

# EASTLEIGH

## ADDENDUM TO MAIN REPORT

October 2018



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Annotation of Illustrative sketch masterplan (June 2018) highlighting questions arising in response to the statutory consultation process

# 1

## INTRODUCTION

Following publication of the masterplan framework for Eastleigh SGO, the Council has reviewed representations received in relation to the statutory consultation on the emerging Local Plan. The Council commissioned a targeted review of the SGO framework in August 2018.

The main purpose of the review is to consider the extent of development in specific locations. This has resulted in the expansion or reduction in the extent of buffers / developable areas in a small number of cases.

In parallel, the Council has prepared an updated high-level Landscape Sensitivity Appraisal for the SGO. This updated study has revealed a more nuanced response to the grading of sensitivity which underpins the revised development extents in the north western part of the SGO.

### Key areas of review

The main areas for review are summarised as follows:

For **SGO B**, West of Winchester Road:

- A.** Potential to include additional development capacity subject to site constraints and mitigation.
- B.** Reduce the woodland buffer to 50m in this location to be consistent with the buffer to Stoke Park Woods along this settlement edge.
- C.** Strengthen Green Infrastructure links between the two areas of ancient woodland. Review whether this development area should be removed to strengthen ecological linkages and landscape intergrity.
- D.** Potential for combined Green Bridge and (partial)

cutting for link road in this area to provide wildlife links (especially larger mammals, deer, badgers etc, reducing collision risk), improving accessible GI for the community; and helping visual and noise mitigation of link road.

**E.** Potential additional development area, subject to review of ecological context.

**F.** Strengthen Green Infrastructure links between woodland.

For **SGO C**:

**G.** Indicative additional development area: eastern extent up to proposed Countryside Gap designation within site boundary, and subject to site constraints.

### Methodology

The consultant team has prepared this report using the following methodology:

1. Briefing by EBC officers in relation to Local Plan representations and evidence base material.
2. Site visit to review areas A to G as listed above.
3. Sketch studies to consider development extents, landscape strategy and potential masterplan updates.
4. Preparation of revised masterplan framework drawings and capacity estimates.

# 2

## AREA STUDIES

### 2.1 OVERVIEW

The consultant team has undertaken targeted work to progress the thinking around the locations as defined in chapter 1 and summarised on the adjacent location plan.

#### A. Stoke Park North

This area has been considered in detail in **section 2.1**.

#### B. Woodland buffer to Stoke Park

As noted in chapter 1, this is a simple amendment to the framework to create a consistent woodland buffer of 50m to Stoke Park. This is reflected in the amended development parcel drawings in **chapter 3**.

#### C. South eastern edge of Stoke Park North settlement

The proposed approach to this edge is described in **section 2.2**.

#### D. Woodland gap and green bridge

Sketch proposals for this part of the area are detailed in **section 2.2**.

#### E. Potential additional development area

As illustrated in the main report, this area is a clearing surrounded by woodland. It might be possible to achieve a very low density scheme in this part of the site, but capacity would be very constrained by the presence of mature and veteran tree species in the plot. For the purpose of this strategic report, we have concluded that this part of the site would require more detailed design and technical work at the application stage to establish a context for development.



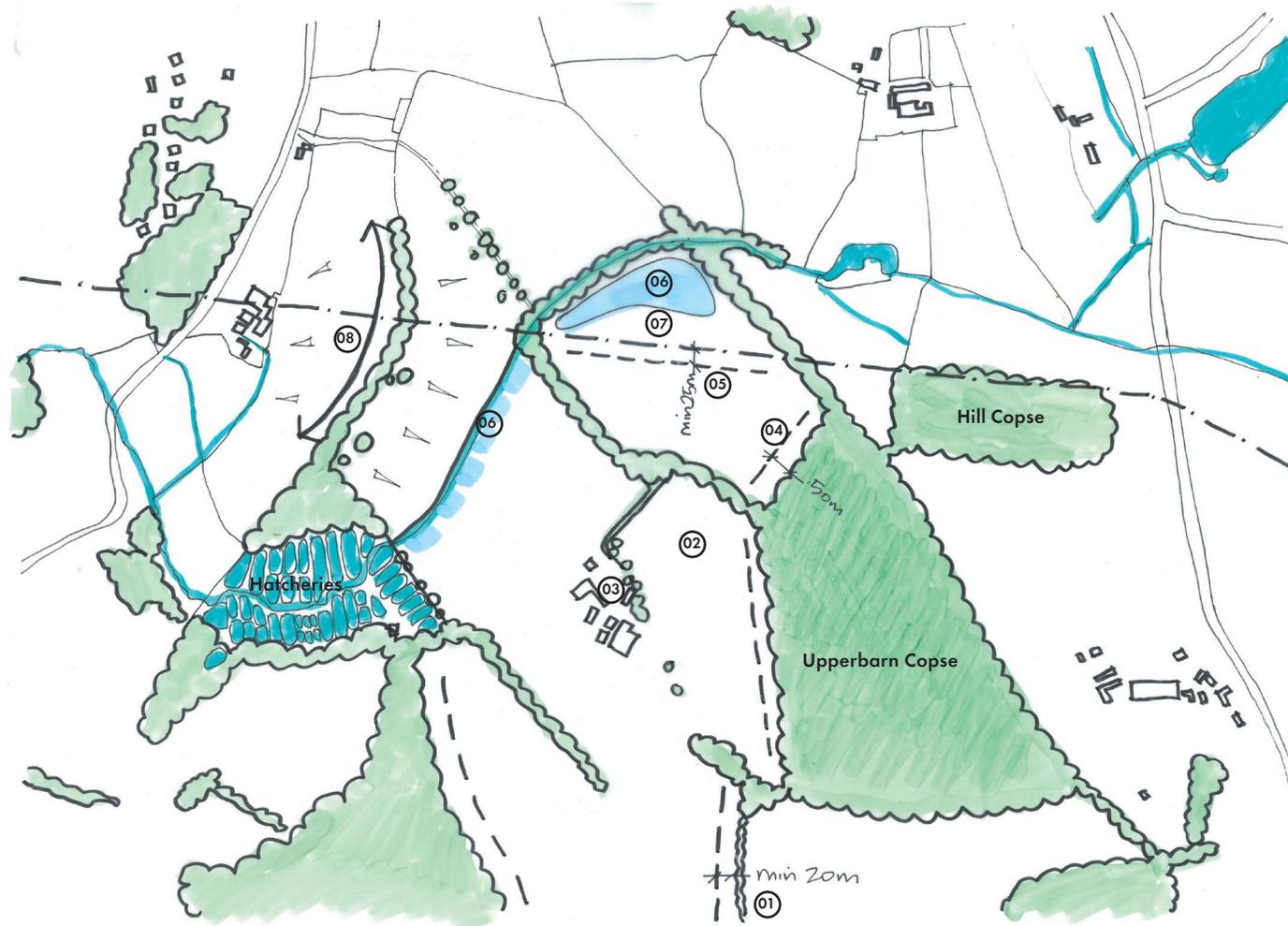
#### F. Green infrastructure between Hall Lands Copse and woodland to north

The strengthening of this corridor for Green Infrastructure is endorsed and embraced as a principle. This is reflected in the amended development parcel drawings in chapter 3.

#### G. Golf course area

The proposed approach to this area is examined in section 2.3.

## 2.1 STOKE PARK NORTH



### Notes

- 01: Existing hedgerow forms natural boundary to development plot. Suggest a minimum 20m offset to allow for Root Protection Zones (RPZ) to existing mature trees.
- 02: Primary School located on flatter ground.
- 03: Existing Stoke Park Farm
- 04: 50m buffer to Ancient Woodland
- 05: Assumed 25m wayleave/buffer to overhead power line
- 06: Power line treated as a limit to development but possibility of some development to north if viable. Area of blue highlights approximate zone of opportunity for SuDS/wetland habitat. Links to/existing valley, ponds and streams.
- 07: Overhead power lines limits opportunities for tree planting.
- 08: Existing topography and hedgerow planting screens views from NW.

## 2.2 WOODLAND GAP



### Key:

- 01: New Link Road
- 02: Proposed land bridge over link road. Planted with scrub and trees for wildlife cover
- 03: Enhanced wildlife connection between Upperbarn Copse and Crowhill Copse
- 04: Matrix of woodland blocks and glades forming buffer to Ancient Woodland and landscape connection between existing copses.
- 05: Existing bridleway retained
- 06: Existing footpath retained
- 07: New bridleway providing connection to connection over land bridge to existing bridleway to north
- 08: Existing bridleway moved to eastern side of existing hedgerow, for open views towards woodland blocks
- 09: Existing hedgerow forms boundary to new development
- 10: Existing trees and holloway retained
- 11: Existing fields retained as open grassland - informal recreational space for nearby residents

## 2.3 GOLF COURSE



### Key:

- 01: Strategic Green Corridor
- 02: Enhanced wetland habitat, including improved provision for newts. Opportunity for SuDS.
- 03: Existing pond - Appears artificial and steep sided from aerial photos. Wildlife value TBC.
- 04: Proposed development extent. Min 20m offset allowed for RPZ to existing trees, including several mature oaks.
- 05: Remnants of previous field boundaries characterised by lines of mature oak trees. Retained as green corridors/avenue streets. Suggested min 20m offset to either side to allow for RPZs.
- 06: Secondary green corridors/avenue streets. Min 20m offset due to allow for RPZs to existing oak trees.
- 07: 6 No. mature oak trees to be retained if possible.
- 08: Later tree planting associated with golf course.
- 09: Mopland's Copse
- 10: Large existing pond at Pond Farm

## 2.4 LANDSCAPE CONDITIONS

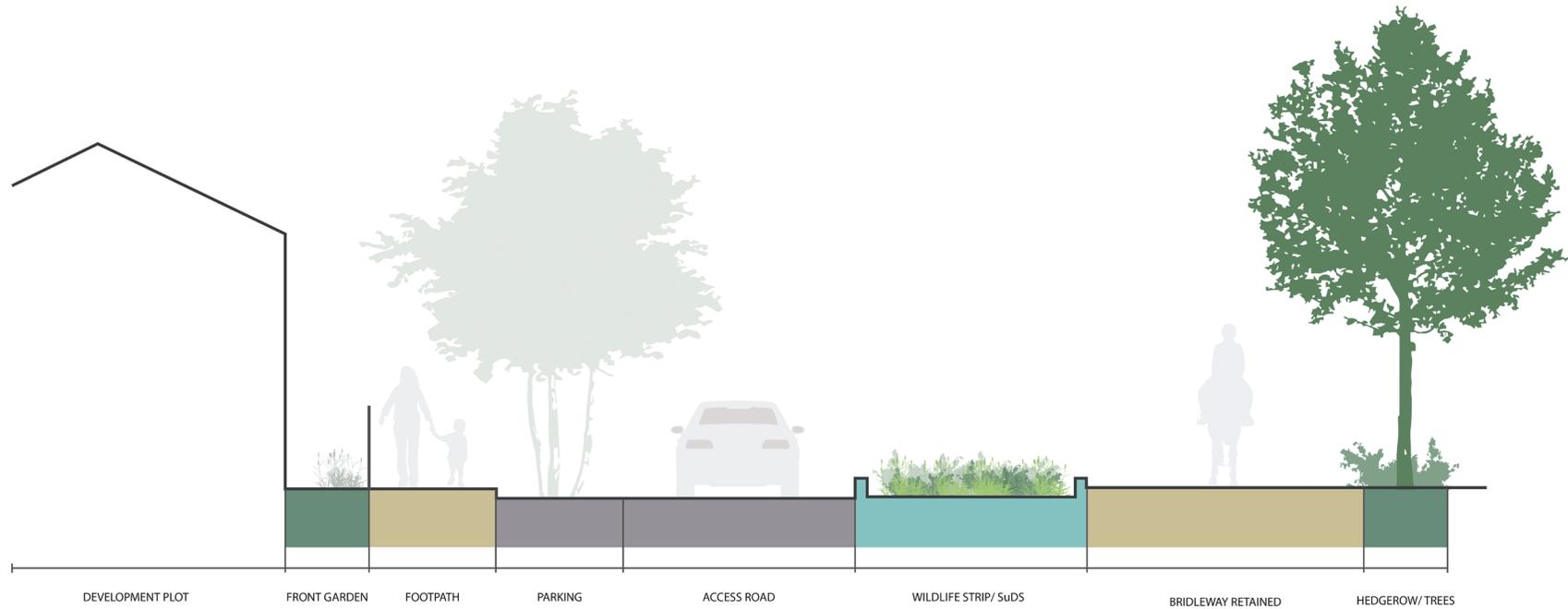
The interface between new development and the surrounding countryside requires consideration. Care should be taken to ensure that appropriate buffers are provided between new development and existing landscape features such as hedgerows and ancient woodland, but that these buffers do not become long narrow corridors running alongside rear garden fences and/or the periphery of the development.

Views into, and out of, the development should be considered when developing proposals for the periphery of the development. Existing trees and hedgerows should be integrated into the design wherever possible, providing a readily-established screen to/from new buildings as well as valuable landscape and habitat features and a clear defensible boundary. The character and scale of the landscape should be respected, and, wherever possible, the layout of the development should reflect the existing field pattern; helping to bed the new houses into their rural setting.

Alongside the three area studies in sections 2.2 to 2.3, a sequence of sketch sections have been prepared to consider different edge conditions between development and adjacent landscape corridors and zones. These options relate most explicitly to the south-eastern edge of the Stoke Park North area where it meets the existing bridleway as illustrated in section 2.2. However, these conditions could apply elsewhere in the SGO as part of more detailed design work moving forward.

### Scenario 1

Existing hedgerow forms natural boundary and screening to new development, with existing track/bridleway retained in current location. Wildlife strip/SuDS corridor alongside track provides buffer to hedgerow/trees and responds to likely Root Protection Zones to existing trees within hedgerow. Buildings set back a minimum of 20m from hedgerow to reduce their visual impact from open countryside beyond.



## Scenario 2

Existing hedgerow forms natural boundary and screening to new development, providing established garden boundary to adjacent properties. Existing bridleway swapped to eastern side of hedgerow to retain rural character and open views across fields to woodland beyond. Buildings set back a minimum of 20m from hedgerow to reduce their visual impact from open countryside beyond.



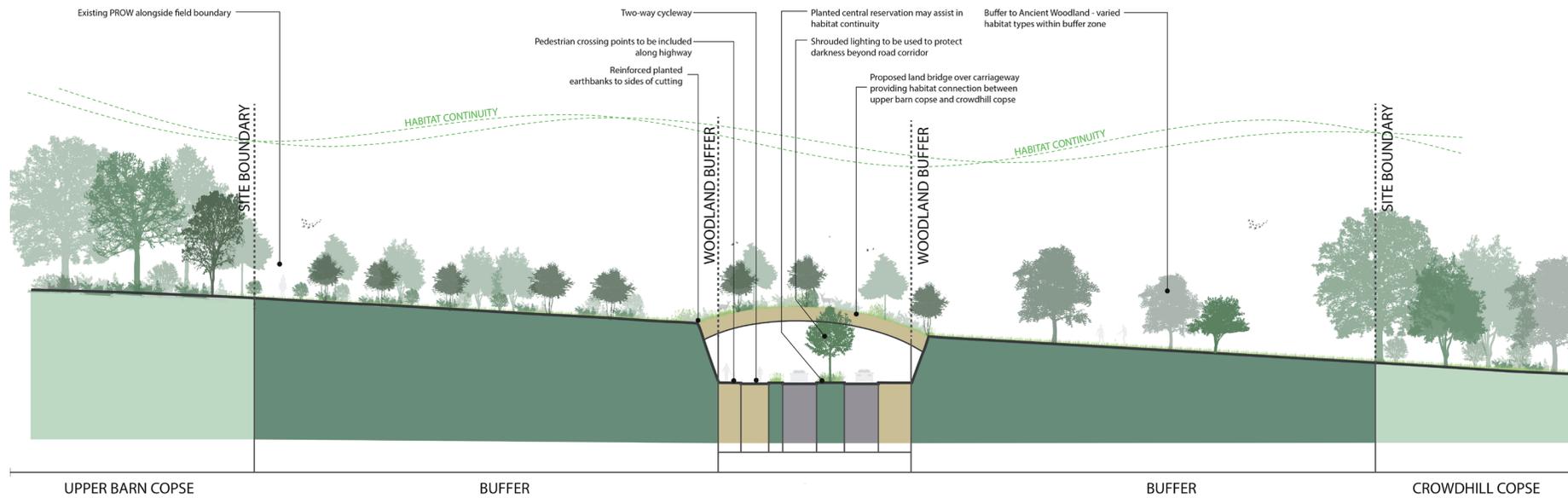
### Scenario 3

Existing hedgerow forms natural boundary and screening to new development. Existing bridleway swapped to eastern side of hedgerow to retain rural character and open views across fields to woodland beyond. Min 10m wide wildlife strip/SuDS corridor provides buffer to hedgerow/trees and responds to likely Root Protection Zones to existing trees within hedgerow. Buildings set back a minimum of 20m from hedgerow to reduce their visual impact from open countryside beyond.

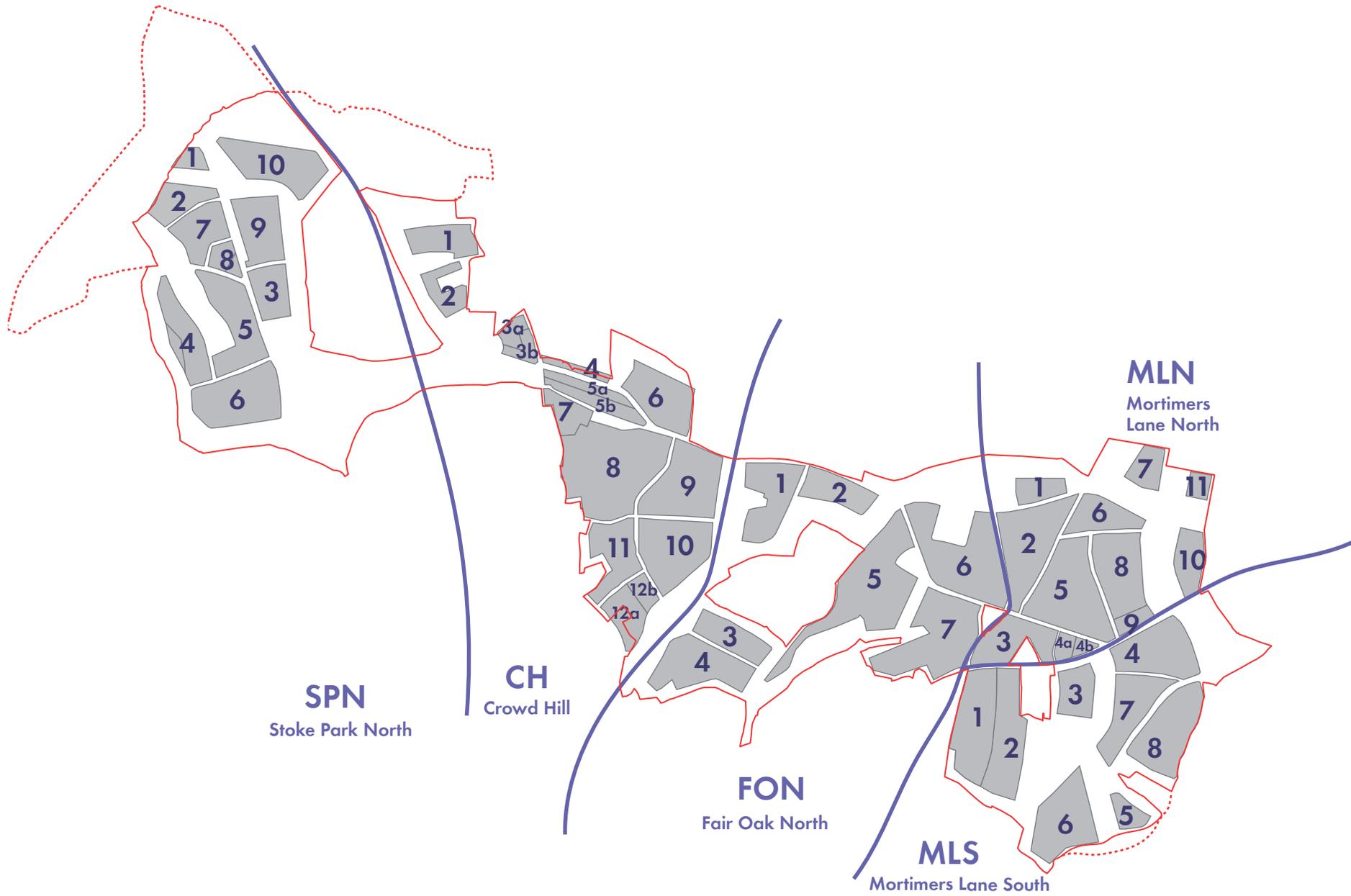


### Woodland bridge:

The following section illustrates emerging conceptual proposals for the proposed Green Bridge and (partial) cutting for link road in this area to provide wildlife links (especially larger mammals, deer, badgers etc, reducing collision risk), improving accessible GI for community; and helping visual and noise mitigation of link road. These proposals would require further design and development refinement as the project evolves.







# 3 REVISED MASTERPLAN FRAMEWORK

## 3.1 REVISED DEVELOPMENT PARCELS

The adjacent drawing illustrates the revised indicative development parcel structure for the SGO area. The drawings in the Appendix enable comparison with the original development parcel drawing and the new version.

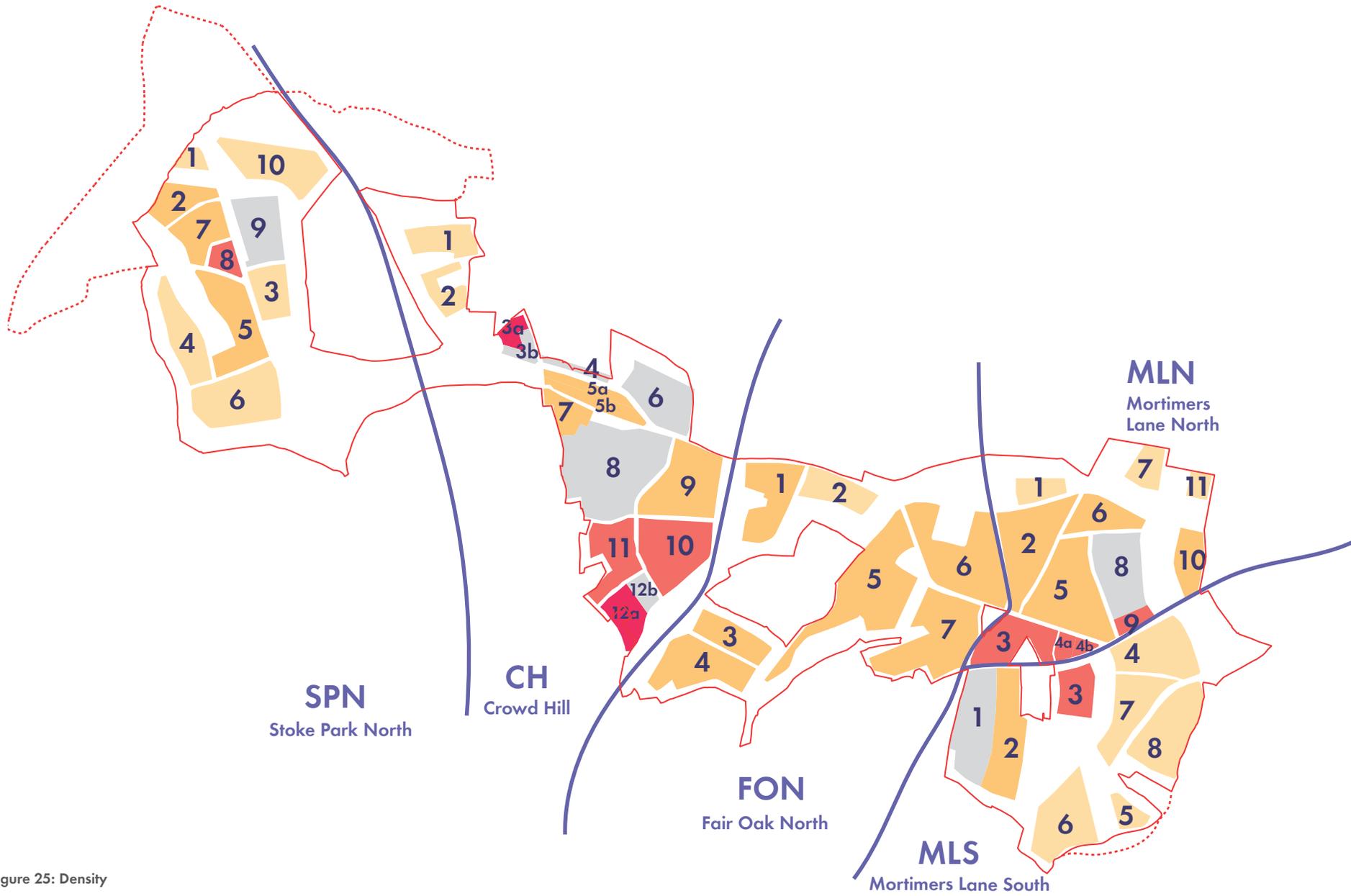


Figure 25: Density

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

## 3.2 REVISED DENSITIES AND CAPACITY

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

Two distinct and separate communities will be created, separated by a countryside gap:

- A new community to the north of Bishopstoke will provide approximately 994 dwellings; and
- A new community to the north and east of Fair Oak will provide approximately 4,535 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. For example, the SPD will be informed by design codes setting out in more detail the proposed form of the development, and this may influence the detail of the layout, density and form of development currently indicated in particular locations. However the work to date provides a robust overall vision, strategy and development capacity for the SGO communities.

In total, approximately 5,526 new homes could be accommodated in the SGO. This includes the land at Pembroes Hill which is subject to a resolution to grant.

### **Notes on increased capacity**

The previous total indicative capacity of the SGO was identified as up to 5,250 new homes. The new total is an increase of c. 274 homes. Of this additional capacity, approximately 100 additional dwellings have been identified at Stoke Park North, and a further 175 homes to the east of Winchester Road on the remainder of the SGO.



EBC mark up of Illustrative sketch masterplan showing indicative approach in the SGO area

### 3.3 REVISED SKETCH MASTERPLAN

The adjacent sketch masterplan 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 an 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. Landbridge to provide connection for wildlife across link road.

7. **New homes** - The Local Plan policy refers to approximately 1,000 new homes in this location. The drawing assumes a 50m buffer from woodland around the Stoke Park North development parcels. The northern extent of development responds to the position of the overhead powerline which traverses the northernmost edge of the site.

#### **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 4,535 across the whole area north and east of Fair Oak.

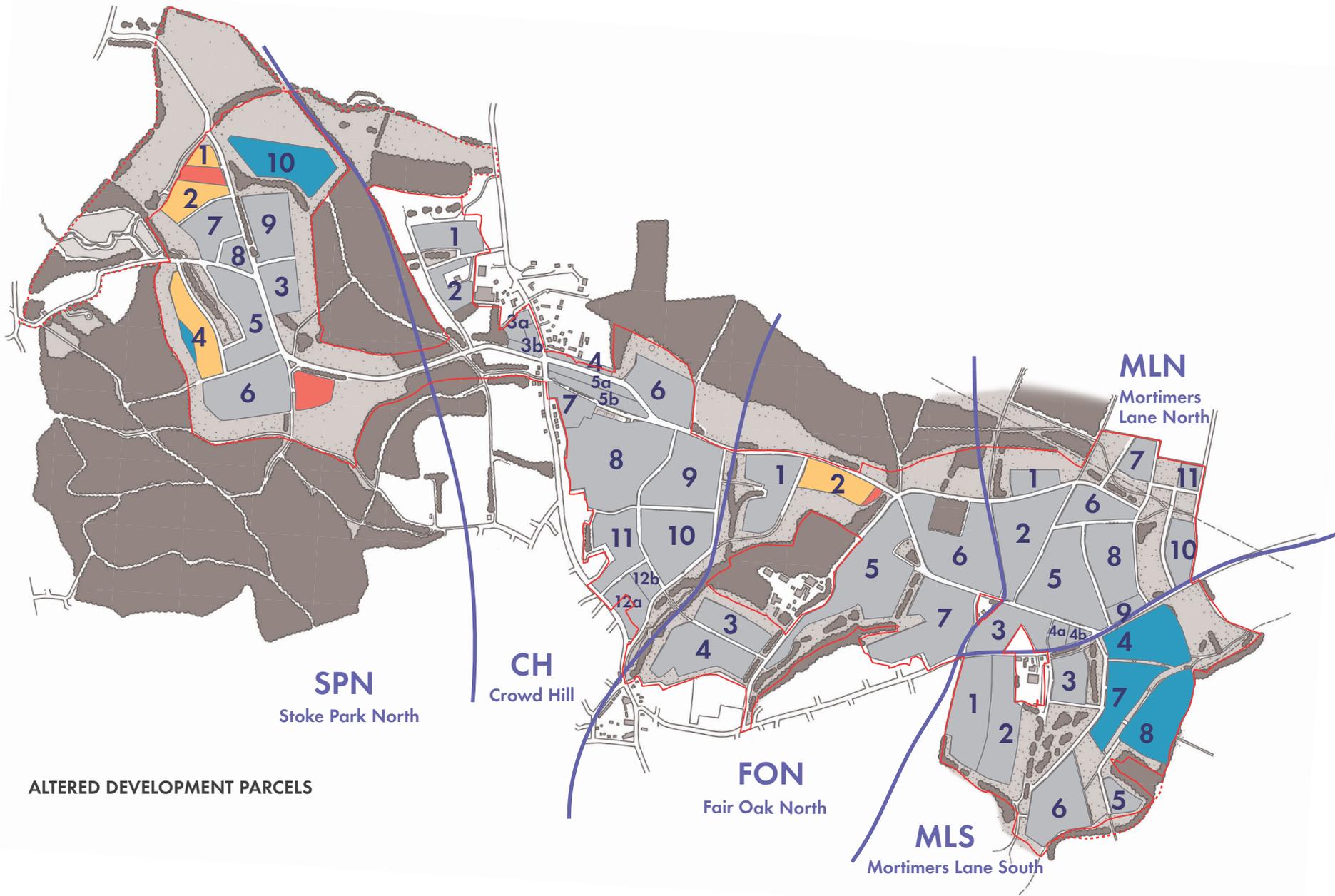
#### **New settlement north & east of Fair Oak: East - Mortimers Lane area**

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 4,535 across the whole area north and east of Fair Oak.

APPENDIX



ORIGINAL DEVELOPMENT PARCELS



ALTERED DEVELOPMENT PARCELS

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.

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