



EASTLEIGH

SGO EMERGING MASTERPLAN

May 2018

FINAL REPORT

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PART A

INTRODUCTION AND CONTEXT



Photographs of the existing site

1

INTRODUCTION

1.1 REPORT OVERVIEW

Eastleigh Borough Council commissioned a consultant team to prepare a masterplan framework for the SGO area in August 2017.

The emerging Eastleigh Local Plan (2016-2036) identifies an emerging preferred strategic growth option (SGO) to the north and east of Bishopstoke and Fair Oak to deliver housing and employment development to meet the needs of the Borough over the plan period. For the purposes of this report, the "SGO area" and illustrated boundary relates to the option B and option C land as described in the wider Local Plan background papers.

Led by planners and masterplanners, Allies and Morrison, the team has also included inputs from landscape architects, Grant Associates, and property market specialists, GL Hearn. The project team has worked closely with the project steering group at Eastleigh Borough Council which has included specialist inputs on planning, engagement, landscape design and urban design. EBC officer input on housing, ecology, trees and transport has also been fed in during the process. Dixon Searle has provided overarching delivery advice.

The purpose of the report is to provide a summary of the evidence base and emerging draft masterplan framework for the Strategic Growth Option (SGO) area. The report is an overarching masterplan and is not intended as a fixed blueprint. The detailed design and layout will continue to evolve.

1.2 PROCESS AND STATUS

The emerging masterplan sets out the current thinking and emerging evidence to illustrate how the SGO proposals in the Local Plan could be developed to create an overall place and new community, integrate with existing communities and deliver new facilities, infrastructure and green open spaces all within a setting of strong environmental protection. This will inform consideration of the Local Plan through the Examination process. Subject to establishing overall principles through the Local Plan process, the Council will then undertake community engagement on the masterplan and turn it into the SPD (which will then inform a more detailed masterplan at the planning applications stage).

The SGO masterplan has entailed further analysis and testing to help define a clear vision and approach to establish a draft masterplan framework that sets a context for a distinctive and desirable place to live while integrating with and enhancing the surrounding landscape and local communities.

The team has identified strategic design guidance, identifying the development quantum that is considered appropriate within the SGO area to help the borough meet its housing need as set out in the emerging Local Plan.

The process of developing the draft masterplan has been iterative, involving three overlapping and complementary strands of work as follows:

- **Constraints and context** – Summarising and assimilating the evidence base and studies that



Figure 1: Study area

- SGO Draft Policy Area
- Wider Green Spaces
- Borough Boundary

1.2 PROCESS AND STATUS (CONT.)

have been completed so far by EBC and specialist consultants, and identifying areas for further detailed study.

- **Strategic position** – Defining an overall identity and vision for the SGO in relation to existing settlements and landscape assets.
- **Place-making** – Establishing design principles and the character of the new settlement and open spaces.

EBC officers have also coordinated feedback from the "Shaping Your Community" engagement exercise which was undertaken in Autumn 2017 as part of the emerging Local Plan.

It is important to emphasise that the draft masterplan framework sets out an emerging position. The document forms part of a wider suite of evidence base reports and helps to inform the strategic allocation of the SGO area and the associated policy position in the Local Plan. This is intended to help interested parties make representations on the Local Plan SGO policies.

Once the Local Plan is adopted, it is understood that the Council intends to prepare a Supplementary Planning Document for the SGO area which would supplement relevant policies in the Local Plan. This will be subject to full community engagement.

The potential scope of the SPD, and relationship with future developer / landowner-led masterplanning exercises or applications is set out in chapter 9.

1.3 STUDY AREA

Figure 1 illustrates the boundary of the SGO Draft Policy Area. The dashed red line highlights areas which are included in the policy boundary but are likely to be for open space and green infrastructure purposes only.

West of Winchester Road

To the west of Winchester Road, the boundary is defined by the edges of Stoke Park Wood and Upperbarn Copse. Both are areas of Ancient Woodland and are important to the wider landscape character and setting of the area. Stoke Park Wood currently bounds the Bishopstoke and Fair Oak neighbourhoods, which have grown as an eastward extension of Eastleigh, building on historic clusters and groups of houses.

The area of land south of Hill Copse between Upperbarn Copse and the ribbon of homes and commercial activities along Winchester Road is also identified within the red line boundary.

East of Winchester Road

To the east of Winchester Road, the northern boundary is defined by the Winchester City Council administrative boundary. The majority of the draft SGO Policy Area is defined by land to the east and north of the existing Fair Oak area stretching as far east as Stroudwood Lane to the north of Mortimers Lane, and meeting the boundaries with Winchester City Council to the south.



Figure 2: Ownership areas

- SGO Draft Policy Area
- Wider Green Spaces
- Borough Boundary

1.3 STUDY AREA (CONT.)

Land ownership

Figure 2 is largely identical to figure 1 with the exception of three landholdings which are understood to be outside the ownership boundary of the land promoters for the SGO area (i.e. SGO options B and C)

The masterplan framework has allowed for these areas to be retained in their current position and format. The plan also illustrates areas of green space (red dotted line) that are within the control of site promoters and so could be considered for use as green space to serve the development, but not as areas appropriate for development.

As set out in chapter 10, it is anticipated that the SPD / policy position would establish a clear approach to consider any potential variations, including extensions to the boundary.

1.4 REPORT STRUCTURE

The report is structured as follows:

Part A: Introduction and context

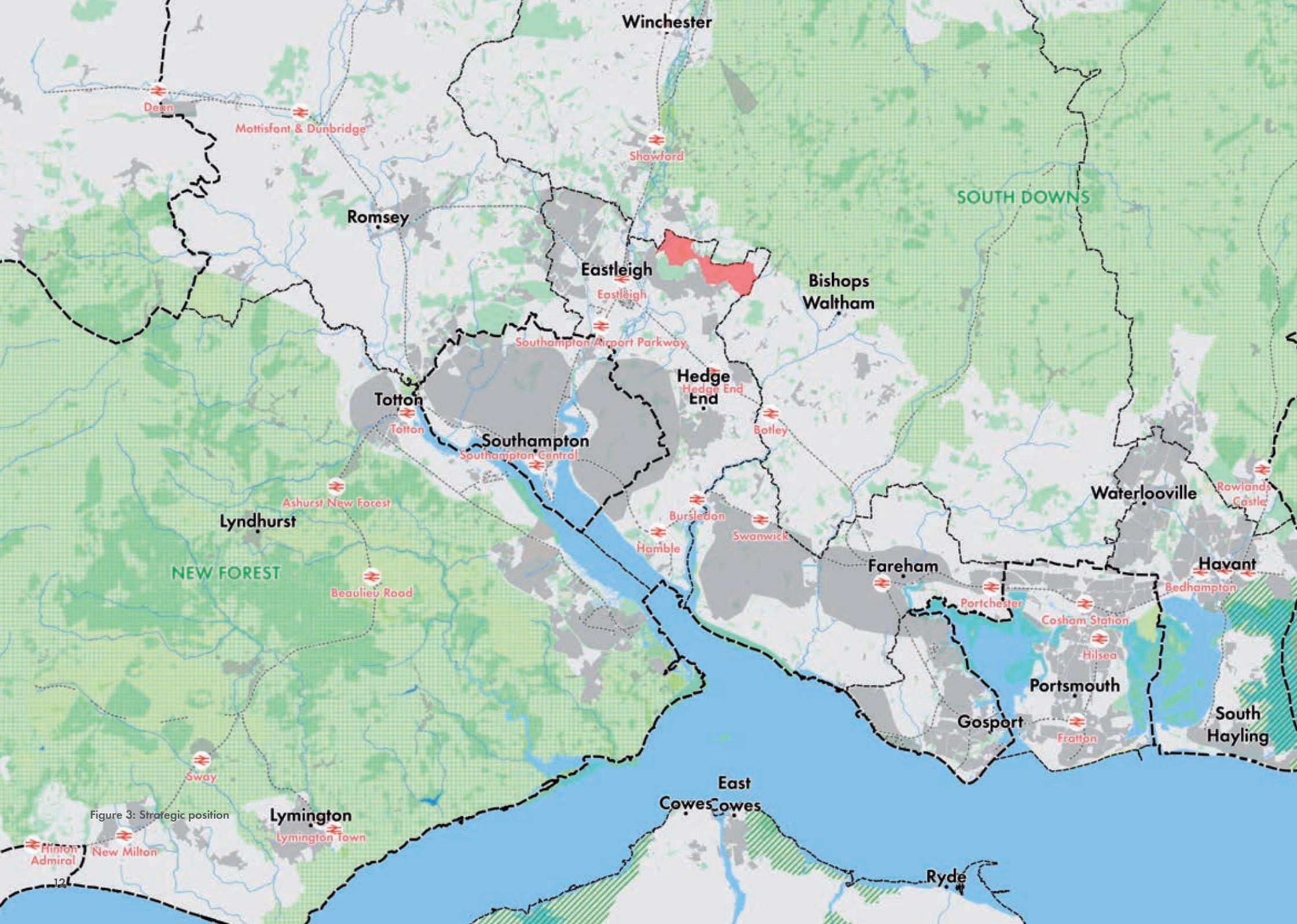
1. Introduction
2. Site context
3. Engagement
4. Physical and environmental context

Part B: Masterplan framework and principles

5. Strategic principles
6. Landscape and spaces
7. Movement
8. Uses
9. Illustrative masterplan

Part C: Delivery and implementation

10. Planning strategy
11. Delivery



2

SITE CONTEXT

2.1 SUB-REGIONAL AND POLICY CONTEXT

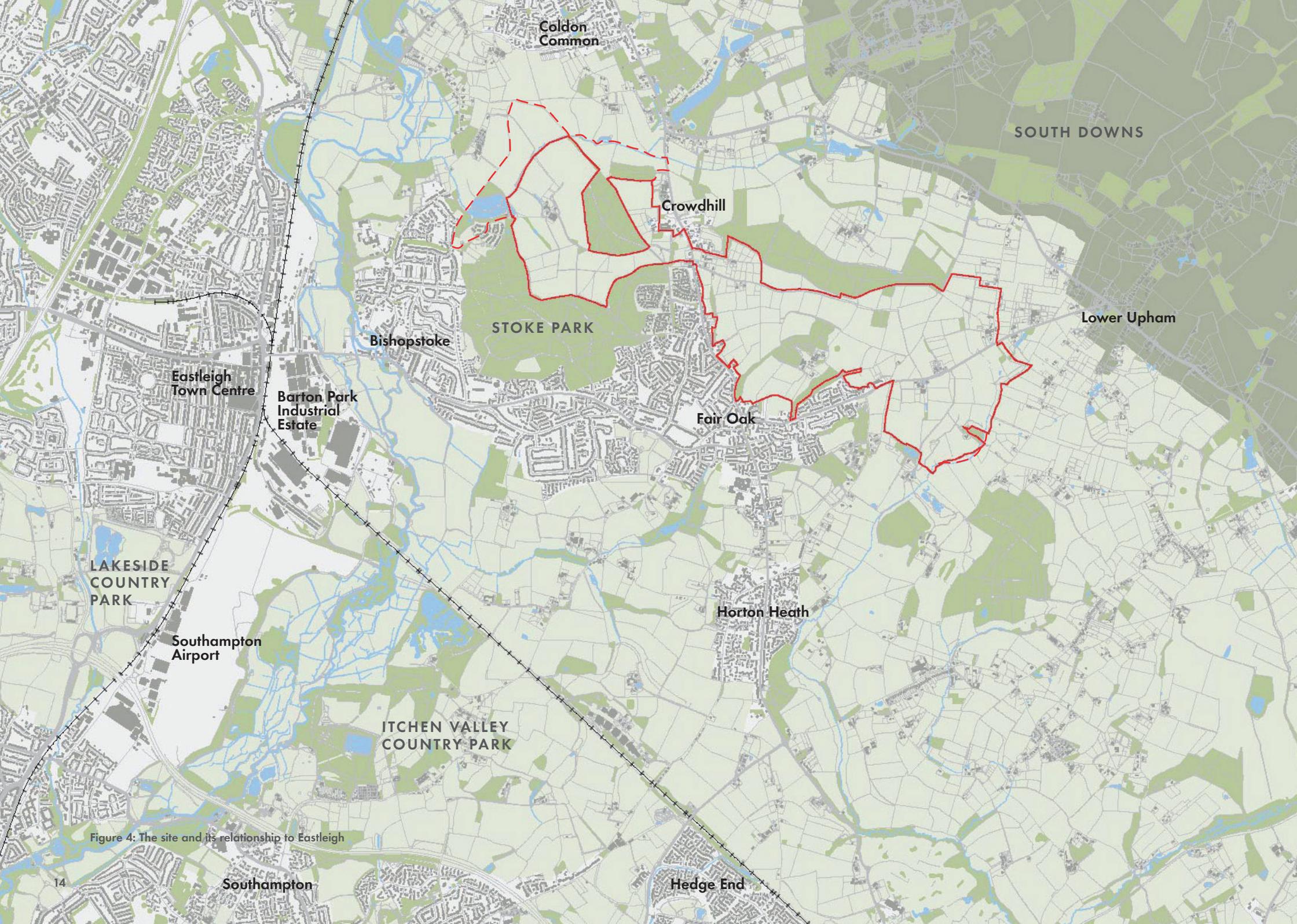
Eastleigh is a town to the north of Southampton, and is the principal settlement in the borough. Eastleigh borough has a population of approximately 126,000 inhabitants and is a town bounded by a large amount of infrastructure, including the M3 and M27 motorways, railway lines and the River Itchen.

The borough adjoins the eastern and northern boundaries of the City of Southampton, bordering Test Valley borough to the north-west, Winchester district and the South Downs National Park to the north, Fareham borough to the east (with a shared boundary along the River Hamble and its estuary) and New Forest district to the south-west via a shared boundary in Southampton Water.

Lying in between the South Downs National Park and New Forest National Park, the borough benefits from a rich landscape that performs important green infrastructure functions throughout the Hampshire Basin. Neighbouring Southampton is an important city of port origin and the airport falls within the borough boundaries. The Itchen Valley Country Park and Southampton airport separate Eastleigh from the main urban area of the city of Southampton.

The Borough Council has joined with neighbouring authorities to form the Partnership for Urban South Hampshire. The Partnership for Urban South Hampshire (PUSH) is a partnership organisation of the authorities in Hampshire County Council; Portsmouth, Southampton and the Isle of Wight; and district authorities of Eastleigh, East Hampshire, Fareham, Gosport, Havant, New Forest, Test Valley and Winchester. The goal of the organisation is to work together to support the sustainable economic growth of the sub region and to facilitate the strategic planning functions necessary to support that growth.

PUSH has undertaken a number of spatial strategies for the region and a housing needs assessment for the region, taking into account demographic and household projections, economic projections based on targets to achieve 2.7% economic growth, and the affordability of homes in relation to average income. The objectively assessed need for Eastleigh was found to be important in meeting the needs within the borough, while also helping to support the growth of the region and expansion of Southampton.



Coldon Common

SOUTH DOWNS

Crowdhill

Lower Upham

STOKE PARK

Bishopstoke

Fair Oak

Eastleigh Town Centre

Barton Park Industrial Estate

LAKESIDE COUNTRY PARK

Southampton Airport

Horton Heath

ITCHEN VALLEY COUNTRY PARK

Figure 4: The site and its relationship to Eastleigh

Southampton

Hedge End

Emerging Eastleigh Local Plan (2016-2036)

In 2015 the Council consulted on an Issues and Options draft of the new Local Plan. In December 2017 the Local Plan was approved in principle for formal consultation subject to delegated powers. The new local plan sets out the vision, strategic objectives and spatial strategy for the area up to 2036 and the policies for achieving the strategic vision.

The local plan vision is as follows:

“To ensure development in Eastleigh borough and its communities delivers a strong and sustainable economy with an adequate supply of housing and infrastructure that supports improved standards of living for residents while protecting the distinct identity of towns and villages and preventing urban sprawl; promoting thriving and healthy communities; and maintaining an attractive and sustainable environment that residents value”.

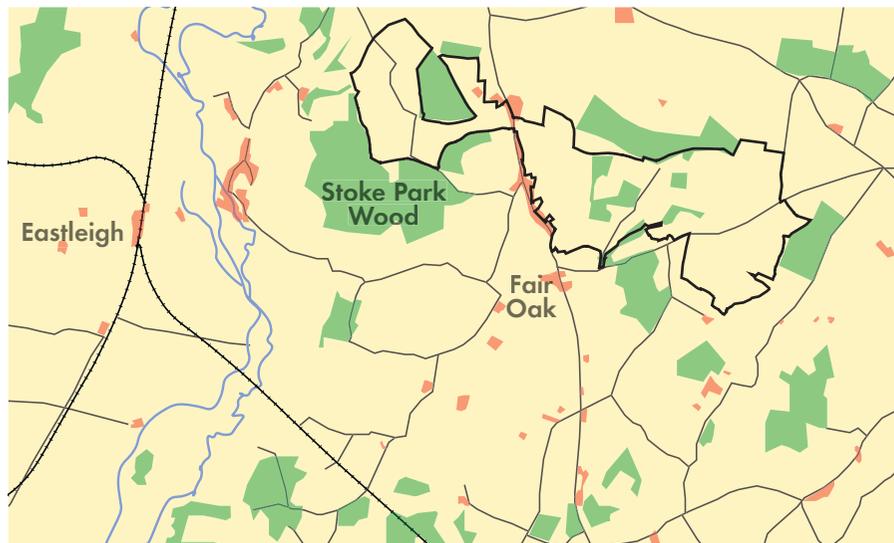
The Plan outlines the development requirements over the period between 2016 and 2036 of 14,580 new homes and 144,000 sqm of new employment space.

Around a third of these new homes and over a quarter of the employment space will be delivered by the Strategic Growth Option (SGO) which is shown in red on figure 3 and outlined on figure 4. The SGO is located to the east of Eastleigh and to the north and east of Bishopstoke and Fair Oak. To the east of the site is the South Downs and Lower Upham.

The site was selected through a shortlisting process which reviewed the potential of other sites across the borough analysing issues including accessibility, landscape sensitivity and biodiversity.

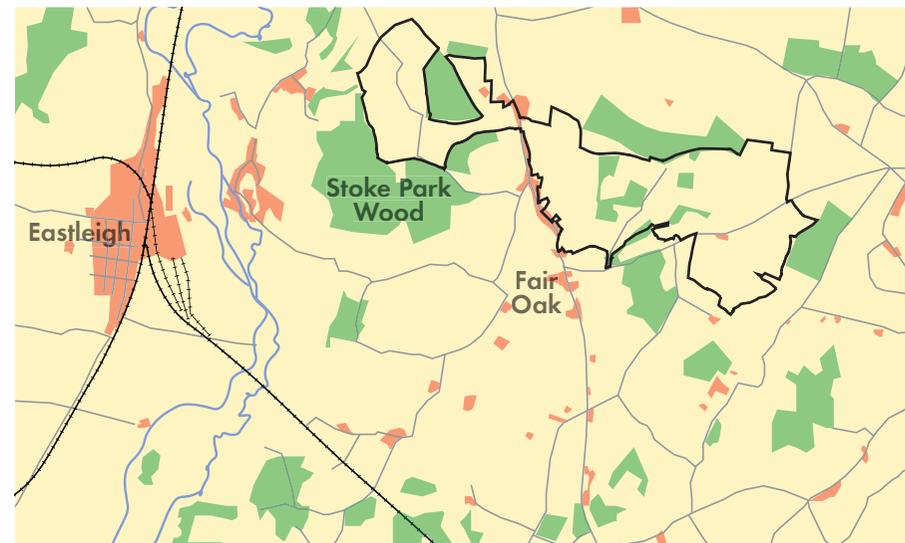
The boundary represents the maximum possible limit for development and this masterplan will explore the development extent in more detail. This area will accommodate a new community of approximately 5,200 new homes, 30,000 sq. m of employment space, retail centres (a district and local), schools (primary and secondary), other community facilities and open spaces. A new link road will connect this development, via Allbrook into Eastleigh.

2.2 HISTORIC ANALYSIS



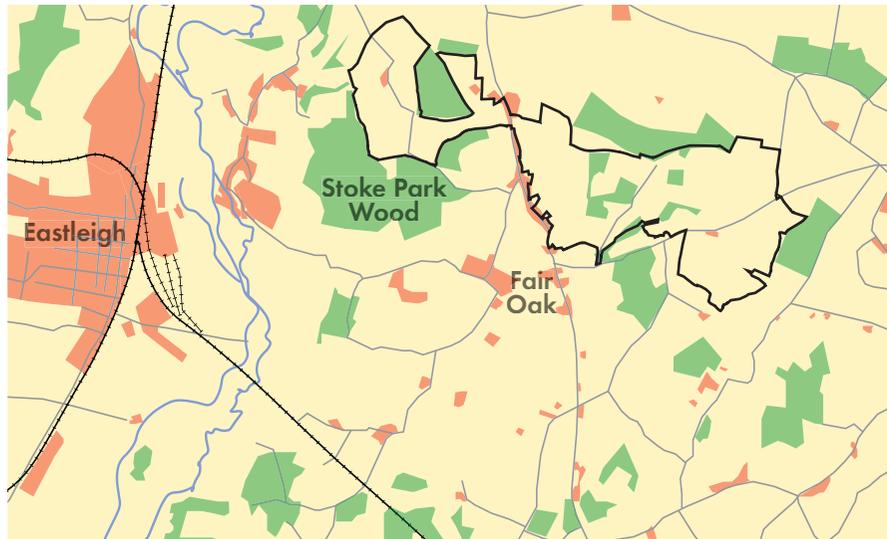
1870s

The SGO area is shown above, overlaid onto a historic plan that illustrates many of the field and boundary treatments that still exist today within the SGO area. Similarly Stoke Park North, Crowdhill Copse and other areas of woodland can still be seen today as they appear on this plan. The very centre of Fair Oak and Bishopstoke are visible as small villages on the main route leaving Eastleigh towards Bishop's Waltham. Eastleigh station (then known as Bishopstoke) opened in 1838 but the town did not begin to grow up around it until later.



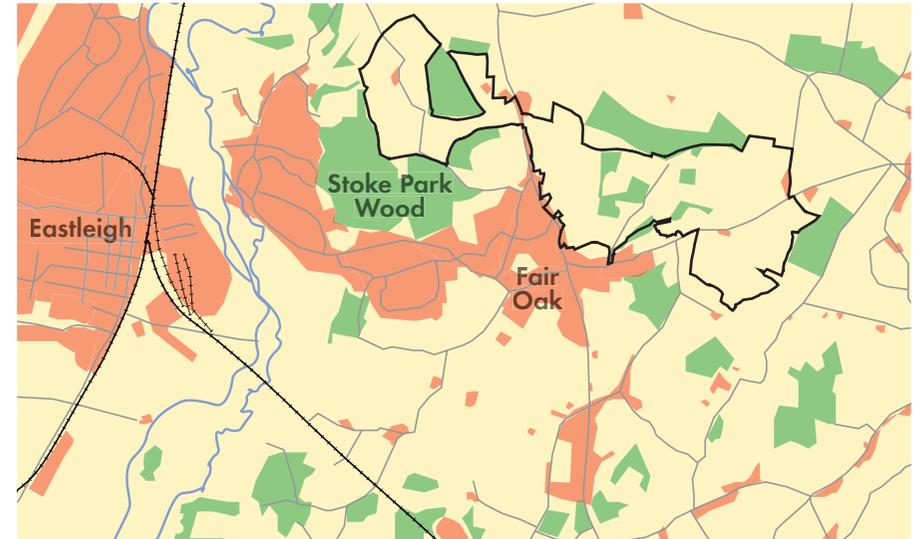
1890s

By the 1890s the grid pattern of Eastleigh has begun to grow up to the west of the railway line and the lines and sidings to the east of the town centre have significantly expanded. Across the River Itchen the village of Bishopstoke has expanded northwards towards Colden Common. This Victorian character is still prevalent in the local shopping parade along Riverside and Spring Lane in Bishopstoke.



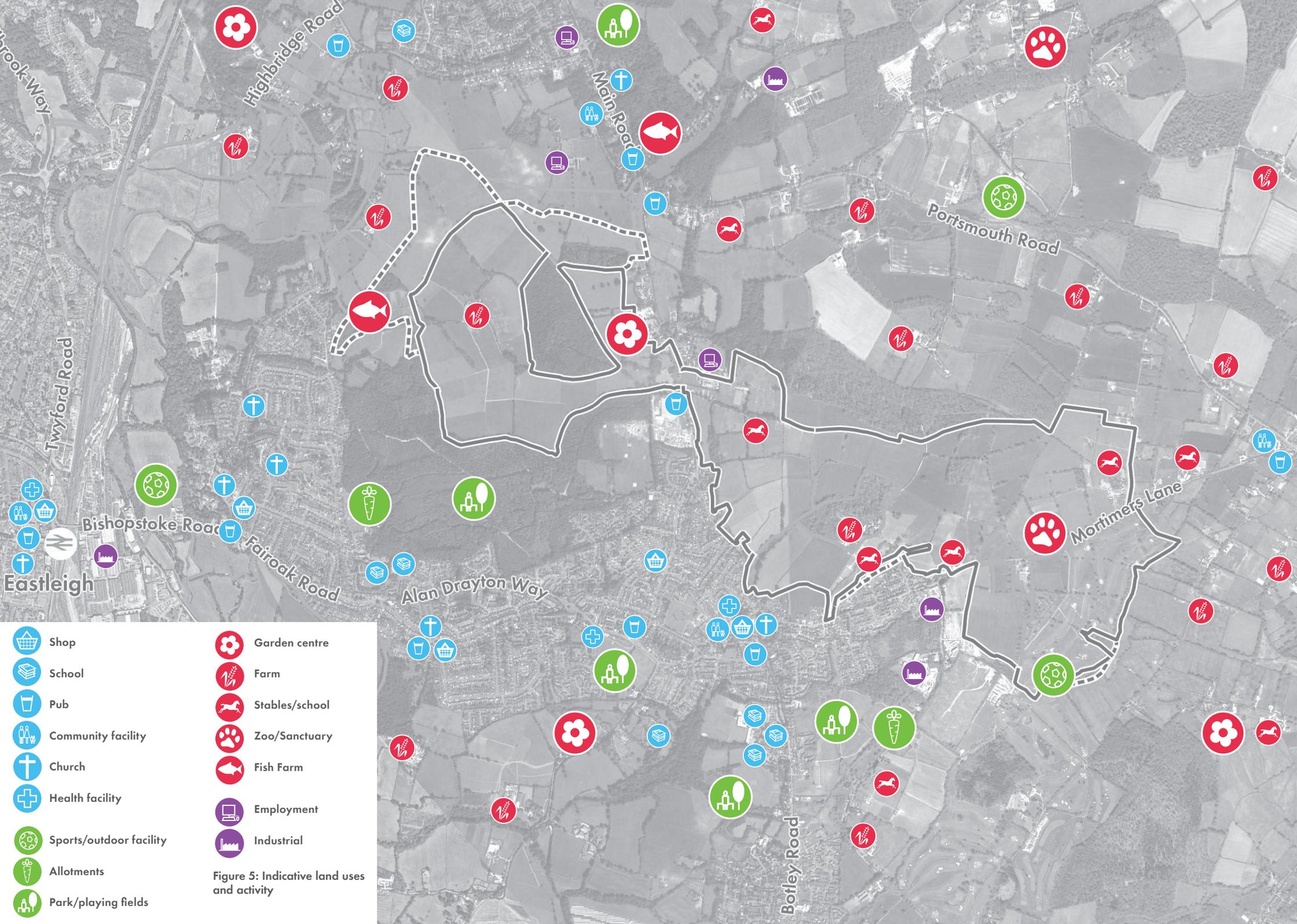
1930s

A line of development along Winchester Road between the centre of Fair Oak and Colden Common now runs through the SGO area. There are small clusters of development between Fair Oak and Bishopstoke which has also grown significantly. By now, Eastleigh has grown northwards beyond the branch line towards Chandlers Ford and Romsey and developed into a town with a retail centre. The SGO area itself has remained consistent with earlier plans, with a small number of farm houses farming the land within the area.



1980s

By the 1980s Fair Oak and Bishopstoke have grown together around the southern side of Stoke Park Wood. Many of the cul-de-sacs lead into the woodland. This is the prevailing character of the residential area of Fair Oak and Bishopstoke today, with newer cul-de-sacs now added to infill the gaps visible in the plan above. An industrial areas has also expanded on the western banks of the River Itchen on the edge of Eastleigh. Playing fields separate the town centre from the village of Bishopstoke. Southampton airport has also been developed.



- | | | | |
|---|-------------------------|---|----------------|
|  | Shop |  | Garden centre |
|  | School |  | Farm |
|  | Pub |  | Stables/school |
|  | Community facility |  | Zoo/Sanctuary |
|  | Church |  | Fish Farm |
|  | Health facility |  | Employment |
|  | Sports/outdoor facility |  | Industrial |
|  | Allotments | | |
|  | Park/playing fields | | |

Figure 5: Indicative land uses and activity

2.3 INTRODUCTION TO THE AREA

Figure 5 illustrates the clusters of activity and land uses in the area surrounding the SGO. Small clusters of shops, services and community uses function as local centres, and are situated on Fair Oak Road, Sandy Lane and within Bishopstoke on Riverside. These centres include convenience shops, cafés, takeaways, pubs, churches and some services such as hairdressers. The area lacks a more significant centre which could include a medium-sized supermarket and range of other services. Residents currently travel into Eastleigh for a greater range of shops and services.

Outside of these centres there are a number of pubs, often located at road junctions. There are also clusters of employment uses that are often housed within former farm buildings. Other uses immediately surrounding or within the SGO area include a large garden centre, fish farm and the St Francis animal welfare centre. There are a number of farms and stables within the SGO boundary. The farm land within the SGO boundary is generally pasture.

The surrounding residential character is quite mixed with Victorian brick houses in the oldest parts of the village centres, and a mix of styles of homes from the last 100 years with many cul-de-sacs containing detached and semi detached homes. There are also bungalows, areas of terraced houses and small blocks of apartments.



Photographs of some of the shops and services in the area surrounding the site

3 ENGAGEMENT

3.1 PREVIOUS ENGAGEMENT OUTCOMES

Issues and options consultation

The Council undertook Issues and Options consultation in 2016. This set out and sought views on eight possible Strategic Growth Options and a range of policy areas.

Shaping Your Community

The Council undertook extensive engagement on the emerging Local Plan in Autumn 2017. The purpose of this exercise was to share information about the Local Plan, what it is for and why the Council needs to prepare the document. The engagement process enabled residents and businesses to tell the Council what matters most to them. The process set out to establish which facilities, homes, business premises and type of environment are most important for local people.

What did we find out

More than 1,600 residents and businesses responded to the Shaping Your Community engagement. The four most important issues identified are summarised as follows:

- Reducing traffic congestion;
- Keeping countryside gaps between our towns and villages;
- Medical facilities; and
- Air quality and noise pollution

How are we using the information?

Although the primary purpose of the engagement was to inform the development of the Local Plan, feedback received will also be used to help shape the SGO masterplan as well as other Council / public services.

Messages for the masterplan

The following Local Plan topics have been identified as key issues which are relevant to the masterplanning exercise:

- Location of development - Layout of streets and green spaces;
- Number of houses - Mix of type and tenure of houses;
- Environmental protection policies - Site specific mitigation;
- Quantity of employment land - Type, mix and location of premises; and
- Countryside gaps policy - Location within developments.

The quotations below capture some of the main aspirations and concerns for development in the SGO area:

“Not destroying local countryside which can never be replaced”

“Ensuring that existing countryside access is maintained and not infilled to create urban sprawl”

“A true sense of community”

“We need affordable housing”

“Proper infrastructure to support the development”

3.2 FUTURE OPPORTUNITIES FOR ENGAGEMENT

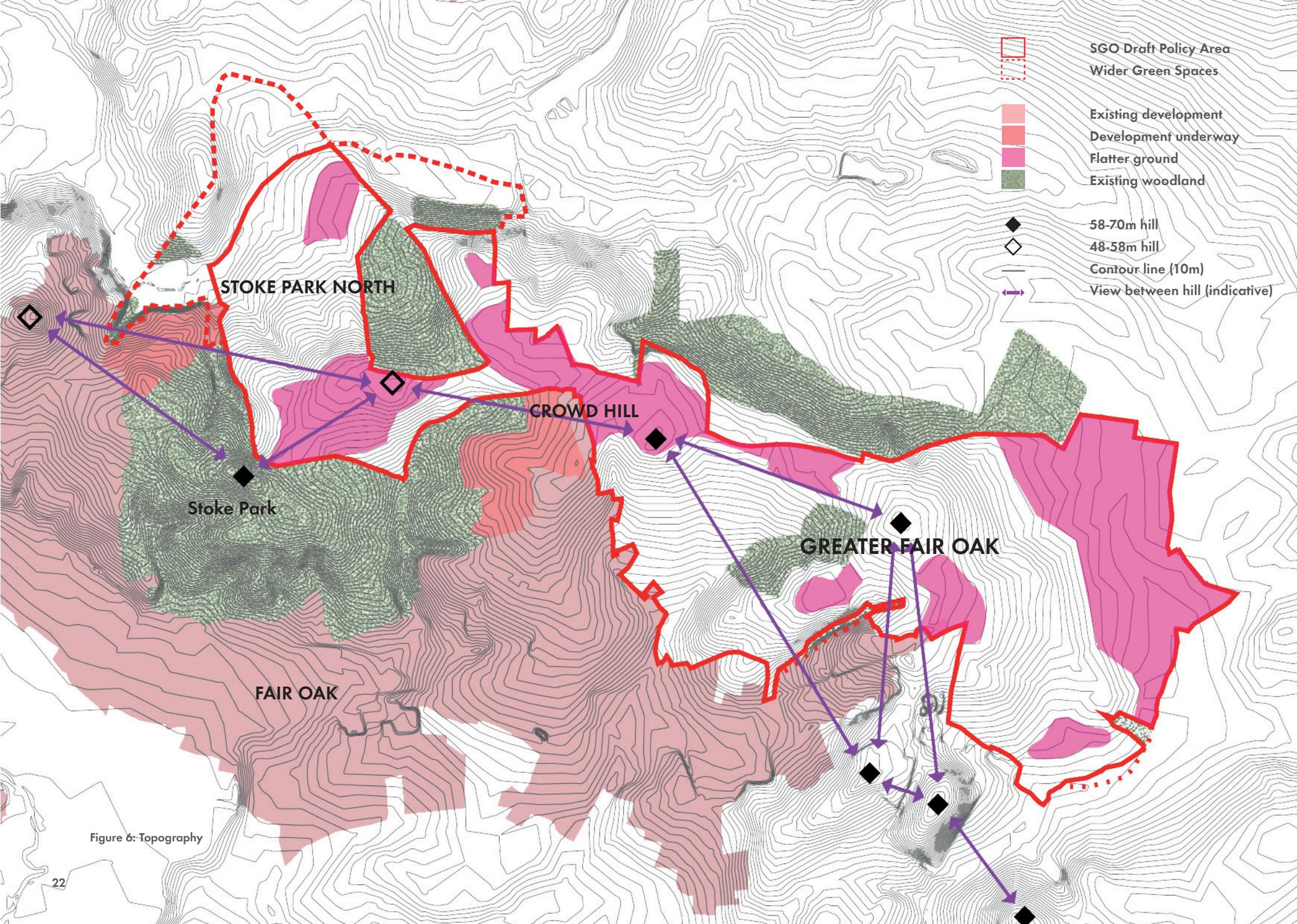
For the purposes of the masterplan, seven main questions have emerged from the consultation:

1. We're concerned about **environmental and landscape impact** of the development. How can the settlement be planned in an appropriate way?
2. There needs to be a sense of **aspiration and identity**, what will it be like?
3. The proposals should improve **connections** in and around the area. How can we improve **congestion** and make good **walking, cycling and public transport** connections?
4. The **streetscene** needs to be well thought out from day one. How will things like safety and bins be built in?
5. It is vital that the new settlement has a **strong sense of community**. What facilities and spaces will there be?
6. There should be a **diverse range of housing**. What will there be and are they going to be affordable?
7. We need to support and attract **local businesses**, how can we do this?

The Local Plan is due to be published for formal consultation in June / July 2018 and the draft masterplan will form part of this consultation as part of the Evidence Base.

It is envisaged that the draft masterplan will be progressed to inform a Supplementary Planning Document to be adopted with the Local Plan. Further consultation would be undertaken as part of the SPD process.

It is also envisaged that consultation would be undertaken on any future planning application as more detailed design and technical work is undertaken in due course.



- SGO Draft Policy Area
- Wider Green Spaces
- Existing development
- Development underway
- Flatter ground
- Existing woodland
- 58-70m hill
- 48-58m hill
- Contour line (10m)
- View between hill (indicative)

Figure 6: Topography

4

PHYSICAL AND ENVIRONMENTAL CONTEXT

4.1 TOPOGRAPHY

Topography

Figure 6 illustrates the topography of the area based on available GIS datasets. The drawing highlights areas of relatively flatter ground within the SGO boundary, and the main highpoints. Approximate views between the highpoints are also noted for context.

Flood risk

The SGO area is situated in flood zone 1, the lowest level of flood risk. Parts of the link road is in the vicinity of Highbridge Road is within a flood risk zone.



Photographs illustrating the topography of the area with views of gentle slopes

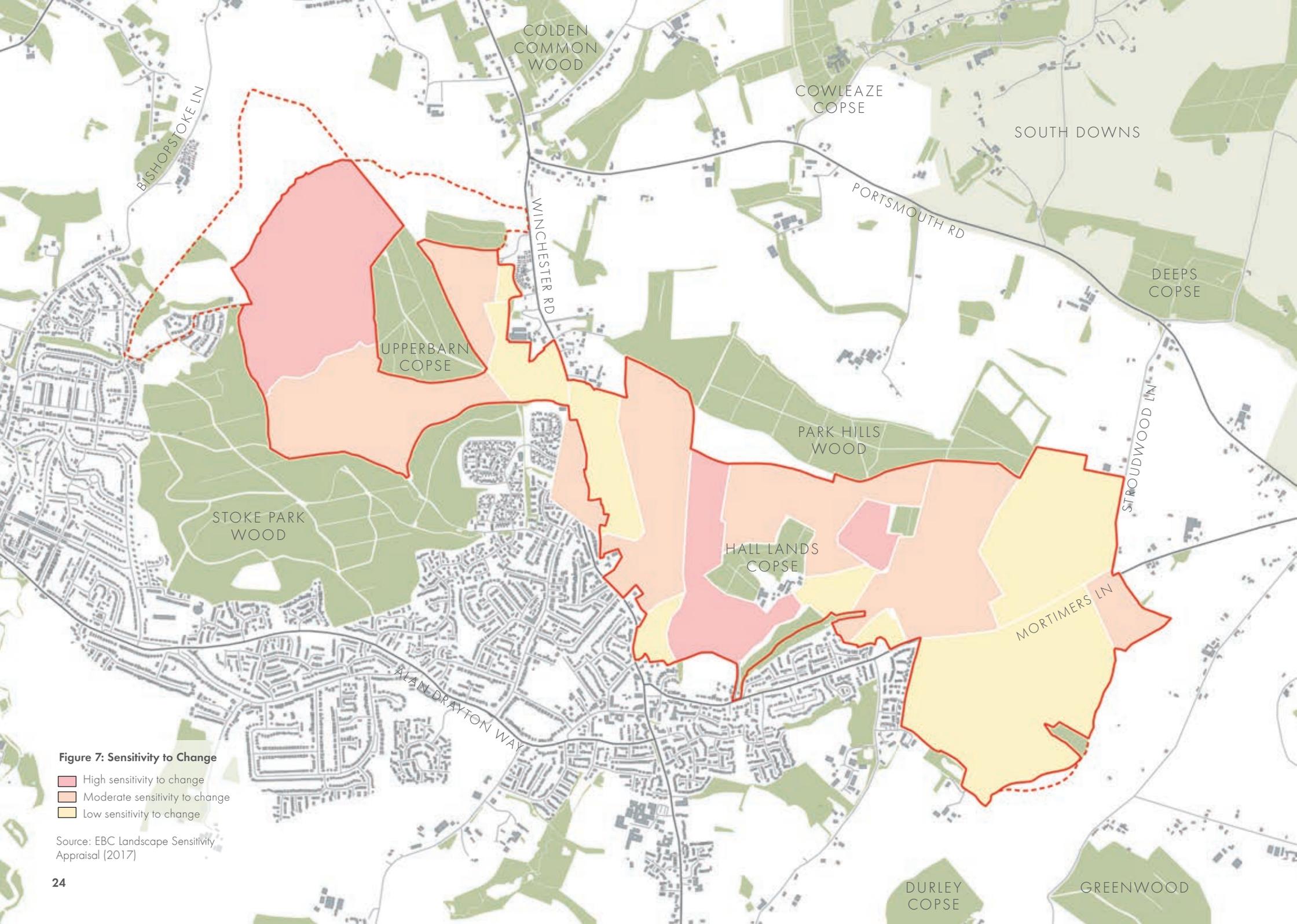


Figure 7: Sensitivity to Change

- High sensitivity to change
- Moderate sensitivity to change
- Low sensitivity to change

Source: EBC Landscape Sensitivity Appraisal (2017)

4.2 LANDSCAPE ASSESSMENT

The adjacent drawing (figure 7) was prepared by the Council as a summary of the relative landscape sensitivity of the SGO based on an initial assessment of the area.

Figure 7 grades the respective zones of the SGO according to the relative sensitivity to change, ranging from "low" to "high". The grading of these zones is relatively coarse at this stage, and it is anticipated that the precise impact of any proposed development would be assessed through an agreed Landscape and Visual Impact Assessment in due course.

The emerging site specific policy highlights some of the key considerations as follows:

- Protect the setting of the South Downs National Park and the River Itchen valley.
- Establish and maintain countryside gaps with Colden Common; Lower Upham / Upham and Horton Heath (east of Knowle Lane), and other areas of high landscape sensitivity.
- Green buffers and woodland should be provided on the boundary of the countryside gaps.

A Landscape and Visual Impact Baseline Report has been prepared on behalf of the land promoters and is available as part of the evidence base.

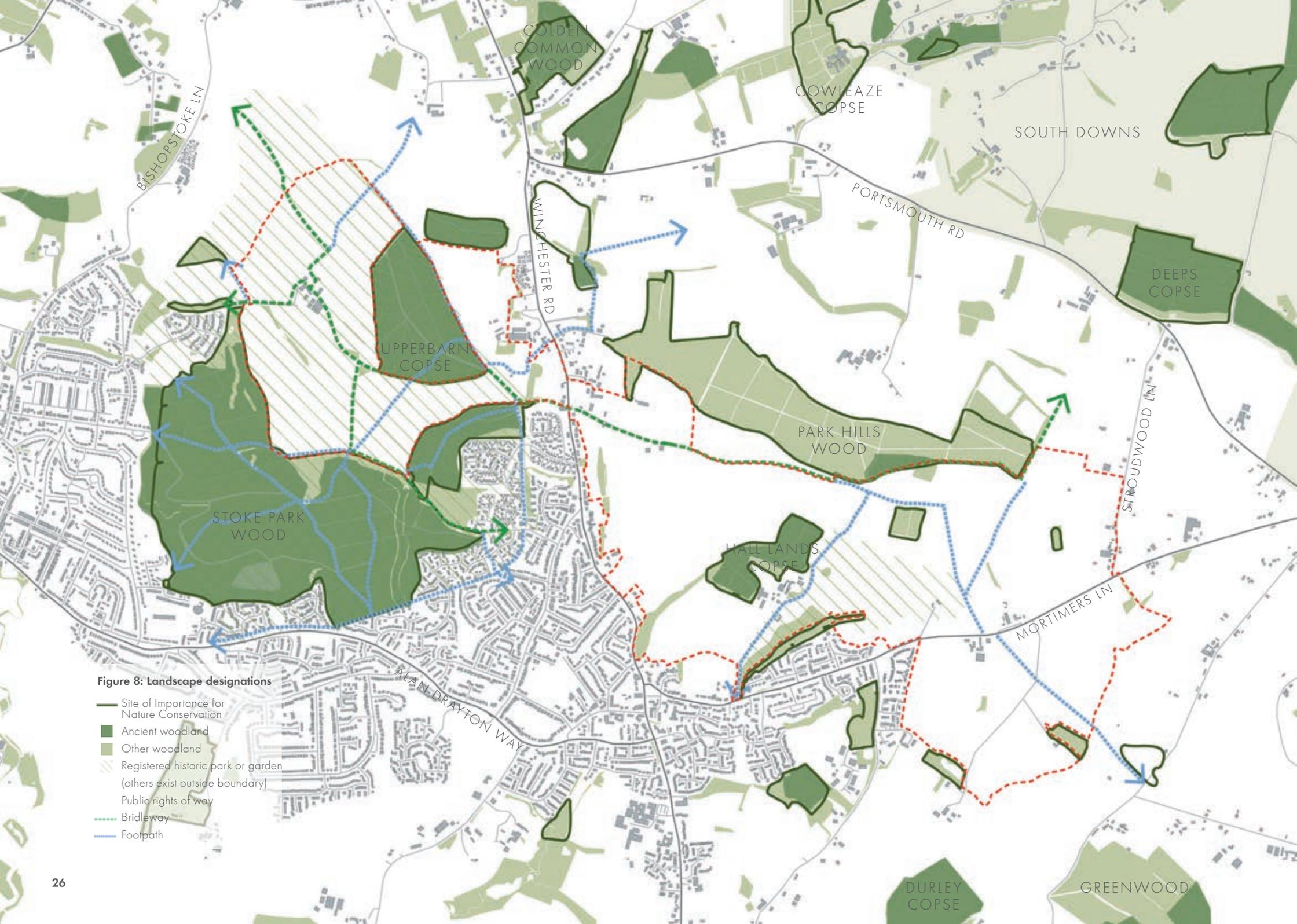


Figure 8: Landscape designations

- Site of Importance for Nature Conservation
- Ancient woodland
- Other woodland
- ▨ Registered historic park or garden (others exist outside boundary)
- Public rights of way
- Bridleway
- Footpath

4.3 GREEN AND BLUE INFRASTRUCTURE

Ethos and ambition

Green and blue infrastructure ("GI") is defined as a network of natural and semi-natural landscape elements which incorporate a number of important functions. Green infrastructure relates to plants and vegetation including trees, hedgerows, copses, woodlands, natural grasslands and other ecological areas. Blue landscape elements are based around water, including ponds, streams and headwaters.

The landscape assets define the character and distinctiveness of this part of the Borough, and it is vital that this character and functional role forms the basis of the masterplan. The overall ambition is to set the context for new settlements and neighbourhoods which are set within a high quality, varied and mature natural landscape, with a locally accessible network of GI for communities to enjoy. A GI-led approach has underpinned the masterplanning process to date, and it is expected that this will continue to be the case as further work is progressed, either as Council-led guidance or as a development scheme.

Proposals should integrate and embrace the protection, conservation and enhancement of networks of natural habitats and features including watercourses and wetland complexes, and woodland trees and hedgerows important to biodiversity and character. Through this process and subsequent work, the Council will encourage the development of a comprehensive, integrated green infrastructure strategy, comprising multi-functional green spaces which integrate the following elements:

- Provision of recreational and sporting needs for existing and new communities.

- Protect and enhance ecology.
- Manage flood risk and drainage.
- Create ecological networks.
- Provide attractive routes through the development for pedestrians, cyclists and horse riders.
- Retention of mature trees and hedgerow networks wherever possible.

Proposals should demonstrate how physical constraints can be turned into positive features of the design through careful and innovative interventions.

Policy context and guidance

Eastleigh Borough Local Plan establishes a clear policy context for biodiversity and other green infrastructure assets including a draft policy DM11 Nature Conservation. The Council has a stated aim of protecting, conserving and enhancing areas subject to international, national and local nature conservation designations. A number of documents are relevant in this regard including Biodiversity Action Plans and the Eastleigh Borough Biodiversity Action Plan 2012-2022.

The draft site-specific policy for the SGO area indicates that development will not be permitted unless it is demonstrated through project-level Appropriate Assessment (Habitats Regulations Assessment) that it will not adversely affect the integrity of the River Itchen Special Area of Conservation or any other European Site.

The draft policy also notes that development will be required to protect headwater ecosystems and hydrological flows and preserve the flood zone around Bow Lake.

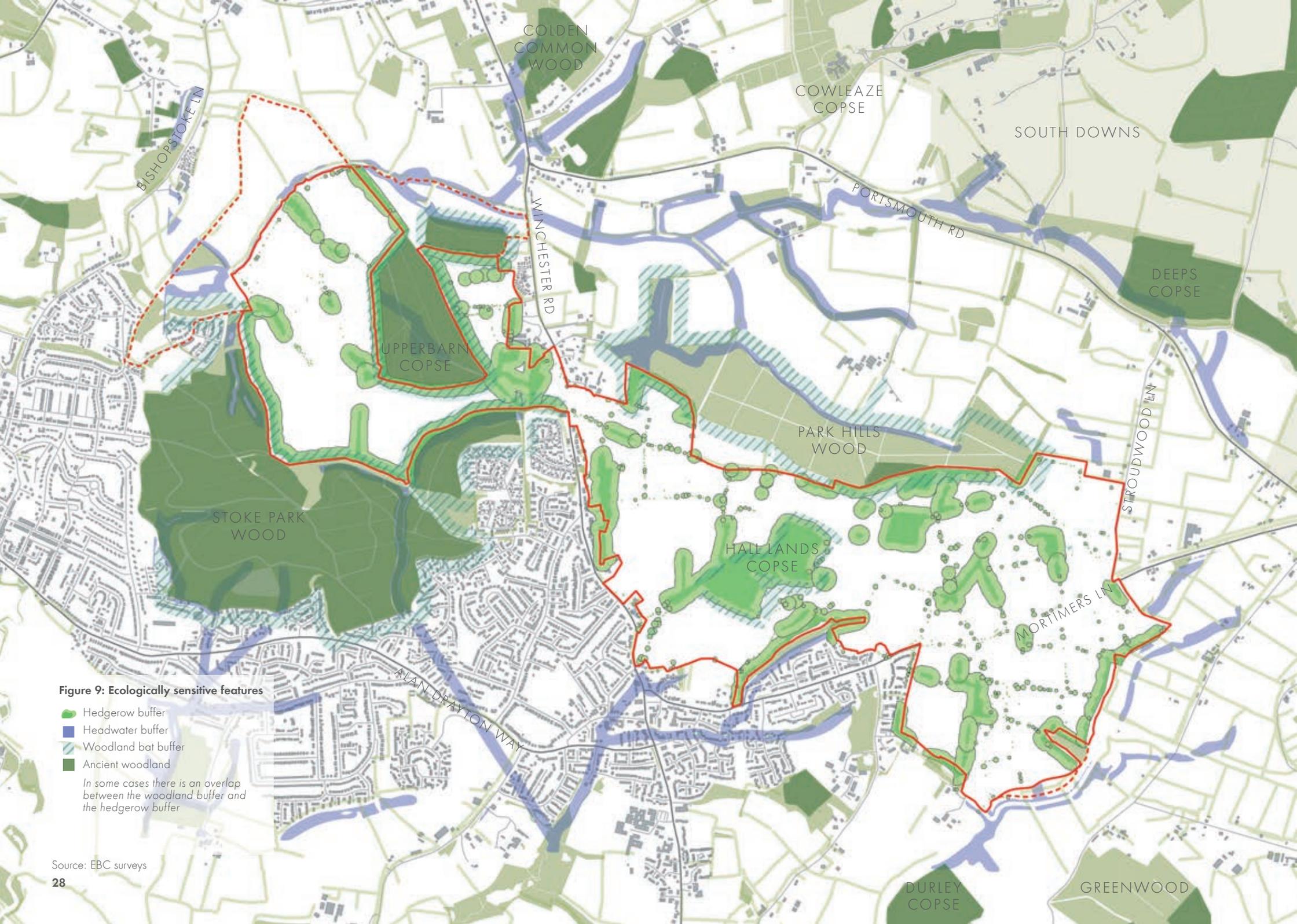


Figure 9: Ecologically sensitive features

- Hedgerow buffer
- Headwater buffer
- Woodland bat buffer
- Ancient woodland

In some cases there is an overlap between the woodland buffer and the hedgerow buffer

4.3 GREEN AND BLUE INFRASTRUCTURE (CONT.)

It is anticipated that, as a new development site, the SGO area would seek to enhance the overall level of biodiversity through protection and connection of existing habitats with new habitats. As part of this, it will be important to preserve the water quality of headwaters into the River Itchen and also to protect species such as the southern damselfly, Great crested newt and bats through appropriate protection and mitigation measures.

Emerging guidance also highlights that development should not adversely affect the ecological functioning of SINC sites and priority habitats such as ancient woodland/hedgerow complex or the protected and priority species that use them.

An appropriate area of land will remain undeveloped around the headwaters and tributaries of the River Itchen, the SINC sites and ancient woodland, and other measures provided as required, including a visitor management plan for the woodland.

Currently the following buffers have been identified as a starting point for the masterplan by EBC:

- c.20m buffer either side of headwaters (40m total);
- 30-50m around ancient woodland, woodland SINC sites and bat habitats. The masterplan has been based on 50m buffers around ancient woodland;
- Large enough buffer to preserve the root zones of trees and tree lines of value including veteran trees; and
- c.5m around retained hedgerows.

Local designations

Eastleigh Borough Local Plan sets clear policy positions for relevant designations including Sites of Importance for Nature Conservation (SINC) including criteria which articulate the circumstances in which an adverse indirect or direct effects would be permissible. In addition, a series of further criteria relating to impacts on priority habitats and protected / priority species have been defined. The Local Plan also protects other designations including ancient woodland.

Bridleways and footpaths

A number of bridleways and footpaths currently cross the area as highlighted on figure 19. Proposals should seek to work with the existing network, with local diversions or new connections as appropriate as set out in Section 7.5.

Sunken lanes

The masterplan area includes a number of sunken lanes, defined by their position below the general level of the surrounding land. These are significant landscape features, often important as historic routes, and providing habitats and ecological corridors. Proposals should seek to integrate sunken lanes where possible, considering their landscape character, ecological role and impact on water management.

Registered Parks and Gardens

Stoke Park Wood is a locally registered Park on the Hampshire County Council Register of Historic Parks and Gardens. Opportunities to integrate the park should be taken as set out in section 6.1.

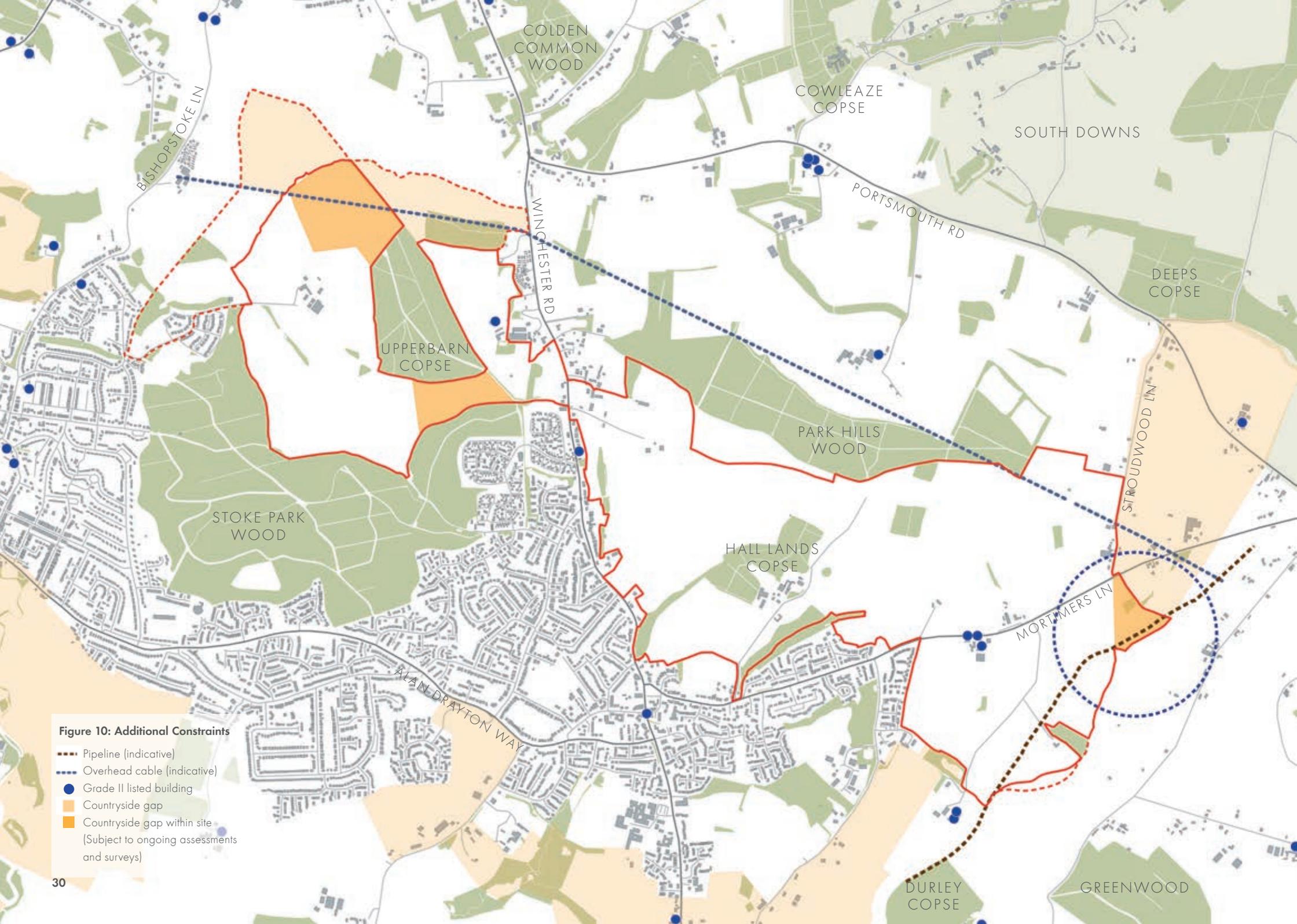


Figure 10: Additional Constraints

- Pipeline (indicative)
- Overhead cable (indicative)
- Grade II listed building
- Countryside gap
- Countryside gap within site
(Subject to ongoing assessments and surveys)

4.4 OTHER CONSTRAINTS

Figure 10 illustrates other key constraints of relevance to the SGO. These are summarised as follows:

- **Overhead cable** - an overhead power cable runs across the parts of the SGO area to the west of Stroudwood Lane. Examples of development in proximity to cables exist elsewhere in the Borough, and this will need to be carefully integrated alongside discussions with statutory providers. Visual surveys indicate that smaller high voltage wooden pole lines also cross part of the site.
- **Pipeline** - based on similar examples in the Borough, officers have estimated a 6.5 metre corridor either side of development (13 metre width in total) as an offset. Again, layout will need to be carefully considered alongside the position of road crossing points in consultation with statutory providers.
- **Listed buildings** - a small number of Grade II Listed Buildings are situated in the SGO area. It is anticipated that all would be retained as part of any future development, with appropriate consideration of their protection or enhancement of the buildings and their settings.
- **Areas of greater sensitivity** - based on a combination of factors, including proximity to adjacent settlements and landscape sensitivity, there is a desire to maintain larger buffers at the northern extent of the area adjacent to Upperbarn Copse towards Colden Common, and the eastern most extent towards Lower Upham.
- **Countryside gap** - a strategic gap has been defined between the two areas of ancient woodland to the west of Winchester Road. It is proposed that the link road would pass through this zone, but other than mitigation works or strategic landscape interventions, no "built" development would be undertaken here in terms of homes or commercial space,





PART B

MASTERPLAN FRAMEWORK AND PRINCIPLES

5

5.1 DRAFT VISION STATEMENT

The emerging SGO masterplan establishes a bold vision for approximately 5,300 new homes and 30,000 sqm of employment floorspace across two new settlements to the north and east of the existing communities of Bishopstoke and Fair Oak.

Defined by a landscape-led approach which is responsive to the sensitivities and special character of the local environment, the masterplan sets a context for high sustainability standards and design excellence and innovation. The SGO area will be characterised by accessible and attractive streets, spaces and buildings, and a range of contemporary homes including affordable housing.

5.2 STRATEGIC PRINCIPLES

Preserve important habitats such as the River Itchen, headwaters and ancient woodlands

Retain countryside gaps between new and existing development

Protect the setting of the South Downs National Park



1. Clear countryside gaps and local buffers

Areas of countryside will be retained between the SGO and Colden Common, Lower Upham and Horton Heath; and between the two distinct communities within the SGO to maintain the integrity and identity of existing and new communities. New planting will play a key role in establishing new habitats and buffers with sensitive areas including ancient woodland and headwaters which have a special landscape character and ecological function.

A new link road forming connections through the area for new and existing residents

Existing connections through the area



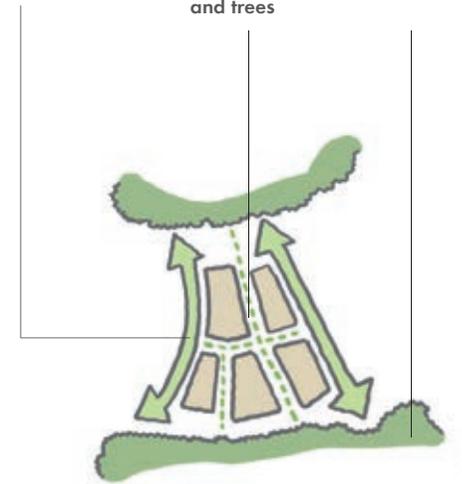
2. Sustainable patterns of movement

The proposals establish a sustainable approach to transport and movement with accessible streets and connections for all modes including pedestrians, cyclists and public transport. A new link road from the Allbrook Link Road to the B3037 east of Fair Oak will serve the new communities and provide congestion relief. The connection will be carefully designed to create a positive street environment which is well-integrated as part of the new settlements.

Strategic connections between landscape assets

Green streets/routes integrating existing hedges and trees

Surrounding woodland and countryside



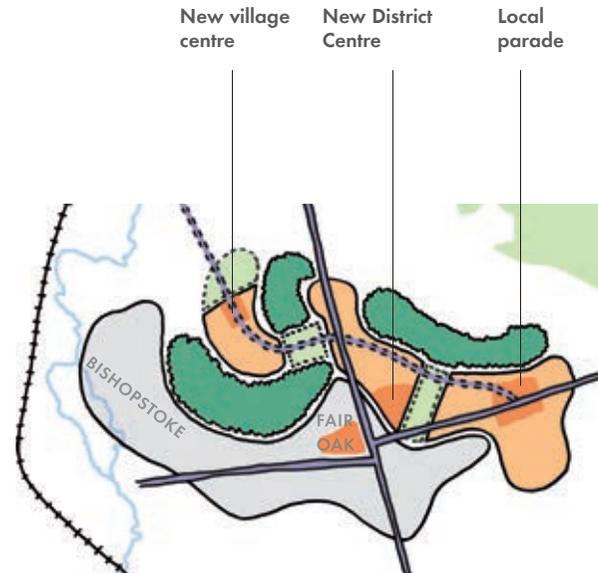
3. Landscape and environment led

The development will respond sensitively to the special setting of the wider landscape and environmental assets including the South Downs National Park, surrounding ancient woodland and the River Itchen valley. The masterplan will form the basis of a comprehensive environmental strategy and a network of Green and Blue Infrastructure, creating distinctive places which are responsive to local character and context.



4. Design excellence

The masterplan embraces opportunities for contemporary architecture, sustainable design and innovative house types across a spectrum of different densities, ranging from lower density edges where the settlements meet the countryside or woodland environments, to higher density centres with greater activity and vibrancy at the heart of the new communities. This positive attitude to design quality and sustainability should play out at every scale, across the development as a whole, within neighbourhoods, across streets and in individual buildings.



5. Two new communities

Two sustainable settlement areas are proposed. The new community to the north of Bishopstoke will provide approximately 900 new homes with a village centre and primary school and a range of new open spaces and community facilities. This village will be separated from other new areas of development by a countryside gap. A larger community, arranged as a series of neighbourhoods, will be situated to the north and east of Fair Oak with approximately 4,400 new homes, a new district centre, 1 secondary school, 2 primary schools, most of the employment land and open spaces and community facilities. The new district centre will complement, be integrated with and enhance the existing Fair Oak community and provide services for both new and existing residents.

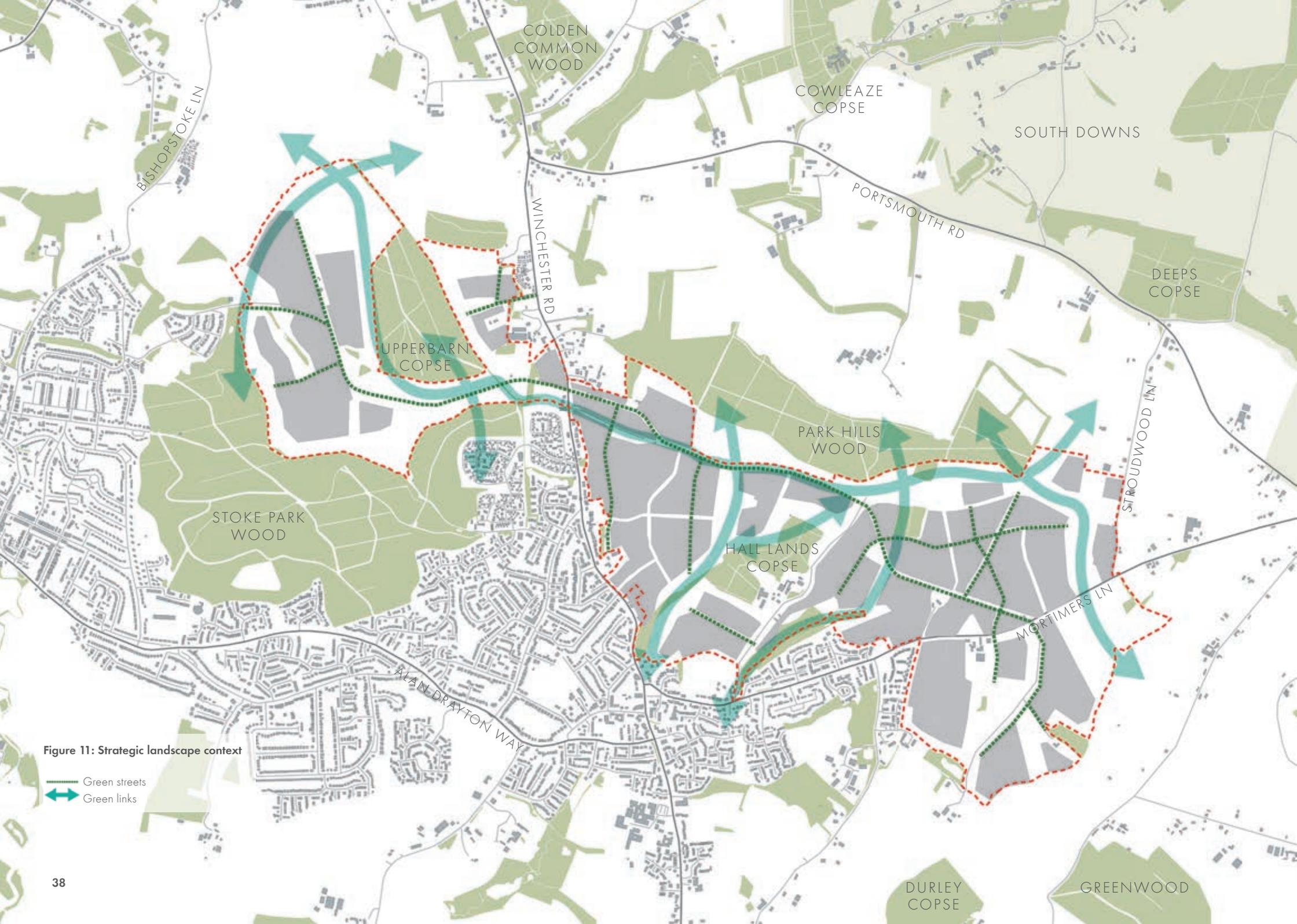


Figure 11: Strategic landscape context

- Green streets
- Green links

6

LANDSCAPE AND SPACES

6.1 STRATEGIC CONCEPT

As set out in section 4.3, the existing landscape context has been a key driver in masterplanning the SGO. Key considerations have included the topography, ancient woodland, wider landscape assets outside of the site, headwaters, veteran trees, sunken lanes and hedgerows. These assets have helped shape the development parcels and the natural landscape should be used to help create the character and identity of future neighbourhoods and homes.

The strategic landscape concept (figure 11) is defined by a number of key principles;

- The retention of a gaps with other existing settlements - in the northwest to form a gap with Colden Common; to the south with Horton Heath and to the east with Lower Upham;
- The creation of a gap between two areas of development either side of Winchester Road. This will create a separate village towards the western end of the SGO area and leave a green landscape gap between Stoke Park Wood and Upperbarn Copse. Other gaps have been left in other areas of the SGO to help protect a number of identified highly sensitive landscape areas. The future landscape design and planting of these gaps will need to be carefully considered as part of a future planning application(s). In some areas, new tree planting has been suggested to help strengthen existing woodland areas.
- Protection of the setting, species and habitats of the ancient woodland and other woodland with significant landscape buffers of 30 to 50m. (The

emerging masterplan layouts generally achieve the widest buffer in this range).

- The buffers and gaps help to contribute to a series of strategic green links that provide habitat and landscape continuity, connection to the wider landscape from existing communities and connections to the South Downs National Park.
- Within the development, a network of streets and routes should respond to existing trees, hedgerows and sunken lanes providing ecological continuity, headwater protection and green connections between parks and the natural landscape. Existing hedges could be incorporated within public open space or within corridors at the centre of development parcels.
- Stoke Park Wood is a locally registered Park on the Hampshire County Council Register of Historic Parks and Gardens. This is a local register therefore the site is not nationally listed. Therefore in NPPF terms it is a non-designated asset. The park will be integrated into the masterplan as part of the country park proposed in the open spaces strategy (figure 12), responding sensitively to the landform and woodland edges, and integrating new areas of woodland pasture in order to retain the character of the landscape. There may also be the opportunity to integrate the site specific heritage into the development in other ways; in particular through public art and interpretation; but also perhaps through place naming, tree species selection and management techniques.

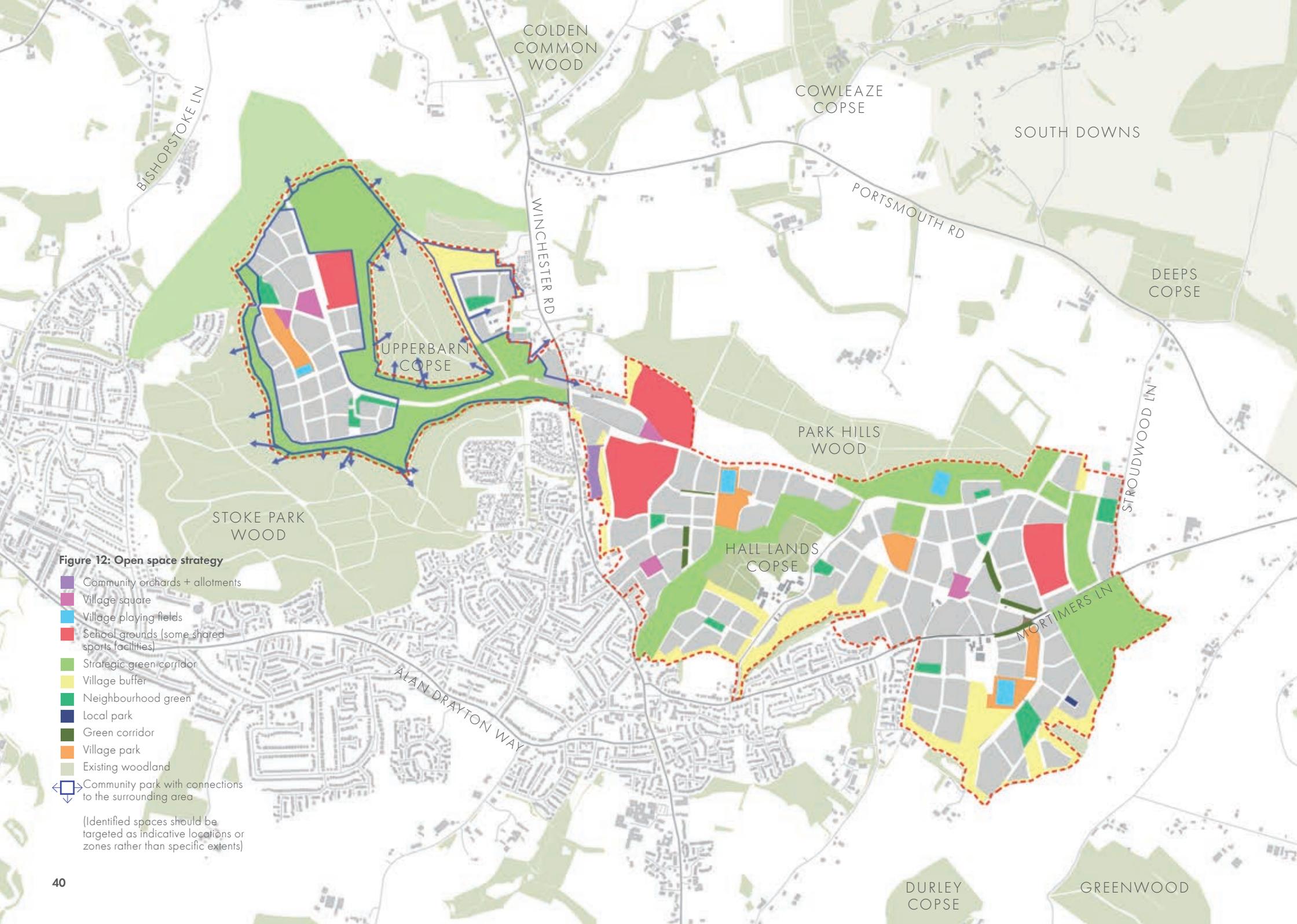


Figure 12: Open space strategy

- Community orchards + allotments
- Village square
- Village playing fields
- School grounds (some shared sports facilities)
- Strategic green corridor
- Village buffer
- Neighbourhood green
- Local park
- Green corridor
- Village park
- Existing woodland
- Community park with connections to the surrounding area

(Identified spaces should be targeted as indicative locations or zones rather than specific extents)

6.2 OPEN SPACE STRATEGY

Figure 12 illustrates a proposal for a three-tiered strategy for the provision of open spaces within the SGO area. The three levels are community, village and neighbourhood which would provide residents with easy access to a range of scales and typologies of public open space provision. The strategy is based on good practice guidance from Fields in Trust.

For the purpose of applying the strategy to the site, the SGO area has been divided into four nominal 'villages'. Each village has its own park, playing fields, square and playground. Neighbourhoods have then been defined within these 'villages' that have their own greens and play spaces, as well as a range of smaller green corridors and local/pocket parks. All of these spaces will help provide a range of habitats, SUDs provision and provide a setting for existing trees and hedgerows.

The strategy also proposes a Country Park that wraps around the western end of the SGO, linking into Stoke Park Wood/Crowdhill Copse to the south and Upper Barn Copse to the north. It is envisaged that the interventions within the Country Park would be low key with managed grasslands, parklands and woodlands with public access. Equestrian activity forms part of the current function of the site and could be carried through into the new community.

Allotments and community orchards could form part of the open space strategy and have been shown in the Masterplan at a central location near Winchester Road. From historic maps, it appears that there were once orchards immediately to the south of this location, and the site offers a sheltered space, with the opportunity for access directly off Winchester Road.

The strategy assumes that the sports facilities in schools are shared with the local community, apart from grass playing pitches. Additional grass pitches have been provided within community parks and open spaces as there are a limited number of hours per week that that each natural pitch should be used for.

The approach to management is a key consideration and will be reviewed as masterplanning work progresses.



Figure 13: Recreational/play spaces

- Community sports provision
- School sports courts and pitches (grass pitches for school use only)
- School sports courts and pitches (shared with community eg MUGAs, synthetic turf pitches, etc.)
- Local Play
- Village Play
- Community Play

6.3 RECREATIONAL SPACES

Figure 13 illustrates the indicative strategy for recreational and play spaces across the SGO area. The play strategy is based on good practice guidance from the Fields in Trust hierarchy of play provision. The strategy is based on a range of sizes of play provision in accessible locations within the developed area. In order to locate these play and recreation spaces within areas that correspond with the public open space strategy (see figure 12), some play spaces are provided at slightly increased walking distances to avoid the scattering of smaller play areas across the site.

The largest category of play is 'community play space'. These are destination play spaces that would attract visitors from a wider area from beyond the SGO boundary. Options for these play spaces could include informal play provision within a semi-natural/natural open space such as the woodland play areas found at many National Trust properties. Alternatively a more commercial offering could provide an income generator. These should be significant in size (around 2ha) and provided at around 3,000m walking distances.

Village playspaces should be around 2,000m² in size, and provided within a walking distance of 600m from homes. This should include a variety of play equipment to suit a range of ages, in a reasonably central location near the school or in the village park to help create a focal point for children and young adults.

Neighbourhood play spaces should be around 625m² in size and at a walking distance from home of a maximum of 250m. These spaces are designed as a play opportunity for younger children, nearer the home. They should be incorporated within a small public open space located centrally within the neighbourhood.

This formal play provision should be complemented by informal playable space provision and incidental play opportunities within homezones and on smaller local green spaces within streets.

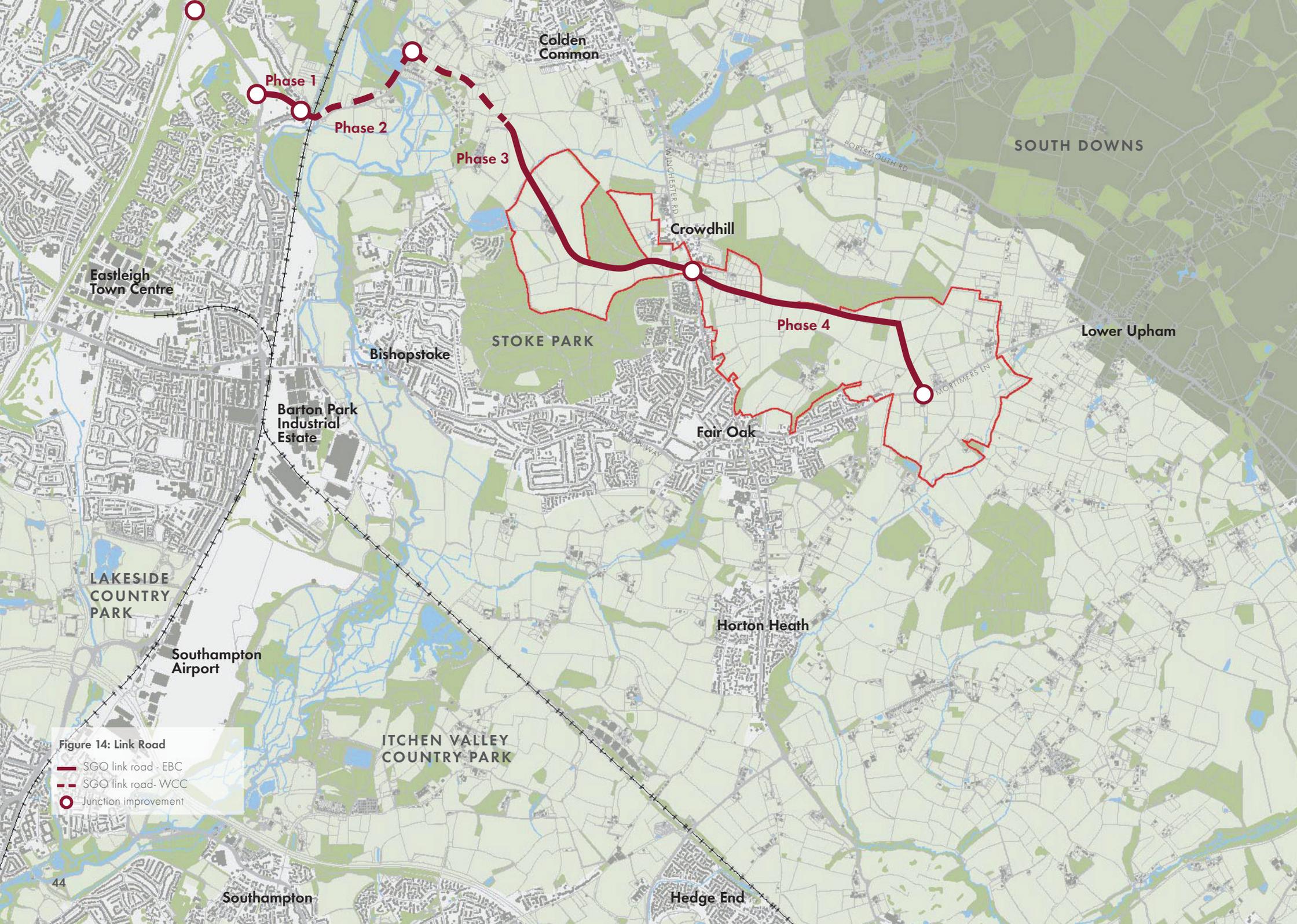


Figure 14: Link Road

- SGO link road - EBC
- SGO link road - WCC
- Junction improvement

7

MOVEMENT

7.1 LINK ROAD

The development will include a new link road from the Allbrook Link Road to the B3037 east of Fair Oak to serve the new communities and provide congestion relief to the wider area, particularly along the existing Bishopstoke Road and in central Eastleigh. The new link road will connect the existing community at Fair Oak and the new communities north of Bishopstoke and Fair Oak with junction 12 of the M3.

The link road forms a spine through the new development and will be carefully designed to create a positive street environment which is well-integrated as part of the new settlements. It should not be designed as a 'relief road' for traffic but as a 'normal' street with residential frontage and regular junctions and crossings.

The link road can be divided into a number of phases (illustrated on the adjacent plan- Figure 14):

- Phase 1 connects the existing Allbrook link road (and hence junction 12 of the M3) with the B3335.
- Phase 2 is the existing B3335.
- Phase 3 runs from the B3335 through the new community to the north of Bishopstoke to the B3354.
- Phase 4 runs from the B3354 through the new community to the north and east of Fair Oak to the B3037.

Delivering the link road is a critical part of the overall concept for the SGO area. The first stage of development should not be permitted until it is clear that phases 1 to 3 of the link road can be completed.



Figure 15: Link road character zones

- SGO link road - EBC
- - - SGO link road - WCC
- Character zone

7.2 GENERAL PRINCIPLES FOR LINK ROAD

The link road will form an important spine through the new development but there are also portions of the road that sit outside of the main developable area. The road will have changing characteristics along its length as it passes through the settlement and will be carefully designed to create a positive and well integrated street environment. Throughout the settlement traffic speeds will be low (30mph or less). The precise speed limits are for discussion with the Highways Authority.

a. Beyond village

The portion of the road beyond the village edge will be designed to allow for faster moving traffic, for example up to 50mph. The careful design of threshold treatment on entering the village will be vital to communicate the change in character.

b. Stoke Park North

The road at this point will have the character of a street passing through a village, with junctions and crossings helping to slow traffic and establish an integrated environment.

c. Woodland gap

At this point the road will enter an area of landscape as the route passes between the areas of ancient woodland - Upperbarn Copse to the north and Stoke Park Woods to the south. (see figure 16 for further design guidance)

d. Crowd Hill Area

At this point the road meets Winchester Road and passes through the new settlement (B3354). The junction will need careful design and traffic flows will need to be managed in order that it is integrated into the settlement and does not have a negative impact on existing development along Winchester Road.

The primary school is located on the north side of the link road and the careful design of a crossing and road environment will ensure this site feels connected to the rest of the neighbourhood. The relationship with the existing bridleway and sunken lane will also need careful consideration to maintain east-west connectivity, whilst retaining this important landscape feature in its entirety. Consideration should be given to a 20mph limit at this point.

e. Central Neighbourhoods

Parts of the link road will have residential parcels to the south while providing views and connections into the landscape on the other side. These parts of the road will have a more rural feel, but speeds should remain low.

f. Towards Mortimers Lane

The most easterly part of the road passes through central areas of the settlement. Junctions, landscaping and pedestrian crossings will all help to contribute to a sense of a 'normal street'. Homes should be designed to have a positive relationship with the link road.

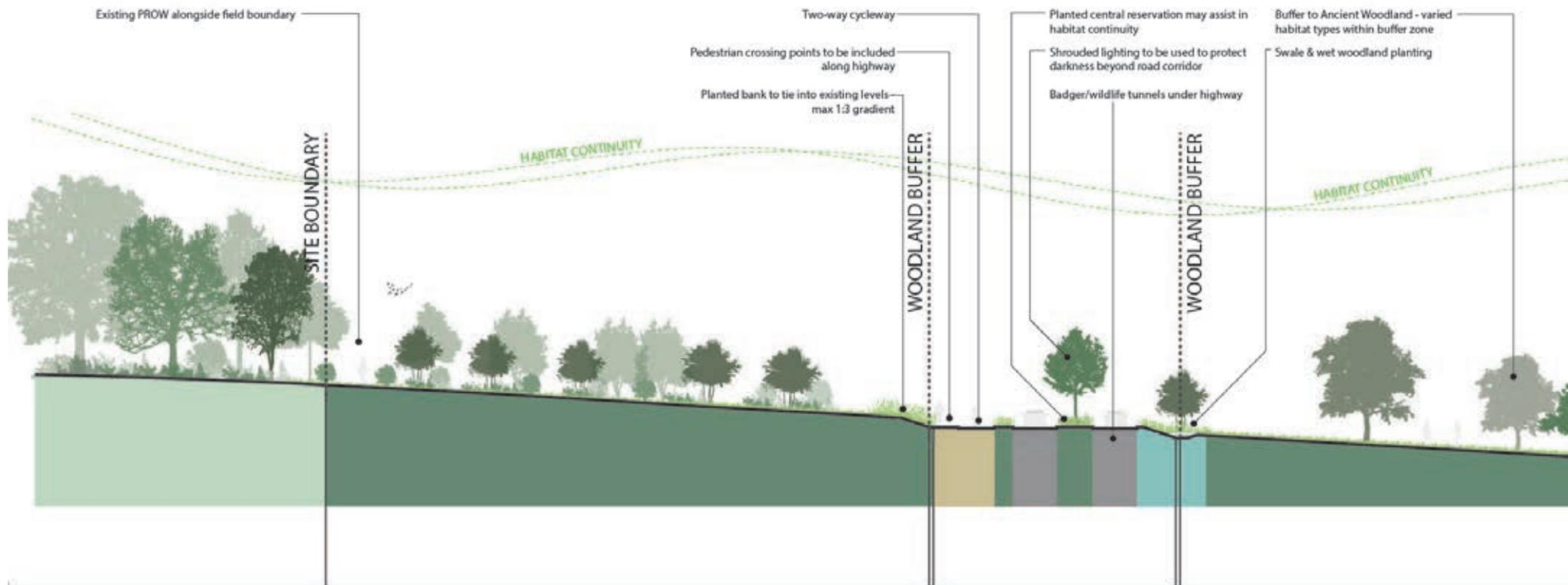
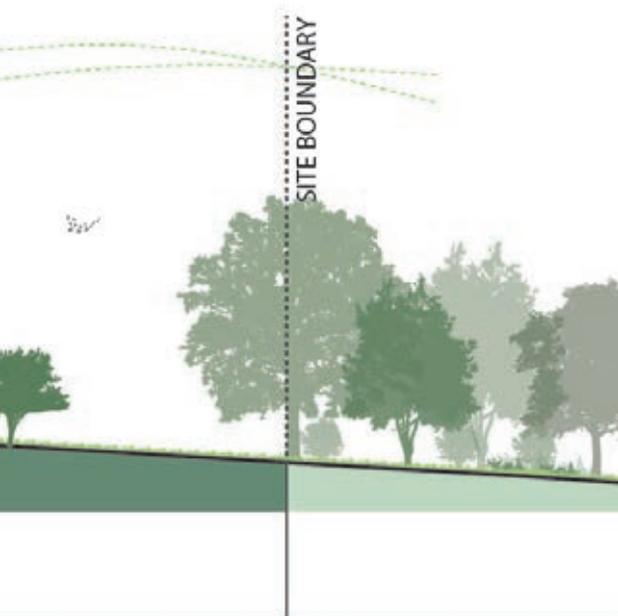


Figure 16: Woodland gap



Woodland gap

Figure 16 illustrates an indicative sketch of the proposed environment at the point where the link road will enter an area of landscape between the areas of ancient woodland - Upperbarn Copse to the north and Crowdhill Copse/Stoke Park Woods to the south.

Key considerations include:

- The provision of a buffer to the ancient woodland on either side of the highway. This should be planted with appropriate habitat types, with the inclusion of trees, to strengthen the woodland edge and help to protect the more ecologically sensitive interior of the woodland.
- New tree planting will help to give habitat continuity across the corridor, enhanced with a planted central reservation to contribute to this continuity. Badger and wildlife tunnels along the highway will also be required.
- A swale/wet woodland feature to help absorb run-off from the road should be incorporated.
- Shrouded lighting will be required to maintain darkness beyond the road corridor.
- Pedestrian crossings across the link road and a shared used cycleway along its length to encourage access into the landscape beyond the SGO area.

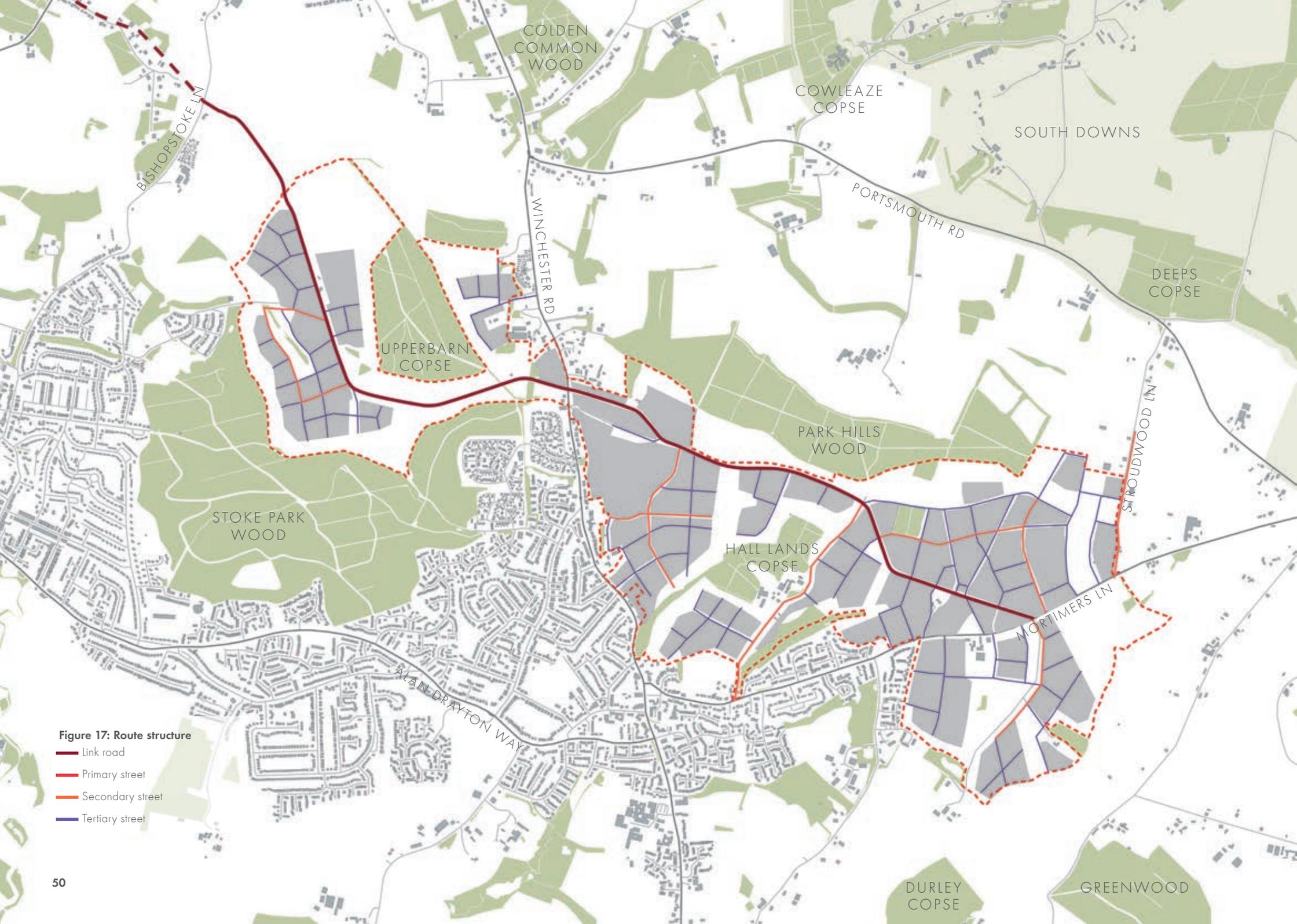


Figure 17: Route structure

- Link road
- Primary street
- Secondary street
- Tertiary street

7.3 PRIMARY, SECONDARY AND TERTIARY STREETS

An indicative hierarchy of routes and blocks has been established within the SGO area. The clear intention is to create a legible and open street network, facilitating choice of movement through the area. Cul-de-sac environments should be avoided.

Primary streets

These are the existing and proposed streets that will operate as the primary connections through the SGO area. Existing roads include Mortimers Lane and Winchester Road. The link road and the new street connect the link road with the existing centre of Fair Oak, passing alongside the new district centre, will provide primary connections around the area. Although these are the roads that will likely carry the most traffic, the streets should be designed with frontage and regular junctions and crossings.

Secondary streets

A number of secondary streets will form significant routes through the SGO offering connections to schools, towards shops and services or a direct route through a neighbourhood. Some of these routes will be used by bus services and have segregated cycle routes.

Tertiary streets

A network of tertiary streets will create a legible, open structure of connected development parcels. Figure 17 provides an indicative illustration of how this structure of routes could be achieved. New residential development should deliver new streets that connect into the wider network, rather than forming separate cul-de-sacs. Where a street meets the edge of development, homezones or shared surface routes should provide connection along the edge of parcels. At the edge of development, homes should face outwards towards the landscape, rather than being orientated so that fence lines face outwards.

Roads in the South Downs

The South Downs is beyond the development area but provides important context given the impact on roads in the area. Development in the SGO area encourages pedestrian, cycle and horse movements by improving these connections to the south downs through accessible and attractive routes. Reference should be made to documents such as 'Roads in the South Downs' (2015) which sets a positive context for a co-ordinated approach to highway design. This report advocates an integrated public realm, appropriate speeds defined by design, and a context specific approach to reinforce distinctiveness. The guidance is particularly pertinent in considering the B2177 junction and the impact of traffic/roads on Lower Upham. Reference should be made to the companion document to Manual for Streets, adopted 2010.

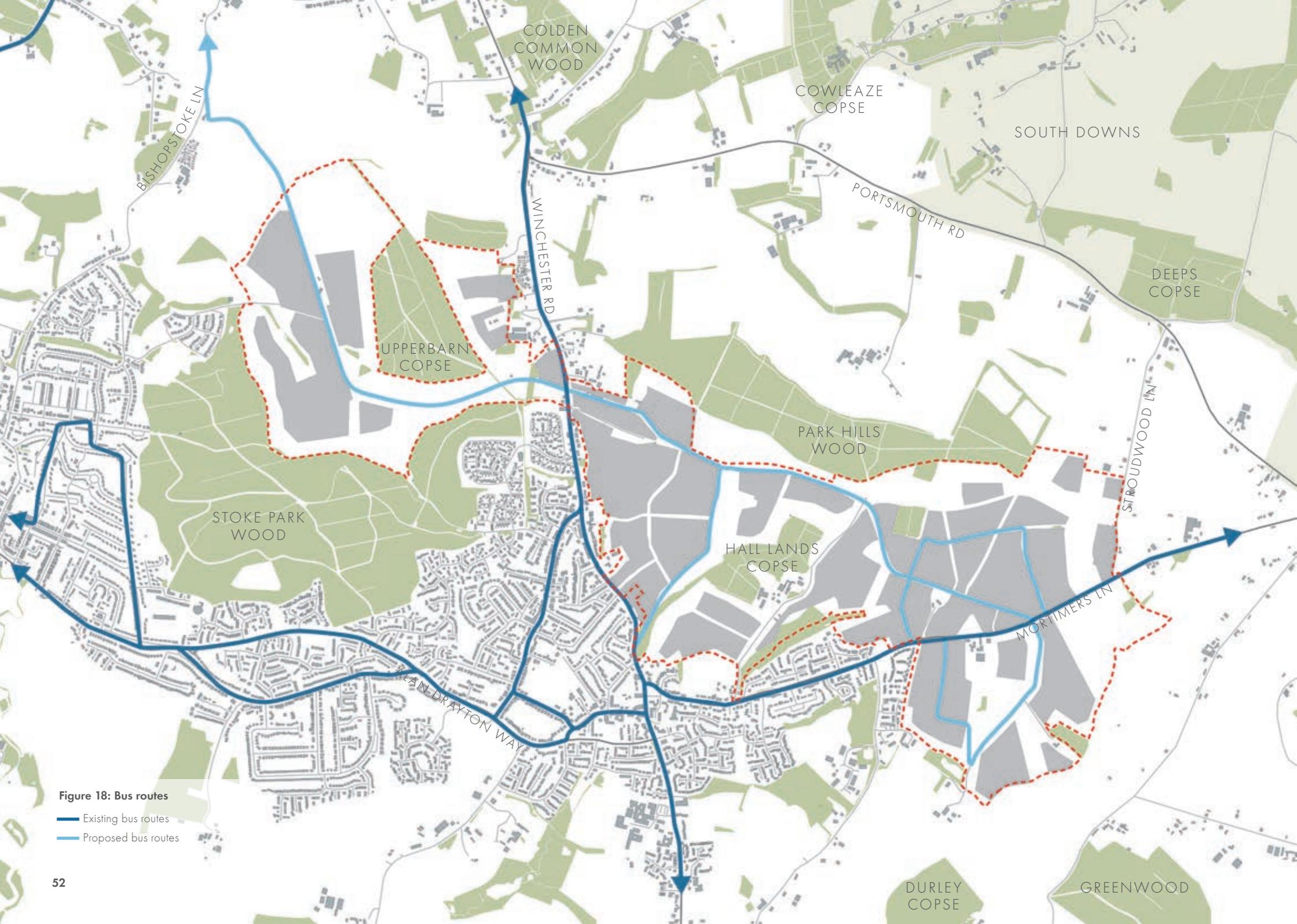


Figure 18: Bus routes

- Existing bus routes
- Proposed bus routes

7.4 PUBLIC TRANSPORT

Some bus routes currently operate in the area but services would need to be improved with the delivery of the SGO area. The viability of changes and improvements to services will need to be tested through the preparation of the subsequent comprehensive developer-led masterplan.

The bus routes should be influenced by the future location of shops, services, schools and the densest areas of development. In many cases these areas could be served by an amendment or extension to an existing route. In some cases there may be a requirement for a new service. This will connect the SGO area to Eastleigh town centre, Southampton, Winchester and Fareham.

A new loop north of the existing Fair Oak town centre could serve the new district centre and the secondary school. The size of this loop should seek to serve a significant area of the new community, while balancing the need to not increase journey times of existing service users. Early liaison with bus operators will be encouraged.

A second loop could serve residents in the eastern end of the development, adding loops to existing services which travel along Mortimers Lane.

The new district centre should offer a central location/hub to enable interchange between buses and provide a location for all routes to pass through. This will provide a safe, central and attractive waiting area for passengers, a place with suitable road space for buses to terminate/ lay over and an accessible location to help encourage bus use and interchange. Bus stops should also be provided across the settlement.



Figure 19: footpaths and bridleways

- - - Existing bridleway
- . . . Existing footpath
- - - New bridleway
- . . . New footpath

7.5 WALKING ROUTES AND BRIDLEWAYS

A number of bridleways and public footpaths currently cross the area. (please see figure 8 for their existing alignment). In some cases, intervention would be needed to create replacement bridleways and footpaths to maintain and enhance existing connections for walking and horse riding.

The precise interventions will evolve through the course of the masterplanning exercise, but the indicative masterplan envisages three main changes:

- To the east of the area a footpath currently connects to Greenwood Lane. This route will need to be amended around development parcels. A new connection is proposed to link this to the main east/west bridleway across the area.
- The point where the bridleway crosses Winchester Road will need to be carefully designed to avoid conflict between vehicles and pedestrians/cyclists/horse riders. There should be an aspiration for this route to be well planted and continue the sense of green while it passes through the settlement at this point.
- A number of the existing routes to the west of the area around the new village north of Stoke Park Woods will need to be amended to take account of new development parcels.

7.6 CYCLE ROUTES

The SGO area is within easy cycling distance of Eastleigh centre and the train station. Increasing the number of cyclists will help to ease traffic congestion within the SGO area and along the route into Eastleigh centre.

Improving the cycle infrastructure between the SGO area and existing communities along Fair Oak Road/ Alan Drayton Way/Eastleigh Road and along Sandy Lane and Winchester Road will be important. Where streets are wide enough, segregated lanes should be introduced.

New cycle infrastructure will be provided along new roads within the SGO, focused along routes that are likely to be popular such as towards schools and shops. The bridleway will be a key point of connection along a safe, off-road route which provides connections between each of the neighbourhoods and between schools.



Figure 21: Indicative locations of centres

8

GUIDANCE FOR PROPOSED USES

8.1 NEW CENTRES

Overview

As noted in the vision statement, the masterplan proposes the creation of two new settlements. A community of approximately 900 new homes situated to the north of Bishopstoke, and a larger settlement of approximately 4,400 new homes to the north and east of Fair Oak. This is a significant amount of new homes and it is important that these new communities are served by dedicated new facilities including appropriate levels of retail and community amenities.

In that context, three new centres are proposed:

- District centre at Fair Oak;
- Village centre at north of Stoke Park; and
- Local parade at Mortimers Lane.

These will play a key role in creating a distinct identity for the new communities - establishing a focus for social and civic activity and a destination for new residents and existing residents in the wider area.

This section provides an overview of the proposed uses and character of each centre, with an emerging summary of guiding principles for each.

Fair Oak District Centre

The District Centre will be located to create close links to the existing Fair Oak village centre, and to serve both the existing and new communities of Fair Oak.

The District Centre will include a supermarket, convenience retail and local service provision, and may include an element of local comparison retail provision. The following indicative retail capacity and supporting uses are proposed:

- Foodstore - c. 18,000 sqft net (25,000 sqft GIA) as a standalone building;
- A further 25,000 sq. ft. GIA of supporting comparison / retail services with apartments above.
- Other community facilities including GP services, community spaces and potential for a library.

Any proposals will need to demonstrate that Eastleigh town centre will not experience any significant adverse impacts from the proposed development. Measures will also be required to enhance the existing Fair Oak village centre.

The masterplan framework proposes that the District Centre would be situated in close proximity to the existing Fair Oak centre on a new street connecting Winchester Road to the link road to help serve the

existing community. The geography of the site means that the District Centre would be located to the north of a headwater which is likely to become the focus of a strategic green corridor connecting north-south across the site. Key emerging design principles are set out below:

- The District Centre should relate positively to the adjacent landscape setting with the green corridor helping to define a unique identity for the area.
- A network of pedestrian and cycle connections should be established between the centre and the surrounding landscape (potentially including a new cycle bridge as illustrated indicatively in the artist impression). Generous cycle parking facilities should be provided at the centre.
- It is anticipated that several bus routes would stop at the District Centre. An integrated approach to interchange facilities, including safe and legible connections should be integrated as part of the development.
- Careful consideration should be given to the arrangement of new streets and spaces in relation to ground floor active frontages. Where possible, residential accommodation should be provided above retail, food, drink or community uses to create safe, overlooked spaces.
- Opportunities to create a new square as part of the District Centre should be pursued. This could be used in a flexible way for a range of activities including markets, occasional events or for visitor car parking.

- The District Centre will be a key focus for the new community and visitors. High standards of design will be required including an innovative approach to housing types and architectural responses.
- More detailed principles will be established through the SPD. The District Centre is likely to be an area of special focus through design guidance prepared as part of any future Planning Application(s).

Village Centre at Stoke Park North

The proposed Village Centre will serve the proposed settlement to the north of the existing Bishopstoke area. It is likely to be a relatively small centre but will play a vital role in serving the new community. Suitable community facilities could include a village shop, pub, cafe/restaurant, community space and small workshop space.

The indicative masterplan framework proposes that the centre would be situated at the confluence of Sewall Drive and the proposed link road. The junction of these two routes could be defined by a small village green and a focal building with community or retail uses acting as a marker at the heart of the community.

A small collection of community facilities and shops will define an intimate cluster of spaces and streets, with potential for the green leading to a more intimate courtyard space behind the main frontage.

The village centre will form a tighter grain and residential core, with potential for apartments or duplex units above active groundfloors, or smaller terraced, townhouse or mews.

More detailed guidance on design will be considered through the SPD process, and agreed as part of design guidance at the planning application stage. There might be an opportunity to make reference to local rural or farmstead typologies through the roofscape and materiality of buildings.

Mortimers Lane local parade

A small local parade is proposed at Mortimers Lane. The precise location and scale of the parade is not fixed at this stage, but it is likely that a mix of retail and community facilities, alongside a small amount of office workspace could be located around the junction of Mortimers Lane with the proposed link road.

In terms of capacity, it is assumed that the local parade might include a 3,000 sqft local supermarket, alongside 5,000 to 10,000 sqft GIA in total.

The local parade will mark a natural uplift in density around this key location. This area would feel like the heart of a specific neighbourhood to the east of Fair Oak District Centre. This parade is not designated in the Local Plan given the close proximity to the proposed District Centre.

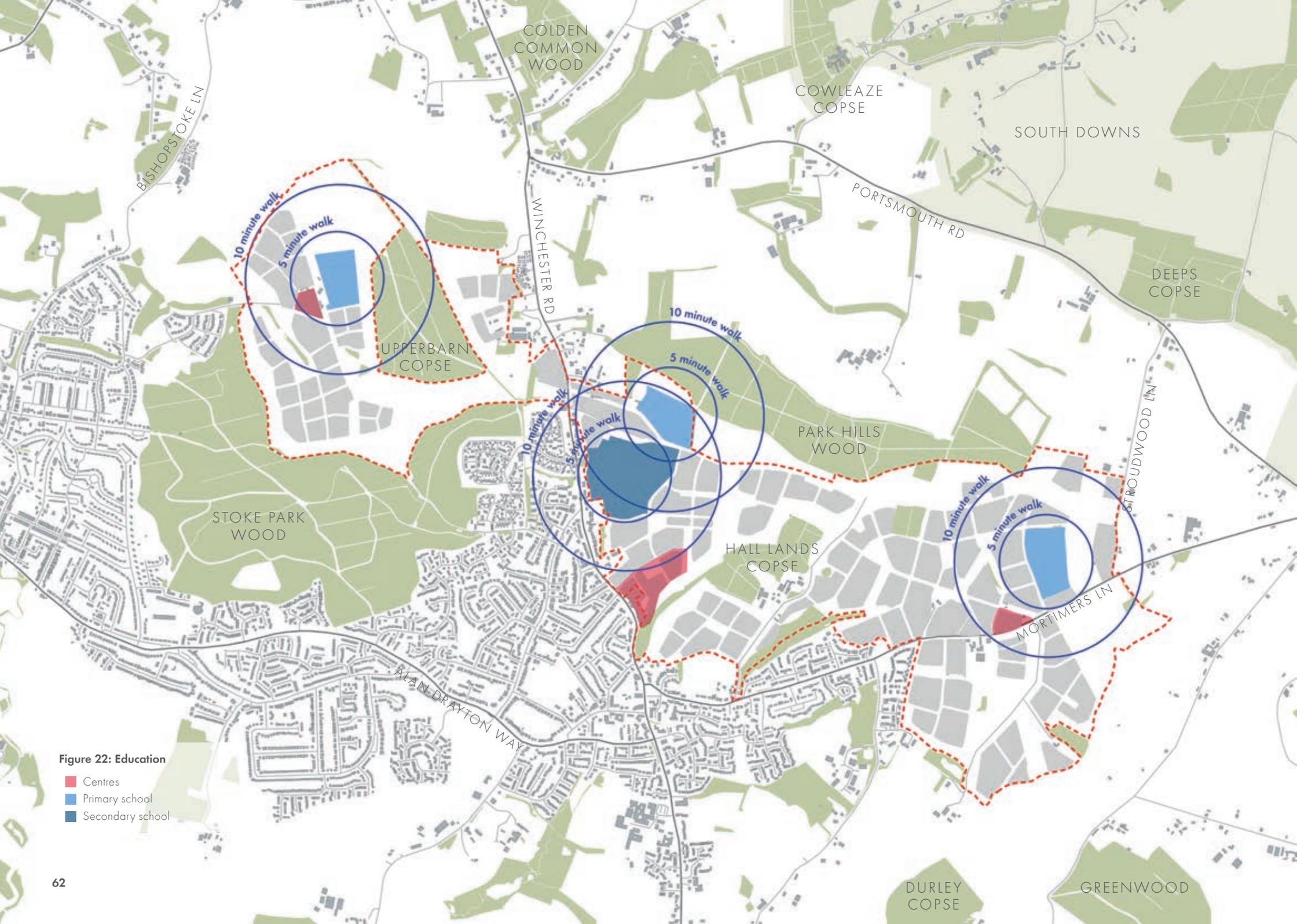


Figure 22: Education

- Centres
- Primary school
- Secondary school

8.2 EDUCATION

Based on discussions with the Local Education Authority and initial modelling undertaken, it is understood that the secondary school should have seven forms of entry, and three primary schools, each with the capacity for three forms of entry.

For the purposes of the initial masterplanning exercise, an indicative secondary school location has been identified. The secondary school has been located in a central position which is accessible to the existing Fair Oak community and close to the proposed District Centre. This location takes advantage of the anticipated public transport routes which are likely to form a loop between the link road, Winchester Road and the District Centre. The key east-west public footpaths and bridleways which will form the basis of the pedestrian and cycle connections across the area will also benefit the secondary school in this position in terms of safe routes to school.

A community sports hall could be co-located with the secondary school. The three primary school locations have been identified, each with a notional 3 form of entry intake. Each of these primary schools should be located to take advantage of walking and cycle connections, and public transport routes.

The three primary schools correspond with the three centres, with the facilities at Stoke Park North and Mortimers Lane being in very close proximity to their respective centres.

The third primary school is situated to the north of the secondary school parcel. The proposed parcel of land (immediately north of the link road) is a sensitive location as it backs onto woodland (non ancient) and it coincides with an important east-west view along the existing bridleway. Residential or commercial development in this location might be possible subject to careful design and visual mitigation, but an education use would be more appropriate from a landscape perspective. By positioning outdoor space to the rear of school buildings, it will be possible to maintain visual connectivity across this landscape corridor. In addition, there is potential for the primary school to have a very positive relationship with the woodland area, both as a setting for the school, and for learning purposes.

It is vital that the crossing point between the secondary school area and the primary school this is carefully designed and well-managed to create a safe context for children arriving at school. The precise location of the school, and design of the road will be subject to further guidance in the SPD and through subsequent planning applications.

The Council will expect the developer to provide the land and funding for all the schools and associated playing fields. The secondary school will be designed to facilitate the community use of its buildings and open spaces by recognised sporting and community groups outside of school hours.

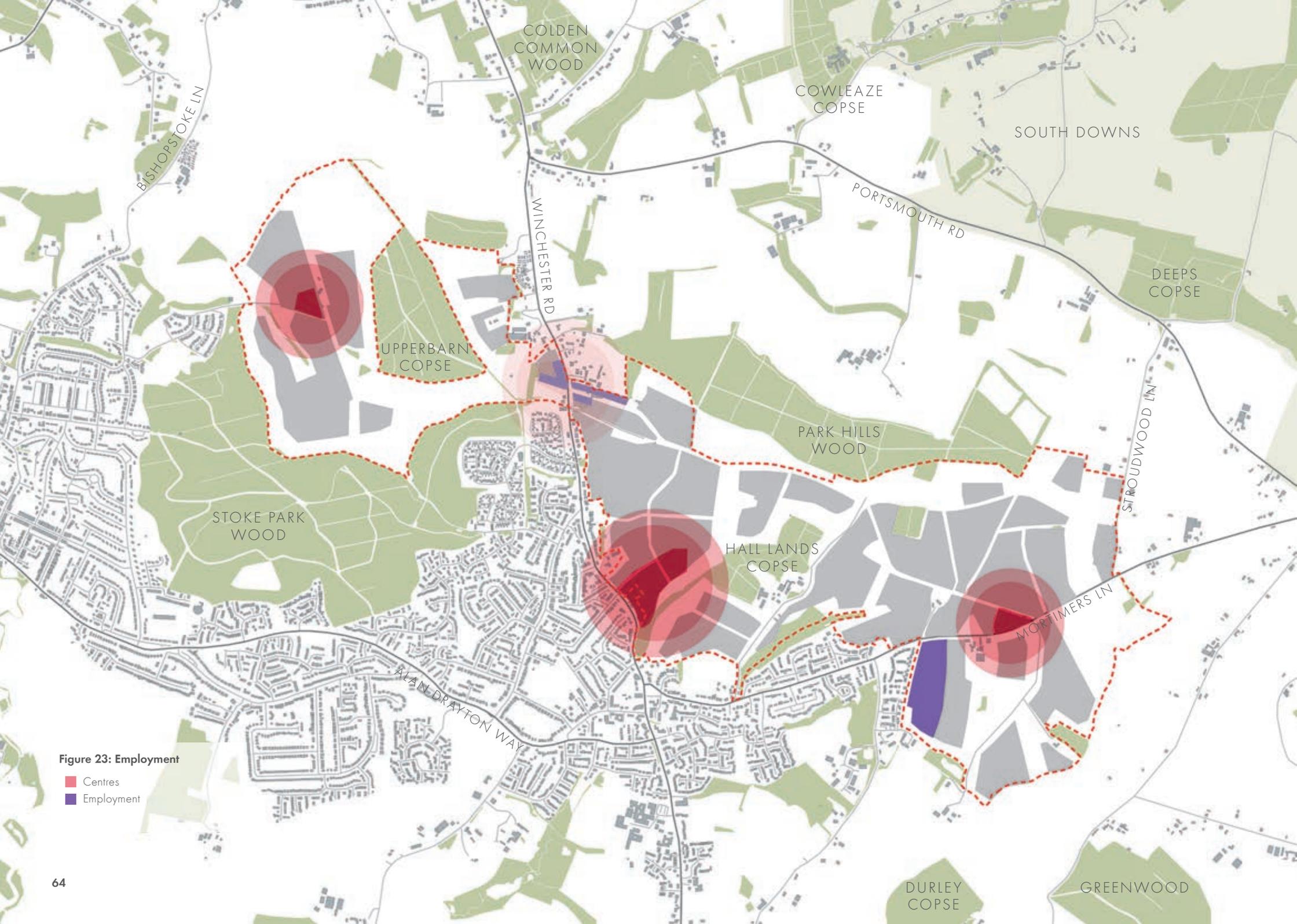


Figure 23: Employment

- Centres
- Employment

8.3 EMPLOYMENT USES

Based on evidence base, the SGO area is required to deliver approximately 30,000 sqm (gross) of floorspace, consisting predominately of light industrial and office uses (B1 use class).

Offices

It is anticipated that this overall capacity would be split as 10,000 sqm (gross) of office space. Offices will be encouraged to embrace a more urban townscape character with an emphasis on buildings with a range of heights between two and four storeys, rather than single storey buildings. Office buildings should have a positive presence on the street, with parking space provided within plots, making positive references to farmstead typologies and courtyard spaces to avoid large parking areas which sterilise the streetscene.

Some workspace could be delivered within the three centres, taking advantage of good connections and the benefits of locating adjacent to retail, food, drink and community uses.

The majority of the new office space would be provided in a concentrated location, potentially around the junction of the link road and Winchester Road at Crowdhill, building on the strength of the existing cluster of businesses at Vicarage Farm Business Park to the north.

The Local Plan will identify preference for major office development (greater than 1,000 sq m gross) on suitable, available or viable sites in or on the edge of Eastleigh town centre in the context of the overarching Borough wide office target.

Light industrial

The balance of the new employment floorspace would be light industrial activities (c. 20,000 sqm gross). A potential location has been identified to the south of Mortimers Lane. Proposals will need to place significant emphasis on the careful design and integration of light industrial uses adjacent to residential uses and landscape areas in terms of noise, traffic and other potential impacts.

The employment areas will be designed, operated and incorporated into the overall layout of the new communities to protect residential amenity. The split between light industrial and office floorspace is an assumption rather than a policy requirement.

An alternative scenario would be to incorporate light industrial floorspace in more than one location across the site allocation.

Policy guidance on sustainability standards should be adhered to accordingly.

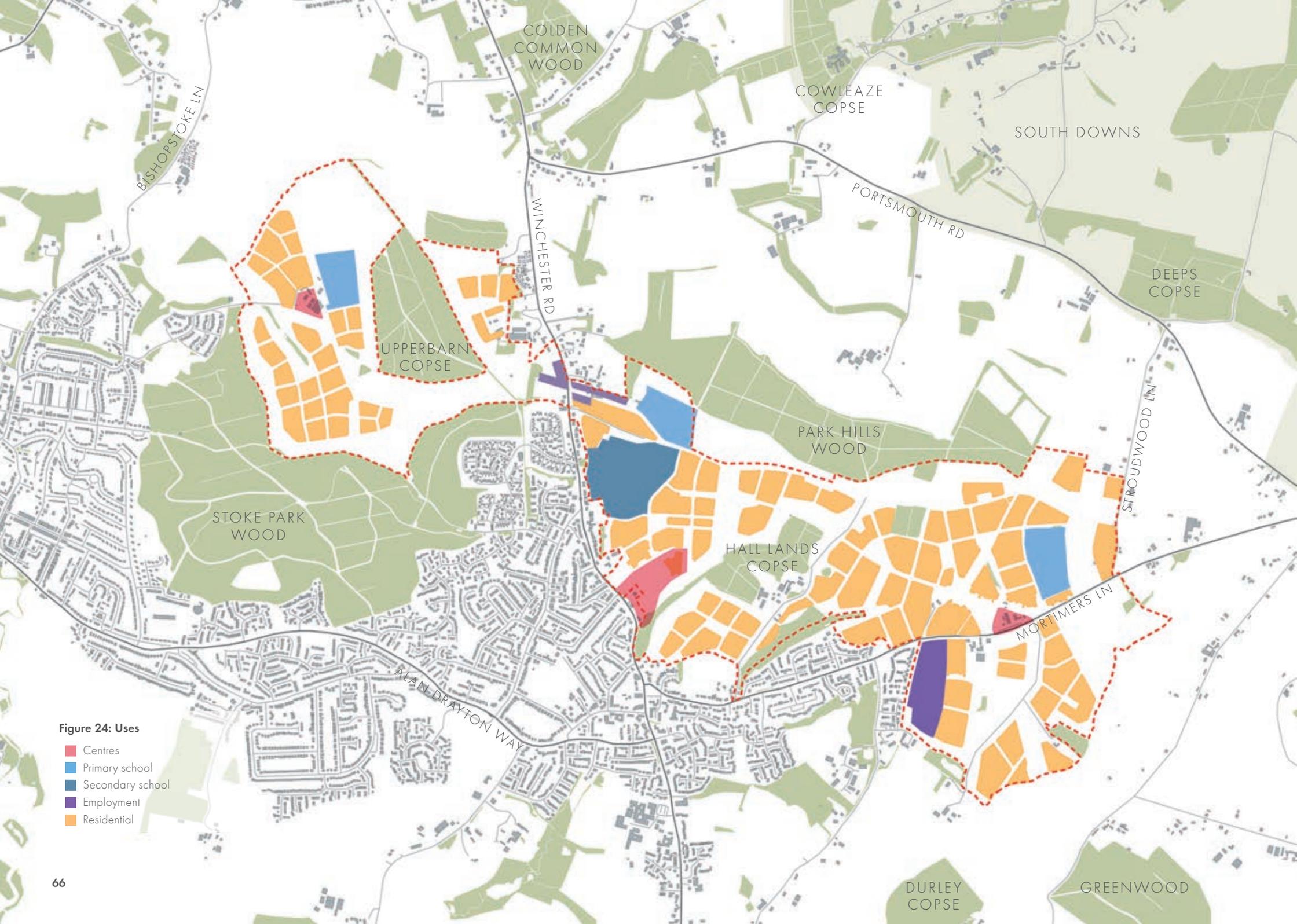


Figure 24: Uses

- Centres
- Primary school
- Secondary school
- Employment
- Residential

8.4 RESIDENTIAL

Overall approach

The adjacent drawing illustrates an indicative layout of residential parcels across the site.

As set out in the introduction, two distinct and separate communities will be created, separated by a countryside gap:

- A new community to the north of Bishopstoke will provide approximately 900 dwellings; and
- A new community to the north and east of Fair Oak will provide approximately 4,400 dwellings. This area is likely to be arranged as two separate neighbourhoods - a central area focused around the proposed Fair Oak District centre, and an eastern neighbourhood with the Mortimers Lane local parade at its heart.

The overall layout and form of the settlements will continue to evolve as the masterplan progresses - initially through the SPD process, and subsequently through the planning application.

In total, approximately 5,300 new homes could be accommodated in the SGO. This includes the land at Pembers Hill which is subject to a resolution to grant.

Housing mix

The Eastleigh Corporate Plan 2015-2025 includes an aim of providing a more diverse mix of housing and encouraging a mix of housing types, tenure and sizes through planning policies and partnership working.

The PUSH (Partnership for Urban South Hampshire) Spatial Position Statement (2016) includes a key principle around new or expanded communities. It seeks to support delivery of a balance of housing sites of different sizes, in order to support overall delivery rates.

Dwelling mix should take into account a number of factors. This includes Local Plan Policy, a wider understanding of the housing market area; housing needs analysis and likely delivery of different types of homes.

The objective is to create mixed and balanced communities, but policies should be sufficiently flexible to take account of changing market conditions over time. There will be a mix of housing types including affordable housing and provision for older persons housing.

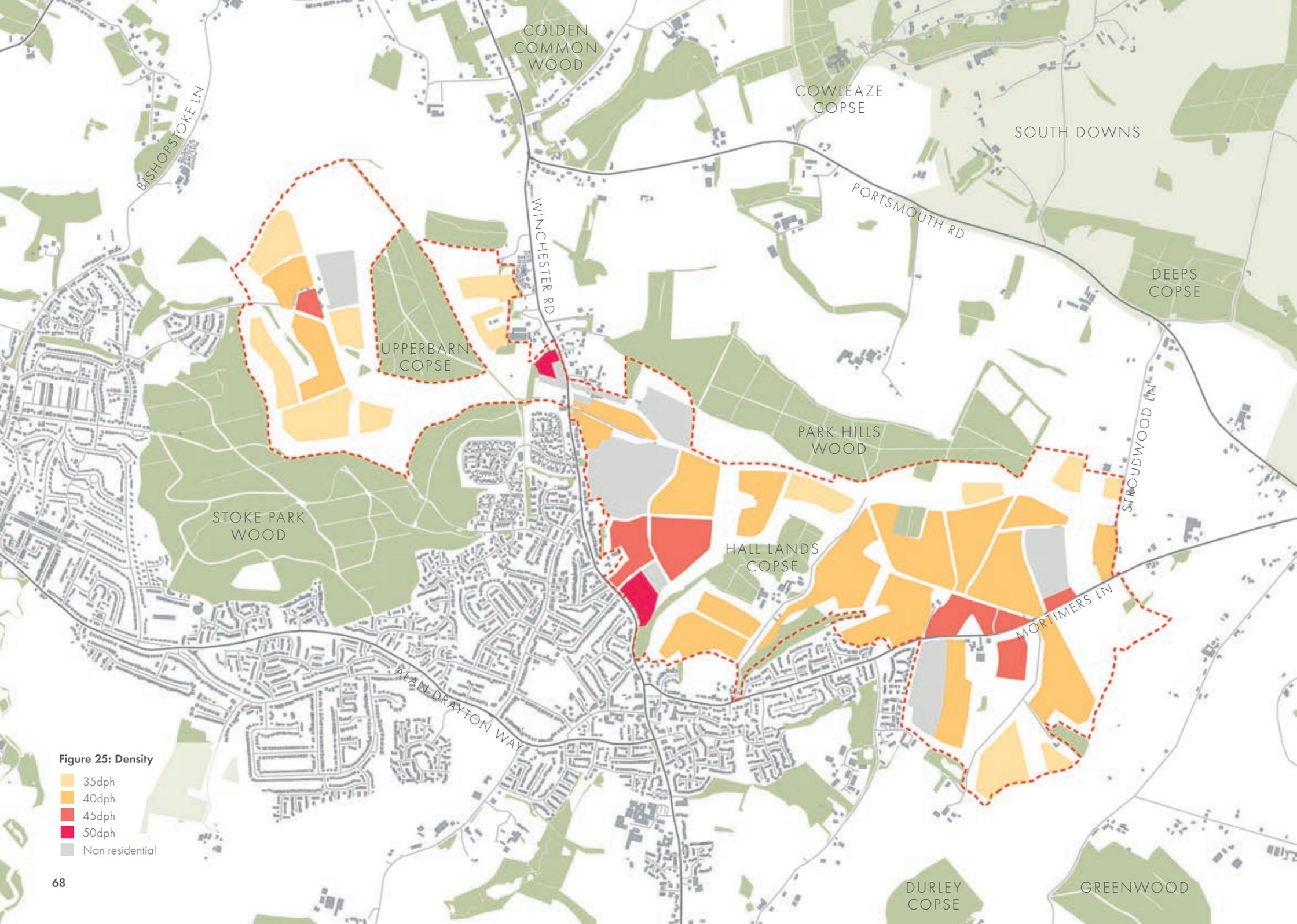


Figure 25: Density

- 35dph
- 40dph
- 45dph
- 50dph
- Non residential

8.4 RESIDENTIAL (CONT.)

Infrastructure

The Local Plan has established a clear policy position and indicative approach to infrastructure delivery, with a view to securing clear commitments in subsequent planning applications. A number of key infrastructure benefits will be required as follows:

- Community infrastructure including education (see section 8.2), health services and other flexible community space. Health provision could include new provision or financial contributions to existing facilities.
- Utilities including water, waste water, energy and broadband. Opportunities for a strategic approach to sustainability including energy generation and distribution should be explored at an early stage in the preparation of a planning application.

Sustainability

Proposals should adhere to policy guidance in the Local Plan relating to environmental sustainability, adaptation to climate change and zero/low carbon energy and other relevant areas.

Density and form

Based on an initial assessment of indicative development extents and average densities, the masterplanning exercise has clarified and validated the policy target of approximately 5,200 new homes.

The residential areas of the new settlements should be arranged around a network of varied streets and spaces which will provide permeability and connections through the site with preference given to creating a safe and pedestrian friendly environment. A variety of house types and arrangements will be used to provide a range of identifiable streetscapes through the development.

Higher densities will be supported close to the new district and local centres and public transport routes, to increase the number of people who can easily walk to these services.

Medium densities (albeit with some variation and diversity) will be supported across much of the development. Lower densities are likely to be needed in areas of additional landscape sensitivity close to the South Downs National Park, the River Itchen valley, and countryside gaps with Colden Common and Upham / Lower Upham.



Figure 26: illustrative transect across a typical part of the development

8.4 RESIDENTIAL (CONT.)

Settlement layout, density and quality

The layout and design of development should create a distinctive and varied sense of place, and an attractive network of streets and routes for pedestrians, cyclists, buses and other vehicles to move through the development and to surrounding destinations.

The form and density of development will ensure that effective use is made of development land consistent with achieving a high quality environment. Figure 26 is a diagrammatic transect which illustrates the conceptual approach for the SGO masterplan.

Developers will be encouraged to consider opportunities to maximise densities without compromising on standards. This could include positive reference to contemporary exemplar schemes such as New Hall in Harlow or Accordia in Cambridge. Accordia is an example of higher density housing in an urban setting which successfully integrates high quality landscaping. Precedents for areas of more varied density include Upton in Northampton which benefits from generous landscaping and well-integrated use of SUDS. The Council will encourage beautiful and imaginatively designed homes with strong, distinctive character.

Continuity of building frontage conditions will vary across the settlements. Frontages will tend to be more continuous in the centres and less continuous at the edges. The main / central spaces and public realm are likely to be more tightly defined by buildings providing a more compact, enclosed setting at the heart of the settlements with greater intimacy.

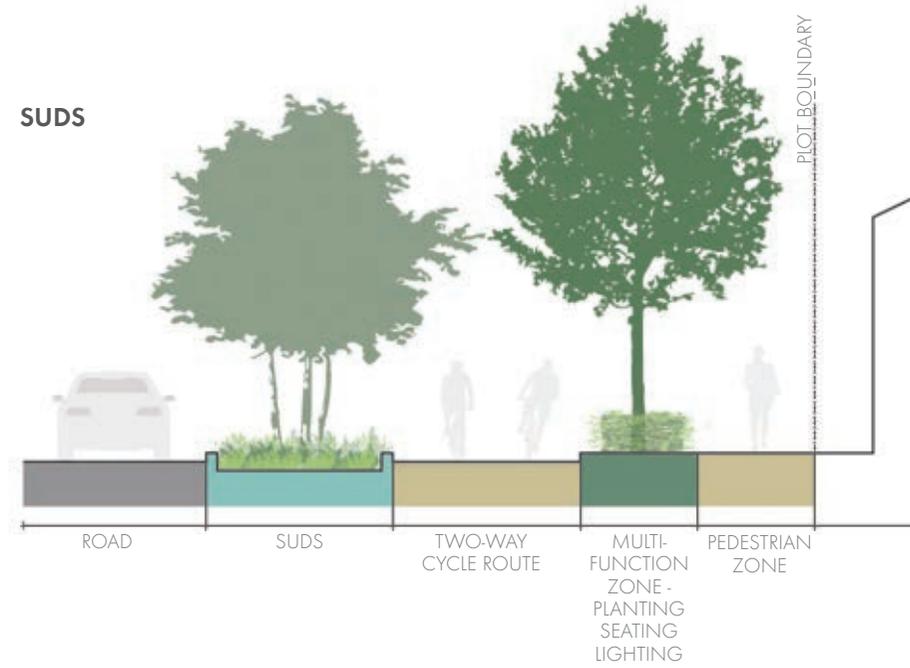
Edges of the new settlement should establish positive connections and relationships with the landscape setting. This could be achieved through a number of design principles:

- Footpaths should follow the route of existing PROWS where possible, or make sensible diversions that link back into the wider network and the countryside beyond the settlement edges.
- Strategic green corridors and fingers linking through settlements to create landscape and ecological connectivity with their surroundings.
- Less continuous frontages as buildings are clustered in groups which is more suited to the immediate rural setting.
- Create an integrated approach to the design of edges. The clustering of buildings, variation in the orientation of pitches and layouts and planting can create a rural character, similar to views towards farmsteads across fields.

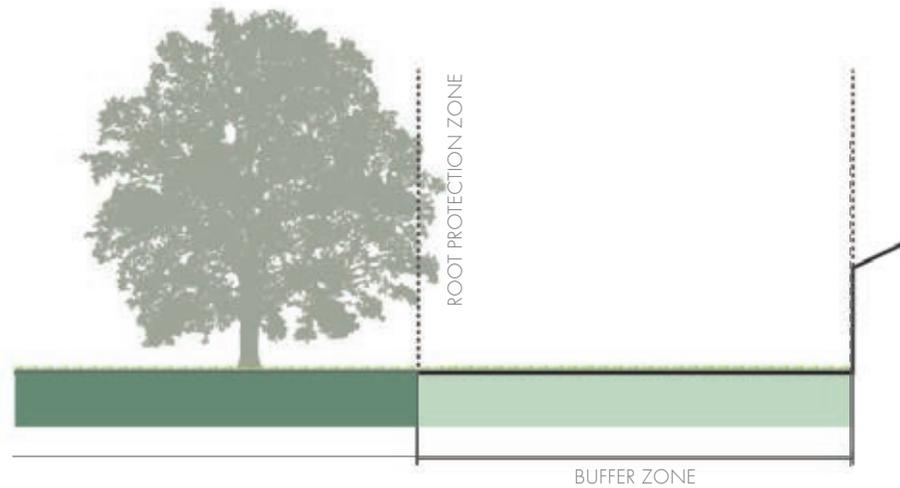
PINE CLUMP



SUDS



OAK TREE



BRIDLEWAY

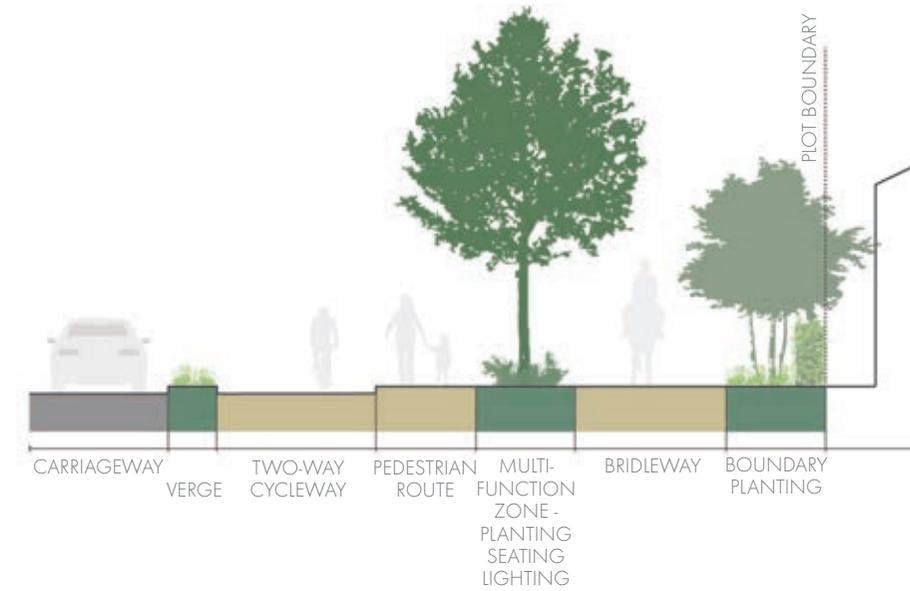


Figure 27: Illustrative approach to landscape conditions and context
Precise dimensions and approach to be tested and established through more detailed work

8.4 RESIDENTIAL (CONT.)

Integration of hedgerows, veteran trees and retained clumps

The adjacent sections (figure 27) provide an illustration of how retained hedgerows, veteran trees or retained clumps might be integrated within the development. More detailed design and ecological work will be required to inform these key landscape conditions and specific buffers as the masterplan progresses. The sections are illustrative and will be flexible according to site conditions and species selection.

Further design considerations

Further masterplanning principles will be established through the SPD in relation to the following topics:

- Integration of car parking and cycle parking within the new settlements;
- Appearance, materiality and architectural character;
- Approach to safety and crime prevention; and
- Boundary conditions and management of waste.

Masterplan evolution

Proposals as part of planning applications for the SGO area including development extents, layouts, alignment, supporting strategies and densities will be subject to an ongoing process of review and refinement in light of a number of factors as set out below:

- Ongoing technical studies to support planning applications to understand environmental and landscape factors including precise buffer widths and mitigation strategies.
- Further design work and the subsequent preparation of an illustrative masterplan in support of planning applications for the SGO area.
- Feedback through ongoing engagement and consultation exercises to help refine the masterplan.

Sites which come forward adjacent to, or within close proximity to the boundary will be subject to policies in the Local Plan. Where appropriate, the proposals should refer positively to the approach established for the SGO.



Figure 28: Illustrative sketch masterplan showing indicative approach in the SGO area

9

ILLUSTRATIVE MASTERPLAN

The adjacent sketch masterplan (figure 28) provides an indicative illustration of the emerging proposals for Eastleigh SGO.

New settlement north of Bishopstoke:

1. **Village centre** - small local centre with a range of community spaces, shops and amenities.
2. **Primary school** - 3 form of entry primary school
3. **Countryside gap to Colden Common** - clear landscape gap between the edge of the new settlement and existing communities to the north
4. **Strategic gap between settlements** - clear gap, free of development separating the new settlements. Link road to pass through the centre of this space as part of a integrated design and mitigation strategy.
5. **Link road** - new link road connecting Allbrook Hill to the B3037 east of Fair Oak.
6. **New planting between Stoke Park and Upperbarn Copse** - to create continuity of habitat and mitigate the impact of the link road.
7. **New homes** - The Local Plan policy refers to approximately 1,000 new homes in this location. Subject to the review and ongoing refinement of the masterplan, there is likely to be scope

to increase the indicative capacity of 900 homes. This would allow the masterplan to meet the indicative Local Plan policy target for the settlement to the north of Stoke Park whilst keeping to the overall principles as set out. For example, this might involve a review of the detailed boundaries of countryside gaps or woodland buffers (which in specific places considerably exceed the 30 - 50 metre width established in the principles).

New settlement north & east of Fair Oak: Central - Crowdhill area

8. **District centre** - heart of the new settlement situated in close proximity to existing centre at Fair Oak. Focus for improved public transport connections.
9. **Existing Fair Oak local centre** - potential to enhance the existing centre.
10. **Strategic landscape corridor** - distinctive edge to the district centre and important landscape and ecological corridor connecting across the development area.
11. **New offices at junction of Winchester Road and link road** - focus of new office floorspace in an accessible location.
12. **Integration of sunken lane** - the existing sunken lane should be sensitively integrated with appropriate

ecological strategies and development densities on adjacent parcels.

13. **Secondary school** - major parcel of land situated at the heart of the SGO area close to the district centre and the key public transport and walking / cycling routes.
14. **Primary school** - 3 form of entry school situated in close proximity to the secondary school.
15. **New homes** - range of new homes - approximately 4,400 across the whole area north and east of Fair Oak.

New settlement north & east of Fair Oak: East - Mortimers Lane area

16. **Local parade** - small parade of shops and community facilities at the junction of the link road and Mortimers Lane.
17. **Primary school** - 3 form of entry school.
18. **Light industrial area** - flexible location for new light industrial floorspace.
19. **Countryside gap to South Downs National Park and Lower Upham / Upham / Horton Heath** - clear landscape gap between the edge of the new settlement and existing communities to the north and east.
20. **New homes** - range of new homes - approximately 4,400 across the whole area north and east of Fair Oak.





PART C

DELIVERY AND IMPLEMENTATION

10

PLANNING STRATEGY

10.1 LOCAL PLAN

Scope of guidance

The Council is currently preparing a Local Plan for the period from 2016 to 2036. The plan sets out policies and plans to guide future development. It identifies how much development is required and key locations for this development, the infrastructure and services needed to support new and existing communities and areas which will be protected from development.

The Local Plan will identify a clear strategic framework for the SGO area. Key topics covered will include the following:

- The broad context for the quantum of housing, employment land and other supporting uses envisaged including information on the likely trajectory of delivery.
- Strategic policies and guidance for the planning of the SGO masterplan area and the link road. This will establish specific guidance and criteria to steer proposals and provide a coherent context for future planning applications. Particular emphasis will be placed on landscape, environmental context and transport, with appropriate references to phasing and delivery.
- Borough-wide development management policies for a range of topics including general criteria for new development, climate change, pollution, public utilities and communications, nature

conservation, heritage assets, transport, economy, housing, community facilities, community, leisure and cultural facilities, and implementation. These policies will apply alongside the strategic guidance for the SGO and link road in setting the context for proposals and their assessment at the planning application stage.

Process

There will be an opportunity to make formal representations on the Local Plan which will go forward to be considered at the examination of the Local Plan by an independent Planning Inspector appointed by the Secretary of State. The Planning Inspector conducting the examination will consider whether the plan fulfils the relevant duties and tests of soundness.

Following participation and representations on the Local Plan the Council will submit the Plan to the Secretary of State and discuss any changes to the Plan at the examination as needed.

10.2 SUPPLEMENTARY PLANNING DOCUMENT

The Local Plan will make provision for the preparation of a Supplementary Planning Document to create a comprehensive context for the development of the SGO area.

It is envisaged that a “North of Bishopstoke and Fair Oak SPD” would be informed by this masterplan document.

10.3 PLANNING APPLICATION

The scale of the SGO area and proposals means that the development is likely to come forward in several phases and planning applications. The policies in the Local Plan and the associated North of Bishopstoke and Fair Oak SPD will seek to ensure the development is planned on a comprehensive basis.

It is important that the first application sets a clear context for a sufficiently large proportion of the SGO to avoid a situation where schemes come forward in a piecemeal way, potentially undermining the overarching vision or place-making concept, or weakening the context for a cohesive approach to infrastructure planning and delivery.

The Local Plan requires that the first planning application incorporates a site-wide masterplan supported by Design Codes or Guidance for the whole SGO area. This document would be subject to approval by the Council. The masterplan will also include an infrastructure delivery and phasing plan which will set out the appropriate timing of the provision of the infrastructure, facilities and measures.

There is a preference for the first application to cover the entirety of the SGO area. This might entail an outline application for the whole policy boundary, with potential for a first phase or phases in detail including the new link road.

11

DELIVERY

Overview

The delivery of the SGO is set out in more detail elsewhere in the Local Plan evidence: the SGO background paper, infrastructure delivery plan and viability assessment.

Landownership

We are aware that the majority of the land is under the control of two land promoters – Highwood and Drew Smith through a series of options with landowners.

There are various timings and trigger points associated with the option agreements that is likely to have an impact on the phasing of the development over time.

It is assumed that for a scheme of this scale, a number of housebuilders will be involved in the delivery with an anticipated three to four points of development and sale in the SGO area at any one time.

Viability

Dixon Searle Partnership has been appointed by Eastleigh Borough Council to undertake financial viability of the whole SGO area, including an assessment of the impact of key infrastructure requirements such as the proposed link road through to the M3.

The initial conclusions of the financial assessment (Viability Study November 2017) indicates that the

scheme is broadly viable as it produces a surplus for additional s.106 payments of between £15,000-£16,000 per dwelling. It should be noted that this is a high level assessment and not necessarily a reflection of the scale of additional payments that the scheme can absorb moving forward.

Placemaking

Investment in the early phases of the SGO development in terms of schools, strategic landscape and green infrastructure, public realm and local facilities can result in uplifts in values (notwithstanding the affordable policy requirements) and sales rates as a consequence.

The formulation of Design Codes or Guidance can help support the delivery of a quality placemaking, with potential uplifts in values, which according to research undertaken by RICS of anywhere between 5-50% depending on the nature of the local housing market, the quantum of development and the level of investment in infrastructure.

Funding Opportunities

There are several funding streams open to the project where the costs of infrastructure may be required to help the cashflow of the scheme. Funding for development is available from the Government and this and other funding streams, such as the Housing

Infrastructure Fund, or Local Enterprise Partnership funding should be explored where the cost or timing of the delivery of key infrastructure, such as the new Link Road is impacting negatively on the viability of the scheme, especially in the early phases.

Planning Obligations

Due to the level of infrastructure required to deliver the quantum of housing a single s.106 agreement for an outline planning application with payment triggers is one option available for the scheme to capture the full planning obligations for the project.

Management of Open Space

Discussions are required with key stakeholders such as the Parish Councils, Borough Council, Forestry Commission and others to explore the management regime(s) required for certain parts of the site, including areas of public open space, including play and recreational areas, and the creation of Country Parks and greater access to the ancient woodlands, if this is considered appropriate.

Allies and Morrison Urban Practitioners is not responsible for nor shall be liable for the consequences of any use made of this Report other than that for which it was prepared by Allies and Morrison Urban Practitioners for the Client unless Allies and Morrison Urban Practitioners provides prior written authorisation for such other use and confirms in writing that the Report is suitable for it. It is acknowledged by the parties that this Report has been produced solely in accordance with the Client's brief and instructions and without any knowledge of or reference to any other parties' potential interests in or proposals for the Project.

Allies and Morrison Urban Practitioners accepts no responsibility for comments made by members of the community which have been reflected in this report.

