU4714NE  
Date: 10/02/2015

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BOROUGH COUNCIL

Regeneration &  
Planning Policy

Plan 15. Views and topography

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## 4. Policy Context

- 4.1 This section provides a short summary of the planning and design policies, both at a national and local level, relevant to the site. Developers are urged to make themselves familiar with these documents, and any subsequent policy or guidance, prior to developing proposals.

### National planning policy framework

- 4.2 The National Planning Policy Framework (NPPF) ([https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)) was published on March 2012. A presumption in favour of sustainable development is at the heart of the NPPF with paragraph 14 making it clear that local planning authorities should positively seek opportunities to meet the development needs of their area. It goes on to state that where policies of the development plan are out-of-date, planning applications should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits. In paragraph 17 it identifies 12 core planning principles which should underpin both plan-making and decision-taking.
- 4.3 Good design is required by the Framework as a key aspect of pursuing sustainable development indivisible from good planning. Good design involves seeking positive improvements in the quality of our built, natural and historic environment and addressing the connections between people and places. This means that the development of land at this site must function well and add to the overall quality of the area, establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, respond to local character and history, create a safe and accessible environment and is visually attractive as a result of good architecture and landscape design.
- 4.4 It is recognised that early engagement on design produces the greatest benefits and great weight will be given to outstanding or innovative designs. This means developers should work closely with those directly affected by the proposals to generate designs that take account of the views of the local community. Proposals that demonstrate this in developing the design of the new development will be looked on more favourably.

### Planning practice guidance

- 4.5 In March 2014 the Planning Practice Guidance (PPG) was published which adds further context to the National Planning Policy Framework; it is intended that the two documents should be read together.
- 4.6 The PPG states as a core planning principle, that plan makers and decision makers should always seek to secure high quality design in order to create places, buildings or spaces that will work well for everyone, look good, last well and will adapt to the needs of future generations. It goes on to say that well designed new or changing places should be functional; support mixed uses and tenures; include successful public spaces; be adaptable and resilient; have a distinctive character; be attractive; and encourage ease of movement
- It states that good design can help achieve the following planning objectives:
- Local character (including landscape setting)
  - Safe, connected and efficient streets

- A network of green spaces and public places
- Crime prevention
- Security measures
- Access and inclusion
- Efficient use of natural resources
- Cohesive and vibrant neighbourhoods

4.7 It finally highlights the importance of considering, layout, form, scale, detailing and materials. Other relevant sections of the PPG include those relating to conserving and enhancing the historic environment. Applicants will need to have regard to all relevant sections of the guidance, including, for example, how separation, layout and engineering can be used to mitigate noise and air pollution.

### Development plan

4.8 With the exception of land at Moorgreen Dairy Farm, the development of the overall site is provided for in the saved policies of the adopted Eastleigh Borough Local Plan Review (2001-2011) which, for the purposes of this planning brief, is the Development Plan. Most of the site is designated as a special policy area to ensure that healthcare services are not lost to other uses. See extract below.

***“187.IN Within the Moorgreen Hospital, West End ..... Permission will only be granted for development related to the provision of healthcare services unless it can be demonstrated to the satisfaction of the Borough Council that there is no foreseeable need for such provision on these sites.”***

4.9 Land on the southern boundary of the site, although falling outside of the defined special policy area, is within the defined built up area. The general policies of the Development Plan do not preclude development in this area.

However, land at Moorgreen Dairy Farm was designated as countryside (1.CO) and strategic gap (2.CO) in the Development Plan. As such, the development of this area is likely to be contrary to policies of the Development Plan.

Since the Eastleigh Borough Local Plan Review was adopted some of the older buildings on the site previously in health care uses, including the former workhouse have been vacated and remain empty and unused.

### Submitted Eastleigh Borough Local Plan 2011-2029

4.10 In July 2014, the Borough Council submitted the Eastleigh Borough Local Plan 2011-2029 for examination by the Secretary of State. The Submitted Local Plan included a specific policy (WE5) to provide for the redevelopment of the entirety of this site (including Moorgreen Dairy Farm):



Plan 16. Extract from policies of submitted Eastleigh Borough Local Plan 2011-2029.

4.11 An extract from the Submitted Eastleigh Borough Local Plan 2011-2029 (Local Plan) is included below.

**6.11.30** The site of the former Moorgreen Hospital in Botley Road, West End, continues to be used for a variety of health-related activities. Older buildings on the site, including the former workhouse, are identified as being of local architectural and historic interest, but are now empty and unused. These buildings are no longer considered suitable for modern health-care purposes. There is undoubtedly a continuing need for health-care activities to be carried out on the site and for related activities to operate from the site, to serve the southern half of the borough and nearby areas of Southampton. If any part of the site can be shown to be surplus to future health care requirements, the site is appropriately located for redevelopment for housing.

#### **Policy WE5, Moorgreen Hospital, Botley Road, West End**

Permission will be granted for approximately 115 dwellings on approximately 10.4 hectares of land including the site of the former Moorgreen Hospital in Botley Road, West End (as defined on the policies map), if it can be demonstrated to the satisfaction of the Borough Council that:

- i. the future healthcare needs of the local community can be met; and
- ii. there is no foreseeable need for the part of the site concerned to be used for the provision of healthcare services.

Development will be subject to the approval by the Borough Council of a development brief, including a masterplan for the whole site which addresses the following requirements:

- a. the retention and re-use of the frontage block of the former workhouse buildings together with the front lodges;
- b. the provision of a mix of house type, size and tenure including

- accommodation for older people;
- c. the provision of suitable access arrangements on to Botley Road to serve the redevelopment and the retained healthcare facilities;
- d. the provision of pedestrian and cycle access to adjoining open space;
- e. Include provision within the hospital site to meet the needs of West End Surgery for future expansion; and
- f. the achievement of BREEAM Communities excellent standard in accordance with policy DM2g.

**Local recycling facilities that are currently located in the southeast corner of the site should be retained until alternative facilities have been provided in the local area (see policy WE10).**

- 4.12 Following submission of the Plan to the Secretary of State, a planning inspector was appointed to examine the Plan. Public hearings were held in November 2014 to discuss matters including overall housing need and supply. By December 2014, it was evident that the Inspector had significant concerns that insufficient housing was being provided for in the Plan and by February 2015, the Inspector's formal report was received. This found the Plan unsound and recommended its non-adoption.

In the light of the Inspector's findings, the 2011-2029 Local Plan will not be adopted by the Council as part of its Development Plan. Consequently the proposed allocation for development of the wider site subject of this development brief through policy WE5 will not now happen.

For the above reasons, the emerging 2011-2029 Local Plan has little weight as a material planning consideration. It does however represent the most up-to-date expression of the Council's development strategy for the development of the borough. The identification of the Moorgreen Dairy Farm site as a developable and deliverable site within the 2011-2029 Local Plan has been taken account of in the preparation of this brief.

### Other guidance

- 4.13 There is a wide range of Supplementary Planning Documents (SPDs) and other best practice guidance which should be read in the context of bringing forward suitable development proposals for the site. These are both area and topic based, such as;
- The Council's Quality Places SPD 2011 (<http://www.eastleigh.gov.uk/PDF/QualityPlacesCabinetRP-27-0611v5.pdf>). This sets out the Council's expectations for the design of new development which are summarised in 17 key design principles.
  - Environmentally Sustainable Development  
<http://www.eastleigh.gov.uk/pdf/11-11-23ppdenvsusspd.pdf>
  - Parking Standards  
<http://www.eastleigh.gov.uk/pdf/ppdadoptionparkingstandards0109downsize.pdf>

- Affordable Housing  
<http://www.eastleigh.gov.uk/pdf/ppAffordable%20HousingSPDadoptedwithcover.pdf>
- Planning obligations  
<http://www.eastleigh.gov.uk/pdf/SPDAdoptedJuly%2008.pdf>

4.14 Developers might also find the following HCC guidance documents helpful;

[http://www3.hants.gov.uk/archaeology\\_and\\_planning\\_guidance\\_for\\_developers.pdf](http://www3.hants.gov.uk/archaeology_and_planning_guidance_for_developers.pdf)

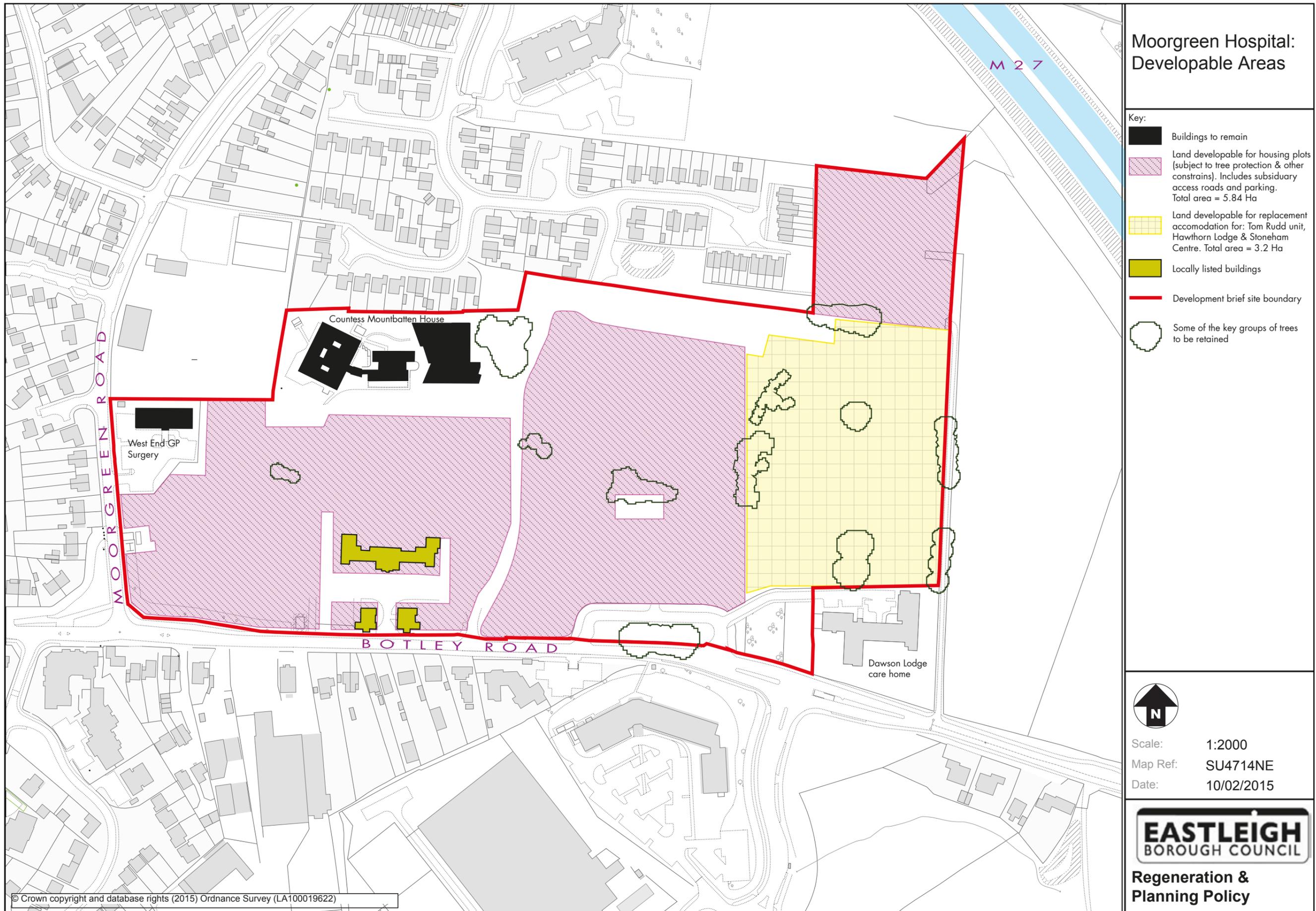
[http://www3.hants.gov.uk/landscape-and-heritage/historic-environment/environment-landscape\\_planning\\_amp\\_heritage-newpage.htm](http://www3.hants.gov.uk/landscape-and-heritage/historic-environment/environment-landscape_planning_amp_heritage-newpage.htm)

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

### Summary of policy context

4.16 With the exception of land at Moorgreen Dairy Farm, there remains a basis for adopting this development brief as a supplementary planning document in accordance with the provisions of the Development Plan which is the adopted Eastleigh Borough Local Plan 2001-2011. With reference to the Moorgreen Dairy Farm part of the site, development here would be contrary to the countryside and strategic gap policies of the Development Plan. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states in such instances a planning application should be refused unless material planning considerations indicate otherwise. Clearly Moorgreen Dairy Farm cannot form the part of this development brief which is proposed to be adopted as a supplementary planning document. However, the area is considered to be developable (see paragraph 5.1 for the reasons) and has previously been identified as a sustainable and deliverable site in the Eastleigh Borough Local Plan 2011-2029. Taking this into account, and the provisions of the NPPF, there is considered to be a sufficient basis to identify this part of the site for its development potential on a non-statutory basis.

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# Moorgreen Hospital: Developable Areas

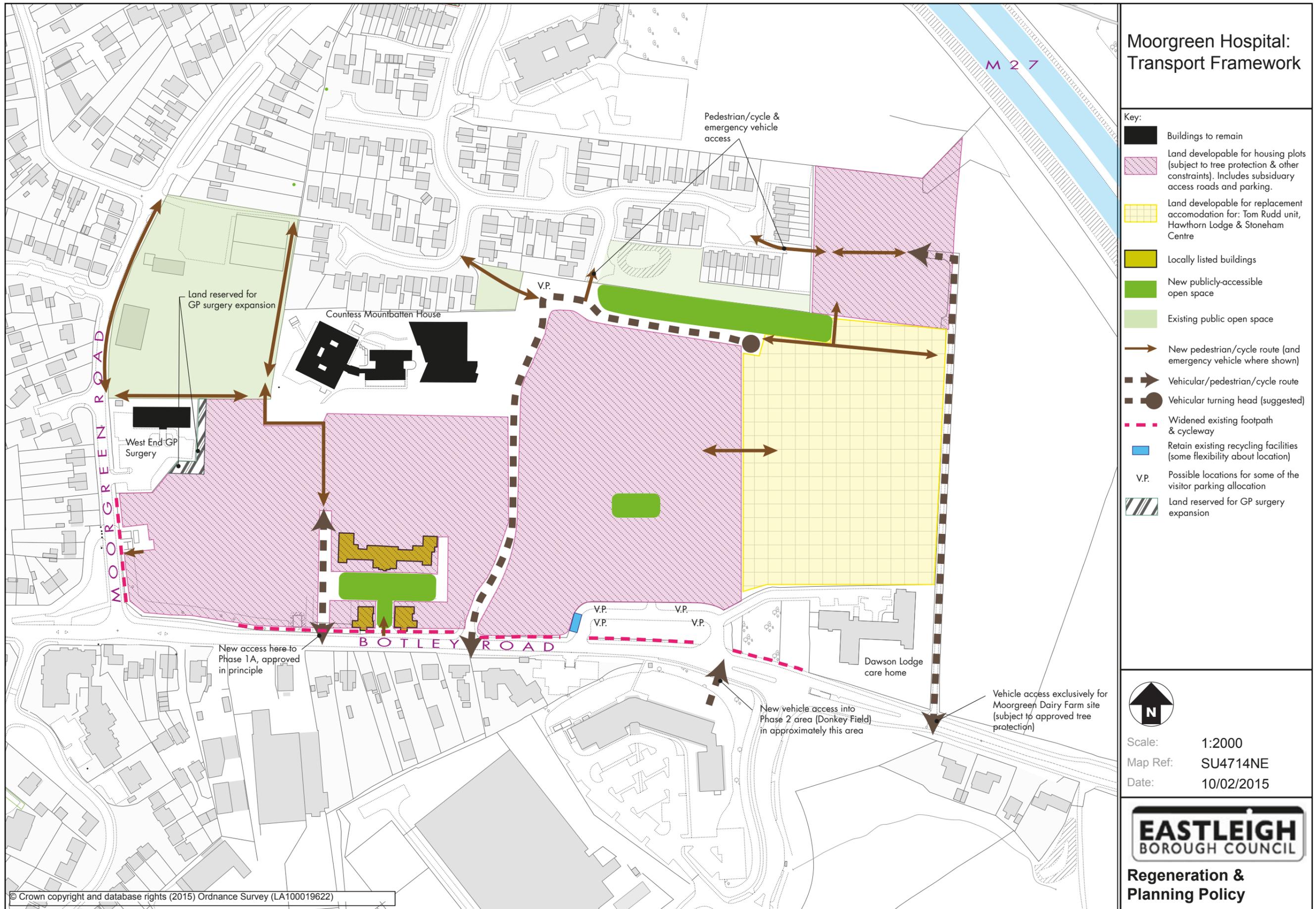
- Key:**
- Buildings to remain
  - Land developable for housing plots (subject to tree protection & other constraints). Includes subsidiary access roads and parking. Total area = 5.84 Ha
  - Land developable for replacement accommodation for: Tom Rudd unit, Hawthorn Lodge & Stoneham Centre. Total area = 3.2 Ha
  - Locally listed buildings
  - Development brief site boundary
  - Some of the key groups of trees to be retained

  
 Scale: 1:2000  
 Map Ref: SU4714NE  
 Date: 10/02/2015

  
**Regeneration & Planning Policy**

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Plan 17. Developable areas



Plan 18. Transport framework

## 5. Appropriate Development Responses

### Developable area

- 5.1 See “Plan 17. Developable areas” on page 53. This plan shows the area that is suitable for development (subject to tree protection and other constraints). It includes subsidiary access roads and parking and any area required for screening or setbacks but public open space provision is excluded. It excludes the buildings due to remain and the setting around the locally listed buildings but allows for the potential development for housing of the central part of the site currently occupied by NHS facilities were these facilities to be relocated onto the Donkey Field site in new buildings.

Moorgreen Dairy Farm has also been included as part of the developable area for the following reasons:

- Site is generally visually separated from wider countryside by mature planting on its boundaries. There are no public footpaths or roads offering views of the site from the surrounding countryside.
- Capable of being easily integrated within urban edge to the south and west.
- Derelict site which is considered, in part, to be previously developed land.
- Very minor contribution to function of the wider strategic gap.

### Noise, air pollution and land contamination

- 5.2 It may not be feasible to ensure adequate noise mitigation by layout and design alone. In such circumstances, mechanical ventilation may be required to ensure internal noise standards are met whilst providing adequate ventilation. Where mechanical ventilation is proposed, careful consideration will need to be given to the position of air inlets and the likelihood of drawing air affected by traffic pollution into habitable rooms. Air inlet positions may therefore affect the layout or use of rooms within buildings. Air pollution impacts will need to be assessed due to the proximity of parts of the site to the M27.
- 5.3 The south part the site is also impacted by traffic noise from Botley Road. Site layout should include the use of a separation distance from the road and building internal layout to minimise noise impacts and meet internal and external noise standards (refer also section 5.8.1. Setbacks below). There is no existing façade facing the existing residential dwellings on the south side of the road. There is a potential for the new development along the north side of Botley Road to reflect traffic noise back on to the existing dwellings, increasing traffic noise exposure. Setting back the proposed new development would reduce this affect as well as reducing the incident noise levels on the new development proposed.
- 5.4 Careful consideration will need to be given to the suitability of balconies given the high noise levels. Buildings or rooms with extensive glazing / fenestration facing onto significant noise sources will also need to be carefully considered given the limited performance of glass to reduce road traffic noise.
- 5.5 Where any heating or ventilation plant and equipment are installed, the impact of noise and air pollution from this equipment will need to be adequately taken into account when layout is being considered.
- 5.6 Where extensive demolition is proposed there is a likelihood of significant noise and air pollution impacts. The impacts of these on existing amenities will need to be assessed and

adequate management procedures implemented to control them. Air quality impacts from the development on nearby designated sites will need to be considered.

- 5.7 In relation to phasing (refer to section below and plan number 19) there is an important consideration where the construction of buildings affects the propagation of sound, and which may shield or reflect sound to other parts of the development. It is also important that construction impacts are adequately understood and managed where new dwellings are occupied on the earlier phases close to working on later phases.

### Access, movement and parking

- 5.8 See previous plan ("Plan 18. Transport framework" on page 54).

### General needs

- 5.9 The development plans must ensure that:

- The site is designed to accommodate pedestrians and cyclists as well as motor vehicles;
- The layout promotes accessibility and local ease of movement (permeability) by providing direct pedestrian/cycle routes both within the site and onwards towards local facilities, schools and adjacent housing areas in both West End and Hedge End;
- The design principles set out in the document 'Manual for Streets' (DCLG and DoT, 2007) and the HCC publication 'Companion Document to Manual for Streets' should be used to inform the design of the highway areas; and
- Residential parking is provided in line with the Eastleigh Borough Council Residential Parking Standards SPD 2009, and any on-site non-residential parking quantum should be justified within a transport assessment. This document provides details of minimum parking requirements (vehicles and cycles) and should be referred to for further guidance. For non-residential developments (including for NHS uses) the parking provision will be assessed on the basis of current needs and usage and predicted future needs.



Figure 32. The existing entrance into Moorgreen Hospital from Botley Road should be used to access the phase 3 housing area.

### Movement principles and requirements

- 5.10 Each planning application will need to be supported by a satisfactory Transport Assessment (TA) and Travel Plan, the scope of which will need to be agreed with the local Highway Authority (Hampshire County Council). This should include any implication of the established practice of closing a section of Botley Road to through traffic on match days at the Ageas Bowl.
- 5.11 The TA will be required to outline the current and future year's highway situation, with key junctions being modelled to demonstrate available network capacity, and mitigation measures where additional capacity is required accordingly.
- 5.12 The TA will also need to demonstrate how safe and convenient access to and from the site can be achieved for not only vehicle traffic, but also through pedestrian and cycle links that should be permeable and joined up not only across the internal site as a whole, but also in the wider highway network to existing routes. This will enable easy sustainable access to local facilities and beyond via bus and (potentially) rail links from the Hedge End rail station (2.5km away).



Figure 33. View of Botley Road looking west from a point near the existing entrance to the Hospital site. The southern edge of the site is just visible to the right of the picture.

- 5.13 In terms of vehicle access Hampshire County Council are comfortable in principle with a new access from Botley Road approximately 20m west of the most westerly lodge building (see "Plan 18. Transport framework" on page 54 above). However, further assessment work will be required to inform the detailed design. There are several existing access points into the site, and it would be anticipated that these would be utilised in the first instance, with upgrades as necessary to access the Phase 3 residential area (see Development phasing plan, Plan 19, p65) and for continued access to the Countess Mountbatten Hospice. These include the main access into the existing Moorgreen Hospital; the access into the existing recycling area; and the access into Dawson Lodge, all taken from the B3035 Botley Road. The TA will need to take into account the additional highway junctions in the local vicinity, in particular the signalised junction accessing the Ageas Bowl, ensuring that the junctions are appropriately linked.

- 5.14 A separate vehicular access from Botley Road will be required for the replacement NHS development in phase 2. Consent for this will depend on assessments to be undertaken near the time that the NHS wishes to replace the existing buildings. Phase 1B, Moorgreen Dairy Farm site should be accessed by or near the existing access to 'Peacehaven'. Consent for this will be subject to tree protection requirements and the usual highway assessments. There is also the potential for vehicular access for emergency vehicles, pedestrians and cyclists to be taken from the far eastern end of Monarch Way and this should be investigated for formalisation by the developer as part of the TA.
- 5.15 An emergency vehicle, pedestrian and cyclist link should also be made into the phase 3 site from the north via Monarch Way (refer also to notes on the Transport Framework Plan), and again, this should be investigated as part of the TA. General vehicular access will be prevented by use of lockable bollards.



Figure 34. A parking court to the far eastern end of Monarch Way that provides the opportunity for a pedestrian and cycleway link into the site. Access should also be made possible for emergency vehicles.

- 5.16 In terms of pedestrian access, apart from the northern boundary, the site is well served by the local footway network, which is complimented by refuges to the west and signalised pedestrian crossings to the east. Heading north however, particularly in the direction of St James CoE Primary school along Moorgreen Road, there is a missing section of footway on the eastern side that should be provided as part of the development proposals, assuming any ecological concerns can be adequately addressed. The site itself should provide a permeable network of access points to enable easy walking routes at the shortest distance possible. The old bus shelter on Moorgreen Road has been demolished by the HCA. A new bus shelter shall be constructed by the developer in approximately the same location.
- 5.17 New footpaths shall be provided by the developer along the southern and eastern boundaries of the existing recreation ground (subject to detailed investigation). Each of these new sections of path should connect with the proposed new access to the south east corner of the park from the site. See paragraph 5.19 below. The path along the southern edge shall also link to new footway along Moorgreen Road. This requirement is subject to the land being made available for the paths at no cost to the developer by West End Parish Council.

- 5.18 In regard to cycle access, the local strategic cycle route runs in both eastern and western directions from the site on the B3035 Botley Road. However, across the southern site frontage itself, the existing shared pedestrian / cycle link is of substandard width in places and requires improvement to avoid pedestrian / cycle conflicts and to cope with increased capacity. As such, as part of the development proposals, this will need to be addressed with land reserved and a link constructed accordingly (minimum width 3.5m) in order to ensure that the site is sustainable.



Figure 35. The entrance to a small unused piece of open space off Monarch Way that offers the opportunity for a connection (by a footpath and cycleway) into the site and its green infrastructure network.

- 5.19 The site itself should also provide a permeable network of access points to enable easy walking routes at the shortest distance possible, and these should be through shared pedestrian cycle links where possible, including the three places from Monarch Way shown on the Transport Framework plan, [Plan 18, p54](#). Additional footpath/cycleways should be introduced to the Moorgreen Road bus stop, between the two receiving blocks to the workhouse and into the site from Moorgreen Recreation ground.
- 5.20 Overall, it is recognised that the use of unallocated, communal parking can reduce the overall number of parking spaces required in new development. However the balance between allocated and unallocated parking should be well thought out, with unallocated parking only utilised where there is a sufficient quantum of dwellings to enable variants such as car ownership and shift patterns to impact on the likely availability of spaces.
- 5.21 In addition to the residential specific parking, there will also be a requirement to provide an additional 20% (over and above the total on-site parking) to accommodate visitors. Of this additional 20% parking, 0.2 spaces per dwelling should be provided via formalised parking spaces, the remainder via indicative non obstructive locations (justified through autotrack drawings).
- 5.22 A layout plan showing all on-street and all off-street car spaces numbered and labelled must be provided as part of the detailed planning application. This will be utilised to check that a clear distinction between adoptable public parking areas and off-street assigned parking should be made by the choice of surface material.

- 5.23 Site layout plans will additionally be utilised to check for:
- Rear access to all properties for ease of access and storage of cycles and bins;
  - Adequate space between parking spaces and hard vertical surfaces such as walls that could obstruct access to vehicles;
  - Adequate space for larger vehicles such as refuse trucks and emergency vehicles to move around the site with minimal need for unnecessary reversing movements. This will require autotrack drawings to be produced;
  - Requirements for bin collection points where a refuse vehicle reverse would be inhibitive;
  - Garage sizes (minimum internal dimensions of 3.0 x 6.0m); and
  - Location of street lighting columns that may be impacted upon by non-transport elements such as street trees.
- 5.24 In terms of the internal layout, whilst a street has an obvious function as a space for vehicles to pass through, it should also be recognised that streets and public spaces should be comfortable places for people on foot and cycle to meet each other.
- 5.25 Lesser traffic streets serving up to approximately 15 dwellings could be designed as shared surface streets designed to give pedestrians and cyclist's priority and an informal space for children to play. As such a significant portion of the development should be shared surface streets, designed to give pedestrians and cyclists priority where it is practically safe to do this. Primarily, such shared surface streets should be surfaced in a material other than black-top bitumen macadam in order to ensure that they are readily distinguished for all users.
- 5.26 Larger areas of housing may be served by streets conforming to approved Home Zone design guidance. These street types, which re-imagine highways as social places rather than land merely for the movement and storage of vehicles are strongly encouraged.
- 5.27 Accordingly, vehicular speed should be kept low by design in accordance with the 'Manual for Streets'. Layouts should aim to encourage vehicle speeds to be near walking pace in the shared surface areas of the site (below 10mph). It would be envisaged that these routes would be defined by the building form and landscape design elements (street furniture, artwork, street trees) and parked cars. Non-shared elements of the site should provide conventional footways and aim for a design speed below 20 mph. Any signs, lighting or other pole mounted features in the streetscape should be rationalised to minimise clutter. The Council will consider the need to seek planning gain funding from this site to rationalise the existing street clutter along Botley Road in the vicinity of the site.

#### Park and stride facilities for St James School

- 5.28 Should it become necessary to expand the intake of St James School then the Council will work with the school, Hampshire County Council and West End Parish Council to seek to address any additional parking requirement in a sustainable way that, ideally, keeps additional traffic well away from Monarch Way and the school gates. The Council would like to see developer's suggestions about how some additional capacity could be provided for 'park and stride' perhaps either within the site area, or via the current car park and rec ground- perhaps by changes to current utilisation of land. There is already a fair level of parking and striding from Moorgreen rec to the school, however school parking problems commonly occur on Monarch Way as the rec ground car park isn't currently big enough.

## Displaced parking demand from NHS users and staff

- 5.29 The significant short and medium term need by the existing NHS tenants for increased parking is recognised, given the uses of the site and the removal of parking availability on the derelict site (Phase 1A) once a developer takes ownership. The NHS have indicated that they may wish to provide additional parking by intensifying the existing parking within the phase 3 area. Depending on the extent of the proposal, this would be considered by the Council. However, a suitable soft landscape structure would be needed to preserve some of the existing verdant character of the space, and designs to encourage non car use e.g. car share spaces and bike parking space would also be required. Site users (Southern health et al) have been advised already to develop a Travel Plan. The Council is also considering encouraging the NHS to build a car park on the Donkey Field and is also attempting to facilitate temporary provision at Ageas Bowl.



Figure 36. The narrow existing track to 'Peacehaven' from Botley Road.



Figure 37. A new pedestrian access should be created between the two receiving lodges to the main entrance to the former workhouse building.



Figure 38. The recent removal of a large sweet chestnut tree to the west of Dawson Lodge has created an opening in the tree cover which could be considered for a new vehicular access from Botley Road to the phase 2 area.



Figure 39. The strategic cycleway and pedestrian footpath to the south of the site along Botley Road is of substandard width in places.

## Affordable housing

- 5.30 Developments are required to provide of a mix of house type, size and tenure including accommodation for older people. This applies to the whole of the housing provision and not just the affordable housing element.
- 5.31 Please refer also to policy **74.H** of the adopted Local Plan and the Affordable Housing Supplementary Planning Document.



Figure 40. New, high quality affordable housing at Cheriton Road, Eastleigh.

- 5.32 In terms of affordable housing provision, the Council will require the following:
- 35% of the total housing provided to be affordable with the mix of tenure to be agreed with the Council. The minimum requirement is for 65% of the affordable housing to be made available for rent with the balance being made available for shared ownership.
  - Affordable housing to generally reflect the size and characteristics of the market units proposed subject to ensuring that a range of needs are met.
  - Affordable housing to be pepper potted across the development in clusters of no more than 15 homes.
  - All affordable housing to be built to “Lifetime Homes” standards.
  - 3% of the affordable provision to be built to Wheelchair Accessible Standards (homes that are designed specifically for wheelchair users to live in”). These should be predominantly 1 bedroom ground floor homes.
  - A small proportion of 1 bedroom homes will need to be provided for rent to address Welfare Reform issues.
- 5.33 When considering proposals for affordable housing in developments the Council will take account of the financial viability of the proposal and the contribution that the proposal would make towards mixed, balanced and sustainable communities.
- 5.34 More detailed information on affordable housing provision is detailed in Affordable Housing SPD (July 2009).

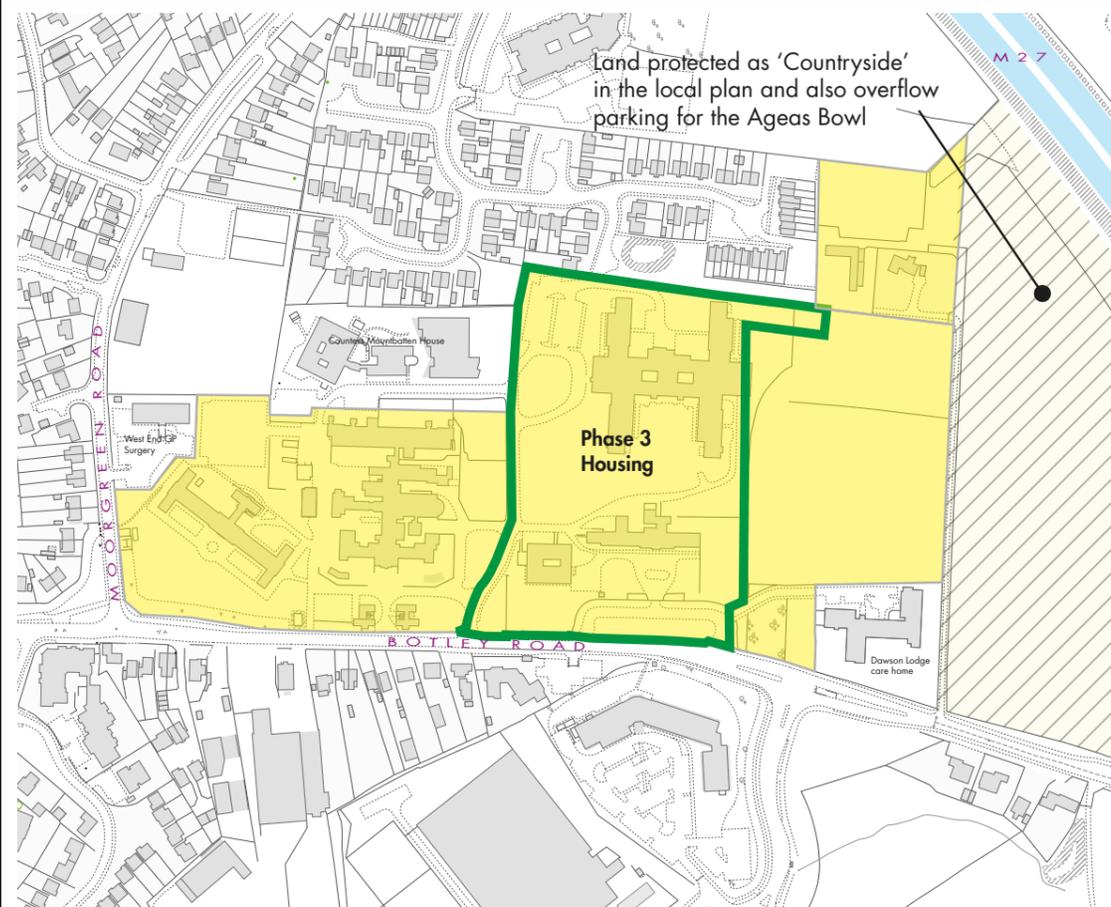
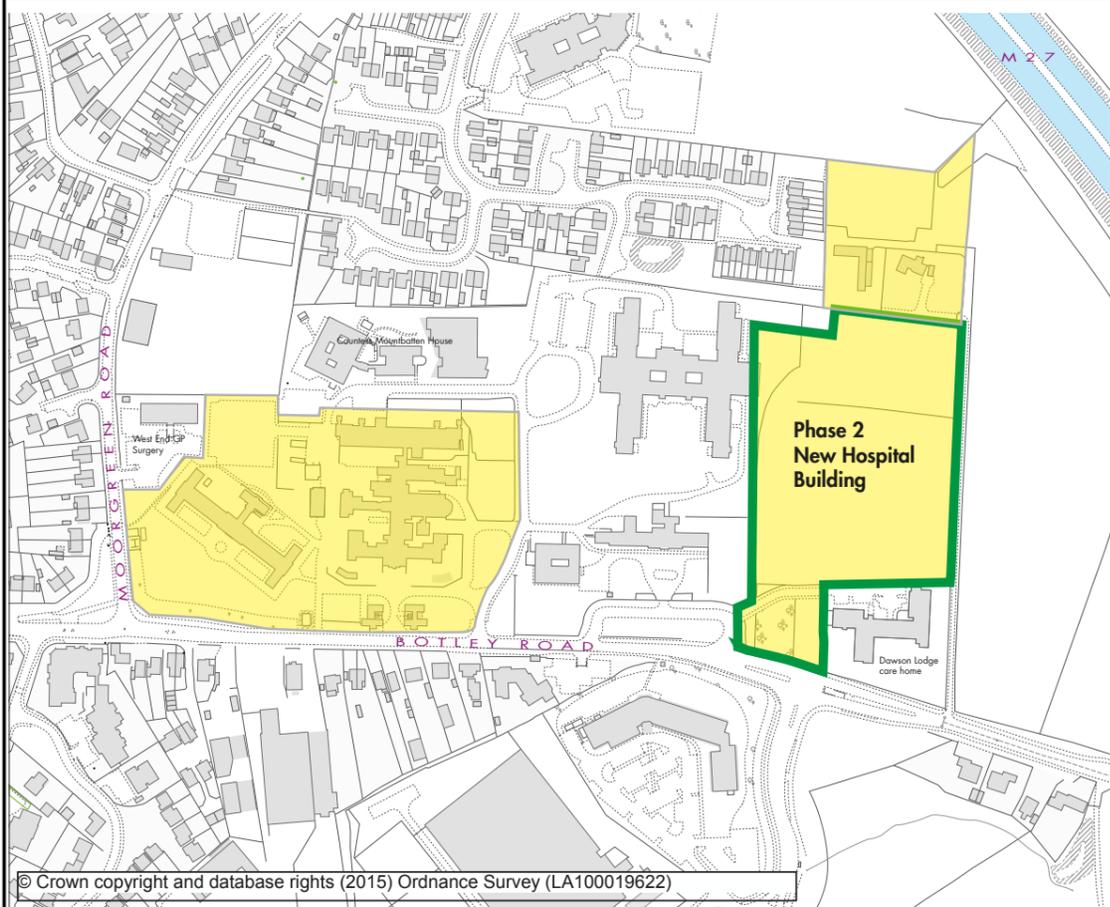
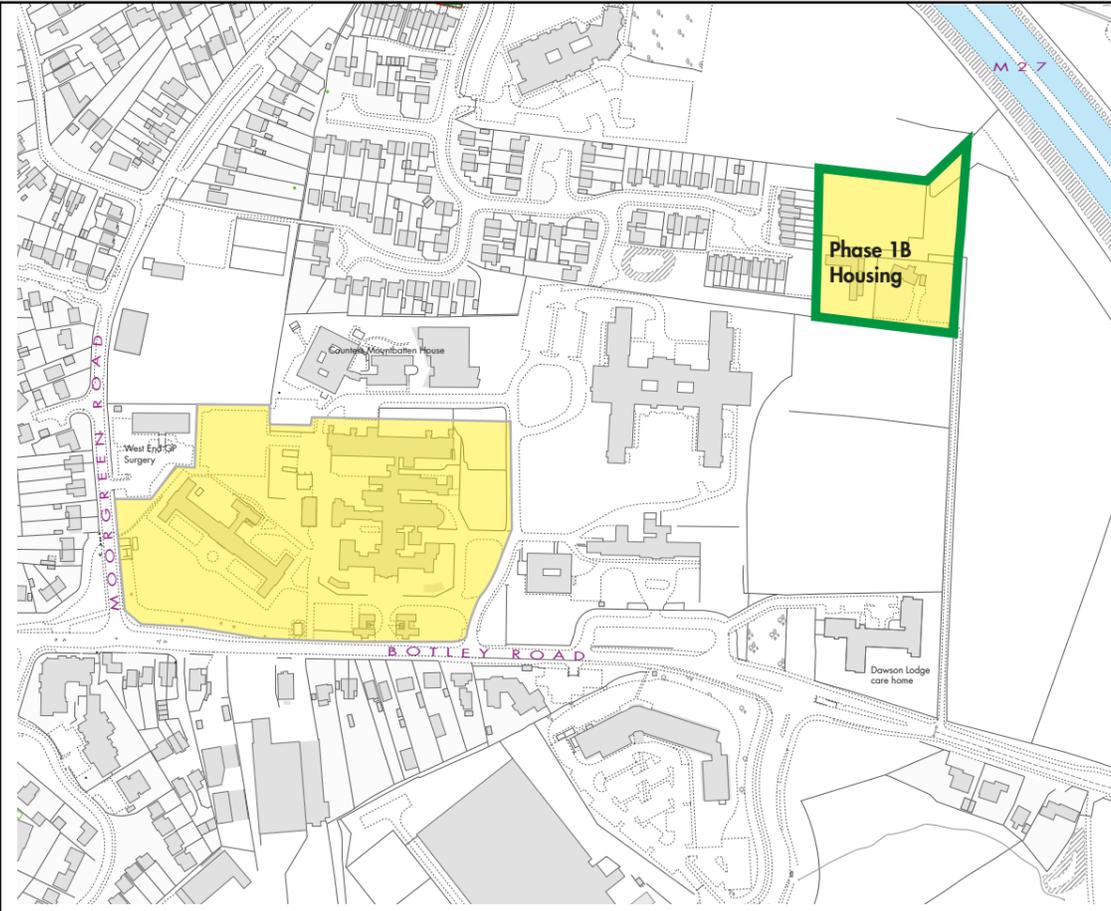
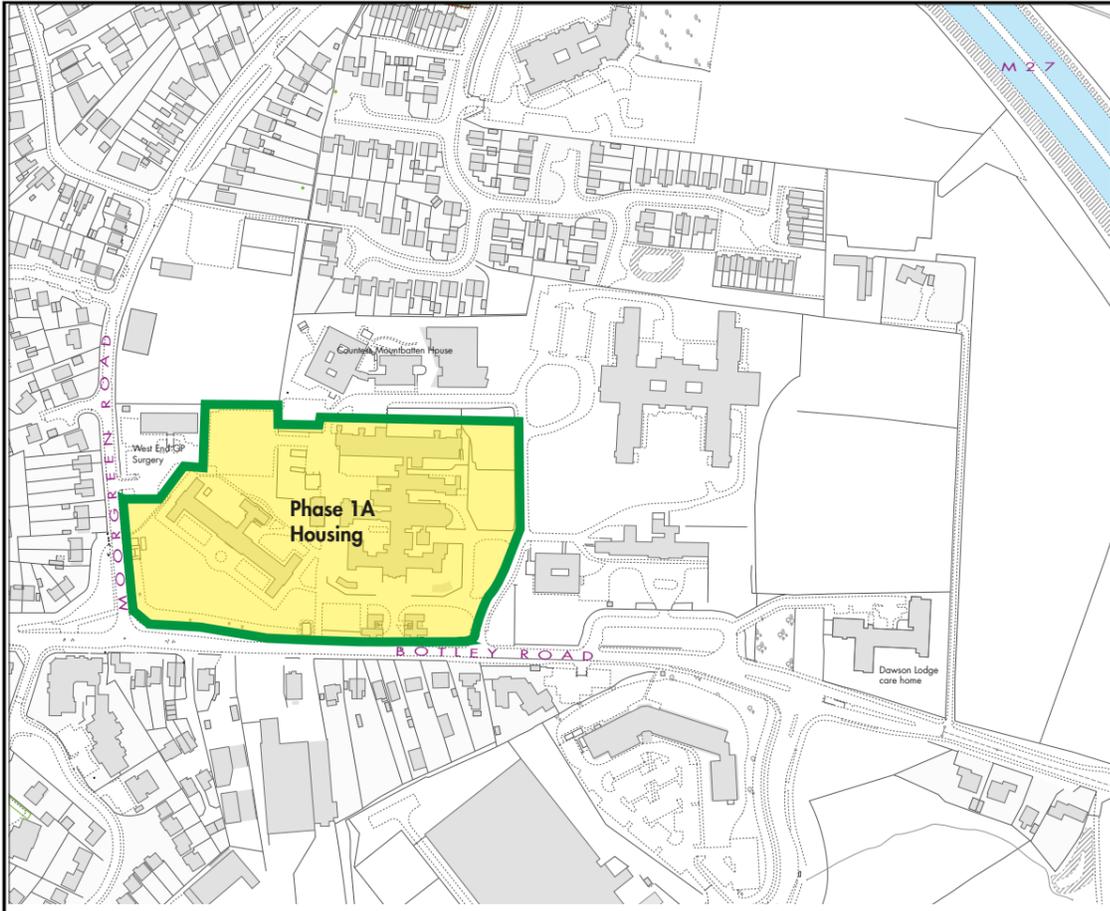
### Phasing and capacity

- 5.35 The section should be read in conjunction with “Development phasing”, p65.
- 5.36 The first phase of development (Phase 1A) is likely to be the parcel of land around the former workhouse on the western side of the allocation area fronting the junction between Moorgreen and Botley roads. This was transferred to the Homes and Communities Agency (HCA) in 2014 and they plan to sell it to a developer by April 2015. This area

has the capacity for in the region of 100-115 units. This phase is approximately 2.92 hectares.

- 5.37 Phase 1B, the Moorgreen Dairy Farm site may be developed at the same time or before Phase 1A. There are access and land assembly issues with this site that may take some time to resolve. Due to its conflict with the adopted Local Plan, it also does not form part of the brief which has been adopted as a supplementary planning document (see chapter 4). Planning consent for development of this parcel of land is dependent on the demolition of the existing bungalow and the incorporation of the land it and the garden takes up into the new development site. This phase has the capacity for in the region of 23 units. The area of this site is just under 0.82 hectares.
- 5.38 Phase 2 is the re-provision of the retained NHS facilities on the land known as the Donkey Field. The timing of this will be decided by the NHS. The building of a new hospital building on this site, allowing continuity of use of the existing units while this happens, is the preferred strategy of the Southern Health NHS Foundation Trust (by far the largest tenant of the land) and the NHS Clinical Commissioning Group. It is also the preferred option of the Council as it is likely to result in more efficient use of land and several other urban design benefits and would allow better integration of Phase 1A and phase 3 residential developments as well as a consolidation of most healthcare facilities in one place. The area of this site is approximately 2.24 hectares. The new buildings shall be provided with sufficient parking to serve employees and patients.
- 5.39 Phase 3 will be the release of the land occupied by the retained health buildings for housing. This area has the capacity for in the region of 115 units, depending on the size of the land area released by the NHS from health use. New housing here would enable better integration with the Phase 1A development and would also not be subject to the same level of noise issues experienced further east, nearer to the motorway. A very rough guide would be that a site in the region of 3.25 hectares could be released. Eastleigh Borough Council recommends that the co-location of GP services with a re-provided 'hospital' to deliver the benefits of an integrated service to residents should be considered. A new horticultural therapy facility (or similar) would also be encouraged on this site.
- 5.40 There will be flexibility allowed between the northern boundary of phase 2 and the southern boundary of Phase 1B as described here. If it proves practical then the housing area of Phase 1B could be extended south into the northern area of phase 2, then this would be permissible subject to vegetation protection issues and the archaeological value, if any, of the mounding to the north of the phase one boundary. In this case the NHS may wish to retain some of the land currently occupied by Hawthorn Lodge to compensate for the loss. This option would have the benefit of ensuring that all the new open space and cycle route to the north of the site is overlooked by houses. It would also ensure that the Moorgreen Dairy Farm part of the site is better linked to the rest of the development.

Moorgreen Hospital:  
Development Phasing



Scale: 1:4000  
Map Ref: SU4714NE  
Date: 10/02/2015



Regeneration &  
Planning Policy

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Plan 19. Development phasing

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## Green infrastructure

- 5.41 The section should be read in conjunction with the Development Concept plan (Plan 20, p73) and the Development Framework plan (Plan 23, p83).

### Trees and hedges

- 5.42 There should be a planting screen of at least five metres wide along the eastern edge of the allocation area to screen future development on the 'Donkey Field' from the designated countryside beyond. This should include tree planting using large sized native species. A new hedge at least three metres wide shall be planted between the hospice and new housing to the south. This must be contained within the boundary of the HCA land. Several other hedges shall be planted as shown on the Development Framework Plan to protect the amenity of existing residential development bordering the site, and between the Donkey Field and the Dairy Farm part of the site.
- 5.43 The whole site shall be interlaced with a network of green infrastructure, based where possible on existing trees and hedges. The hedge to the north east corner of the Dairy Farm site removed by the landowner shall be replaced. Refer also to "Treatment to land next to existing rear gardens" on page 78 below on the treatment of land next to existing rear gardens.
- 5.44 The housing layout should be designed so that trees to be retained should, as far as possible be located in front gardens or the public realm. The hospital redevelopment shall be arranged in order to make a feature of the oak tree in the centre of the site. It should become the focus of a green space created to serve the workers and patients using the site.

### Open space

- 5.45 Three new areas of open space are required. One should be to the south of the workhouse building . The purpose of this is to provide a high quality setting to this locally listed building and it will therefore not count towards the formal open space calculation. The second should be a minimum of 0.2ha located along the north side of the allocation to augment an existing small open space. Locating the main open space here next to an existing space allows the requirement for provision of open space to be smaller than it would be if it was a completely new space.
- 5.46 The existing open space is of note because of the existence of a Bronze Age Barrow and some mature oak trees. The additional area will render it more useable by creating a more viable size and shape and by adding an open area and seating for general play and recreation and by the proposed new frontage of housing to the south which will dramatically improve the informal surveillance of the space. Some 'natural play' elements should also be introduced, but no formal play equipment is required due to the close proximity of the site to the existing play area in Moorgreen Recreation ground.



Figure 41. The existing open space (including the Bronze Age tumuli) to the north of the site to be augmented with an additional area of green space from within the site area. It is currently too small and too poorly overlooked to be a successful green space.

- 5.47 The third open space should be located in an approximately central position in the phase three housing area. This should be a minimum of 500 square metres and should be located around an existing tree or group of trees to be retained. It could also be associated with a parking court.
- 5.48 Refer to policy **147.OS** of the adopted Local Plan in respect of open space contributions and standards. Any shortfall in open space provision will be required to be provided as a financial contribution towards works to improve off-site open space.
- 5.49 A small existing open space between units 55 and 56, Monarch Way is a classic piece of 'SLOAP' (wasted space left over after planning). This will be integrated into the new neighbourhood through a new pedestrian and cycle route. This space should also be improved through shrub planting bordering neighbouring housing plots funded by off-site contributions.



Figure 42. A small piece of relatively unused open space off Monarch Way will be integrated into the open space network.

### Sustainable drainage

- 5.50 The surface water drainage from all roofs and ground level hard surfaces needs to be drained sustainably in accordance with the CIRIA SuDS Manual  
[http://www.susdrain.org/resources/SuDS\\_Manual.html](http://www.susdrain.org/resources/SuDS_Manual.html)
- 5.51 The nature of the SuDS (Sustainable Drainage scheme) solutions will need to be informed by the drainage studies required in para “2.52 To date no drainage studies have been carried out on the site. A full drainage study will be required by the developers of the site. There is a report of existing flooding from drainage across the hospital site in 2011/12 recorded in the draft SWMP for Eastleigh (which is available at the County Council’s website here;  
<http://www3.hants.gov.uk/flooding/hampshireflooding/surfacewatermanagement/swmp-eastleigh.htm> - see in particular page 45 of the Appendix D Eastleigh Parish Maps and section 7.2.11 on pages 23 and 24 of the main SWMP document (29/30 of the PDF). This area covered the Phase 1A and phase 3 areas (refer to phasing plan number 19). The development site is likely to have a hydrological link to the Moorgreen Meadows SSSI – this will require further investigation and consideration in due course. Where possible and appropriate, open to air SuDS elements should be used (such as swales, basins and ponds or green roofs) and these should be fully integrated with the green infrastructure strategy for the site and opportunities for landscape design and ecology through appropriate planting.
- 5.52 There may be a need to provide mitigation to ensure the hydrology within Moorgreen Meadow SSSI is protected. A full SuDS system will also be required if impact is identified to ensure appropriate filtration and exclusion of contaminants. A SuDS system with surface water naturally infiltrating through the soil and safeguards incorporated to ensure three methods of filtration before discharge will be required. The SuDS system would provide opportunities to develop wet habitats and water features on site, which if enhanced for biodiversity, could compliment the wet habitats found within the SSSI. Provision should also be made for the long term management of the SuDS.

## Ecology

### Hedgerows

- 5.53 Hedgerows identified as species rich under the Hedgerow Regulations should be retained wherever possible although gaps in the hedges may be created where there are exotic species present to facilitate access.
- 5.54 There may be a need for mitigation for impacts on Moorgreen SSSI (see Appendix C “- Recommendations for further ecological survey”, p90). Consideration will also need to be given to off site impacts on the nearby Natura 2000 sites, River Itchen SAC and Solent and Southampton Water SPA/Ramsar and their component SSSIs.

### Recommendations regarding habitats that should be retained

- 5.55 The hedgerow network and woodland on and adjacent to the site should be retained wherever possible and buffered with long grass and hedgerow ground flora habitats. Retaining the network and buffering with appropriate habitats to support reptiles, hedgehog and other ground dwelling biodiversity will enable all species present to disperse through the site and maintain foraging corridors. Any hedgerow that has been lost, such as the eastern hedgerow within the Dairy Farm part of the site, or is to be lost within the development should be replaced with a species rich indigenous hedgerow. There would be advantages in replacing non indigenous with indigenous hedges.
- 5.56 Additional reptile habitat maybe required for translocation, however if the green infrastructure is designed sensitively the existing population could possibly be maintained within it.

### Enhancements to be incorporated into developments

- 5.57 Building on the hedgerow and woodland habitats currently on site, additional natural habitat corridors should be included containing hedgerow linkages and long grass buffering along transport corridors, street verges, residential gardens and public open space. Repairing and enhancing the network will provide increased habitat for wildlife and a good structure for multifunctional corridors and multiuse open spaces.
- 5.58 Bird boxes and bat tubes, boxes and lofts are likely to be required to mitigate loss of bird and bat roosting habitat. House sparrow, swift, house martin and starling boxes should be erected on 50% of housing with bat bricks, tubes or boxes incorporated into the other 50% of dwellings. At least one bat loft will be required if the Brown Long Eared roost is to be lost.
- 5.59 To ensure no impact on bat foraging and roosting lighting must not shine directly on the hedgerow and woodland network or any known roosting habitat. To ensure night glow is minimised lighting should be directed downwards and hooded where possible.

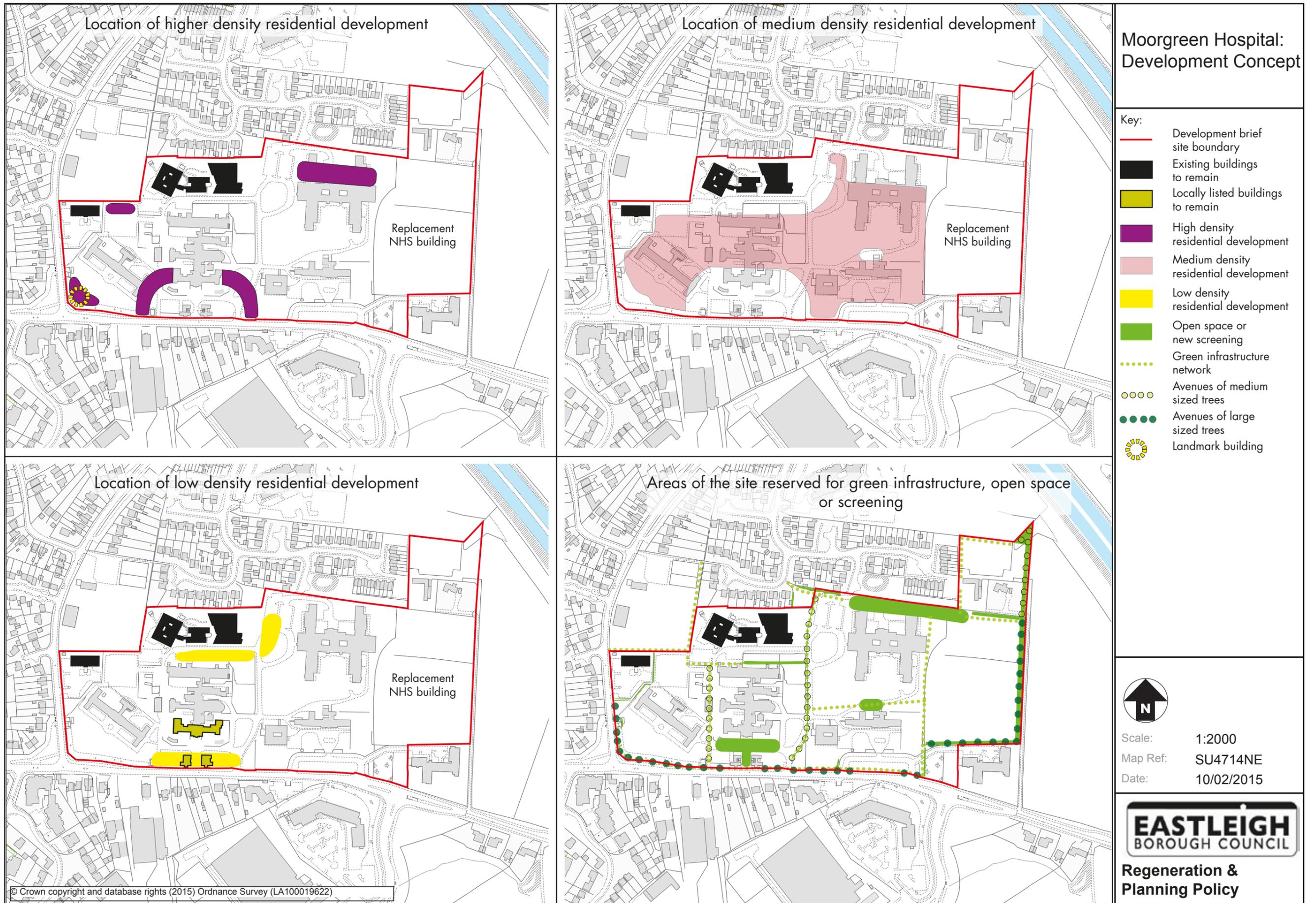
## Density, scale, massing and height

- 5.60 The relationship between the retained listed buildings and new development is of primary importance. Relatively higher density sections of development should be located in the immediate vicinity of the Workhouse to support the creation of an open courtyard space in front of the building (refer to “Plan 20. Development concept” on page 73 and “Plan 21. Maximum building heights allowable” on page 74 for exact locations). This both recognises the significance of the building and moves on to create a new setting worthy of the group of listed buildings. Whilst the creation of two wings of housing

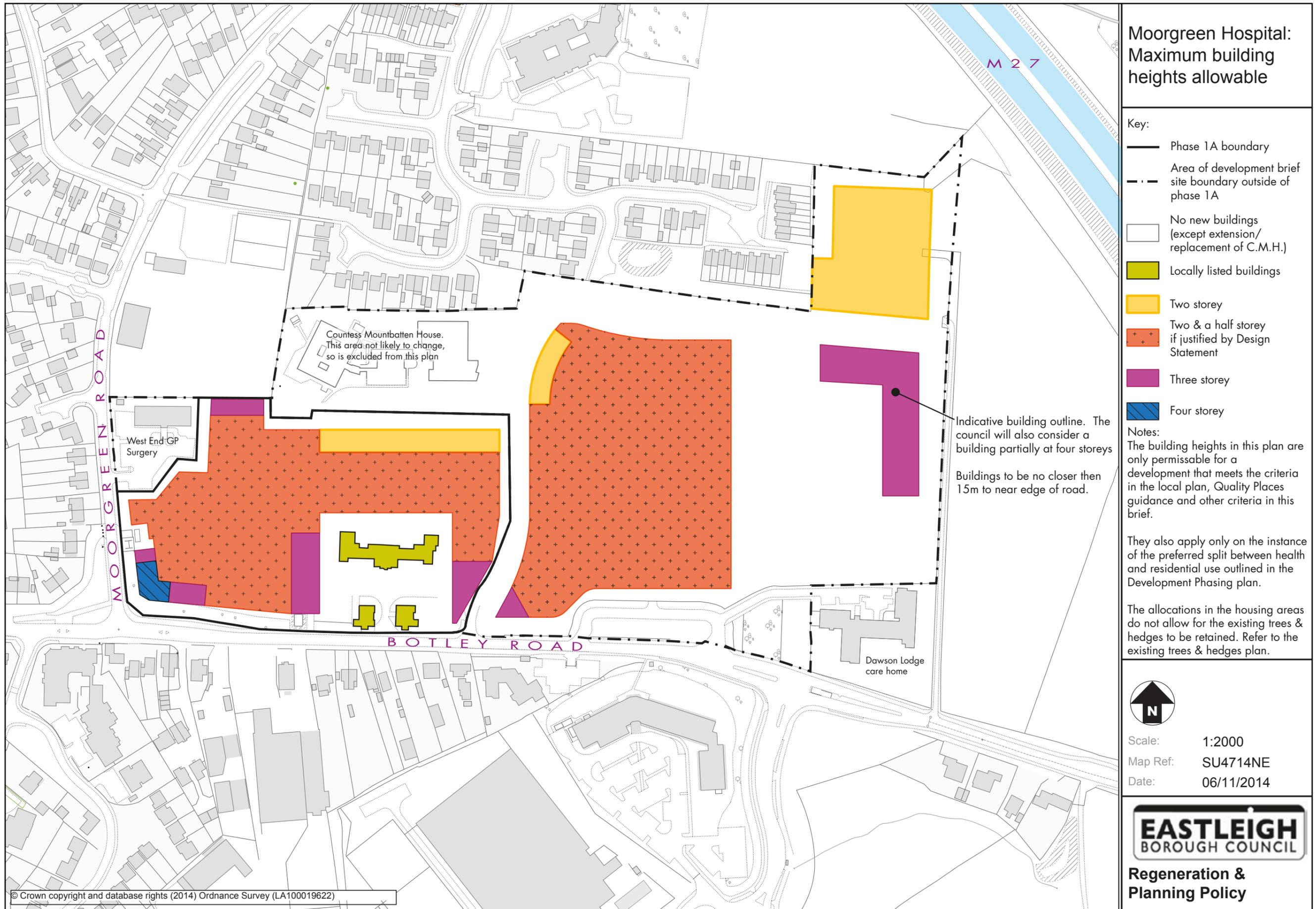
running north south either side of the workhouse may slightly reduce the length of Botley Road benefiting from views of the listed workhouse façade, this is justified by the high quality of the proposed public courtyard that they will help to enclose. This space has the potential to be of a quality in the order of some of the best townscapes in the borough. Views of the workhouse will be framed by the two new, residential blocks either side of a new public green space, or by the existing two receiving lodge buildings.

- 5.61 The maximum storey height of housing either side of this courtyard is set at three storeys of residential development. Developers wishing to build up to this level should be aware that storey heights greater than the usual modern floor height for residential buildings of 2.3 metres will not be permitted. Buildings of 2.5 storeys here may have floor heights up to 2.6 metres. This is so that the greater storey heights of the main existing workhouse building will ensure that the workhouse retains its dominant position in the townscape.
- 5.62 Higher density development should also be located at the south west corner of the site fronting the junction of Moorgreen and Botley Roads. There should also be a building of landmark scale and quality at this junction. Other areas of higher density development should be fronting the existing and proposed open spaces. This is to maximise the value of land facing green space and to maximise informal surveillance of these open spaces, both of which currently suffer from an inadequately low level of overlooking.
- 5.63 Lower density development is identified to be around the two locally listed, retained lodge buildings of the workhouse and in the vicinity of Countess Mountbatten House. The reason for the latter allocation is to reduce noise disturbance around the hospice. This lower density development will also help to provide a healthy mix of housing types. Medium density development immediately south of Countess Mountbatten House may, however, be acceptable if specifically designed for older persons. The rest of the developable areas (for housing) should be medium density development.
- 5.64 Where it is intended to provide quieter zones within the development area, such as near the hospice or private residential gardens, public green spaces etc., designers should consider the propagation of noise through the development from noise sources, such as local roads. The ability of new buildings to screen noise impacts on other areas should be considered as part of the design process, this would require information on noise levels to inform the design and layout decisions.
- 5.65 The Phase 1A development should be designed in a way which facilitates easy and efficient extension onto the existing surgery site as and when this opportunity occurs if the GP surgery were to relocate with the other healthcare facilities.

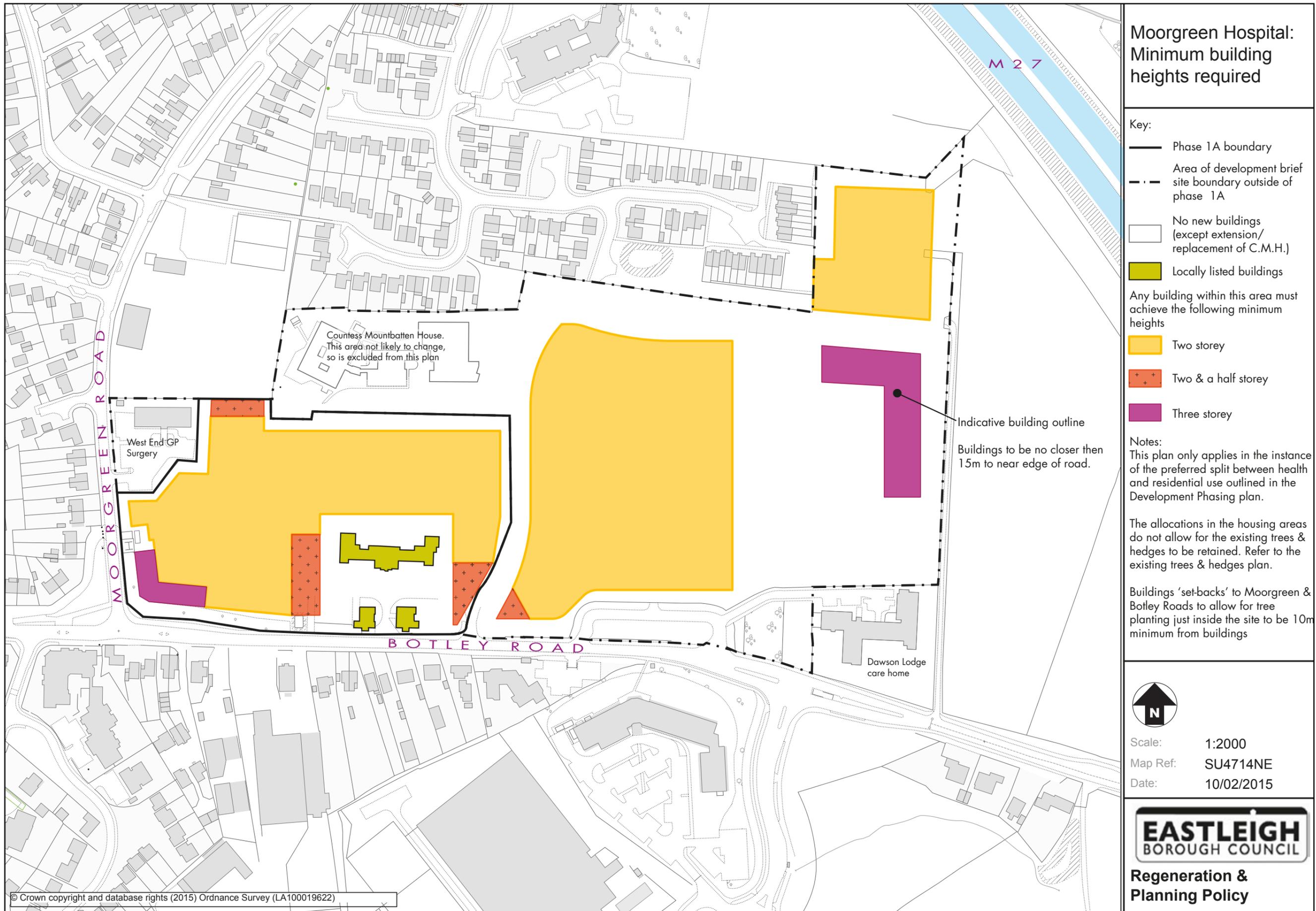
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Plan 20. Development concept



Plan 21. Maximum building heights allowable



Plan 22. Minimum building heights required

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## Additional design criteria

5.66 The section should be read in conjunction with the development framework plan. The developer of each phase of the site will be expected to set out the design criteria in a design and access statement and through design codes based on the principles in this document, the Council's guidance, including the Quality Places SPD and on the developer's more detailed contextual analysis of the site's constraints and opportunities.

5.67 This plan gives further detailed design parameters, such as;

### Set-backs and frontages

5.68 The set-backs of housing fronting the existing hospital access road shall be sufficient to allow for an avenue of medium sized trees to be planted. The trees shall be a minimum of 7m from the houses and the building foundations will need to be built to the depths appropriate according to the NHBC calculations, taking into account tree variety, soil type and distance.

5.69 The set-backs along the Moorgreen and Botley Road frontages shall be sufficient to allow for an avenue of large sized trees to be planted. The trees shall be a minimum of 10m from the houses, again with appropriate foundation depths to buildings. These setbacks reflect the predominant deep building setbacks in the immediate context of the site. In addition to the tree planting these setbacks will also allow shrub planting. They will also reduce the exposure of new development to noise pollution from Moorgreen and Botley Roads.

5.70 The new hospital building (phase 2) shall be set back a minimum of 15 metres from the near edge of the access road to the Moorgreen Dairy Farm site, to allow sufficient room to minimise the visual impact on the adjacent land designated as countryside.

5.71 There are other locations where frontages have been specified without fixed set-back distances, for example, fronting onto the enlarged open space to the north of the site. The set back here must allow for a minimum width of additional park space of 15 metres, plus room for the access road and any front garden.



Figure 43. The existing view of the site looking south east across West End Surgery car park.

- 5.72 Although the framework plan does not require facades to be located facing the car park of West End doctor's surgery new development should consciously address this aspect, especially the area most visible by traffic travelling south along Moorgreen Road.

### Building materials

- 5.73 Houses fronting the open space to the northern edge of Phase 3 shall be constructed using brick and roofing tiles to complement or match the facades of the existing houses which front onto the space.
- 5.74 Brick colour in the rest of the site shall be a mix of the predominant brick types in the context area. These are either a red, buff or grey- brown brick, frequently broken up with dark brown tile hanging. Roof tiles are largely dark brown, with most of the Victorian houses and workhouse buildings being of a purple-blue slate. There should, however, be a bias towards materials that complement those used in the locally listed buildings.
- 5.75 The buildings in Phase 1A shall be predominantly in a warm red brick to match or complement the brick colour of the locally listed buildings, although a limited number of houses constructed in buff brick would be appropriate to reflect the buff brick detailing in the workhouse buildings. Buildings fronting onto the new courtyard proposed to the south of the workhouse should not include bright white painted render. In this area slate roofing should be used to match or complement the purple slate roof of the workhouse.
- 5.76 There is also a significant element of white painted render in the buildings along Moorgreen and Botley Road, especially at important junctions. This distribution should be reflected in the site. The buildings fronting the junction of Moorgreen and Botley Road could have facades wholly or partially finished with a light coloured render or a material to echo this colour finish.

### Treatment to land next to existing rear gardens

- 5.77 In these circumstances either housing backs of new housing (with associated hedging) or just hedging are required, depending on the circumstances, to protect the amenity of existing residents. Where new native species hedging is planted, this may be counted as compensation for removal of existing hedges on site (where this is permitted).

### Access road to Hawthorn Lodge.

- 5.78 This area and the land to the south of the access road are owned by the NHS and is not highway land. However potential use of this area is limited by several factors. Firstly, the existing local recycling point is located here (although the Council would accept relocation to a suitable alternative location). Secondly there are two mature oak trees of high value on the embankment along Botley Road and excavation within the root protection areas of these trees will be prohibited. Thirdly, the historic art deco wall and gateway features enclose the northern side of this area and the gate posts and parts of the walls are to be retained. It is suggested that, subject to tree protection requirements this area might provide a useful location for visitor parking.



Figure 44. Existing bank and Oak trees on land to the south of Hawthorn Lodge along Botley Road.

### Miscellaneous NHS considerations

- 5.79 Small slivers of land to the north-west corner of the site are shown as reserved for expansion of the existing GP surgery building and car park. The full extent of this requirement is currently being investigated by the GP practice and NHS England. Nearer the time for replacement of the Tom Rudd Unit the Southern Health NHS Foundation Trust and Solent NHS Trust and the West Hampshire NHS Clinical Commissioning Group shall determine exactly how much land they require for new buildings and parking on the Donkey Field site. Hence it will be health need informed by these organisations that will help to determine the exact area to be released for housing development, subject to the provisions elsewhere in this brief.



Figure 45. The Doctor's surgery building is configured in a way which makes extension to the east (to the right of this photo) onto the Phase 1A site the only practical option.



Figure 46. The eastern-most, residential block of Countess Mountbatten House is the most sensitive of their three buildings to noise disturbance. This view shows the central block, which is also noise sensitive.



Figure 47. This existing hedge to the south of Countess Mountbatten House is planned to be removed to make way for parking displaced by the transfer of land to the HCA.

- 5.80 The Countess Mountbatten Hospice is likely to remain on its existing site indefinitely. Certain measures are required to minimise any noise disturbance from new housing. These are:
  - 5.81 Low density housing only to be built nearest the Hospice. Medium density development immediately south of Countess Mountbatten House may, however, be acceptable if specifically designed for older persons.
  - 5.82 Screen planting to the south side. (The east side is already screened by mounding and existing trees).
  - 5.83 Houses here to front onto the hospice to ensure that the potentially noisier rear gardens face away from the hospice behind the associated houses.
  - 5.84 Vehicular access to the hospice to be maintained.
  - 5.85 A programme of restricted hours for noise generating activities during construction shall be agreed for buildings within 100 metres of the residential unit of the hospice before planning permission will be granted.
  - 5.86 The new pedestrian and cyclist access from Moorgreen Recreation ground shall pass along the west and southern sides of the retained car park for Countess Mountbatten House and be separated from it by a railing of approximately 1.3m high. It shall also be lit at these points. This is to improve informal surveillance of the car park.



### Parking courts

Figure 48. A successful parking court at a recent development to the north of the site off Moorgreen Road.

- 5.87 These areas of parking, if accompanied by generous tree planting (and, or existing trees) with houses fronting onto them would be welcome, in moderation, as a means of providing for the parking allocation. These are preferred to parking areas located within the centre of blocks.

### Housing design

- 5.88 The development will make provision for a mix of high quality house types and tenures in order to promote inclusivity and choice. All housing should be “tenure blind” so as not to distinguish between private and affordable provision in the appearance and setting of the home.
- 5.89 Perimeter block form shall form the basis of the layout. A high priority is placed on the provision of active frontages looking onto public space. Multiple instances of garages provided within building frontages will not be acceptable for this reason. Also, there should always be a clear distinction between public and private space. The creation of ambiguous semi-private areas should be avoided. See [Plan 23](#), p83.

### Public art

- 5.90 Public art should feature as an integral component of the landscape framework and form part of West End public art trail. Installations and art features should be located where they can be encountered as people move around the site, so that they can be enjoyed by a greater number of people. See also Appendix D.

### Built and cultural heritage and archaeology

- 5.91 The three locally listed buildings comprising the former workhouse must be retained and sensitively converted and restored. This work should include the removal of the section of

the lift shaft protruding from the roof of the main building and restoration of details such as the distinctive stone finials. The unusual gate pier features to the south of Hawthorn Lodge are also an asset and should be retained and restored.

- 5.92 West End Parish Councillors have an aspiration for a road to be named after Dr Rees-Jones in recognition that her efforts secured provision of the Moorgreen Road Surgery. This should be considered later in the development process.
- 5.93 Any planning application for development of this site should include an archaeological impact assessment that sets out the potential, the impact of the development upon that potential and possible mitigation strategy. Any detailed application should be supported by archaeological field assessment, for instance the results of trenched evaluation.
- 5.94 Building recording is warranted to inform the design and/or to mitigate the impact of the development. Assessment of the built heritage should also be included in the archaeological impact statement with professional photographs taken to record the exterior of the locally listed buildings.
- 5.95 Should any potential applicants have any queries please contact Dr Hannah Fluck Senior Archaeologist at Hampshire County Council by emailing; [historic.environment@hants.gov.uk](mailto:historic.environment@hants.gov.uk).

## Waste and recycling



Figure 49. The existing recycling facility

- 5.96 The Quality Places Supplementary Planning Document summarizes the requirements for Waste and Recycling in relation to residential development as Appendix C to that document.

# Moorgreen Hospital: Development Framework

- Key:**
-  Buildings to remain
  -  Land developable for housing plots (subject to tree protection). Includes subsidiary access roads and parking.
  -  Land developable for replacement accommodation for: Tom Rudd unit, Hawthorn Lodge & Stoneham Centre
  -  The exact position of this boundary to be determined by the NHS.
  -  Locally listed buildings
  -  Required frontage with 90-100% built edge (excluding appropriate openings for access)
  -  Required frontage with 60-100% built edge (or down to 50% fronting Countess Mountbatten House)
  -  Back gardens required
  -  New publicly-accessible open space
  -  Existing public open space
  -  Tree & hedge screening
  -  New pedestrian/cycle route. Emergency access where shown.
  -  Vehicular/pedestrian/cycle route.
  -  Vehicular turning head (suggested)
  -  Widened existing footpath & cycleway
  -  Retain existing recycling facilities (some flexibility about location)
  -  Historic walls to be retained
  -  Landmark quality building
  -  Proposed location of fixed public art for Phase 1A and 1B
  -  Possible locations for some of the visitor parking allocation
  -  Land reserved for GP surgery expansion

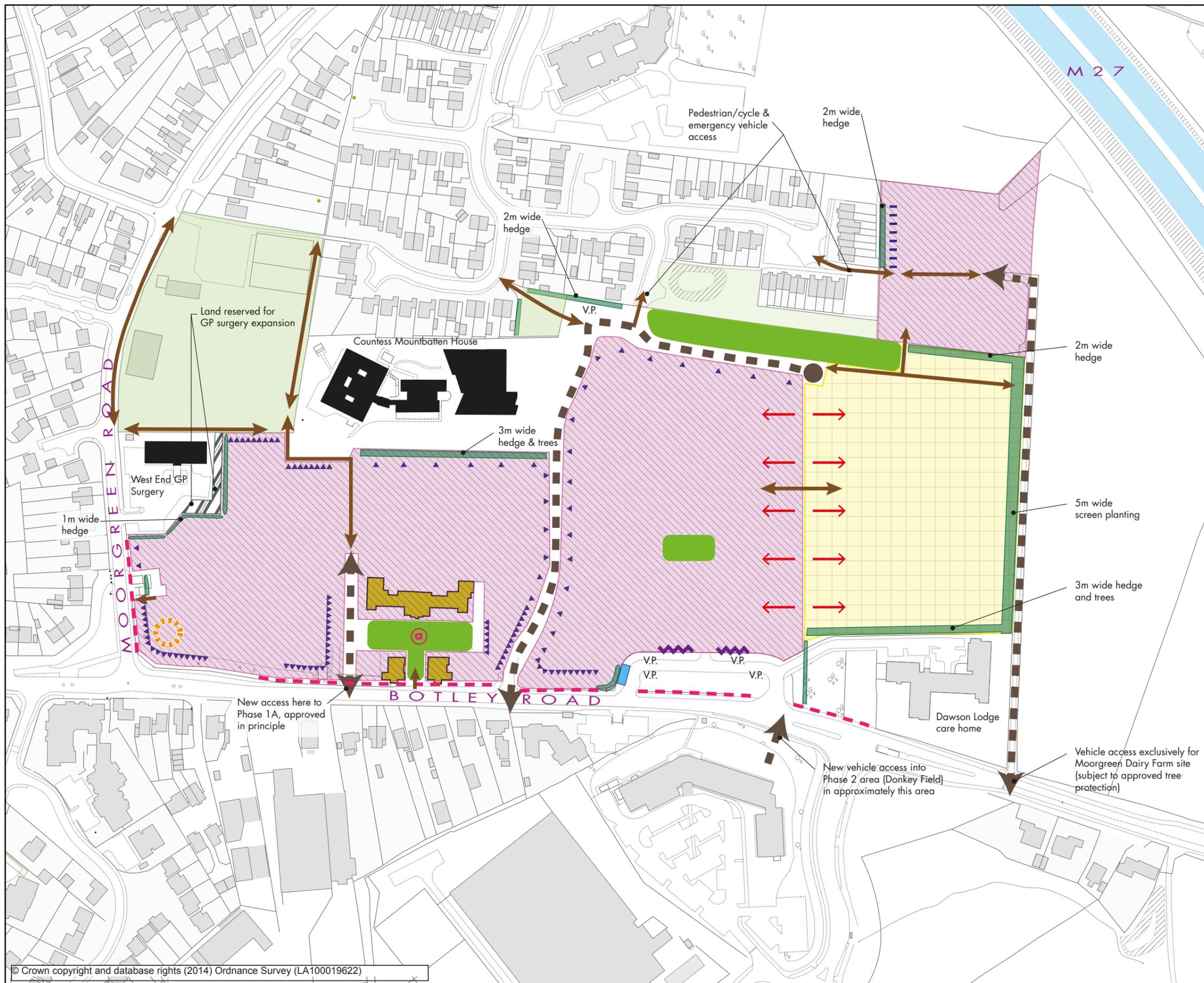
Scale: 1:2000

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Date: 10/02/2015



**Regeneration &  
Planning Policy**



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Plan 23. Development framework

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- 5.97 For any replacement NHS buildings the Council would expect the storage area for waste to be large enough to cope with more than one individual bin as it is able to recycle the same commodities as for the Domestic Service and encourages business premises to recycle as much as possible. It is not necessary to have enough space to cope with a week's worth of waste as unlike for the domestic service, trade bins can be emptied as often as is necessary. Trade waste bins should be carefully located away from noise sensitive receptors to avoid complaints of noise, particularly where collections are late or early in the day.
- 5.98 The existing domestic recycling banks occupying a site approximately 10m by 5m is situated in the layby area off Botley Road and maintained by Eastleigh Borough Council. It should be retained until alternative facilities have been provided in the local area. Situated on the site are two clothing banks, a paper bank and bottle bank to collect glass bottles and jars. This is a well-used site, which many residents of Eastleigh Borough use due to the ease of access. If the site is removed or re-located, there could be a potential of increased fly tipping. The site's current location allows the ease of an HGV/Skip Vehicle to access and empty the banks (especially as they can collect the banks without stopping on the main highway).
- 5.99 The development should provide suitable screening for the recycling area, but also accommodate a sign supplied by the Council that identifies the area. There is limited scope for relocation of the recycling site within the development area, subject to agreement with the Council.

### Services

- 5.100 Any above ground cables, such as the telegraph wires and poles on site and on the surrounding footways of Moorgreen and Botley Roads shall be converted to below ground service lines.
- 5.101 A full drainage study will be required by the developers of the site to include a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider. See also paragraph 5.102 below and paragraph C1 in Appendix C.

### Sustainability

- 5.102 All new development will need to meet the Council's standards for environmentally sustainable development set out in the Council's environmentally sustainable development SPD. <http://www.eastleigh.gov.uk/pdf/11-11-23ppdenvsusspd.pdf>

The developer should investigate the potential for an energy centre serving the residential and health facilities as well as any other suitable energy users neighbouring the site.

In view of the history of flooding on the site the Council will expect developers to investigate the potential flood risk and to drain the development by means of a sustainable urban drainage system. A hierarchical approach should be taken, with 'soft engineering' solutions such as swales, ditches, ponds and reed beds utilised first and hard engineered solutions only used as last resort.

## Retail use

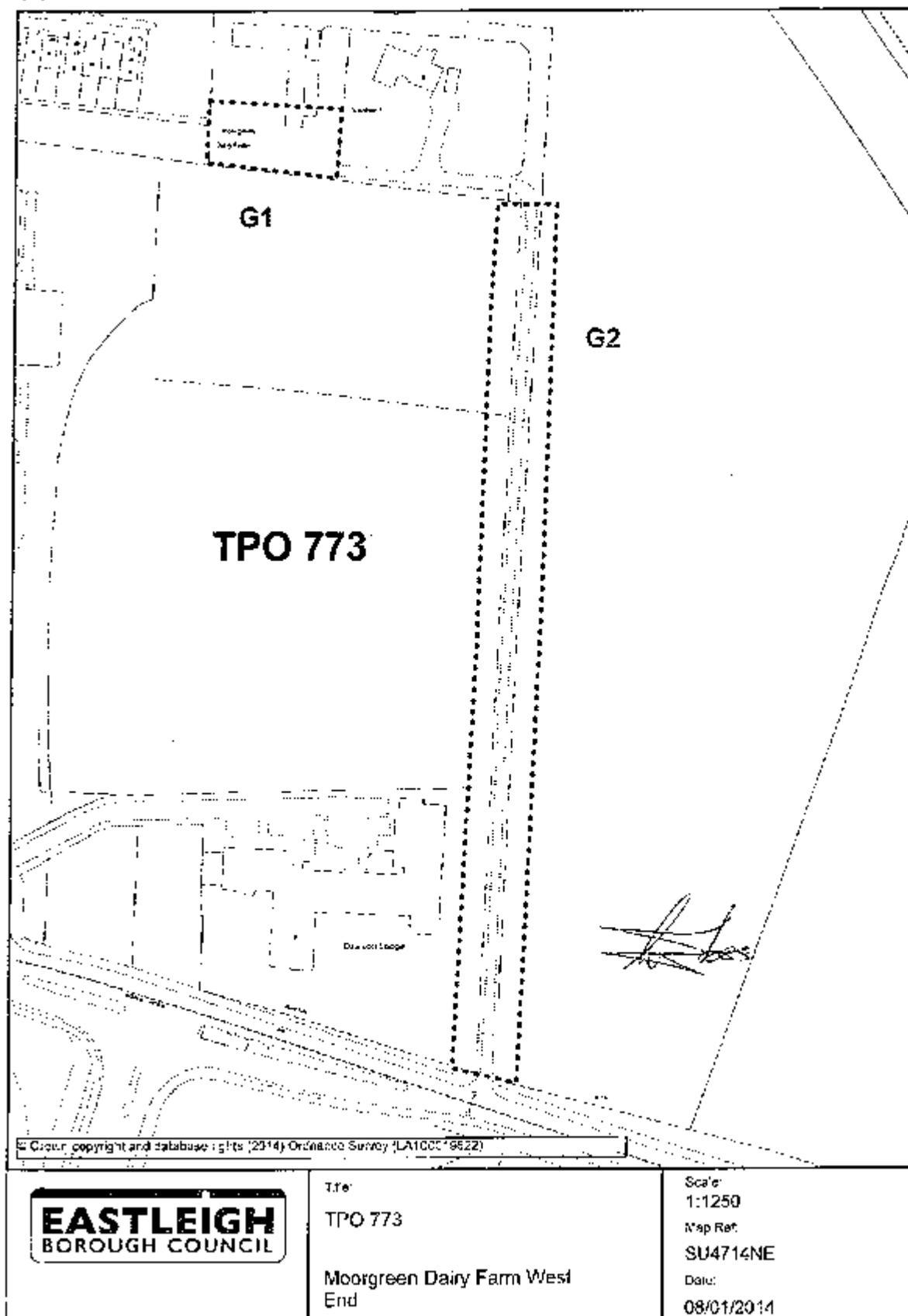
5.103 The Council would welcome the inclusion in Phase 1A or Phase 3 of a convenience store provided that it had the following;

- Frontage on Botley Road
- Suitable parking arrangements, conveniently accessible from Botley Road without causing disturbance to residents
- A maximum floor area of 280m<sup>2</sup>

The limit on floor area relates to the maximum size of store permitted to be open for more than six hours on Sunday and to ensure that the store does not have an adverse impact on the vitality and viability of West End village centre.

## 6. APPENDICES

### Appendix A - TPO 773



Plan 24. TPO 773

**SCHEDULE****SPECIFICATION OF TREES****Trees Specified Individually***(Encircled black on the map)*

REF. ON MAP	DESCRIPTION OF SPECIES	SITUATION
	None	

**Group of Trees***(Within a broken black line on the map)*

REF. ON MAP	DESCRIPTION OF SPECIES	SITUATION
G1	4 Oak trees	Land between Monarch Way to the west and Peacehaven, Botley Road to the east E447781 N114622 SU4714NE
G2	All broadleaf species	Alongside the track from Peacehaven in the north and Botley Road in the south E447847 N114498 SU4714SE

**Area of Trees***(Within a dotted black line on the map)*

REF. ON MAP	DESCRIPTION OF SPECIES	SITUATION
	None	

**Woodlands***(Within a continuous black line on the map)*

REF. ON MAP	DESCRIPTION OF SPECIES	SITUATION
	None	

**END OF DOCUMENT**

## Appendix B - Eastleigh Borough Council tree schedule (November 2014)

Schedule no.	Species	Retain	Retain if Possible	Land Ownership
T1	Pinus Sp.		X	West End Surgery
T2	Robinia Pseudo		X	West End Surgery
T3	Acer Camp		X	HCA Site
T4	Acer Camp	X		HCA Site
T5	Acer Camp	X		HCA Site
T6	Quercus Robur	X		HCA Site
T7	Quercus Robur	X		HCA Site
T8	Aesculus hip.		X	HCA Site
T9	Tillia Sp.	X		NHS Propco
T10	Acer Camp.	X		HCA Site
T11	Quercus Robur	X		Countess Mountbatten House
G1	Mixed Species Group		X	Countess Mountbatten House
T13	Platanus Sp.		X	NHS Propco
T14	Acer Sach		X	NHS Propco
T15	Quercus Rubra	X		NHS Propco
T16	Quercus Rubra	X		NHS Propco
T17	Carpinus Bet	X		NHS Propco
T18	Quercus Rubra	X		NHS Propco
T19	Acer Plat		X	NHS Propco
T20	Acer Plat		X	NHS Propco
T21	Quercus Rubra		X	NHS Propco
T22	Acer Sach	X		NHS Propco
T23	Acer Camp	X		NHS Propco
G2	Mixed Species Group: mostly Carpinus bet. with two maples	X		NHS Propco
T24	Quercus Rubra	X		NHS Propco
T25	Quercus Sp.		X	NHS Propco
T26	Platanus Sp.	X		NHS Propco
T27	Quercus Robur	X		NHS Propco
T28	Quercus Robur		X	NHS Propco
T29	Quercus Robur	X		NHS Propco
T30	Quercus Robur	X		NHS Propco
G3	Group of 5 Quercus Robur			NHS Propco
T31	Quercus Robur	X		NHS Propco
T32	Quercus Robur	X		NHS Propco
T33	Quercus Robur	X		NHS Propco
T34	Catalpa Bignoides		X	NHS Propco
T35	Quercus Robur		X	NHS Propco
G4	Acer Plat x2	X		NHS Propco
T36	Quercus Robur	X		NHS Propco
G5	Mixed Species Group: Quercus Robur x2, Quercus Rubra and Acer Camp.	X		NHS Propco
G6	Larix and Betula		X	NHS Propco
G7	Acer Camp x4 and Larix x1	X		NHS Propco
G9	Quercus Robur x2	X		NHS Propco
T37	Acer Pseudo		X	NHS Propco
G8	Group of 4 Acer Camp.		X	NHS Propco
G10	Acer Plat. x3		X	NHS Propco
T38	Quercus robur	X		NHS Propco
T39	Quercus robur	X		NHS Propco
T40	Quercus robur	X		NHS Propco
T41	Quercus robur	X		NHS Propco
G9	Quercus robur x2	X		NHS Propco
G10	Acer plat x3		X	NHS Propco

Schedule no.	Species	Retain	Retain if Possible	Land Ownership
G11	Betula and Quercus	X		Track leading to Moorgreen Dairy Farm Site
G12	Quercus robur	X		Moorgreen Dairy Farm Site
G13	Mixed species	X		Moorgreen Dairy Farm Site

## Appendix C - Recommendations for further ecological survey

- C.1 There is a possibility that the hydrology of the development sites is linked to the hydrology of the Moorgreen Meadows SSSI as the tributary of the Hamble that feeds the SSSI is present north of the development sites. Hydrological investigations are required to ensure any changes in water quality can be mitigated within the final development.
- C.2 There are concerns regarding the increase in emissions, especially NO<sub>x</sub>, related to traffic associated with new development within the area and the impacts this could have on the quality of the wetland and wet woodland for which the SSSI is designated. Current NO<sub>x</sub> levels on the SSSI and the minimum critical loads for the habitats present should be ascertained, and an assessment of individual and in-combination impacts undertaken. All hedgerows will require assessments under the Hedgerow Regulations before any final decisions can be made regarding layout, unless all hedgerows are to be retained.
- C.3 Full bat activity and emergence surveys following best practice will need to be undertaken on all buildings and the hedgerow network before planning permissions are granted. All trees with bat potential will need to be assessed.
- C.4 Reptile surveys will need to be carried out around the hedgerows and any other long grass or scrub habitat within the Donkey Field and may need repeating within the Dairy Farm.
- C.5 Full bird surveys should be undertaken across the wider site to assess the overall bird population and ensure enhancement where possible within development design.
- C.6 There may be a need for mitigation for impacts on Moorgreen SSSI in relation to hydrology as Moorgreen Meadows SSSI is 'water poor', with habitat drying out. An increase in water flows from current levels may therefore be advantageous to wet wood and grassland habitats. Air quality and nitrogen deposition is a complex field and results of the studies will need to be known before mitigation measures can be formulated. It may be advantageous for all applications within the area to agree a single data set for current NO<sub>x</sub> levels, minimum critical loads, and possible avoidance and mitigation measures. As the SSSI owner is receiving Higher Level Stewardship payments, Natural England does not feel that contributions to management are an appropriate form of mitigation for the SSSI as there would be a double payment.

There is also a need for a Habitat Regulations assessment in respect of the River Itchen SPA and River Hamble and Solent SPA and the proposal of mitigation measures.

## Appendix D - Public art

- D.1 The redevelopment of South Stoneham Workhouse, later Moorgreen Hospital (Phase 1A) provides a major opportunity to work in partnership with an imaginative and creative developer who understands the importance of local character and history to communities.



Figure 50. A scene from Dicken's novel Oliver Twist

- D.2 Moorgreen Hospital has had a history both dark and light dating back to the 18th century. Workhouses played a significant part in English history from the seventeenth to the twentieth centuries. The fear of being sent to the workhouse was captured in Dickens novel Oliver Twist but for many people it was a reality of last resort. The workhouse buildings still survive through its later adaptations into a hospital and not only that, the archives survive also, creating an historical goldmine to reflect on the history of the site as it begins its latest transition into a place to build homes and families.
- D.3 Working with the local Berry Theatre and the Council's Public Art Officer there is an opportunity for a site developer to make their new development a real part of the local community. The history of the site would be interpreted both via public art (refer to Development Framework Plan, "Plan 23. Development framework" on page 83) but also by the creation of a new piece of community theatre developed from the stories in the surviving archives. Stories like that of John Lovell Diaper, born in the workhouse who went on to make a career for himself at sea until as a crew member of the Titanic he went down with his ship in 1912.
- D.4 The Berry Theatre would work with the developer to present opportunities for positive PR and value added incentives for new home owners on the site. This could include promotion of the project via The Berry Brochure and social media sites, VIP events linked to performances, a welcome pack for new home owners included free tickets to the Berry, photo opportunities and feature articles not only in building press and local press but arts and heritage press as well. The development would be an opportunity to showcase best practice in the development of new housing within existing long established communities.

End of document





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