

EASTLEIGH BOROUGH COUNCIL

LOCAL DEVELOPMENT FRAMEWORK

# The Mount Bishopstoke Development Brief



THE ADOPTED  
DOCUMENT

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**EASTLEIGH**  
BOROUGH COUNCIL

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## 1.0 INTRODUCTION

### 1.1 Site definition

The site is an area of land surrounding the nineteenth century house called “The Mount” together with some land at the rear of properties on St Margarets Road. (See Plan 1: Site Location)

### 1.2 About this document

This non-statutory development brief is designed to guide developers of the site. The developers’ detailed designs should accord with the site specific and general principles of development. The development brief also outlines the main on and off-site works to be funded by the development.

### 1.3 Previous Development Brief

In March 1999, the Borough Council adopted a Development Brief for land at The Mount, Bishopstoke. That Brief indicated that the area could accommodate approximately 122 new dwellings if all the potentially suitable land were released for development. The defined site area for that brief included an area of land which has since been developed for 10 dwellings at Burrow Hill Place and did not include the private back gardens on St Margarets Road. It is considered that the 1999 development brief needs to be rewritten in the light of a changed planning environment.

### 1.4 Document Layout

Section 2 of this Brief provides a general description of the site. Section 3 sets out the core requirements for the development of the site. This is supplemented by general development principles (set out in Appendix A) which should be

used to guide the detailed design of the site. Section 4 sets out where planning obligations will be sought by the Council in conjunction with the development.

### 1.5 Public Consultation

A public exhibition was held in Bishopstoke in September 2005 which presented some of the key issues that appear in this document. This draft document will be subject to a further period of consultation before a final draft is agreed.

### 1.6 Planning Policy Context

The Eastleigh Borough Local Plan Review (2001-2011) (the Local Plan) was formally adopted in May 2006. The site of The Mount is defined as being within the countryside, outside the urban edge, where there would normally be a presumption against new development. The Local Plan does, however, recognise the area occupied by the existing built development on the site as brownfield land appropriate for development.

As such, the land occupied by the existing buildings is identified in the Local Plan as a ‘Residential Commitment’. The sensitivity of the site is, however, demonstrated by the various nature conservation designations that apply to the western part of the site not presently occupied by development (see paragraph 3.3 and Appendix B) and by the designation of the whole of the site as an area for ‘Proposed Landscape Improvements’ in accordance with policy 20.CO of the Local Plan (see Appendix F).

## 2.0 THE SITE

### 2.1 Physical Context (See Plan 1: Site Location)

#### Location

The site is situated approximately 3km east of Eastleigh town centre on the north western edge of the Bishopstoke built up area.

#### Local Building Form

The characteristic building forms in Bishopstoke are a mixture of detached, semi-detached and terraced two storey houses, mostly from the nineteenth and twentieth centuries.

#### Local Facilities

The main Victorian building on the site is less than 1km (15 minute walk) from Bishopstoke centre (with shops, pubs and a post office).

#### Local Topography

The surrounding topography is moderately hilly, with land rising east of the site. Immediately to the west is the River Itchen flood plain.

#### Immediate Context

To the northeast of the site is an area known as 'The Paddock' which is a large open field. The north-western part of the site borders onto an area of reclaimed sand quarry (which was also a licensed landfill), now returned to agricultural land. To the south of the site are existing residential properties, including the long back gardens of St Margarets Road. Church Road passes along the eastern boundary of the site. The River Itchen forms the western boundary of the site.

### 2.2 Site Description (See Plan 2: Site Analysis)

#### Site Area

The total site area is approximately 14.8ha.

#### Site Topography

The site topography largely consists of land rising steeply immediately from the River Itchen, which forms the western boundary of the site, and continuing to rise more gradually from west to east across the site.

#### General Character

The site generally consists of a large area of woodland, some limited areas of open grassland, twentieth century healthcare buildings and associated access roads. There is also the original late nineteenth century mansion (principal house), other nineteenth century lodges and outbuildings as well as three twentieth century accommodation units. The site can be broken down into character areas, described in some detail below (see para 2.9).

### 2.3 Site History and Ownership (See Plan 3: Ownership)

#### Ownerships

Approximately 0.4ha consists of a portion of various back garden properties in St Margarets Road. Hampshire County Council owns an area in the north of the site of approximately 1.2ha, as well as a short portion of access road. The remainder of the site is currently in the ownership of Winchester and Eastleigh Healthcare NHS Trust (approximately 13.1ha).

## History

The majority of the site (all excluding the back gardens area) was the private grounds to a private house. These grounds included an arboretum, formal gardens and a Victorian water garden, now very overgrown and thought to be beyond feasible recovery. The original private house was rebuilt and improved substantially in the late nineteenth century.

From 1926 to the present day the site has been used for various healthcare services. From this time, the woodlands and the water gardens have been neglected and have become increasingly overgrown.

## 2.4 Transport and Access

### Accesses

There are two vehicular and pedestrian access points into the site from Church Road.

### Buses

The nearest bus route is the Solent Blueline No. 43. This runs approximately every 1½ hours every weekday between Eastleigh and Waltham Chase. The nearest bus stops are on Church Road, either 90m to the north of the northern access or 90m to the south of the southern access.

The Solent Blueline Bluestar 2 service has a frequent service (every 15 mins week days, every 30mins weekends) which runs through Bishopstoke centre to Eastleigh and Southampton in one direction and to Fair Oak in the other. The nearest bus stop to the site on this route is approximately 500m away on Sedgewick Road.

## Trains

The nearest train station is 3km to the west at Eastleigh

### Itchen Navigation Path

The Itchen Navigation Path which runs between Southampton and Winchester runs along the western bank of the River Itchen past the site, on the opposite bank of the river from the site, and is a public footpath (right of way).

### Public Footpath Network

A public right of way footpath runs from a point on the east side of Church Road just north of the northern vehicular access to the site. This runs east, through a piece of open space and connects to the wider public right of way network and to Bishopstoke Woods.

## 2.5 Ecological Constraints (See Appendix B)

The ecological constraints include the Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC) associated with the River Itchen; the SINC woodland; bats, reptiles; foxes; badgers; and breeding birds. Applicants must provide enough information for the Local Authority to ensure that identified nature conservation interests are not adversely affected as a result of development. These requirements are all set out in detail in Appendix B.

## 2.6 Other Development Constraints

### St Margarets Road Gardens

The developer would need to successfully negotiate with all of the separate landowners to exploit the

potential backland development of the St. Margarets Road properties. Any development of the rest of the site should allow for development occurring here and should allow for possible vehicular and pedestrian access to it from the north.

### **Tree Protection Zones**

All new development, whether building, hard landscaping, roads or any service trenches or temporary construction works must avoid all tree protection zones as defined by the Council arboriculturalist. Any exceptions to this requirement must be negotiated with the arboriculturalist on a case-by-case basis. Plan 2: Site Analysis shows some of the key trees which have had indicative tree protection zones calculated by the Council arboriculturalist.

### **Distant Views**

In the years since the original Development Brief was published the strong growth of a screening belt of trees on land immediately north of 'The Paddock' has made potential long views of the site from the northwest far less open. This belt of trees includes white poplar approx. 10m high and scots pine approx. 5m in height. This should mean that new buildings would be obscured by trees when seen from the village of Allbrook at least up to the first two storeys and even higher as the trees grow further.

### **Other Views**

Other main views of the site are from Church Road and the two accesses, from the Itchen Navigation footpath and from the new residential development on Burrow Hill Place.

### **Sewers**

Existing sewers and a water main cross

the site. These must not be built over. Easements of 6-10m wide will be needed. Diversion of the plant would be possible, at the developers' expense, provided a feasible alternative route is available.

## **2.7 Designations**

### **Building Conservation Area**

The site is neither in nor adjacent to any Conservation Area.

### **Buildings on the Local List**

The Principal House (the large Victorian house) is on the Borough Council's Local List of Buildings of Historical and Architectural Interest (see Appendix 2 of the Eastleigh Borough Local Plan Review (2001-2011)).

### **Tree Preservation Orders (TPOs)**

There are two TPOs on the site made by Eastleigh Borough Council. TPO 417 (1999) and TPO 553 (2006). (See Appendix C)

### **Site of Importance for Nature Conservation (SINC) See Appendix B**

River Itchen Site of Special Scientific Interest (SSSI)/Special Area of Conservation (SAC) See Appendix B

### **Local Gap**

Land to the north and west of the site is part of the Eastleigh-Bishopstoke Local Gap, identified in the Local Plan to protect the separate identities of smaller settlements at risk of coalescence.

### **Historic Gardens**

The Mount is on the Hampshire Register of Historic Parks and Gardens.

## 2.8 Site Assets

### Trees

The site is largely characterized by mature woodland, groups of trees and individual specimen trees. These trees are covered by two Tree Preservation Orders and specific trees are shown on Plan 2 which will need to be retained and protected.

### Principal House

The large Victorian house (the “Principal House”) with its reasonably well-preserved exterior, tall chimneys and landmark tower is the site’s principal building asset.

### Other Buildings

The two Victorian lodges and the adjacent workshop building also have some architectural merit.

## 2.9 Character Areas (See Plan 2: Site Analysis)

NB, unless otherwise indicated, the TPO referred to below is TPO No.417 (1999).

### Area A

This is dominated by the HCC Bishopstoke Day Services buildings, (of no architectural merit) and hard standings. There are also two 2 storey nineteenth century lodges and a single storey workshop building, all three of which are attractive buildings, although in need of refurbishment. To the north is a private access track to Breach Farm. The buildings are accessed by a road, which leads to Church Road. To the west is the area of SINC TPO woodland (W1). To the southwest is the area of non-SINC TPO woodland (W1). There are no other trees which must be retained and protected

here.

### Area B

This lies to the south of Area A. Its most distinctive feature is the rectangular block of orchard trees. This area otherwise consists of car parking hard standing and grass. To the west is the area of non-SINC TPO woodland (W1).

The western part of this area includes the eastern edge of the non-SINC TPO woodland (W1). This is a part of the TPO woodland dominated by horse chestnut trees which may be felled and replaced to facilitate the development. Four oak trees and one lime tree have been identified as worthy of retention in this TPO woodland area. Detailed survey information of the trees in this part of TPO (W1) is required. To the east is the access road to Church Road. Apart from the orchard, there is an attractive mature strawberry tree TPO (T10) which merits retention.

### Area C

This is an area sandwiched between the internal access road to the east, the very large fine beech tree TPO (T37) to the east, the strawberry tree TPO (T10) to the north and the environs of the principal house to the south. It presently contains the physiotherapy buildings, (of no architectural merit).

### Area D

This is a small, grassed area wedged between the very large beech tree (T37) to the north, the area of non-SINC TPO woodland (W1) to the west, a large conifer TPO (T36) & an oak TPO (T40) to the east and the environs to the principal building (Area K) to the south.

### Area E

This area runs east of the internal access

road from the two oak trees in the Breach Lane hedge TPO (T3) and (T4) and the large horse chestnut TPO (T5) in the north to a position opposite the principal house in the south, with a belt of trees including a beech and an oak TPO (T17&T18) (both worthy of retention) to the east (largely separating it from Area F). It presently contains two buildings to the north, neither of which has any architectural merit.

### **Area F**

This is an area dominated by large health trust buildings (a continuation of the outpatients department) and is enclosed by mature trees on all sides except for where it borders the recent residential housing development on Burrow Hill Place to the east. On this latter boundary (with Burrow Hill Place) there is an attractive semi mature oak tree within a mixed line of trees and shrubs. Burrow Hill Place is elevated approx. 3m above the floor level of the outpatients building. To the north along Breach Lane runs a belt of trees including G8 &, a beech tree TPO (T8) but also some large poplars. This belt of trees helps to screen the site from views from the north but probably have a limited life. To the west is the belt of trees separating Areas F and E which includes a beech and an oak TPO (17 & 18) as well as a fine, large birch tree TPO (T9). The southern part of this area consists of grass and scrub but also includes an attractive Norway maple TPO (T15) and trees in TPO (G2). Immediately to the south, beyond an attractive silver birch TPO (T16) is a small, grassed play area (with no equipment) owned and maintained by EBC.

### **Area G**

This is an area of grass and scrub on the southern edge of the environs to the principal building (and south of Area K). It surrounds the tree protection zones of

both a fine oak, T3 of the TPO No. 553 (2006) as well as an attractive mulberry tree. Immediately to the west, south and east lie the mature trees in TPO (W1).

### **Area H**

The eastern half of this area is occupied by Bishopstoke House and two associated single storey residential units, none of which have any architectural merit. An arm of TPO (W1), (G3) and a birch tree TPO (T33), lie immediately to the north and TPO (G5), (G6) & (G7), (W2) and TPO 553 (G1) to the south. These last two groups of trees largely consist of very large pine trees. It is also bounded by the SINC and TPO (W1) to the west. The area consists of grass and scrub with some well formed semi-mature oak trees, at least four of which merit retention. Detailed survey information of the trees in the western half of Area H is required.

### **Area I**

This consists of the back halves of back gardens of St Margarets Road properties with very large pine trees, TPO 553 (W1), separating it from Area H.

### **Area J**

This is a small area occupied by the footprint and immediate surroundings of the existing two storey Mount Lodge. TPO trees, whose protection zones overlap the building footprint, surround this area.

### **Area K**

This is the area surrounding and including the Principal Building (The original Victorian House). The area is bounded by the internal access road to the east, TPO (T40) to the north, T3 of the TPO No. 553 (2006) to the south and the original path in TPO (W1) to the west. It largely consists of lawn with shrubs and

TPO trees. The Principal Building is of significant local affection and architectural merit (appearing on the EBC local list for buildings of historical and architectural merit).

## 3.0 PRINCIPLES OF DEVELOPMENT

The following section sets out a number of principles which the Council considers are essential to shape detailed designs for development of this site. More detailed general design principles are set out in Appendix A.

### 3.1 Development Size

The developable areas amount to a total gross area of 4.0ha. This figure refers to the whole site including the potential development behind the St Margarets Road properties.

### 3.2 External Access

#### Construction Traffic

Construction traffic will access the site directly from Church Road and will only use the strategic road network within the town.

#### Accesses

The pedestrian and vehicular access points into the site will be from the existing two accesses on Church Road. It seems unlikely that the more southerly access will be approved and adopted as an exit (for vehicles from a large new residential development) by the Highway Authority in its present form. Large scale changes to the design of either access that affect the existing TPO trees would not be acceptable. Accesses should be 2-way

with improved visibility at the Church Road junctions where possible.

## 3.3 Constraints

### Ecology

There are numerous constraints which relate to the wildlife and habitats on and adjacent to the site (these are set out in Appendix B: Ecological Constraints).

### Trees

Tree Protection Zones are shown on Plans 2 and 4: Site Analysis and Development Principles, but will need to be calculated accurately by the developer's arboriculturalist.

The development will need to work around the physical constraints that these protected trees present. No construction nor any temporary works nor excavations should take place within any of the Tree Protection Zones.

### The Principal Building

This building must be retained and refurbished. It will act as the major landmark building in any new development. It requires a generous setting. Any non-residential uses for the main Victorian building should be restricted to those which make very little noise (e.g. offices).

### Other Buildings

The two Victorian lodges and the adjacent workshop building all have some architectural merit and should be retained and refurbished.

### Sewers

The new development will require a foul

sewerage system, which will need to reach a connection point acceptable to Southern Water. New foul sewers will require a 3m easement each side.

### **Environmental Health Constraints**

Land to the north of the site, known as Breach Farm was licensed for the disposal of 'inert' wastes. However, Eastleigh Borough Council Environmental Health records indicate that the site operator installed boreholes to monitor for landfill gases. The underlying ground conditions are such that gas migration could occur. The former/existing uses of the site may have given rise to contamination from fuel storage and waste disposal. The developer will be required to obtain information on ground gas conditions from the operator of the Breach Farm landfill, and submit this with any application, as part of their desk study and conceptual model.

The Council's Environmental Health Unit will recommend that site investigation and remediation conditions are imposed on any application which will require that a satisfactory site investigation and risk assessment be carried out before the commencement of development. This must be carried out in line with PPS23 and should consider the risk posed to controlled waters as well as that posed to human health.

## **3.4 Site Specific Development Principles**

### **Nature of Development**

This site would be suitable for residential development. It would also be suitable for a nursing home, particularly in the Principal Building (original Victorian mansion). Eastleigh Borough Council

would also welcome the re-creation of some of the nursing/care elements that featured in the former hospital on this site.

### **Character**

The development should respect both the mature wooded character of the site and also the site's main landmark which is the Principal Building. The development should also respect the different character areas within the site and create a series of well-connected distinctive streets. The development must respect the sylvan nature of this site. Buildings should have the appearance of being located in glades within the woodland that surrounds them. Both individual specimen trees and groups of trees should be given ample space to continue growing comfortably in between the elements of the new development.

The development will need to create a 'sense of place' as a distinctive residential neighbourhood. Areas of different character within the development will also be desirable. The design and location of the open spaces should be such that they enhance the setting and distinctive 'sense of place' of the surrounding buildings, particularly the retained Victorian house.

Innovative, distinctive architecture, rather than off the peg, 'anywhere' housing design will be required. House builders' standard house types will not be acceptable. Attractive and generous fenestration, which takes advantage of passive solar heat gain, will be encouraged.

The development must respect the setting of the Principal House, allowing for generous vistas of it from public vantage points and providing sufficient public open space around the house to allow for an appropriate context for it. Any new buildings adjacent to the house must be of appropriate scale and style so as

not to reduce the positive impact of this building. No buildings should be more than 3 storeys in height. Three storey dwellings should not make up more than 50% of the total number of dwellings and should consist of a mix of both flats and houses. Dwellings on higher ground in the northern part of the site should be restricted to 2 storeys

All utilities should be ducted underground to avoid unsightly overhead cables and posts as well as reducing future management conflicts with tree canopies.

### **Continuity and Enclosure**

The development should consist of well-defined streets of two/three storeys with active frontages on the street sides together with well-designed private or semi-private outdoor areas and overlooked public spaces.

Where the site's constraints allow, streets or rows of terraced houses will be acceptable. Otherwise, building forms might include small blocks of apartments, semi detached houses and the occasional detached property.

Any new boundary structures around the Principal house will need to be carefully designed in matching materials (to coordinate with the house) (i.e. brick and stone).

### **Movement and Links**

Development proposals should be accompanied by a Transport Assessment and mitigation measures will be required.

A new public right of way, for pedestrians, is desirable to connect the site with the existing Itchen Navigation Path which runs along the western bank of the River Itchen. However, this will require a new pedestrian bridge over the river

Itchen which will therefore require the Environment Agency's and Natural England's approval. An exploratory meeting has been held with both organisations, and while neither has ruled out a bridge on the grounds of impact on nature conservation, neither could they support the proposal in the absence of a detailed scheme. Some details of the information which must be provided as part of an application for a footbridge, and suggested principles of design and construction are included in Appendix D.

Internal site pedestrian public rights of way must connect with the existing network, including via the new footbridge over the River Itchen and with new public open spaces.

Internal vehicular routes should follow "Homezone" design principles, creating easy access for pedestrians, cyclists and pram and wheelchair users. Street design must also accord with the Hampshire County Council MASS (Movement Access Streets and Spaces) requirements. Access should be from the two existing access points on Church Road. The internal site road layout should be served equally but independently from these two access points. Whereas pedestrian and cycle movement north and south between the two independently-served halves of the site should be permanent and easy, a vehicular connection should only be possible in an emergency.

Mixed car parking solutions (with adequate tree planting) must accommodate a maximum of an average of 1.5 spaces per dwelling off-street (according to the Eastleigh Accession Model) with additional visitor spaces on-street. This would include communal car parking areas. The whole site must be accessible for emergency and refuse vehicles.

## Environmental Sustainability

The whole development must receive the BRE Ecohomes “very good” certificate. (Or the equivalent level 3 for the Code for Sustainable Homes) This will need to be confirmed by BRE Post Completion certificates (or code equivalent) before the occupation of dwellings. The whole development must generate 10% of its energy needs via on-site carbon neutral renewable energy.

The development must adopt the principles of ‘sustainable drainage’ as recommended by the Environment Agency. Developers will be required to demonstrate how passive solar gain has been utilised.

A strategy for surface water drainage should be developed in the earliest stages of planning the development. It should, wherever possible, require that surface water drains through porous surfaces such as landscape areas or free-draining car parking, adopting the principles of ‘sustainable drainage systems (SuDS)’ as recommended by the Environment Agency and as advised by Building Regulations Part H, PPS25, SE Plan and Eastleigh Borough Council’s Strategic Flood Risk Assessment . These systems should eliminate or reduce the quantity of water directed into surface water sewers, particularly during periods of peak flow, in order that the existing hydrological regime is maintained. This is particularly important given the presence of a number of springs within the SINC woodland and proximity of the River Itchen SSSI/ SAC.

Any SuDs in unadopted areas of the site will require satisfactory arrangements for their long term maintenance (not at public expense).

## Public Open Space and Landscape

Substantial areas of new public open space (individual areas min 0.2ha) will be provided on the site. An area containing the site for a fully equipped children’s play area must be provided as well as a defined area, which provides a setting to the principal building. The orchard will be preserved as a unique piece of landscape and should be managed as open space.

All the SINC woodland and SSSI river and banks must either be transferred to public ownership together with developer’s contributions for its maintenance and management for wildlife or will need to be managed by an appropriate management company carrying out a management plan approved by Eastleigh Borough Council . Access to these areas will not be allowed other than along the route to the proposed new footbridge. Other large areas of TPO woodland must also become public open space, for which developers’ contributions will also be required for maintenance, unless they are also managed by an appropriate management company carrying out a management plan approved by Eastleigh Borough Council .

The area which forms the setting for the main Victorian building is defined to the north by the edge of Areas D and C (whose boundary runs parallel with the building’s north elevation and between TPO trees T40 and T25, a minimum of 16m from the building. It is bordered by Area G to the south which at its nearest point is at least 32m from the main ground floor bay window on the building’s southern elevation. Its western boundary is defined by the existing footpath that skirts the edge of the TPO woodland (W1). This defined area should become public open space (or managed by an appropriate management company carrying out a management plan approved by Eastleigh Borough Council) while

allowing for some limited defensible space around the main house, depending on its future use.

An area of TPO secondary woodland (W1) between the SINC woodland and the existing development must be retained to act as a buffer for the more sensitive SINC woodland. This should also be designated as public open space (or managed by an appropriate management company carrying out a management plan approved by Eastleigh Borough Council). The minimum dimensions for this buffer are shown on Plan 4: (Principles of Development).

A new local green space of at least 0.2ha with the location for a fully equipped children's play area should be located in an accessible location. One possible, central location could be an extension to the existing public open space on Burrow Hill Place.

Connections for pedestrians between the areas of open space should be designed from an early stage.

The development should allow for the protection of the Victorian water garden feature from further deterioration and should allow for possible future restoration. Where appropriate the style and layout of new planting could reflect the "Victorian" character of the historical garden.

Any memorial trees on the site should be identified and moved if necessary to a safer location.

### **Security**

The design should demonstrate crime reduction compliance (See Appendix E). This should include good passive surveillance and clear separation of public and private domains.

## **3.5 Development of Character Areas** (See Plan 4: Principles of Development)

**Area A** (on the site of the HCC Adult Training Centre) with its rectangular shape and relatively few constraints, lends itself to moderately intensive development. This could be in the form of a courtyard block development with main accesses facing onto an internal public or communal space. Building heights at the higher end of this area will need to be restricted to 2 storeys to protect views from across the Itchen valley. The existing two lodge buildings and the workshops should be refurbished and integrated into the new development. All new dwellings should face onto the new streets serving them. A minimum buffer zone of 15m will be required between the developable area in Area A and the boundary of the SINC to the west.

**Area B** development should face onto the retained orchard, which should form an attractive and unusual piece of public open space. There may also be some scope for a perimeter block development, and a small street development. The four oaks and one lime tree could be incorporated either into private gardens, communal space or into new Highway land where they form part of the new street. However, detailed tree survey work needs to be supplied to the council before development in this part of TPO (W1) can be supported.

Three storey development would be acceptable here. A public pedestrian link between the orchard open space and the TPO woodland open space to the west and south of Area B should be routed through public space containing TPO (T10) (the strawberry tree) and TPO (T37) (the very large beech tree).

A minimum buffer zone of 35m will be required between the developable area in Area A and the existing sunken footpath in the SINC woodland to the west.

Development in **Areas C and E** should front onto each other across the street that divides them. Development in Area C should turn to face onto the adjacent retained and refurbished main Victorian house to the south and also the orchard to the north. Three storey development would be acceptable in these areas, with two storey houses adjacent to the main Victorian house.

Dwellings in **Area D** should face onto the public open space that will form the setting for the main Victorian house. Views of cars and garages should be kept to a minimum as seen from this public open space. These should be two or three storey developments. Dwellings should have balconies to enjoy views onto the space. A terrace of town houses would be most appropriate here.

Development in **Area F** needs to relate to the adjacent recent development (Burrow Hill Place) as well as addressing Breach Lane. It also needs to have an active frontage overlooking the existing public open space, which should be augmented to include certain TPO trees. Some TPO trees should also be included within the development. Only two storey development would be acceptable here. Where there is space, terraced houses or apartment blocks could make up development here. Where the TPO trees are a constraint, semi-detached or detached houses may be more appropriate.

Development of **Area G** should front onto the public open space surrounding the main Victorian house. Views of cars and garages should be kept to a minimum as seen from this public open space as

should any bin stores. A block or blocks of apartments would be suitable here as private back gardens to houses would be shaded significantly by the adjacent tall trees in the TPO woodland. These should be two or three storey developments. Car parking, bin or cycle stores and vehicular access should be kept out of view from the public open space (Area K).

**Area H** is very enclosed by TPO woodland but can be accessed by way of the existing vehicular route to the existing Bishopstoke House. Where there is space, terraced houses or apartment blocks could make up development here. Where the TPO trees are a constraint, detached or semi-detached houses may be more appropriate. Because G5, G6 and G7 are attractive groups of birch the developer should design around them or demonstrate that their retention makes a feasible development here impossible. Dwellings should front onto the street that serves this area. Four oak trees in the western half of this area must be retained and incorporated, perhaps as part of the Highway. Three storey development would be acceptable here. However, detailed tree survey work needs to be supplied to the council before development in the western part of Area H can be supported. A buffer of at least 32m needs to be maintained between the developable area in Area H and the boundary of the SINC to the west.

**Area I** represents the potential for developing parts of the very long back gardens of properties on St Margarets Road if those gardens become available. Vehicular access to this development might stop north of the tree belt (in Area H), with pedestrian access through the trees (G1 of TPO 553). Alternatively, a vehicular access through a gap in the trees may be agreed, following further survey work in this area. Access from St Margarets Road would not be acceptable.

Only two storey development would be acceptable here. New buildings should be at least 45m from the backs of houses in St Margarets Road. Development would need to be carried out comprehensively and not piecemeal.

**Area J** is a small niche between the protection zones of TPO trees, on the site of the existing Mount Lodge. There is the potential for one 2 storey dwelling here.

**Area K** is the area surrounding the Principal Building. This area should not be developed and should form a piece of public open space and the setting for the Principal Building. The Principal Building itself could be used for residential, office or institutional purposes.

## 4.0 DEVELOPERS' CONTRIBUTIONS

### 4.1 Highway Contributions

Transport Assessment and mitigation measures will be required for this development. Contributions will be required and works will be agreed through negotiation with the Highway Authority. These will include works to the Riverside/Bishopstoke Road junction and improved access to Church Road from the site.

### 4.2 Education

Contributions will be required for appropriate qualitative improvements to local schools in accordance with the County Council's formula.

### 4.3 Play Provision

Contributions will be required for the provision of a new, fully equipped play area and its future management and

maintenance.

### 4.4 Social & Recreational

Contributions will be required for the provision of improved social and recreational facilities in the vicinity. In particular, the provision of a pedestrian footbridge across the River Itchen to connect to the Itchen Navigation Path (or an equivalent financial contribution) will be required. This latter will enable the new residents of the development to not only access this important recreational footpath but also to connect directly to the many facilities at the Bishopstoke Recreation Ground and "The Hub" sports centre.

### 4.5 SINC and TPO Woodland

A contribution will be required to enable the preparation and ongoing implementation of a management plan for the SINC woodland and SSSI river and banks, and maintenance of the TPO woodland, both including the full cost of staff time.

### 4.6 Open Space

Contributions will be required for the management of all the other areas of public open space on the site in accordance with the Council's current formula.

### 4.7 Public Art

Contributions will be required for the provision of on-site public art.

### 4.8 Sustainable Drainage Systems (SuDS) Features

If possible all SuDS features should be located within privately maintained areas as indicated in para 3.3.1 of the Hydrological Assessment (September

2006, Peter Brett Associates). However, if in order to provide an acceptable drainage strategy it is necessary to locate SuDS features within public open space to be adopted by the Council, developers contributions will be required for the maintenance of these features. (Any SuDs in unadopted areas of the site will require satisfactory arrangements for their long term maintenance (not at public expense)).

#### **4.9 Sewer Infrastructure**

There is insufficient capacity in the existing local sewer to serve the development proposed in this Development Brief. The developer must therefore requisition a connection to the sewerage system at the nearest point of adequate capacity, as defined by Southern Water.

## APPENDIX A

### GENERAL DEVELOPMENT PRINCIPLES

#### 1.0 CHARACTER

Promoting 'character' is about trying to create a place with its own identity. This should extend and reinterpret the character of the village of Bishopstoke. The development's character should also have a unique feel and be clearly rooted in the era that it is being built in.

##### 1.1 Linked Public Spaces

There must be a succession of public spaces, linked by public rights of way; these could be streets, public courtyards and new areas of public open space.

##### 1.2 Layout

The building layout should determine the vehicular routes and not vice versa, but pedestrian and cycle routes must also follow other important desire lines.

#### 2.0 CONTINUITY AND ENCLOSURE

Most successful developments have public and private spaces, which are clearly distinguished. The continuity of street frontages is crucial in promoting successful public spaces.

##### 2.1 Open Space

The development must create good public space enclosure. The new areas of open space must be defined strongly by substantial groups of buildings or by belts of mature trees or woodland.

##### 2.2 Passive Surveillance

All public space, including car-parking courts, must benefit from being overlooked by surrounding buildings.

##### 2.3 Gardens

All private outdoor space, (either individual back gardens or shared gardens) must be enclosed within perimeter blocks, where possible.

##### 2.4 Public Street Elevations

Buildings must address the street with a clear public side where the primary accesses are located.

##### 2.5 Ground Floor Privacy

The privacy of ground floor rear rooms should be protected where communal gardens are proposed.

##### 2.6 Bedroom Privacy

The minimum distance between the backs of new 2 storey buildings should be 20m to maintain privacy. With 3 storey buildings this minimum distance will need to be increased proportionately. (See Eastleigh Borough Council Residential Amenity Supplementary Planning Guidance)

##### 2.7 Daylight/Sunlight

Building Research Establishment standards should be met.

#### 3.0 QUALITY OF THE PUBLIC REALM

The development must have attractive and well functioning outdoor spaces.

### **3.1 Robust Design**

Spaces should be designed to accommodate a high level of use, be easily maintained and use appropriate, robust, high quality materials.

### **3.2 Minimise Clutter**

The external spaces within the site must be designed to minimise clutter. Signposts and bollards should be kept to a minimum for this reason. All street furniture, as well as storage or service structures, must be fully integrated into the design at an early stage, rather than added as extras.

### **3.3 New Tree Planting**

The development should be characterised by generous street tree planting and car park tree planting (where there are not already sufficient numbers of existing trees, according to the EBC Landscape Architect). To achieve this it will be essential that detailed consideration be given to soft landscaping, including tree planting during the consideration of the building and highway layout and not as an afterthought. Tree planting locations should allow for generous crown growth. Tree planting details should allow for a minimum root space between lines of kerb or edge detail haunching of 1.5m (generally approx 2m between kerb or edge details). Design details of these structures will need to be submitted for approval.

### **3.4 Street Furniture**

Street furniture must be of high quality and should be co-coordinated with the lighting units.

### **3.5 Ground Floor Overlooking**

There must be a high degree of ground floor overlooking, which is likely to

increase public safety, the perception of safety and the liveliness of streets. Integral garages must not dominate residential frontages because that is unlikely to provide a reasonable level of ground floor overlooking to the streets. This can be avoided where integral garages occur in wide-fronted house elevations, where the non-garage frontage is at least 4.5m and where garages are recessed.

### **3.6 Wide Garages**

Garages in terraced streets can be extra wide (3.5m) to allow for car use and rear access without breaking the building line unnecessarily. This would allow for easy cycle and bin access to the street side of buildings.

### **3.7 Impact of Cars & Garages**

Off-road car spaces and garages should be designed to minimise their impact on the street. There should be a presumption against more than one front driveway car space per house. The use of boundary structures on the highway and between properties is an important design element, reducing the impact of parked cars on the street scene.

### **3.8 Passive Surveillance**

Surrounding buildings must overlook play areas and car parking.

### **3.9 Art**

Artists, employed by the developer, should be involved in creating sculpture and/or other environmental artworks. The artist's brief will be agreed with Eastleigh Borough Council before any development work starts on site.

### **3.10 Back Boundaries**

There will be a presumption against

private back and side boundary fences adjoining public space including communal car parking areas. High quality 1.8m high brick walls will be required where private boundaries are unavoidable. Details of these structures will need to be submitted for approval.

### 3.11 Northern Elevations

On northern elevations, a natural stone sett or cobble 'defensible space' (minimum depth 1.2m) between the bases of the house wall and the public highway will be acceptable as an alternative to a front garden. In all other locations, where intense shade is not an issue, front gardens will be required for all houses (with a minimum length of 2.0m).

### 3.12 Set Back Garages

House garages need to be set back approximately 5.5m from the highway to allow for one car space in front of the garage (with front garden boundary walls and the main building used to screen the car when viewed along the street).

### 3.13 Front Garden Boundaries

All front gardens must have either high quality low brick walls, or a combination of brick plinth and railings, or other acceptable structures. Access points through front garden boundaries must be well defined with brick piers, or other similar structures. Railings must be of a simple, contemporary design and from galvanised, etch-primed and painted elements. Details of these structures will need to be submitted for approval.

### 3.14 Bin and Cycle Stores

Eastleigh Borough Council Guidance in the Storage and Collection of Domestic Waste Supplementary Planning Guidance

should be met. Storage buildings should be well-sited and unobtrusive.

### 3.15 Balconies

Streets must be further enlivened by the generous use of balconies, sufficiently dimensioned to allow sitting out. ('Juliette Balconies' would not be an acceptable alternative). These should be sited on all apartments, except on northern elevations. Private town houses overlooking green space should also receive balconies. Balconies must not directly overlook neighbours' private space.

### 3.16 Coordinated Layout Information

Detailed planning permission will not be granted before comprehensive layout plans for the whole site have been submitted and approved. These plans must show all buildings, engineering details, hard and soft landscape details, services, artistic interactions, streetlights, drainage and bin/bike stores on different layers of the same drawing.

## 4.0 MOVEMENT AND LINKS

The development must promote accessibility and local 'permeability' (ease of movement) by making places that connect with each other and are easy to move through, putting people before traffic.

### 4.1 Transport Assessment

A satisfactory Transportation Assessment will be required and any mitigation measures put in place as determined at planning application stage. This assessment should compare like for like in respect of peak hours and the direction of traffic flows.

## 4.2 Permeability

The site must be highly permeable, for pedestrians and cyclists, with good links across it in both North/South and East/West directions. Footpaths should be designed with the comfort of wheelchair and pram users in mind.

## 4.3 Parking Standard

The average residential car parking standard for the site shall be no more than 1.5 spaces per unit off street, with some additional on-street spaces for visitors.

## 4.4 Parking Layout

There should be a combination of different designs for accommodating car parking. 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. The off-street car parking allocation should be up to two car spaces per house (including one in an integral garage) and at least one car space per flat (in a communal car park) (while still maintaining an average overall parking ratio of 1.5).

## 4.5 Visitor Car Parking

Visitor car parking should be provided on-street at the rate of one car space for every 5 dwellings.

## 4.6 Large Vehicle Access

Emergency and Refuse vehicles must be able to access the whole site. This should be achieved by design and proven by a tracking exercise through the movement network. This network will be determined by the layout of buildings and not by imposing unnecessarily over generous highway standards, avoiding the need for turning as much as possible.

## 4.7 Design Speed

Vehicular speed should be kept low by design with short sight lines, pinch points formed by buildings, trees, raised crossings, chicane routes, perpendicular junctions and the avoidance of long straight runs with forward visibility (no more than 30m, 12m in home zones). Streets should either be designed according to Homezone principles or should be designed for a maximum speed of 20mph.

## 4.8 Homezone Principles

Streets and public spaces should be comfortable places for people on foot, meeting each other and for children playing. Street design along 'homezone' principles will be supported. Homezone streets should have a surface material contrasting with the conventional carriageway surfacing. They should also be shared surface streets, designed to give pedestrians and cyclists priority. Vehicles should be kept at near walking pace (below 10mph) and vehicle routes will be defined by the building form and landscape design elements (street furniture, artwork, street trees) and parked cars. On-street car parking is an important component of homezone streets, which should be indicated by contrasting surfacing.

## 4.9 On Street Car Parking

There needs to be a clear distinction between adoptable parking areas and off-street assigned parking. On-street car parking will remain within the adopted highway and may not be sold on by the developer.

## 4.10 Maximum Car Parking Blocks

Long lines of uninterrupted car parking

(more than 5 spaces) must be avoided. In the case of parking parallel with the road carriageway, a maximum of three car spaces would be acceptable.

#### **4.11 Cycle Storage**

Appropriately designed and secure cycle storage provision accommodating an average of two cycles per dwelling should be provided. This can be in the form of sheds for individual houses or lockable caged units for each bicycle in bicycle stores for flatted developments.

### **5.0 LEGIBILITY**

The development must create places that have a clear image and are easy to understand. 'Legibility' should be promoted by creating recognisable routes, intersections and landmarks, to help people find their way around.

#### **Public/Private Distinction**

The development must create a clear distinction between the public street side of buildings and the private side. The main access to dwellings should be on the street side.

#### **Route Hierarchy**

The hierarchy of routes through the site must be made obvious, even to visitors. This can be achieved by design, (such as the use of landmark buildings and features) and choice of materials. Although a certain minimum level of permeability is essential, if blocks become too permeable, with too many choices, this creates confusion and dilutes the vitality of the main routes.

#### **Procession**

Procession through the site must involve entranceways and vistas focussing on landmark buildings or features. Works of art and lighting schemes should be designed to enhance legibility and help create identity.

#### **Landmark Buildings**

Landmark buildings may use contrasting materials to the prevailing domestic building materials used in the development and should stand out with more innovative designs. New blocks of development would benefit from the use of local landmark features, such as a prominent corner building or gateway pair of buildings.

#### **Building Detail**

Rich detail, particularly at ground level and on the skyline, will be encouraged to enhance legibility.

#### **Materials Palette**

A rationale, setting out a detailed palette of materials and their application, must be agreed with the planning authority, before a detailed planning permission is granted.

#### **Corner Buildings**

The design of corner buildings should capitalise on the opportunity to present frontages on two streets. These should have a main entrance on or near the corner.

### **6.0 ADAPTABILITY**

The development should promote adaptability by its ability to respond to change in social, technological and

economic conditions.

### **Home Offices**

The development must be equipped with the necessary ducting and cabling, to facilitate business standard information and communications technology installation and use in all domestic and commercial property throughout the area from the outset. Every dwelling should meet the home office requirement of the BRE Ecohomes assessment.

### **Flexible Roof Space**

Roof voids should be constructed so as not to preclude the feasibility of loft conversions by avoiding trussed designs.

### **Flexible Internal Space**

Apartment internal spaces should be designed to allow for easy future adaptation to different floor plan requirements.

### **Shared Satellite Dishes**

The developer should fully investigate the feasibility of providing one central satellite receiver for the use of all new residents in apartment buildings. Unless this is proved unfeasible, there will be a presumption against allowing satellite dishes for individual households.

### **Underground Utilities**

Underground utility services should be restricted to a 2m route under main footways (or under the shared surface in 'homezones'). These service routes should be at least 1.2m from the building line.

## **7.0 DIVERSITY**

The objective is to create a place with

variety and choice, which will, in turn, attract a diverse population forming a rich and balanced community.

### **Building Use**

The development will be primarily for residential use. Non-residential use would also be considered for the main Victorian building (i.e. B1 Office Use).

### **Affordable Housing**

In its Local Plan Review the Council's target is for 35% of the dwellings to be affordable. The majority of affordable housing units should be two bedroom houses and apartments with significant numbers of one and three bedroom apartments and houses respectively. Some limited numbers of four and five bedroom houses should also be included in the mix, as well as some supported housing units.

### **Pepper-Potting**

The affordable housing should not be distinguishable from the rest of the residential development in its design or location and should be 'pepper potted' in clusters of no more than fifteen units, rather than concentrated in larger contiguous numbers of units. These areas of affordable housing should be separated by a minimum of eight no. privately marketed housing units.

All affordable housing must meet Housing Corporation Schemework Design Standards and all residential buildings should achieve 'Secured by Design' certification wherever possible, as should the development as a whole.

### **Wheelchair Adapted Dwellings**

A minimum of 1% of dwellings across the whole scheme must be designed for

full wheelchair access, both internally and externally. These should not be concentrated within the affordable housing component. (Recent borough-wide figures show that nearly 5% of households contain at least one person with a physically limiting condition, with a further 1% with at least one wheelchair user.)

### **Wheelchair Access**

All housing must accommodate a minimum 1.2m x 1.2m wheelchair access zone on the thresholds of property entrances.

### **Housing Mix**

Tenure, housing type and mix must be as the Eastleigh Borough Council Housing Mix Supplementary Planning Guidance, and the affordable mix should be discussed with the Housing Needs Manager or a member of the Housing Enabling Team. There should be roughly equal numbers of flats and houses on the whole development.

### **Building Styles**

Some diversity of building styles and a contrast in materials used is to be encouraged. While excessive symmetry in buildings and building layout and bland repetition of building designs must be avoided, at the same time, complete randomness in design and material mixes is also unacceptable and confusing. A balance must be struck between coherence and continuity on the one hand and some idiosyncrasy and change on the other. This should be demonstrated in a design statement.

### **Garden Choice**

A choice of dwellings with private gardens and also apartment dwellings with communal gardens should be made

available.

### **Play Area**

The site for a fully equipped play area for children and toddlers must be identified and secured within the public open space, to be constructed by the Council funded from developers' contributions. Provision for its maintenance is also required.

## **8.0 ENVIRONMENTAL SUSTAINABILITY**

Sustainability is about achieving a balance between economic, social and environmental factors. This section concentrates on key environmental sustainability issues.

### **Ecohomes**

The Building Research Establishment's licensed assessors against their 'Ecohomes' criteria must assess Ecohomes The development's layout, detailed design and specifications. The development must achieve a 'very good' rating before receiving detailed planning permission. BRE Post completion certificates should be presented to the planning authority before homes are occupied. Developers can download BRE Ecohomes Guidance and Developer Sheets from the BRE website.

Terraced medium rise buildings are the most energy efficient building form. Flank end walls are to be minimised.

### **Passive Solar Energy**

The layout of the site, and the orientation and design of buildings, should demonstrate how passive solar heat gain could be utilised. Buildings should include fenestration (such as conservatories),

designed to capitalise on passive solar heat gain.

### **Renewable Energy**

The whole development should generate at least 10% of its total energy needs via renewable energy on site. This could take the form of some direct solar electricity (from photovoltaic cells) solar water heating, domestic wind turbines, ground source heat pumps, biomass or other non carbon energy source. Monopitch roofs, which maximise solar energy capture, will be encouraged, providing good urban design standards are maintained.

### **Ecological impact**

The development should be designed so that overall it has no adverse effect on designated sites or priority habitats and species. This should be achieved by the implementation of the ecological plan for the site, which will mitigate any adverse effects of the development. Mitigation might include the following measures, although this is not intended to be an exhaustive list and all mitigation proposals/strategies will have to meet the tests/criteria described in detail in Appendix B.

### **Native Plant Species**

Throughout the development, there should be a presumption to plant native species and varieties that provide food sources for wildlife. Other species less beneficial to wildlife should only be used where it can be demonstrated that other considerations outweigh the benefits to nature conservation.

### **Bats**

Provision for bats could take the form of access into the roof voids of all the flatted

accommodation, and installing bat tiles or bricks.

### **Birds**

Nest boxes should be provided as part of the development or for subsequent installation by homeowners, particularly for declining species such as the house sparrow.

### **Reptiles**

Reptiles are present on the site, therefore, wherever possible, suitable habitat should be retained for them within the development e.g. within public open space.

### **Recycling Bank**

Communal materials recycling bank should be located in a position to be agreed and to be suitably accessible for large waste collection vehicles.

### **Green External Lighting**

All communal outside lighting off the highway, such as in rear car parking areas and in public open spaces, should be provided by solar energy units powered directly or from banks of solar energy panels (and possibly small wind turbines). These panels could be sited on the roofs of communal buildings. All external lighting should be designed to reduce night time light pollution to a minimum.

## **9.0 ENVIRONMENTAL HEALTH**

### **Scoping Report**

A scoping report will need to establish precisely what environmental studies are required. The likely requirement will be for

a noise study and an air quality study.

The developer will have to submit an adequate scheme to be agreed with this authority, which will protect existing residential properties from noise, vibration and dust arising on the development area. The scheme shall be fully implemented as agreed and shall apply to all developments, contractors and sub-contractors, etc.

Before development commences management arrangements will have been agreed with the Council's Head of Environmental Health to ensure that complaints or problems arising during construction works can be readily and effectively responded to and dealt with.

Appropriate measures should be included for the collection and storage of waste and recyclable materials. The convenient storage and screening from public view of two no. wheeled bins per private dwelling must be provided. This should be designed as part of the building or front boundary detail unless convenient rear access can be demonstrated. Communal bin storage for each block of flats must also be well considered and designed to integrate well with the rest of the development. Apartments should be provided with covered storage to accommodate both refuse and recycling bins. Six dwellings will require storage space measuring 2m by 4m.

### **Sewers**

New sewers to serve the development should be constructed to adoptable standards.

## **10.0 PUBLIC OPEN SPACE AND LANDSCAPE**

### **New Public Open Space**

Significant areas of public open space must be provided as part of the development. These should be highly accessible and should consist of uninterrupted areas of at least 0.20ha to make them viable and manageable.

### **Unfeasible Landscape Shapes**

Small left over spaces outside private curtilages given to soft landscape will not be acceptable.

### **Clear Function of Public Space**

All public spaces must be well defined, be overlooked and must have a very clear function. Detailed plans must identify all land:

to be adopted highway  
to be adopted as Public Open Space  
to be sold to private owners/housing associations

### **Landscape Protection**

All existing significant trees and hedges must be retained, well protected during construction (to the satisfaction of the Council's arboriculturalist) and carefully integrated within the development.

### **Structure Planting**

Structure planting, throughout the site, must follow a well thought out landscape design philosophy to be approved by the Planning Authority as part of the detailed planning application.

## Street Trees

Street tree planting must help define spaces and routes.

## Car Parking

In all car parking areas a minimum tree-planting ratio of one tree per five car spaces will be expected.

## Hard Landscape

High quality hard surfacing and street furniture will be required in both the new local park, play areas and in the squares and streets.

## Management

The future maintenance of open space, including any public squares, and areas of trees or woodland will need to be undertaken by a management trust, set up for this purpose, or by the local authority in the case of adoption. In the latter case, commuted payments will need to be made to the Council, to contribute towards future maintenance.

## Management Plan

A management plan for the maintenance and long-term management of all the soft and hard landscape within the public realm must be provided (to the satisfaction of the Council's Landscape Architect).

## 11.0 SECURITY

The design should demonstrate crime reduction compliance (see Appendix E). This should include good passive surveillance and clear separation of public and private domains.

## APPENDIX B

## ECOLOGICAL CONSTRAINTS

### Environmental Impact Assessment

Natural England (letter of 1/11/2006) and The Environment Agency (letter of 15/11/2006) advised the Council that an Environmental Impact Assessment (EIA) would not be required for the proposals as detailed in Turley Associates letter of 28 September and accompanying enclosures.

### 1. River Itchen Site of Special Scientific Interest (SSSI)/Special Area of Conservation (SAC)

The River Itchen SSSI/SAC lies immediately to the west of the site, and springs within the SINC woodland on the site drain into the river. The River Itchen is considered to be of European importance for nature conservation and is strictly protected from damaging activities under the provisions of the Conservation (Natural Habitats &c.) Regulations 1994. The applicant will need to demonstrate that applications for the site will not be likely to adversely affect the integrity of the River Itchen.

If it is considered that applications are likely to have a significant effect on the River Itchen SAC (either alone or in combination with other plans or projects) the Council is required in accordance with Regulation 48 of the Conservation (Natural Habitats, &c.) Regulations 1994 to undertake an 'Appropriate Assessment' of the proposals in view of conservation objectives for the SAC. The applicant will be required to provide enough information to enable an 'Appropriate Assessment' to be carried out if required.

In their letter of 1 November 2006, Natural England advised the Council that the proposals, as detailed in Turley Associates letter of 28 September 2006 and accompanying enclosures, will not have a likely significant effect on the River Itchen SAC. It will be essential that all applications for the site continue to demonstrate this. This requirement applies to both outline and full applications.

Therefore applications for the site will need to build on and incorporate the recommendations detailed in the reports accompanying Turley Associates letter of 28 September 2006. Specifically the following information must be provided:

### **Hydrology**

- The Council and Natural England will need acknowledgement from the Environment Agency that the Hydrological Assessment, (September 2006, Peter Brett Associates) has been carried out to a satisfactory level and that they are confident that the proposed surface water drainage management including SuDS measures is in keeping with their objectives for the area and achievable on this site. A surface water drainage strategy for the site, detailing the SuDS measures that will need to be employed, must be submitted at the time of the first (full or outline) application on the site.

### **Woodland Management Strategy (SINC and buffer areas)**

- A Woodland Management Strategy for the SINC woodland and woodland buffer areas to become public open space must be submitted at the time of the first (full or outline) application on the site, and a management plan must be prepared in consultation with and for approval by the Council following the grant of permission, secured by the s106

agreement. The Buffer Strategy Statement and the Woodland Management Strategy (September 2006, Hankinson Duckett Associates) provide useful starting points for the production of the woodland management strategy. The proposals in these documents will need to be amended in consultation with the Council.

## **2. SINC Woodland**

The western portion of woodland, bordering the River Itchen is designated as Breach and Gully Copses Site of Importance for Nature Conservation (SINC). The applicant will need to demonstrate that the proposals are not likely to have a direct or indirect adverse effect on the SINC.

## **3. Bats**

The Bat & Invertebrate Scoping Survey, (August 2006, ECOSA) indicate that many buildings on site have a high potential to support bats. Indeed bats are known to occupy some of the buildings currently on the site. All species of bats and their roosts, whether occupied or not, are protected under the Wildlife and Countryside Act 1981 (as amended). All applications (outline and full) will need to demonstrate that the proposals will not have an adverse effect on bats. Therefore, the applicant will need to submit in support of the first application for the site (outline or full application):

- (a) additional surveys, which identify bat presence/absence; population size, etc.;
- (b) an assessment of the development's impact on bats; and
- (c) details of proposed plans and features within the development to mitigate any adverse impacts

The applicant will need to provide alternative roost sites as mitigation if any current roost sites will be lost. A licence from DEFRA will also be required if any existing roosts are to be disturbed.

The applicant should be aware that bat work will be confined to certain times of year (usually summer months) and may take several months to implement. Bat work should be undertaken by a suitably qualified and/or experienced person.

#### **4. Reptiles**

The 'Interim Reptile Survey Results and Outline Mitigation Strategy' report (Hankinson Duckett Associates, November 2006) indicates which areas of the site are likely to support common reptiles (grass snake and slow worm). Common reptiles are protected against deliberate killing or injury under the Wildlife and Countryside Act 1981. There is a legal obligation to make a reasonable effort in removing reptiles from an area where there is considered a risk of causing harm to them through development. Where reptiles are present, it is preferable to attempt to retain a reptile population on site, e.g. by retaining suitable habitat within public open space. The 'Interim Reptile Survey Results and Outline Mitigation Strategy' report (Hankinson Duckett Associates, November 2006) indicates that it is possible to retain the existing reptile population on the site following management to improve existing habitats on site.

In line with the 'Interim Reptile Survey Results and Outline Mitigation Strategy' report (Hankinson Duckett Associates, November 2006), the applicant will need to submit in support of the first application for the site (outline or full application) a reptile mitigation strategy which will detail how reptiles will be safeguarded from

harm during and after construction. The mitigation strategy should be based on additional surveys, which identify reptile presence/absence, population size and distribution within the site.

The mitigation strategy must be submitted to, and agreed by Natural England prior to any vegetation clearance, earth moving or development of the site. The applicant should be aware that reptile work will be confined to certain times of year (usually April to September) and may take several months to implement. Should there be considerable delays in bringing forward an application on the site, up to date survey, assessment and mitigation work may be required. Reptile work should be undertaken by a suitably qualified and/or experienced person.

#### **5. Foxes**

Under the Wild Mammals (Protection) Act 1996, it is an offence to kill a wild mammal by inhumane means. Therefore, prior to and during any vegetation clearance, earth moving or development of the site, a suitably qualified or experienced person should undertake a thorough search of the site for fox earths. If discovered, the earths must be confirmed as being abandoned before they can be blocked up or destroyed. Ecological consultants would be able to advise on suitable methods to ensure this.

#### **6. Badgers**

Under the Protection of Badgers Act 1992, badgers and their setts are protected from harm, injury or disturbance. Surveys indicate that badgers are present on the proposed development site. During autumn 2006 there was evidence of recent badger activity in the southern part of the site with several excavations and possible sett entrance holes being dug. Therefore,

the applicant will need to submit in support of the first application for the site (outline or full application):

- (a) additional surveys, which identify badger presence/absence; population size, etc.;
- (b) an assessment of the development's impact on badgers; and
- (c) details of proposed plans and features within the development to mitigate any adverse impacts.

Badger work should be undertaken by a suitably qualified and/or experienced person.

## 7. Birds

Vegetation on site, particularly scrub and trees, should not be disturbed, damaged, destroyed or removed between 1 March - 31 August inclusive, to protect breeding birds, their nests, eggs and dependant young, which are protected under the Wildlife and Countryside Act 1981.

## 8. Japanese Knotweed

Japanese Knotweed exists within several areas of the site. This is an invasive species which is harmful to native plants and species and Sections 33 and 34 of the Environmental Protection Act 1990 and Section 14 of the Wildlife & Countryside Act 1981 require its appropriate management (clearance) and disposal. In addition, Japanese Knotweed can result in structural damage to developments over the long term, and therefore should be removed from the site.

An appropriate and detailed method statement, referring to the Environment Agency's "Code of Practice for the Management, Destruction and disposal

of Japanese Knotweed" must be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development must then proceed in accordance with this method statement.

Enclosures accompanying Turley Associates letter of 28 September 2006 regarding EIA Screening at the Mount Hospital:

- Site Location Plan 1:50,000, (September 2006, Hankinson Duckett Associates)
- Designated Areas Plan 1:2500, (September 2006, Hankinson Duckett Associates)
- Management Strategy Masterplan, 1:2500 (September 2006, Hankinson Duckett Associates)
- Hydrological Assessment, (September 2006, Peter Brett Associates)
- Buffer Strategy Statement, (September 2006, Hankinson Duckett Associates)
- Woodland Management Strategy, (September 2006, Hankinson Duckett Associates)
- Otter Survey, September 2006, Hankinson Duckett Associates)
- Water Vole Survey, (September 2006, Hankinson Duckett Associates)
- Bat & Invertebrate Scoping Survey, (August 2006, ECOSA)

## APPENDIX C

### TREE PRESERVATION ORDERS NOS. 417 & 553

## APPENDIX D

### PROPOSED FOOTBRIDGE OVER THE RIVER ITCHEN - DESIGN PRINCIPLES AND INFORMATION REQUIRED RELATING TO NATURE CONSERVATION ISSUES

An exploratory site meeting was held with staff from the Environment Agency and English Nature (now Natural England) in March 2006 to consider the proposal for a new footbridge over the river Itchen linking the development site to the Itchen Navigation.

The footbridge would be likely to ground within the SSSI/SAC on the Mount Hospital side of the river, and during the visit, otter spraint was found on fallen trees at the water's edge indicating that otters (a SAC interest feature) are using the area and SINC woodland regularly. This has been confirmed by subsequent surveys, as has the presence of water voles, which will receive legal protection under the Wildlife and Countryside Act at its next review.

The staff present from neither organisation ruled out the proposals for the bridge on ecological grounds - both promote opportunities for increasing public access and awareness of nature conservation in locations where it is appropriate to do so. However, neither could commit to supporting the proposals for a bridge at this early stage given the lack of any details available.

The following suggestions were made regarding the information which would need to be provided with a detailed planning application for a bridge, and its possible design. However, these

are not intended to be exclusive or comprehensive, and sufficient information would have to be provided for any application to be considered under the Habitats Regulations 1994 in relation to the SAC, and the Wildlife and Countryside Act 1981 (as amended) in relation to the SSSI. It would also need to be considered in relation to SINCR and protected species policies in the Local Plan Review. Various EA permits would need to be obtained before any works commence.

1. **A bridge in this location.** A case must be made to demonstrate why construction of a bridge in this location is necessary i.e. why using the existing bridges to the north and south of this point, either in their current states or with enhancement is not sufficient.

2. **Details of the bridge design.** The bridge would need to be a clear span with no struts in the water and clearing the bank edges by 3m+ to allow a continuous corridor of SSSI/SAC vegetation at the edge of the river. The design of the bridge should be low key, perhaps using wood set on concrete plinths as the land either side is very boggy. It is likely that the bridge would need to be set 1.5 – 1.8m above bank level, which would also help to minimise shadow on the water. The design of the bridge would also need to prevent users from jumping into the river or onto the banks.

3. **Public access.** Careful consideration of public management will need to be given to prevent people and dogs gaining access to currently undisturbed parts of the river bank and disturbing otters (an SSSI/SAC interest feature) and other protected species. Measures such as fencing the path either side to prevent access to the eastern SSSI/SAC banks and woodland will be essential.

4. **Access for machinery to construct the bridge.** It would be unacceptable for machinery/material access to come from the Mount hospital side as the ground conditions are very wet and ecologically sensitive in the general area. Access by machinery or construction of a wider access road would have adverse impacts on the SSSI/SAC. Access would need to be secured from the west bank i.e. across the fields.

5. **Construction of bridge.** A detailed and sensitive method statement would need to be produced to demonstrate how ecological impacts on the river during construction would be minimised.

## APPENDIX E

### CRIME REDUCTION

Section 17 of the Crime and Disorder Act 1998 effectively requires all local authorities to do all that they reasonably can to prevent crime and disorder in their areas.

In February 1994 the DoE published Circular 5/94, 'Planning Out Crime'. This circular gives advice to local authorities about planning considerations relating to crime prevention and states that crime prevention is capable of being a material consideration in determining planning applications. It also states that local plans should establish principles for the design, layout and landscaping of new residential and commercial development. Consideration should be given by developers to incorporating measures to reduce crime through designing an appropriate layout and including desirable security measures.

36BE All development must be designed to reduce the potential for criminal activity and antisocial behaviour by:

maximising natural surveillance of public spaces and car parks from nearby buildings and highways;

assuring that all access points are overlooked;

providing adequate lighting at meeting places, footpaths and car parks;

ensuring footpaths and cycleways are of an appropriate width, well lit and do not contain blind or unnecessary bends or hidden recesses; and

making good use of materials, planting, walls or fences to delineate public and private areas. Planting should not provide hiding places or obstruct lighting.

All new housing and mixed use developments should take into account the principles of Secured By Design to create defensible space and ensure natural surveillance. Defensible space includes:

Private - under the total control of the occupant and not visually or physically accessible to the public, e.g. a rear garden.

Semi-Private - under the control of the occupant but visually or physically accessible to the public, e.g. the front garden of a house.

In particular the following criteria should be complied with:

private and semi-private areas should be clearly defined by secure boundaries e.g. hedges/walls;

dwellings should be sited so as to give an adequate view of neighbouring houses and surrounding public areas whilst maintaining reasonable privacy;

wherever possible rear gardens should not abut public footpaths or open spaces;

rubbish bin storage points should be within the private residential curtilage;

flat roofs on porches, extensions and garages should be avoided where they can be used to gain access to upper floors;

car parking should be well lit with good natural surveillance;

children's play areas should be fenced and gated and within sight of adjoining residential properties;

All new commercial development should be designed in accordance with the principles of "Secured by Design Commercial". In particular, the following criteria should be complied with:

public and private areas should be clearly defined by securing aesthetically pleasing boundaries or by the use of materials or landscaping;

public access points should be past reception desks or security officers or confined to public areas;

the number of entry and exit points for buildings should be limited;

vehicle parks should be well lit, clearly marked out with good natural surveillance and sited close to the main premises with good pedestrian links between.

## APPENDIX F

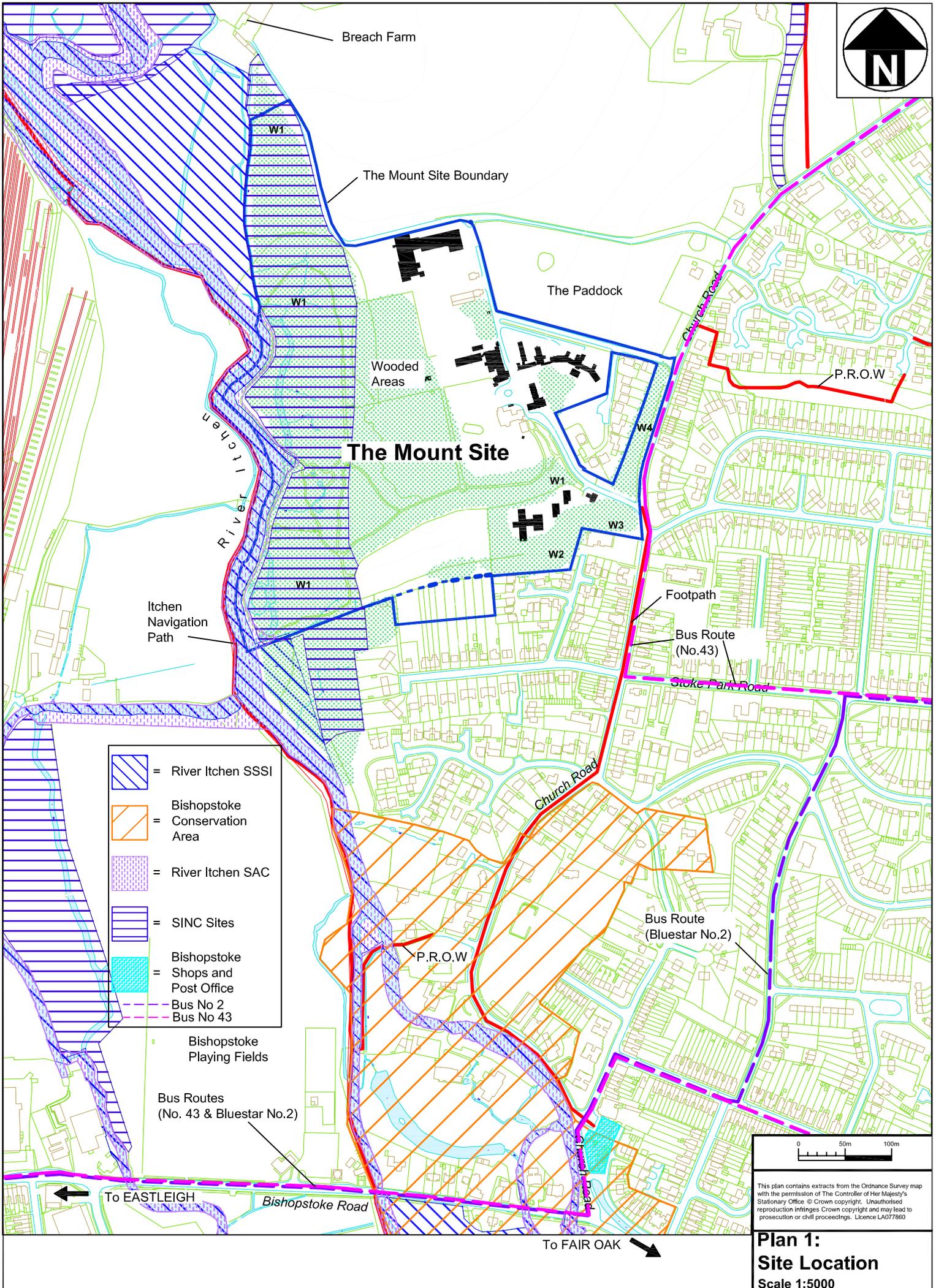
### EASTLEIGH BOROUGH LOCAL PLAN REVIEW 2001 - 2011 (ADOPTED MAY 2006)

#### POLICY 20.CO

In the areas identified for landscape improvements, as shown on the Proposals Map, proposals which would prejudice such improvements or which in themselves would be detrimental to the quality of the landscape in these areas, will not be permitted. Developers' willingness to contribute towards landscape improvements will be a material consideration in the assessment of planning applications.

© **Eastleigh Borough Council**

Civic Offices  
Leigh Road  
Eastleigh  
Hampshire  
SO50 9YN



Breach Farm



The Mount Site Boundary

The Paddock

Wooded Areas

The Mount Site

P.R.O.W

River Itchen

Itchen Navigation Path

Footpath

Bus Route (No.43)

Stoke Park Road

Church Road

Bus Route (Bluestar No.2)

P.R.O.W

- = River Itchen SSSI
- = Bishopstoke Conservation Area
- = River Itchen SAC
- = SINC Sites
- = Bishopstoke Shops and Post Office
- = Bus No 2
- = Bus No 43

Bishopstoke Playing Fields

Bus Routes (No. 43 & Bluestar No.2)

To EASTLEIGH

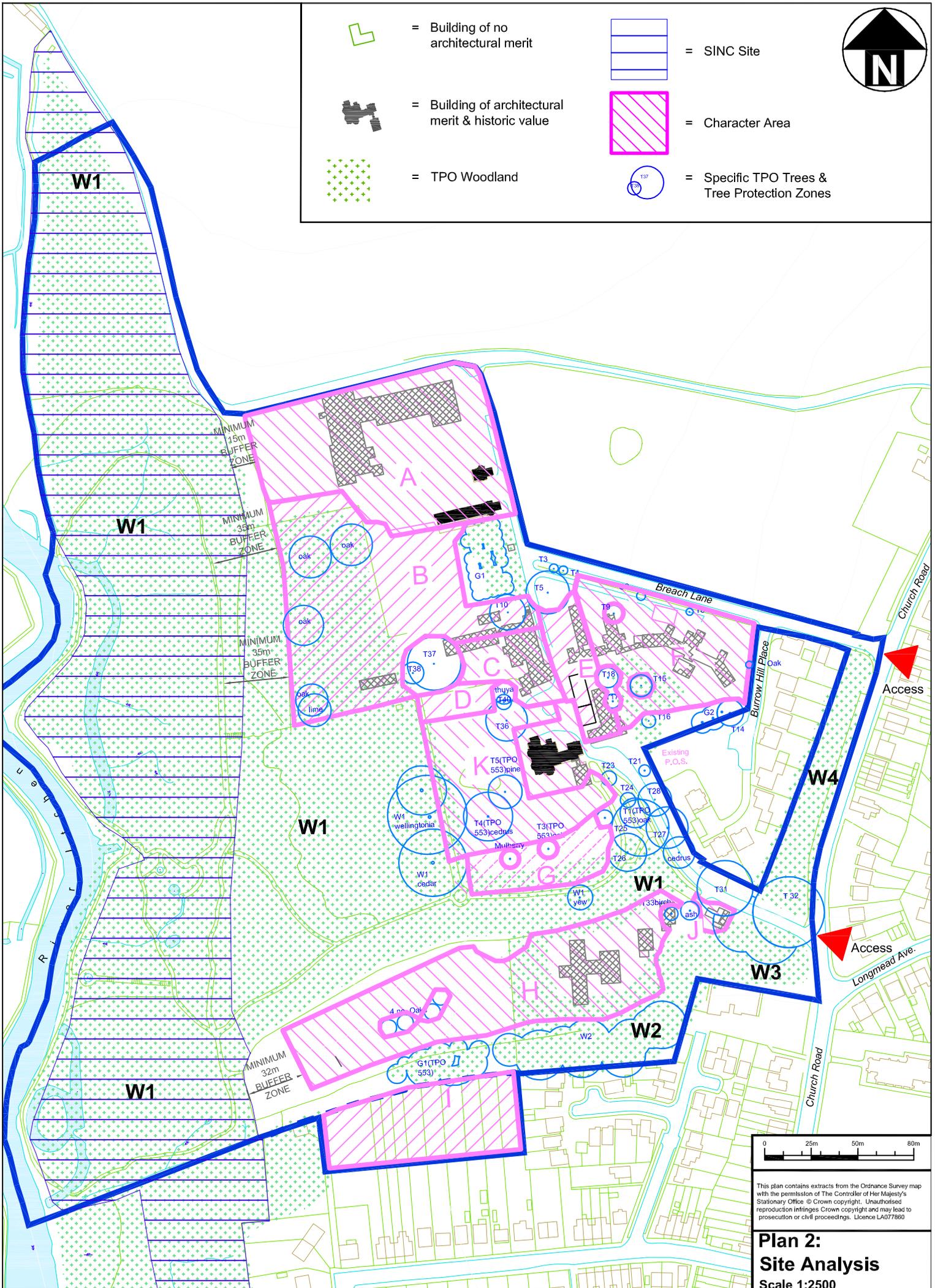
Bishopstoke Road

To FAIR OAK



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**Plan 1:**  
**Site Location**  
 Scale 1:5000

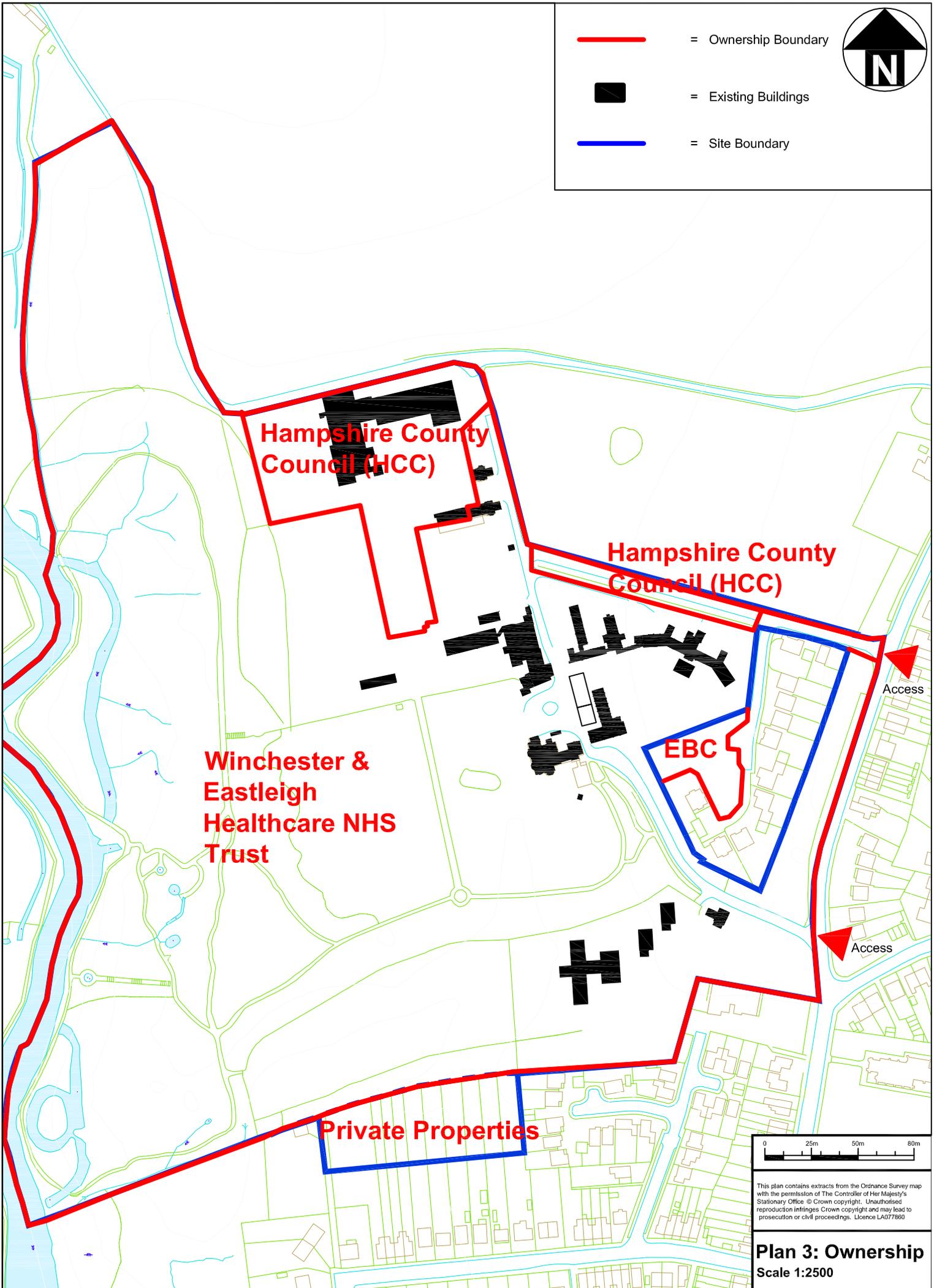


	= Building of no architectural merit		= SINC Site	
	= Building of architectural merit & historic value		= Character Area	
	= TPO Woodland		= Specific TPO Trees & Tree Protection Zones	

0 25m 50m 80m

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**Plan 2:**  
**Site Analysis**  
 Scale 1:2500



- = Ownership Boundary
- = Existing Buildings
- = Site Boundary



**Hampshire County Council (HCC)**

**Hampshire County Council (HCC)**

**Winchester & Eastleigh Healthcare NHS Trust**

**EBC**

**Private Properties**

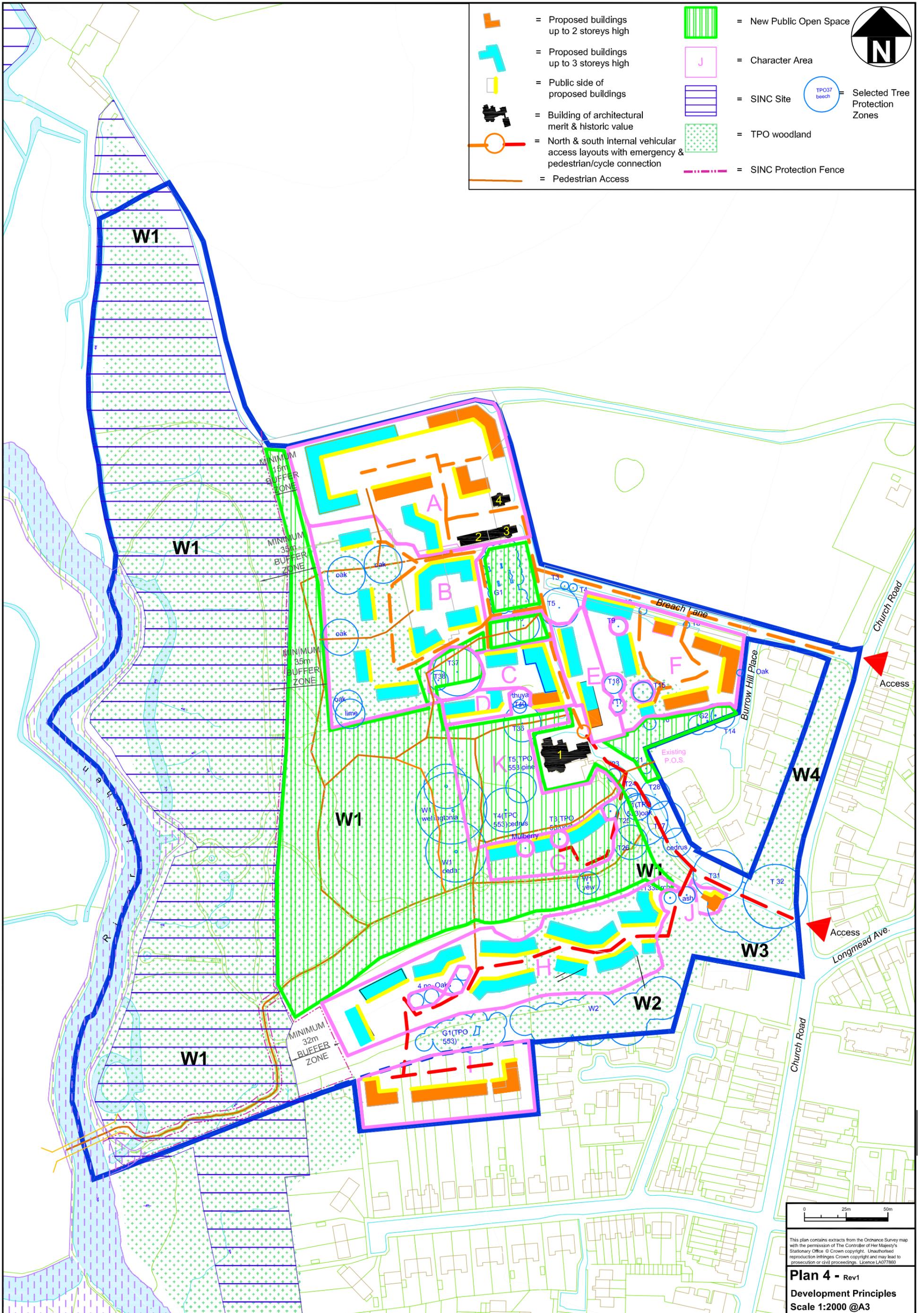
Access

Access



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**Plan 3: Ownership**  
Scale 1:2500



-  = Proposed buildings up to 2 storeys high
-  = Proposed buildings up to 3 storeys high
-  = Public side of proposed buildings
-  = Building of architectural merit & historic value
-  = North & south internal vehicular access layouts with emergency & pedestrian/cycle connection
-  = Pedestrian Access
-  = New Public Open Space
-  = Character Area
-  = SINC Site
-  = TPO woodland
-  = SINC Protection Fence
-  = North
-  = Selected Tree Protection Zones



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**Plan 4 - Rev1**  
**Development Principles**  
**Scale 1:2000 @A3**