

EASTLEIGH STRATEGIC GROWTH OPTION MASTERPLAN UPDATE November 2017

Introduction and our approach:

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.

Allies and Morrison (planners and urban designers), GL Hearn (delivery advisors), and Grants Associates (landscape architects) have been commissioned by the Council to undertake further analysis and testing to help define a clear vision and approach to establishing a 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. Through their work the team will provide more detailed design guidance, identifying the development quantum that is appropriate within the SGO area to help the borough meet its housing need as set out in the emerging Local Plan.

The project team is focusing on three main strands;

Constraints and context – Summarising and assimilating the evidence base and studies that have been completed so far, 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.

Consultation

More than 1,500 surveys were completed by residents and businesses as part of the recent Local Plan engagement. A number of comments were particularly relevant to the SGO area which included;

- Traffic congestion and maintaining countryside gaps between settlements/avoiding urban sprawl, were the top two issues, irrespective of age, gender or area of residence.
- There was a concern that more houses would result in more cars, but inadequate infrastructure, therefore creating congestion, declining air quality and increased noise.
- Nature conservation and biodiversity was an important issue for those living in the north of the Borough and in the neighbouring Winchester parishes.
- There is a need to better understand the needs of businesses in terms of attracting the right type and range of premises required in the Borough. Currently, small start-up businesses have limited options of premises to grow into and there is a risk of losing businesses to neighbouring areas.

Constraints and environmental principles:

The area has a valuable landscape and ecological setting. This has been the starting point in developing proposals for the SGO. A number of landscape assets and constraints have been carefully considered as part of proposals including the following:

- Protect the setting of the ancient woodland;
- Define a series of strategic gaps – in the northwest to form a gap with Colden Common; between Stoke Park Wood and Upperbarn Copse; to the east with Lower Upham; and to protect a number of identified highly sensitive landscape areas;
- Buffers to protect and enhance landscape and environmental assets including woodland bat habitats, headwaters, hedgerows, Greater Crested Newt habitats and listed buildings;
- Topography and views across the landscape – both towards and out of the development;
- Provision for ecological mitigation and sustainable urban drainage; and
- Suitable green infrastructure to support the new development.

Emerging place-making principles:

A series of other emerging principles are beginning to shape the development extent and capacity as follows;

- Creating a new place which is integrated and connected with the existing settlement:
 - A network of streets which responds to the landscape and connect to existing routes;
 - Sustainable transport modes including a new bus route, and cycling and walking connections; and
 - A new link road to support new development, as well as a programme of wider measures and junction improvements across the area.
- Establishing a flexible, sustainable land use strategy:
 - A new district centre for the development, with a positive connection to the existing centre at Fair Oak;
 - A new village centre north of Stoke Park Woods. A small parade at Mortimers Lane;
 - Schools and community facilities will be located close to each of these centres;
 - Office and light industrial clusters will be located at accessible locations across the development area;
 - A network of connected green spaces to include new sports pitches, playgrounds and allotments as well as more natural spaces for recreation; and
 - New homes built at varying densities - low density to incorporate areas of landscape and tree planting (especially near areas of Ancient Woodland), higher density in centres adjacent to community and retail uses.

Next steps:

Over the coming months the Council and consultant team will continue to develop the design guidance and capacity testing of the SGO area. A masterplan document will be produced which will contain illustrative proposals and guidance to help shape emerging applications from Developers as they come forward.

The masterplan will be the subject of public engagement and consultation in spring 2018.

EASTLEIGH

SGO MASTERPLAN

EMERGING THOUGHTS

30 November 2017

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OUR APPROACH

Our approach:

Constraints and context - summarising and assimilating

Strategic position - Overall identity in relation to existing settlements

Place-making - Design principles and character



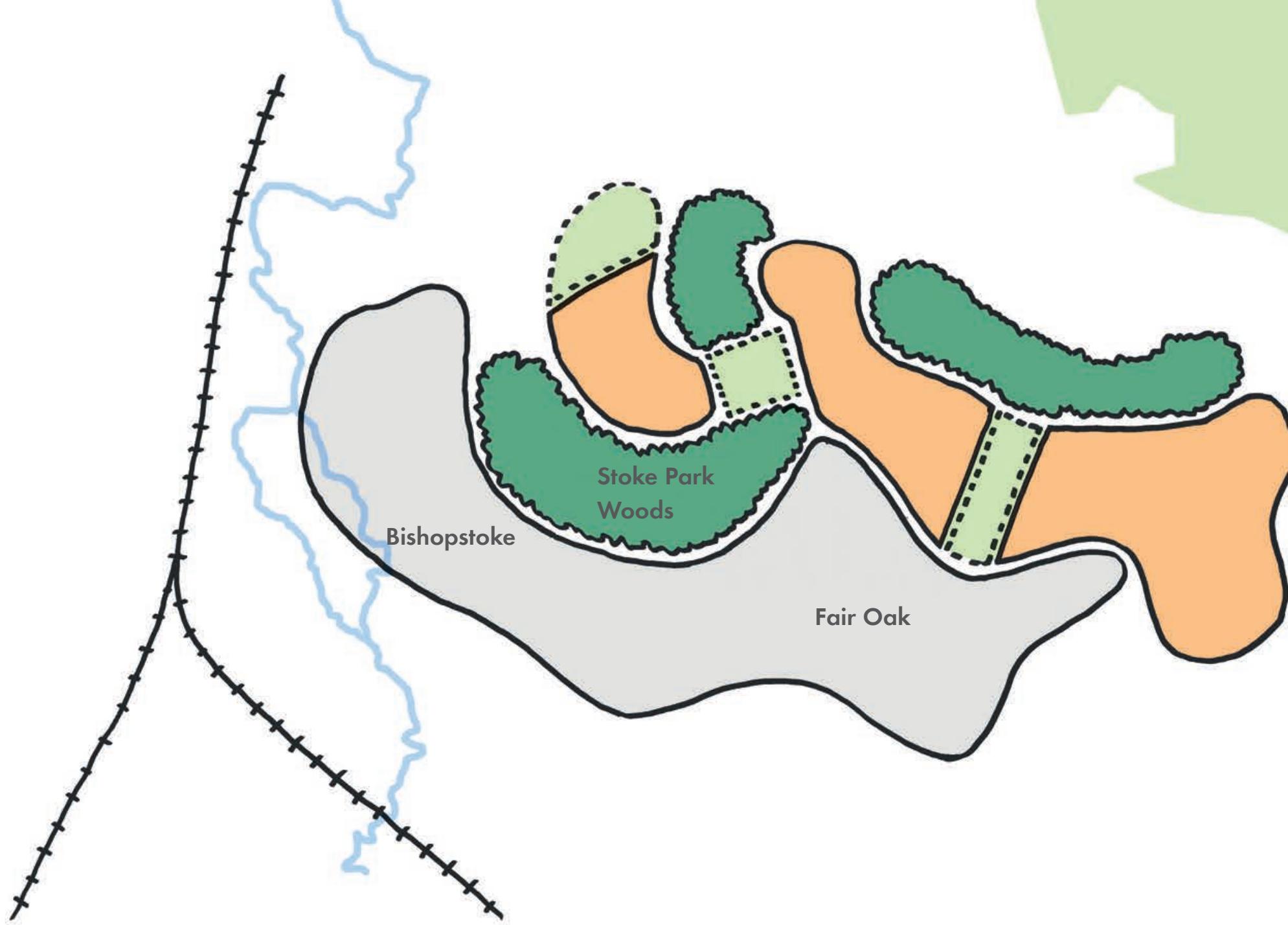
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Strategic concept Extents and gaps



PRINCIPLES

- Protect the setting of the ancient woodland
- Define a series of strategic gaps – in the northwest to form a gap with Colden Common; between Stoke Park Wood and Upperbarn Copse; to the east with Lower Upham; and to protect a number of identified highly sensitive landscape areas



PRINCIPLES

- Landscape and environmental assessment shape the development extent
- Two places with different characteristics - a village and an extension of the urban area

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Landscape and environment



Existing farm tracks with mature hedges on both sides



Oak trees on the edge of field boundaries



Wooded environments

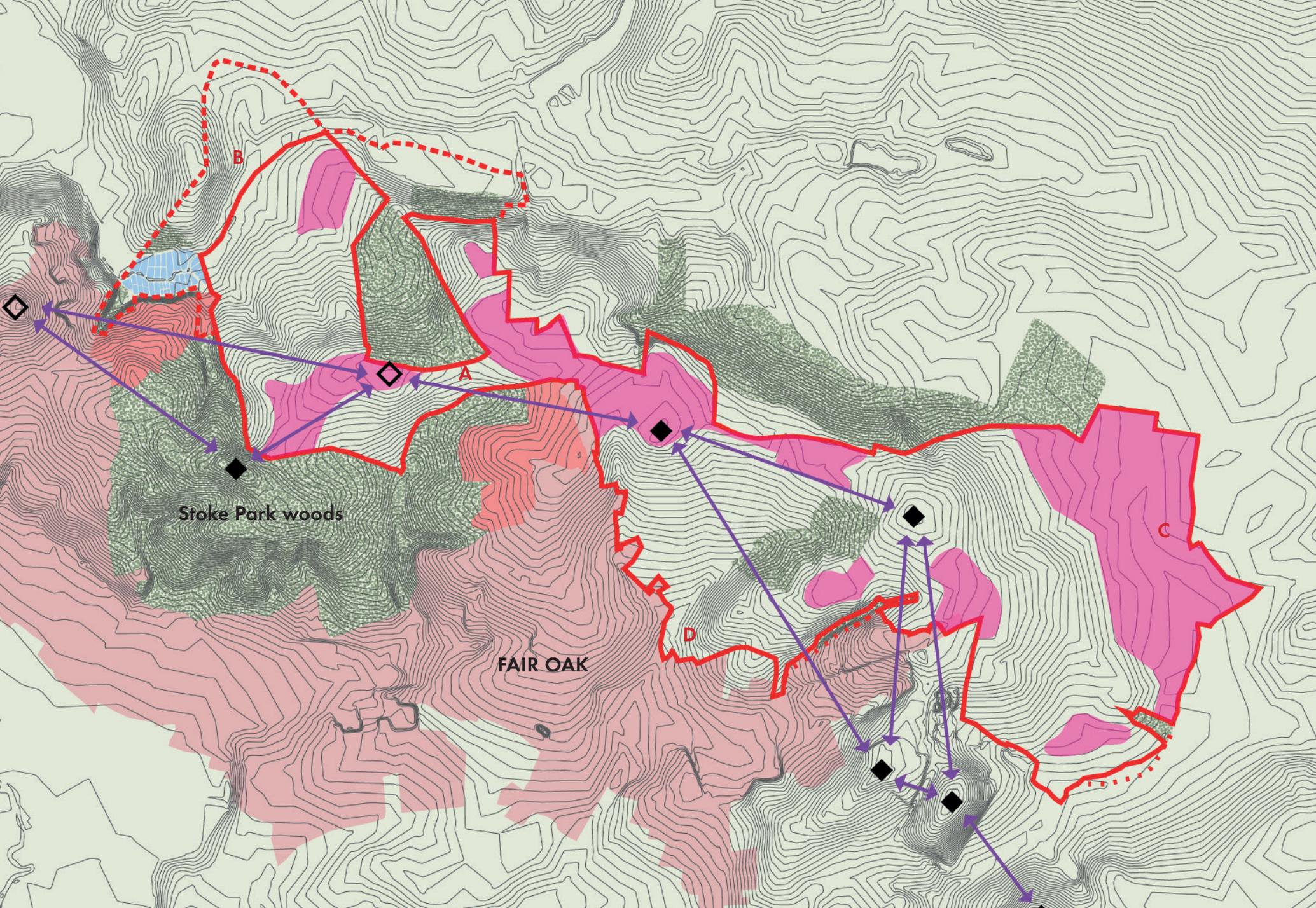


Watercourses

PRINCIPLES

- **Buffers to protect and enhance landscape and environmental assets including woodland bat habitats, headwaters, hedgerows, Great Crested Newt habitats and listed buildings;**
- **Topography and views across the landscape – both towards and out of the development;**
- **Provision for ecological mitigation and sustainable urban drainage; and**
- **Suitable green infrastructure to support the new development.**

TOPOGRAPHY



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

Stoke Park woods

FAIR OAK

B

A

D

C

Topography and placemaking impact



A - Gap between woodlands - gentle slope



B - West of site - more significant slope

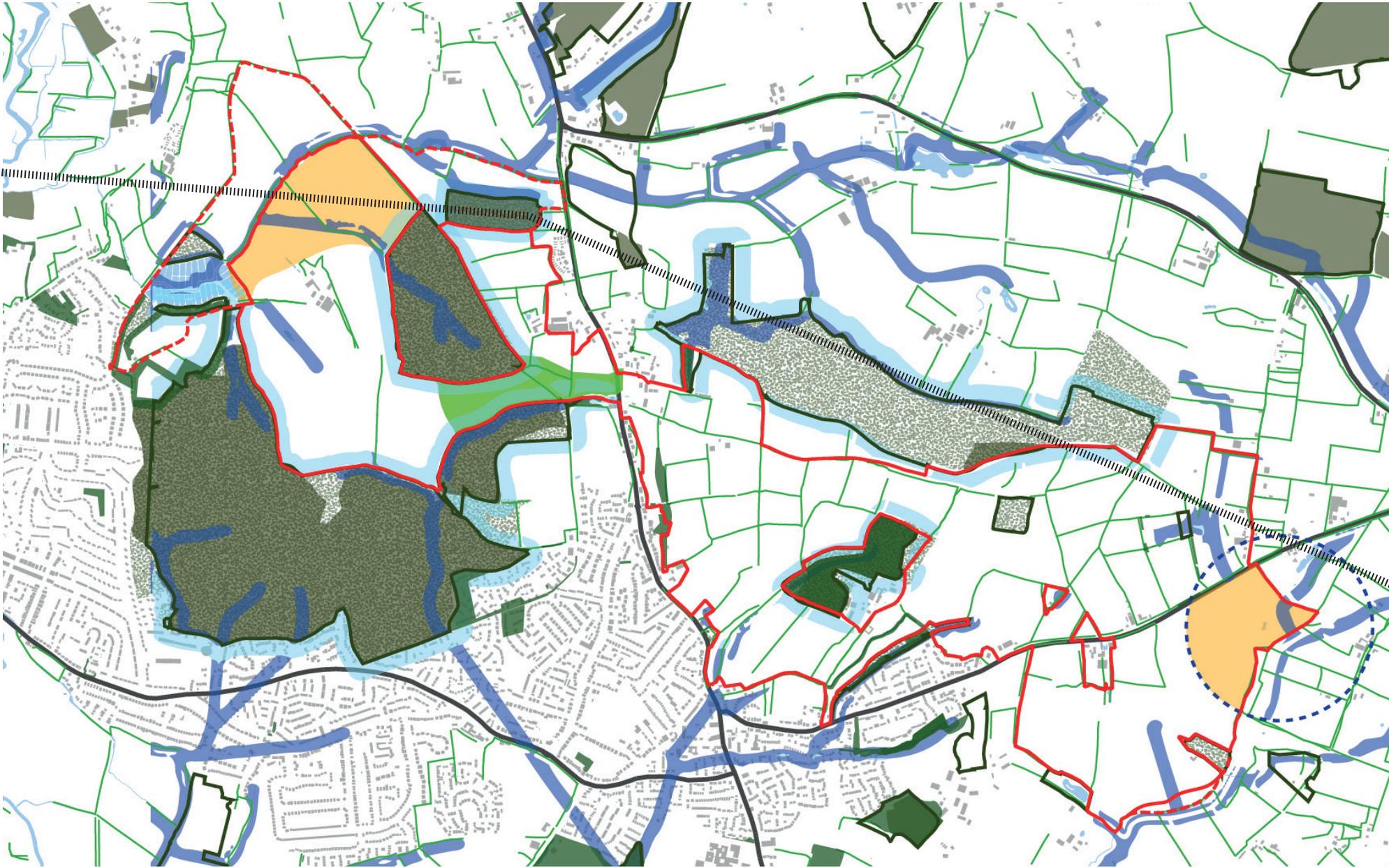


C - Flatter land to the eastern edge



D - Land rising out of Fair Oak

DRAFT MASTERPLAN CONSTRAINTS



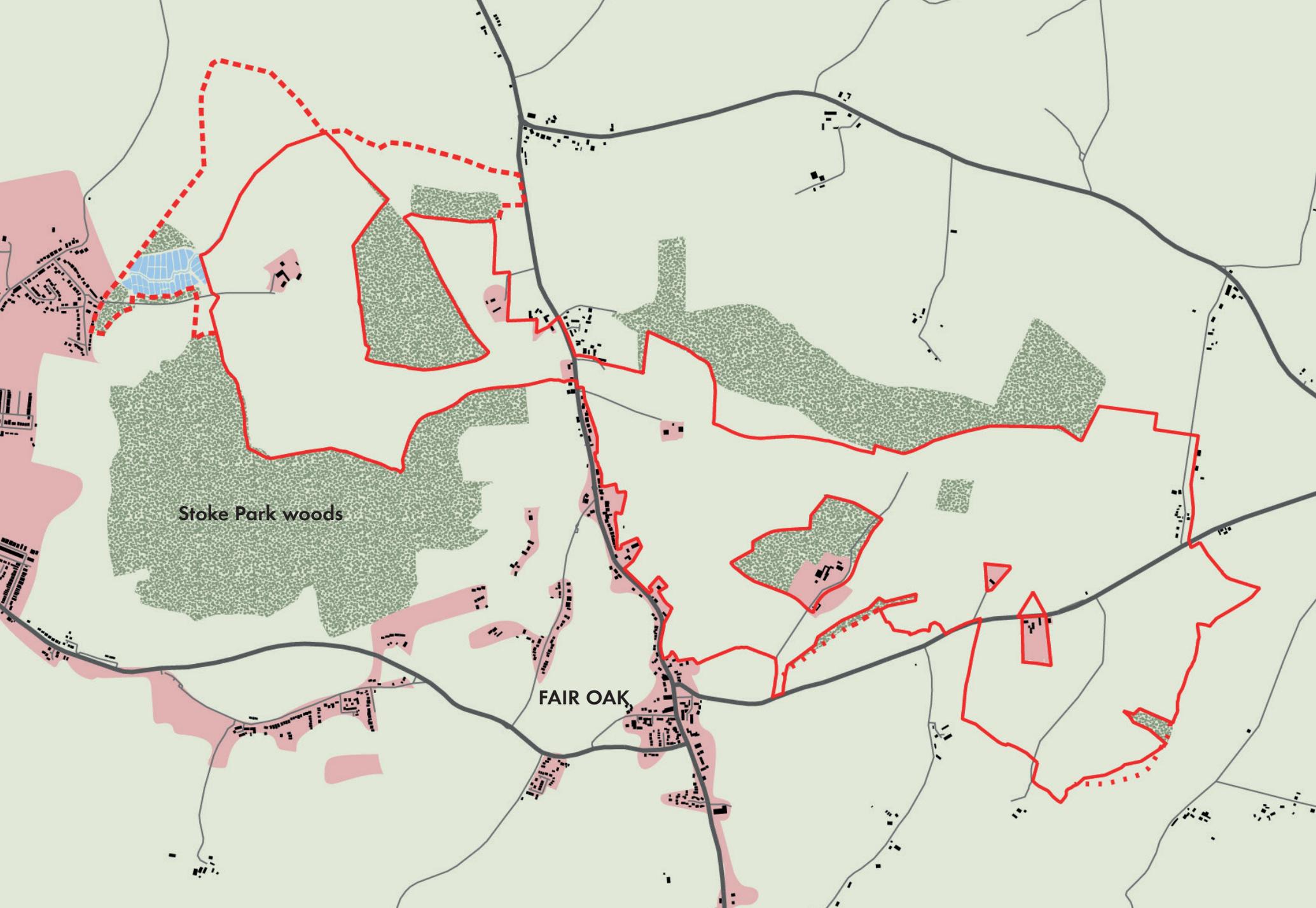
- SGO Draft Policy Area
 - Wider Green Spaces
 - Ancient woodland
 - Woodland
 - Sites Of Importance For Nature Conservation (SINC)
 - Hedgerow buffer
 - Headwater buffer
 - Ancient woodland buffer
 - Great crested newt buffer
 - Electricity pylon
 - Strategic gap between woodland
 - Countryside gaps with Colden Common and Lower Upham
- Indicative subject to further assessment*

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Integration with existing settlements

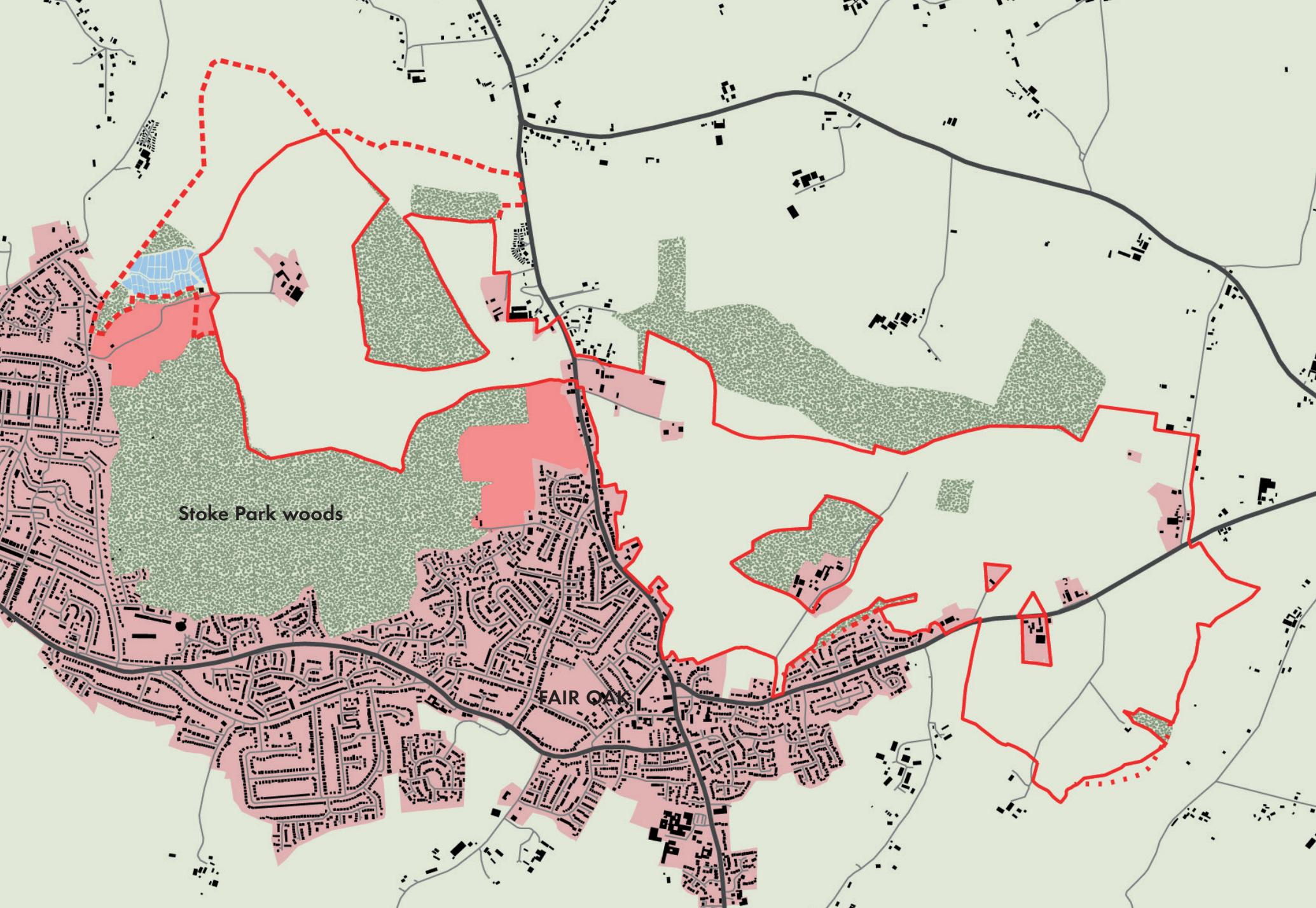
HISTORIC MORPHOLOGY

A plan illustrating the approximate development of the area in 1910



- SGO Draft Policy Area
- Wider Green Spaces
- Existing development circa 1910
- Existing woodland
- Water
- Secondary route
- Tertiary route

EXISTING DEVELOPMENT AND STREET STRUCTURE



- SGO Draft Policy Area
- Wider Green Spaces
- Existing development
- Development underway
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WEAKER GRAIN

- Suburban condition
- Poor connectivity
- Cul-de-sacs prevalent
- Movement depends on primary roads



STRONGER GRAIN

- Urban or rural condition
- Good connectivity
- No cul-de-sacs
- Movement absorbed by entire network



Wyevale Garden Centre



Farmsteads



Stables and St Francis Animal Welfare centre



Vicarage Farm Business Park

Existing uses

4

Placemaking and centres of gravity

PROPOSED LAND USES

District centre - where and what uses?

to include a medium sized supermarket to also serve the existing Fair Oak community

Local centres - how many and what uses?

a village centre and small shopping parade serving the community

Schools and other community facilities - locations?

3 x 3FE primary schools

1 x secondary school

Early years provision

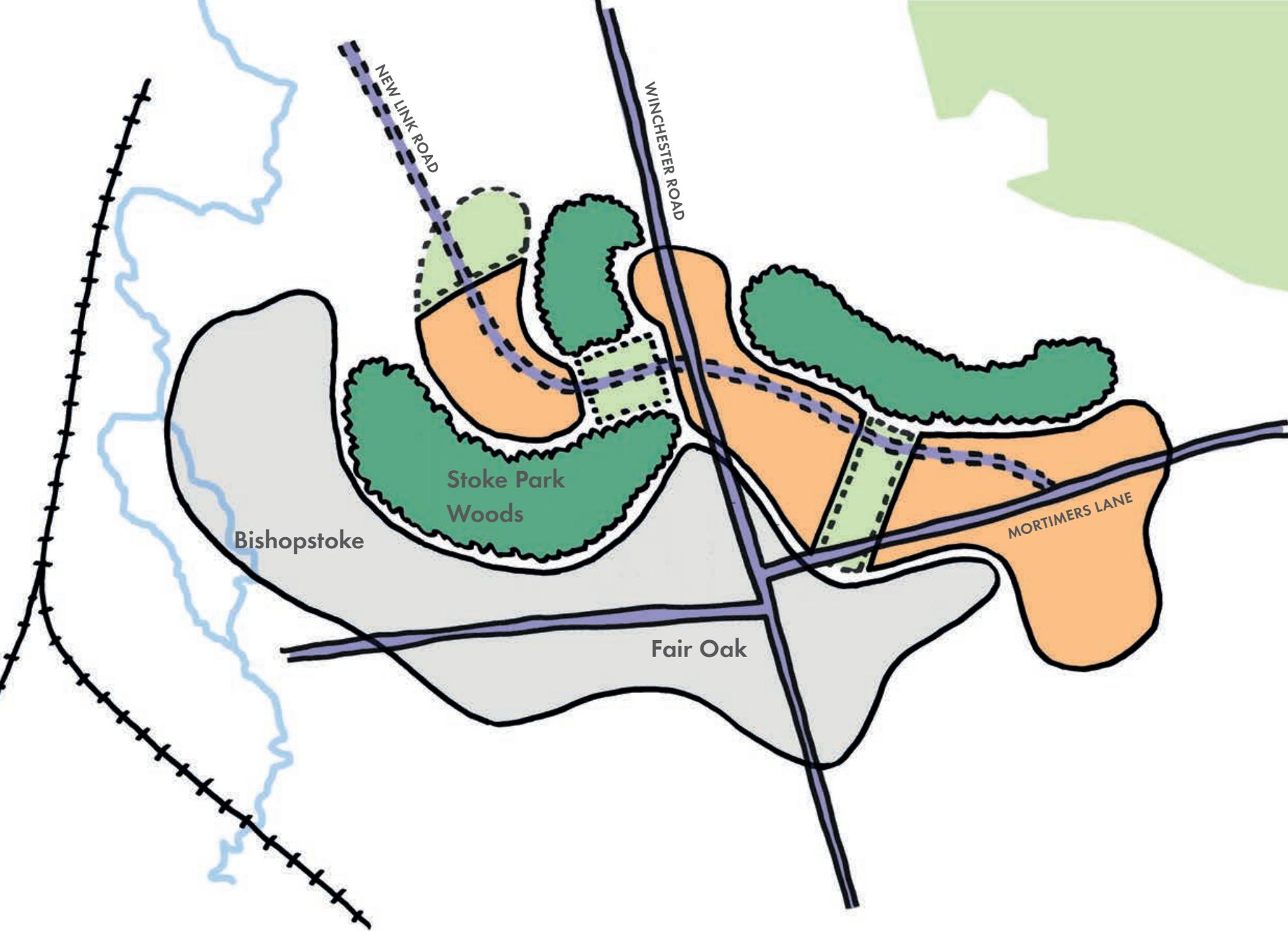
1 small sports hall

Employment - form and location?

30,000 sqm of offices and light industrial space

Green spaces - form and location?

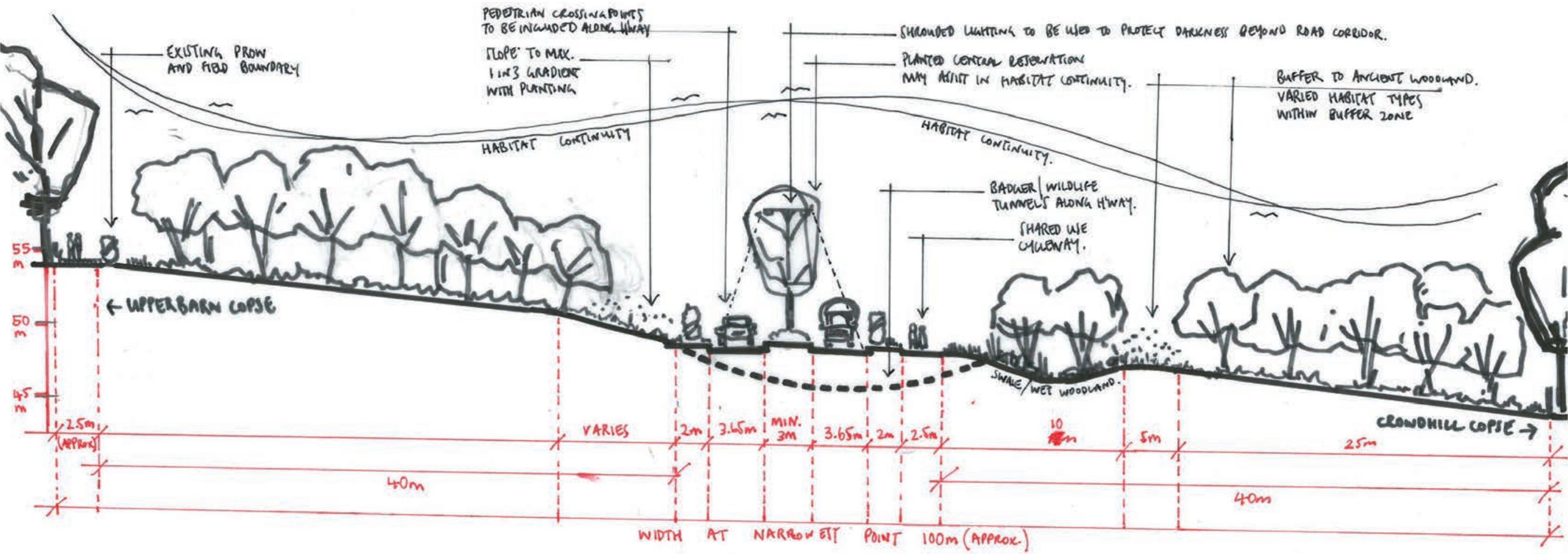
Amenity open space, play spaces, allotments and sports facilities including two football pitches which it is assumed will be shared with the secondary school



PRINCIPLES

Creating a new place which is integrated and connected with the existing settlement:

- A network of streets (not cul-de-sacs) which responds to the landscape and connect to existing routes;
- Sustainable transport modes including a new bus route, and cycling and walking connections; and
- A new link road to support new development, as well as a programme of wider measures and junction improvements across the area.



An indicative sketch to demonstrate some of the mitigation strategies being considered for the new link road as it passes between Upperbarn Copse and Stoke Park Wood/Crowdhill Copse (dimensions are indicative and subject to more detailed design).



PRINCIPLES

Establishing a flexible, sustainable land use strategy:

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