

Fareham Local Development Framework

Shaping Fareham's Future

Former Coldeast Hospital

Development Brief Supplementary Planning Document

Draft for Adoption [October 2011]

CONTENTS

Information and Contacts

This Supplementary Planning Document forms part of Fareham's Local Development Framework. It is available on line from Fareham Borough Council's website at www.fareham.gov.uk/ldf . Further information on the Local Development Framework is also available on the Council's website.

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1. INTRODUCTION

1.1 Purpose of the Brief

1.1.1 This Development Brief (the Brief) has been produced by Fareham Borough Council (the Borough Council), in consultation with the landowners of the site, Hampshire Primary Care Trust, the Homes and Communities Agency and their development partner Miller Homes, and with consultees and the local community.

1.1.2 The Brief has been prepared by Fareham Borough Council and Adams Hendry Consulting Ltd on behalf of the Borough Council, in accordance with the Core Strategy Development Plan Document, Policy CS10

1.1.3 The primary purposes of the Brief are:

- To guide future development and investment and to provide a framework for future planning applications at the Site;
- To set out planning and design principles and requirements for the development and conservation of land and buildings at the site;
- To help inform the local community and other stakeholders regarding the potential future development and conservation of the site.

1.2 Development Brief Process

1.2.1 The Preparation of the Brief includes 3 stages:

- Evidence Gathering – Collating information from relevant bodies and from the public on the issues relating to the site. An informal consultation stage is used to assist in this process.
- Draft Development Brief - The evidence gathering stage informs the preparation of the draft Brief. The Draft Brief is then available for public consultation for a 6 week period.
- Adopted Development Brief - The Draft Brief is revised in light of the comments and issues raised through public consultation. The Brief is then adopted as a Supplementary Planning Document (SPD), and forms part of the Local Development Framework (LDF).

1.3 Structure of the Draft Development Brief

1.3.1 The Brief contains a series of sections that provide information on the site and its future development proposals.

1.3.2 Section 2 of the Brief describes the existing land uses on the site and its context.

- 1.3.3 Section 3 describes the planning history of the site, including the relevant development plan policies within the local development framework.
- 1.3.4 Section 4 summarises the outcomes of consultation undertaken with the local community and with consultees.
- 1.3.5 Section 5 sets out the overall development concept for the site and the objectives that the Borough Council is seeking to achieve through the development of the site.
- 1.3.6 Sections 6 and 7 describe the development proposals for the different parts of the site.
- 1.3.7 Finally, Section 8 identifies how the development of the site is to be implemented, including the consideration of future planning applications, and how the Council will negotiate to secure community benefits from new development.

2. SITE DESCRIPTION AND CONTEXT

2.1 Site Characteristics

Location

- 2.1.1 The Coldeast site is situated in the west of the borough primarily within Park Gate ward. It lies between the local centres of Park Gate and Sarisbury, immediately south of the A27. Figure 2.1 identifies the site in the context of the borough.

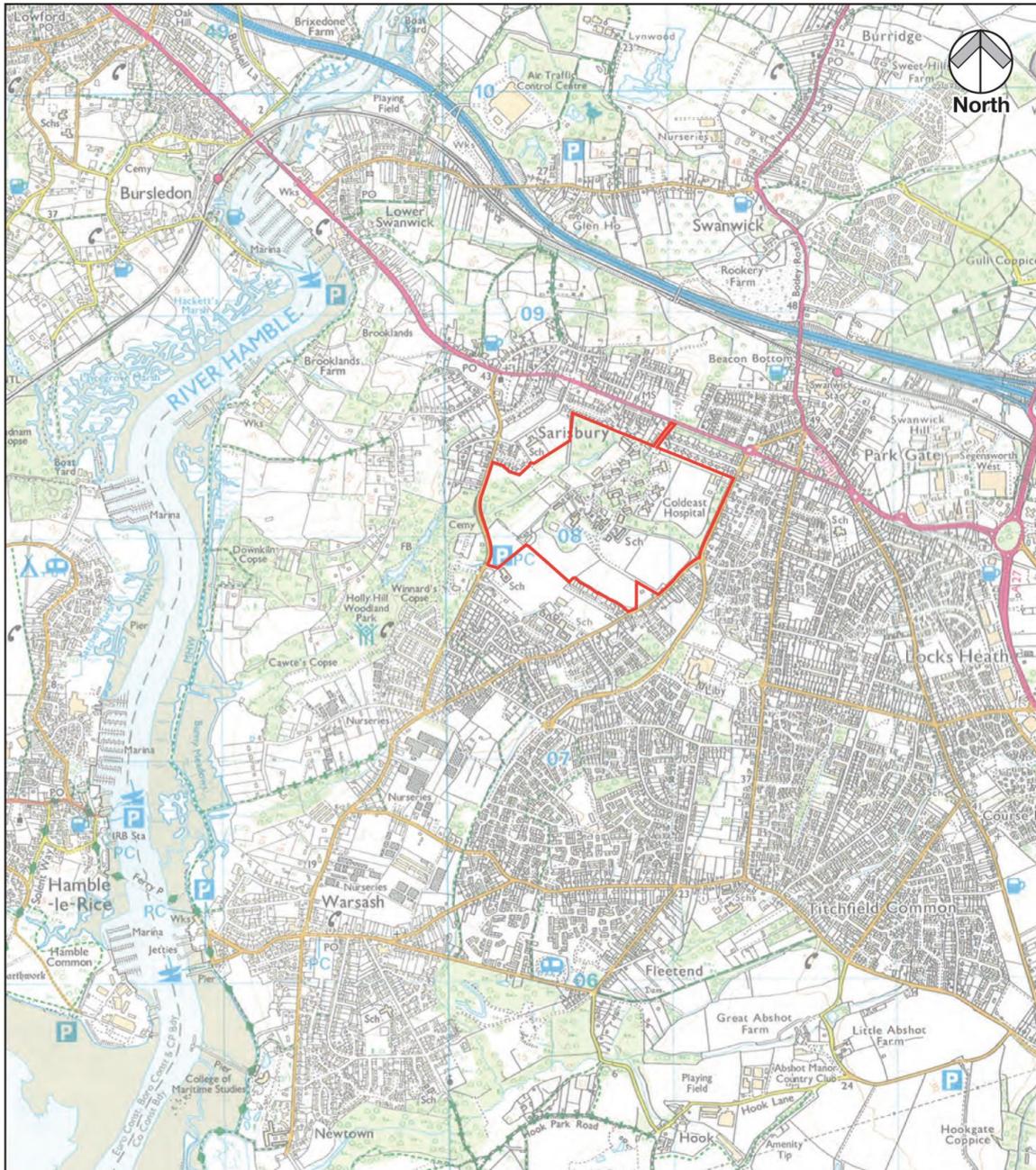


Figure 2.1 : Site Location Plan

 Coldeast Site

COLDEAST

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Date: 250211

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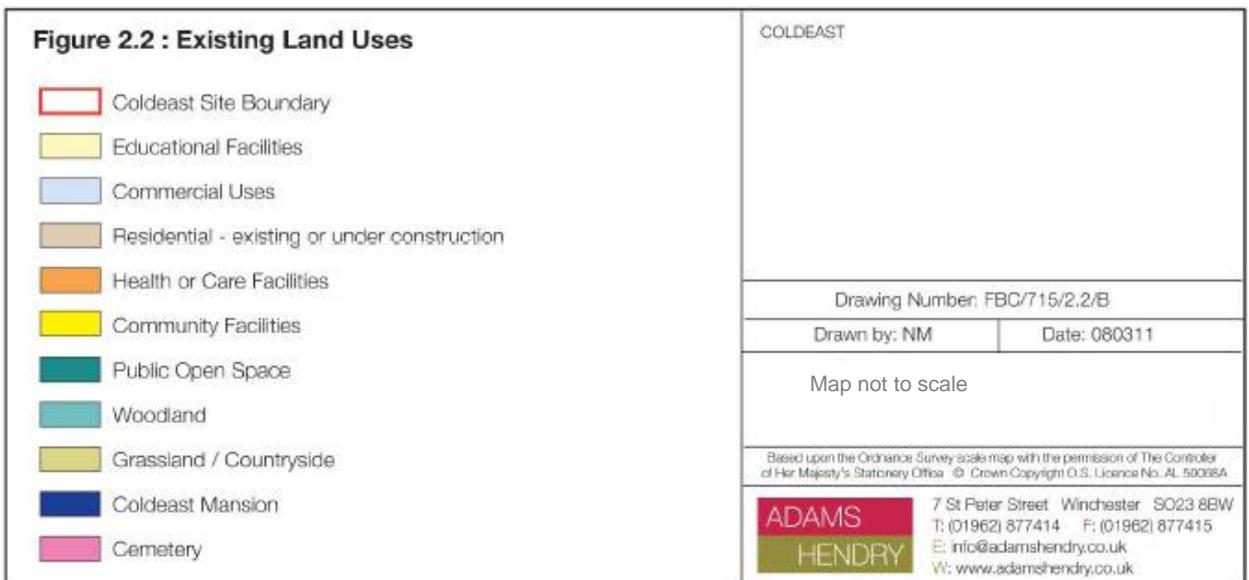
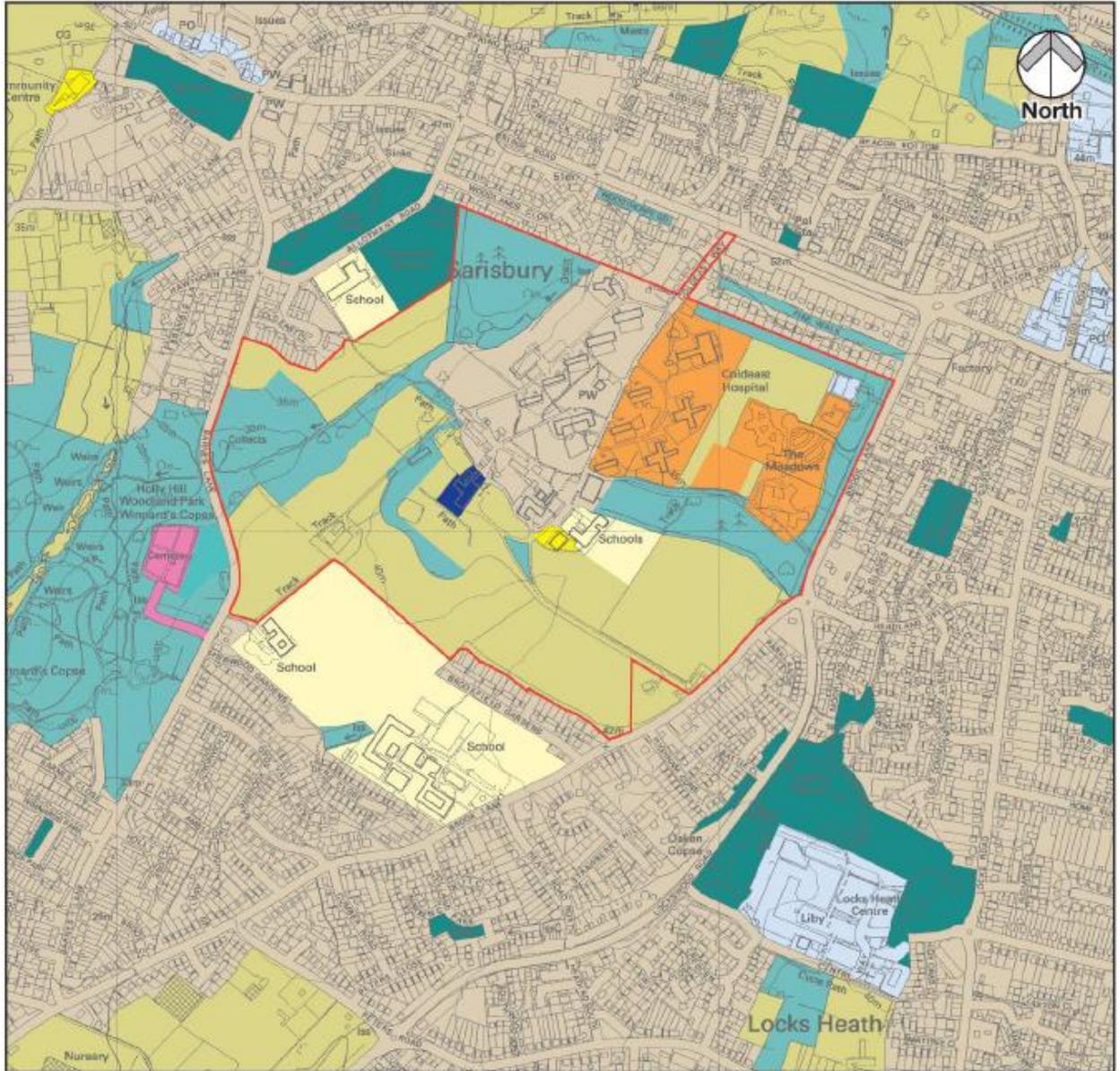
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Land uses

- 2.1.2 The Coldeast site comprises a mixture of land uses, which primarily relate to its historic use as a country estate and more recently as a site for health facilities. Figure 2.2 illustrates the variety of uses that currently exist on the site and nearby.



- 2.1.3 The central part of the site is the main area of existing development and is predominantly occupied by health facilities and services, which include out patient facilities and long-term residential accommodation, as well as residential development currently being constructed by Miller Homes. This area also includes the Lord Wilson School.
- 2.1.4 The Mansion house, Stables, Dairy Cottage, Cart Shed, Lodge House and Gate Piers and associated wing walls are locally listed and lie within a designated Historic Park and Garden of local interest. The Mansion house has remained vacant since 1997 and is in need of investment to bring it up to a standard where it could be occupied. The formal gardens have not been managed for at least the same time period and are largely overgrown.
- 2.1.5 The remainder of the site consists of woodland, grazing land and open parkland. The areas of parkland to the South and South East relate to the sites historic use as a country estate and are registered as a historic park and garden. Although the majority of the site is undeveloped and provides recreational opportunities, it is currently private property and therefore public access is prevented except by way of existing rights of way or permissive paths. The site's parkland landscape has resulted in a predominantly open setting with the exception of the woodland areas to the northwest and to the south of the community hospital.

Ownership

- 2.1.6 The site is currently in mixed ownership, with the majority of the site owned by the Homes and Communities Agency, the Government body responsible for housing and regeneration, and its preferred development partner Miller Homes. NHS Hampshire owns the north eastern section of the site. The current ownership of the site is identified in figure 2.3.

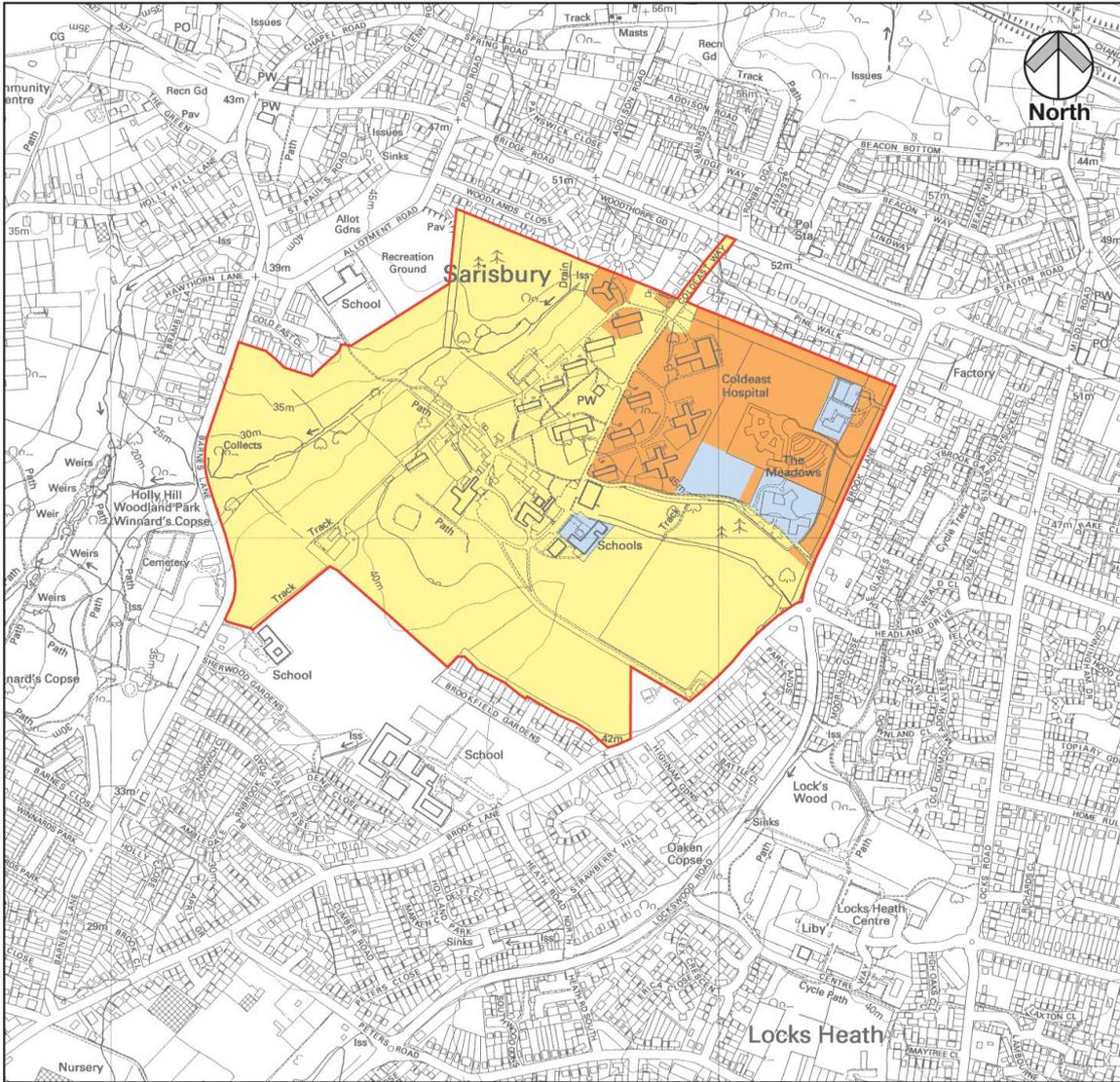


Figure 2.3 : Land ownership

- Coldeast Site Boundary
- English Partnerships / Miller Homes Ownership
- NHS Ownership
- Existing Buildings in Other Ownership

COLDEAST

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- 2.1.7 The boundary of the development brief also includes the Post Office sorting office and Doctors Surgery on Brook Lane, together with health facilities owned by the Southern Health NHS Trust and some private houses.

Biodiversity and Nature Conservation

- 2.1.8 Just over 0.6 miles (1km) to the south west of the site is the River Hamble, which is covered by national (Site of Special Scientific Interest (SSSI) and European (Special Area of Conservation (SAC), Special Protection Area (SPA), and Ramsar) designations. Between the Hamble and the site is an area of predominantly woodland habitat under various Local Nature Reserve (LNR) and Site of Importance for Nature Conservation (SINC) designations. The site itself contains three SINCs. Deer have also been seen within the site.
- 2.1.9 A blanket Tree Preservation Order covers the Coldeast site which includes woodland and the individual trees and tree groups located in the Historic Garden and Parkland.
- 2.1.10 Since 2000 a number of ecological surveys have been carried out across the wider site in relation to extant planning permissions, recently completed developments, and the development brief. These include Extended Phase 1 Habitat Surveys, and species-specific surveys for species such as bats, reptiles and great crested newts.
- 2.1.11 The range of habitats on site includes woodland (some ancient), ponds, watercourses, unimproved and semi-improved grassland, relict-heathland-type acid grassland, individual mature trees, hedgerows, and orchard habitats. The woodlands and some trees provide nesting opportunities for birds and likely roosting opportunities for bats, which have been found to commute and feed around the site, particularly along woodland edges. These are also used by reptiles, as is much of the grassland and scrub on site, which has overall been found to support an exceptional slow worm population. The Mansion House has also been identified as being used as a roost by several bat species.
- 2.1.12 The network of designated habitats between the site and the Hamble form a green corridor from the site, through Holly Hill Park, to the River Hamble, allowing the movement of species across a wide area.

Views

- 2.1.13 The extensive areas of woodland create parcels of land, which limit views both across and into the site. Consequently there are only 3 locations where long range public views are possible. Long distance views into the site can be obtained amongst the mature boundary planting at certain points along Brook Lane. The view from Barnes Lane is completely obscured by woodland in the north giving way to glimpsed views further south. Distant public views into the site are possible from Sherwood Gardens all year round. A number of residential properties in the surrounding area have seasonal views into the site. Within the site, the views and vistas

associated with the open parkland along the Mansion House driveway and to and from the mansion house are particularly important features.

Flood risk

- 2.1.14 In accordance with the Environment Agency's flood mapping the site is categorised as being within flood zone 1, the lowest level of flood risk. All uses of land are considered to be appropriate in these locations.

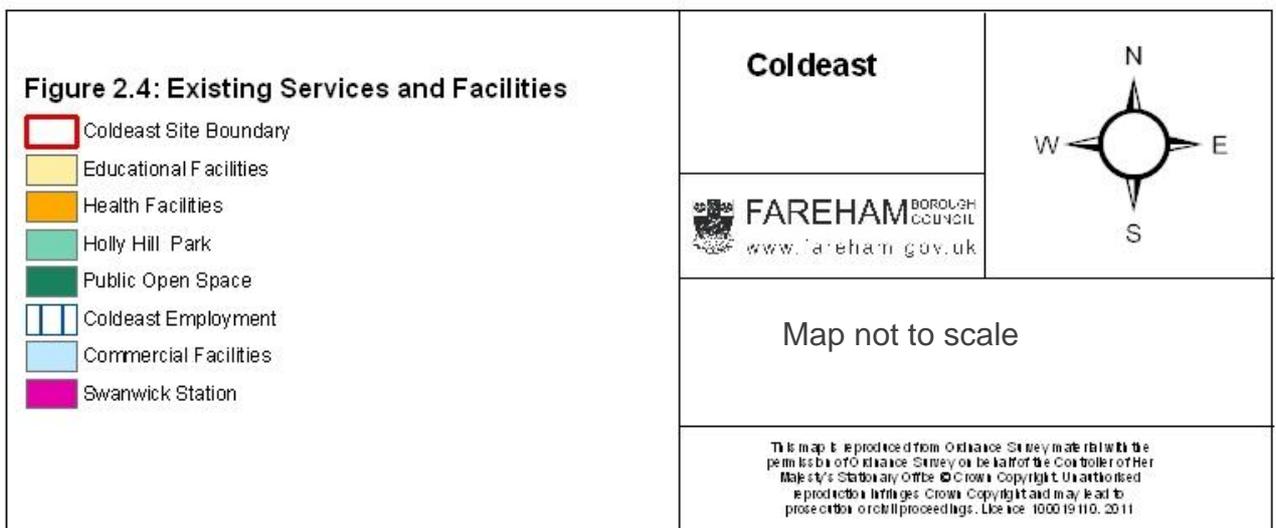
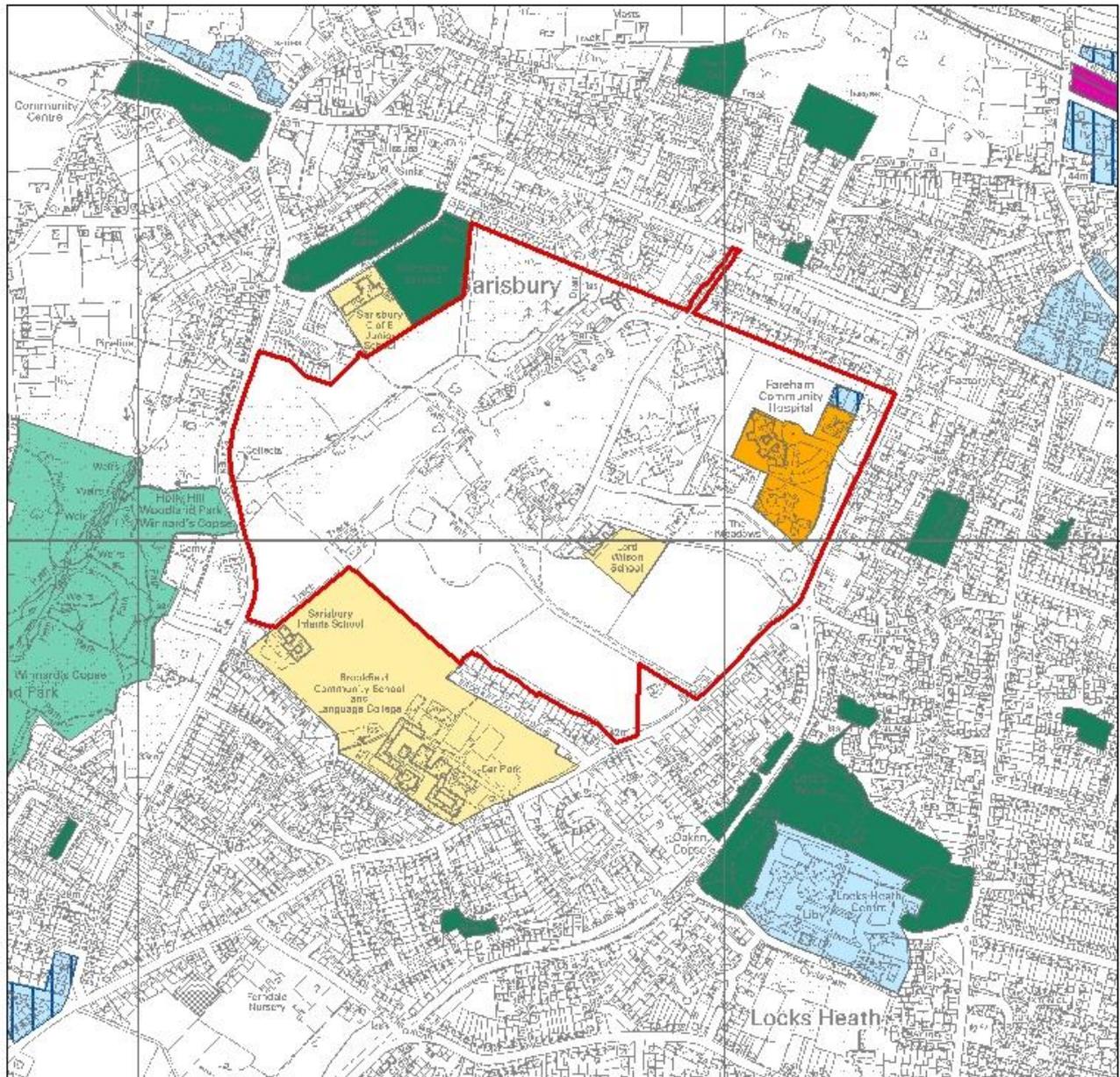
2.2 Area Context

- 2.2.1 The site is surrounded by residential development on the north, east and south sides. The land to the west of the site is less developed and consists predominantly of woodland, grassland, recreation grounds and allotments. The Coldeast site marks the transition from suburban residential development of the western wards to the open areas of the borough to the west.
- 2.2.2 The western wards have experienced extensive growth since the 1950's. Significant urban expansion occurred during the 1980's and 1990's, with the development of large estates consisting of predominantly family housing. In more recent times flatted developments have been constructed in the area, particularly in Park Gate centre.
- 2.2.3 The dwellings in the immediately surrounding area are generally 2 storey and have density range of between 11-24 dwellings per hectare. They are predominantly detached and semi detached properties along linear streets and 1920/1930's cul-de-sacs.
- 2.2.4 The Coldeast site is located within the Sarisbury landscape character area, identified through the Council's Landscape Character Assessment. The essential characteristics of Sarisbury defined as a core area of older housing and St Paul's Church grouped around the village green, making up the Sarisbury Conservation Area. The extensive tree cover in the grounds of Coldeast Hospital, form a strategic landscape resource, which are noted as a priority to be maintained.
- 2.2.5 Park Gate is located in close proximity to the site but is identified as a separate character area in the assessment. Park Gate is a natural focus for much of the activity that takes place in the larger area of Locks Heath/Titchfield Common. Its busy character is attractive, although it could benefit from additional environmental improvements.

2.3 Facilities and Services

- 2.3.1 Key services and facilities are identified in figure 2.4. Locks Heath District Centre is located 0.6 miles (1km) to the south of the site. The centre

provides a range of facilities and services, including a supermarket, gym, post office and independent retailers. Park Gate is a local centre situated 600m to the north east of the site and provides a range of essential convenience services. Fareham Town Centre is located 5.3 miles (8.5km) to the east, which provides a wider variety of facilities, services and job opportunities. The closest employment site is located in the Swanwick station area, approximately 0.9miles (1.5km) to the north. Large employment areas are situated at Segensworth and the Solent Business Park adjacent to junction 9 of the M27 motorway, some 1.5 miles (2.5km) from the site.



- 2.3.2 Brookfield School and Sarisbury County Infants School adjoin the southern boundary of the site. Sarisbury Church of England Junior School is located to the north-west. HCC Education Department has indicated that these schools have insufficient capacity at present to accommodate significant additional numbers of children.
- 2.3.3 A number of formal and informal recreational facilities are located in the surrounding area. Holly Hill Woodland Park (designated as an LNR and SINCC) is a historic park, which is located to the west of the site and extends southwards to the River Hamble. The park consists of areas of woodland, formal lakes and landscaped gardens. Tennis courts, a cricket pitch and a children's play area are located adjacent to Sarisbury Green. The Sarisbury Green Allotments are situated to the north west of the site, opposite Sarisbury Church of England Junior School.
- 2.3.4 Sarisbury Green community centre and Sarisbury parish rooms are situated to the north-west of the site, adjacent to Sarisbury Green. A community building is located on the Coldeast site, which was used by boy scouts and majorettes although the building is in a poor state of repair and currently vacant. An existing legal agreement requires the building to be brought into reasonable repair and then offered for purchase to the Borough Council. The Council considers that the existing building may not be the most appropriate community facility that could be provided on the Coldeast site.
- 2.3.5 Holly Hill Cemetery is located to the west of the site. Currently there is no available space on the site.
- 2.3.6 The Brook Lane surgery is located within the boundary of the site, off Brook Lane. As part of the consultation process it was identified that there was insufficient capacity to accommodate a significant increase in patients.

2.4 Access and Transport

- 2.4.1 Access from the site is to the A27 (Bridge Road) in the north and Brook Lane to the east. There are no other existing road access points. There are no existing public rights of way across the site although there are permissive paths. New footpaths are proposed as part of the existing approved developments on the site.
- 2.4.2 There are bus stops located on Bridge Road and Brook Lane adjacent to the site accesses. Both stops serve an indirect daytime hourly route linking the site to Locks Heath Centre, Park Gate (including Swanwick train station), Whiteley, Segensworth and Fareham Bus Station. The Bridge Road stops serve a more strategic daytime and evening twice hourly service between Fareham bus station and Southampton bus Station, including Locks Heath and Park Gate centres. Swanwick rail station is located approximately 0.9 miles (1.5km) to the north east of the site. Services to Southampton and Portsmouth run on average 3 times an hour during peak times. The site is well connected to the strategic road network; with Junction 9 of the M27 is 1.4 miles (2.2km) to the north-east.

2.4.3 The local area experiences significant peak hour congestion, with queuing at most existing junctions. This issue is of significant public concern. The three schools that adjoin the site generate significant vehicle and pedestrian traffic in the vicinity.

3. PLANNING CONTEXT

3.1 Planning History

- 3.1.1 In 1998 outline planning permission was granted on appeal for the development of 234 dwellings on the central part of the Coldeast site with an additional 17 dwellings permitted in 2004. Reserved matters approval was granted in 2004 and an extension to the time period for implementation in 2006. The development commenced in 2008. The area that is covered by the planning permissions is outlined in figure 3.1.

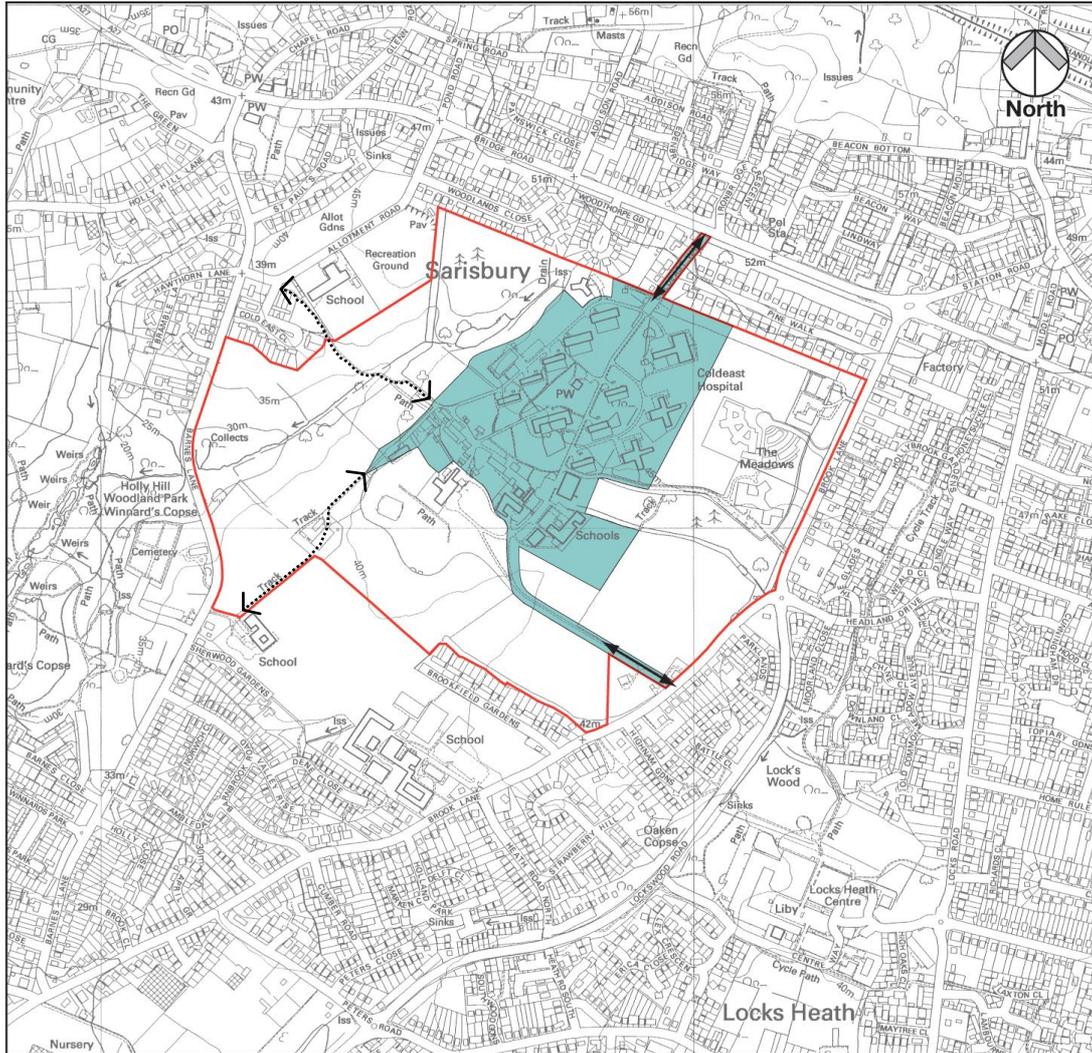


Figure 3.1 : Existing Planning Permission

- Coldeast Site Boundary
- Land with Planning Permission
- Approved access points
- Approved off-site pedestrian footpath links

COLDEAST

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Date: 080311

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3.1.2 The planning permission covers land, which is under two different ownerships. Some 150 of the dwellings are proposed in Phase 1 on land owned by the HCA and are being constructed by Miller Homes. This Phase is under construction. The remaining 100 dwellings in Phase 2 are on land owned by NHS Hampshire. The development of Phase 2 has not yet commenced.

3.1.3 A new community hospital opened on the site in 2010, providing out patient, physiotherapy, elderly and ante-natal services.

3.2 The Development Plan

3.2.1 The current approved Development Plan comprises the Regional Spatial Strategy for the South-East (the South-East Plan), the Local Development Framework Core Strategy Development Plan Document and saved policies in the Fareham Local Plan Review (2000). Policy CS10 of the Core Strategy DPD has replaced saved Policy DG10 of the Fareham Local Plan Review (2000). The Coldeast SPD development brief is supplementary to Policy CS10 of the Core Strategy.

3.3 The Local Development Framework

3.3.1 The Fareham Local Development Framework is a collection of planning documents that are gradually replacing the Fareham Borough Local Plan Review (2000). The Framework will include the Core Strategy, a site Allocations Document, Area Action Plans for the North of Fareham and the Town Centre and a number of supplementary planning documents.

Core Strategy

3.3.2 The Core Strategy was adopted by the Council on 4th August 2011. The Core Strategy includes Policy CS10 on Coldeast, which is reproduced below:

“The comprehensive development of the former Coldeast Hospital Site will be achieved through the implementation of the existing residential planning permissions for 250 dwellings and through the preparation and adoption of a Supplementary Planning Document. Development will be permitted where it delivers, or facilitates the delivery of high quality development:-

Within the urban area

- the development of a second phase of the community hospital on approximately 1.0ha of land immediately north of the existing community hospital, or for other health, community, or residential institution uses (use Classes C2, D1 or D2) in the event it is declared surplus to foreseeable NHS requirements;***
- the development of approximately 0.75 ha of land immediately west of the community hospital for up to 30 dwellings including affordable housing, with appropriate links to surrounding development and open space.***

Development outside the urban area

- *the repair, and long term restoration and re-use of the Mansion House, including the repair of the walled garden, Brook Lane Gate Lodge, with the repair and reinstatement of associated Lodge gates, gate piers and wing walls, as part of the complex of locally listed buildings on the site. The Mansion House and approximately 3.5ha of grounds (an historic park and garden) would be suitable for use as an hotel with associated conference and leisure facilities or for employment or care use provided that the permitted use safeguards the integrity of the house and gardens, including the walled garden, whilst enabling some public access. Extensions to the Mansion house and/or satellite buildings in its grounds will be strictly limited in scale to that demonstrated to be necessary to secure the restoration and re-use of the Mansion. The Brook Lane Gate Lodge is suitable for residential re-use;*
- *improvements to pedestrian, cycle and public transport access to and through the site, together with appropriate traffic calming and safe routes to schools and links to the footpath network in the local area;*
- *the provision of sports pitches and informal public open space, including retention of the existing woodland, and conservation and enhancement of biodiversity and habitat interests on the site, linking with Holly Hill Woodland Park and the wider countryside;*
- *the provision of a new cemetery;*
- *the provision of new allotments;*
- *the provision of a sports pavilion with an integral community meeting room;*
- *the provision of a public swimming pool facility; and*
- *between 150 and 170 dwellings including affordable housing, of a mix of sizes, together with a sheltered housing scheme comprising private and affordable dwellings of up to 60 units of accommodation and associated communal facilities, will be permitted on approximately 6.0ha gross of the site to facilitate the delivery of the above listed social, environmental and repair/restoration benefits.*

Planning Permission will not be granted for residential development outside the urban area in isolation of the repair/restoration of all of the locally listed buildings, and the provision of appropriate financial contributions towards delivery of the identified social and environmental benefits, together with the securing the of the publicly accessible open space through the transfer of the land to the Council or an appropriate management company.

The dwellings and sheltered housing accommodation, together with related open space would be built in the south-east of the site, to the north and south of the former Mansion House drive. The precise number of dwellings will be subject to detailed site analyses and design and the need to ensure that the integrity of the locally listed buildings, trees and the parkland setting is appropriately protected whilst ensuring the living environment of future occupiers is safeguarded. This development, together with the Mansion House will be accessed via Coldeast Way and Brook Lane. The sports pavilion and pitches, cemetery, allotments and site for the future provision of a public swimming pool facility will be provided in the southern and western parts of the site, accessed from Barnes Lane. “

Evidence Studies

3.3.4 A number of evidence studies have been produced to inform the preparation of the Core Strategy. These studies have considered the current levels of provision across the borough in terms of employment, housing, recreation, community and open space uses and many make specific recommendations, which relate to the Coldeast site.

Open Space and Outdoor Recreation Studies

3.3.5 A number of studies have been prepared relating to outdoor leisure and recreational facilities in the borough. The emphasis of demand for formal open space and playing fields is for the provision of junior level and mini soccer pitches, where there is a deficiency at both Borough and local level (Western Wards). The Western Wards have a deficiency of some 2 tennis courts, 8 junior football pitches and 3 mini football pitches. There is an identified shortfall of 3.7 acres (1.5ha) in the provision of parks and amenity open space in the area. There is also a requirement for a children's equipped play space and additional provision for allotment space.

Built Community Facility Studies

3.3.6 The majority of the existing community buildings across the borough are well used, maintained and valued by their local communities. There is little significant spare capacity with the exception of one community centre and during the daytime in the majority of dedicated youth facilities. The Western Wards has a greater number of community buildings per resident than other areas in the borough.

3.3.7 A study was undertaken on the indoor sports facilities across the Borough. The study identified deficiencies in the level of sports hall and swimming pool provision across the borough. 14 additional badminton courts and two 82 ft (25m) swimming pools would be required to address this shortfall. The existing deficits would become more acute with a growing population and also as a result of the national drive to increase participation rates.

3.3.8 Existing facilities within the Western Wards urban area are limited and many are at capacity. The report recommends that priority should be given to locating new facilities in this area. The study concludes that the Coldeast site offers a reasonable opportunity for a large scale indoor sports facility in a central location which would serve the populations of Park Gate, Locks Heath and Warsash.

Employment Land and Business Surveys

3.3.9 The Employment Land Review notes that the loss of employment land in Fareham to other uses in the past few years has been offset by the creation of new floorspace. During the period 1998-2003 there was a net increase of 492,282 sqft (45,733 sqm) across the borough. The report recommends that in order to sustain these recent levels of growth Fareham should seek to allocate 2,195,910sqft (204,000sqm) of employment floorspace by 2026. Currently 301,399sqft (28,000sqm) of floorspace has been permitted. Hotel Trends Surveys have identified development opportunities for the expansion of existing 3 or 4 star hotels or the construction of new budget or upper tier budget hotels in Fareham.

Cemetery Provision

- 3.3.10 There is a demand for new cemetery provision to serve the Western Wards. Coldeast has been identified as a site that could accommodate additional plot provision.

3.4 Other Material Planning Considerations

Affordable Housing Supplementary Planning Document & Policy CS18

- 3.4.1 This document provides detailed guidance on the required levels of affordable housing as part of appropriate residential developments. It was prepared to supplement policy H10 in the Fareham Borough Local Plan Review however H10 has been replaced by policy CS18 of the Core Strategy. CS18 now provides the basis for future consideration of affordable housing provision, supplemented by the SPD where the SPD does not conflict with CS18 or prevailing national policy. Policy CS18 requires provision of affordable housing on all schemes that can deliver a net gain of 5 or more dwellings and:

- On sites that can accommodate between 5 and 9 dwellings developers will be expected to provide 30% affordable units OR the equivalent financial contribution towards off-site provision.
- On sites that can accommodate between 10 and 14 dwellings developers will be expected to provide 30% affordable units.
- On sites that can accommodate 15 or more dwellings developers will be expected to provide 40% affordable units.

Open Space Supplementary Planning Guidance (SPG) & Policy CS21

- 3.4.2 This document is applied to all proposals involving residential development, with the categories and standard of open space sought being directly related to the need generated by the proposed development. The SPG was prepared to give detailed guidance on the operation of policy R5 in the Local Plan Review however R5 has been replaced by Policy CS21 of the Core Strategy. CS21 now provides the basis for future consideration of open space provision, supplemented by the SPG where the SPG is not in conflict with CS21 or prevailing national policy. Policy CS21 requires that proposals for new residential development will be permitted provided that, where existing provision is insufficient to provide for the additional population, public open space is provided as follows:

- Parks and Amenity Open Space - 3.7 acres (1.5 ha) / 1000 population
- Outdoor Sport – 3 acres (1.2 ha) / 1000 population.
- Children's Play Equipment – 14 pieces of equipment per 1000 1-12 year olds
- Youth Facilities – 1 youth facility/MUGA per settlement area.

In addition to these types of open spaces, where existing provision is insufficient to provide for the additional population, the Borough Council will seek the provision of accessible greenspace in accordance with the standards set out in the South East Green Infrastructure Framework.

Other Corporate Objectives

- 3.4.3 In addition to the requirements of the Development Plan, due consideration should be given to the corporate aims and objectives of the site's key stakeholders. These objectives and key tasks for the Council, the Primary Care Trust and the Homes and Communities Agency are outlined below.

Fareham Borough Council Objectives

- 3.4.4 The Council has identified the following seven corporate priorities:
- To protect and enhance the environment
 - To maintain and extend prosperity
 - To ensure that Fareham remains a safe and healthy place to live and work
 - To provide a reasonable range of leisure opportunities for health and fun, including the provision of community facilities at the Coldeast site to include a swimming pool,
 - cemetery, allotments, parkland and sports pitches
 - To work with our key partners to enable and support a balanced housing market
 - To build strong and inclusive communities
 - To be a dynamic, prudent, progressive Council.

NHS Hampshire objectives

- 3.4.5 *"NHS Hampshire works to meet the health needs of Hampshire's diverse communities. Working closely with our other NHS partners and colleagues within local government, NHS Hampshire is investing in Hampshire's health, working hard to reduce health inequalities and giving Hampshire residents the information they need to make the very best personal health choices."*

Homes Communities Agency (HCA) Vision and Objectives

- 3.4.6 The HCA have developed a vision, which is focuses on creating the opportunity for people to live in homes they can afford, in places they want to live and for local authorities and communities to deliver the ambition they have for their own areas. The vision is supported by the following objectives:
- To improve the supply and quality of housing
 - To secure the regeneration of land or infrastructure
 - To support the creation, regeneration and development of communities in England or their continued well being

Hampshire County Council's Transport Contributions Policy (TCP)

- 3.4.7 Fareham Borough Council has adopted the TCP. It sets out the level of contributions that will be sought for each development, dependant on the size and nature of the development proposal. The TCP provides a simple formulaic calculation of the level of contribution based upon the net increase in multi-modal trips expected to be generated by a new development. Financial contributions help mitigate the impact of a new development on the transport network. Contributions are typically sought for infrastructure schemes such as upgrades to existing junctions, new cycle lanes and improvements to the local pedestrian network.

4. CONSULTATION AND COMMUNITY ENGAGEMENT

4.1 Introduction

4.1.1 The preparation of the Brief has been undertaken over a number of years. It has included on-going consultation with interested parties and the wider local community and two specific community consultation events, which are summarised below. The outcome of the community engagement process has informed the adopted development brief.

4.2 Issues and Options Consultation

4.2.1 The first stage in the production of the document was evidence gathering, which involved collating information from relevant bodies and the public on the issues relating to the site. As part of the first stage process an informal consultation stage was undertaken from 5th November to 17th December 2007. This involved the distribution of leaflets to households and four manned Exhibitions held at Brookfield School on the 16th and 17th of November and the 7th and 8th December. Over 250 people attended the exhibitions.

4.2.2 A total of 77 response forms were completed, with a further 28 letters received by the Council as a result of this consultation exercise. The main issues raised were:

- traffic congestion;
- facilities and service provision;
- conservation of the site;
- lack of existing open space; and
- the need to ensure the development is of a high standard of design.

4.2.3 A summary report of the issues raised was included as an appendix in the Draft Brief.

4.3 Draft Brief Consultation

4.3.1 The second stage in the preparation of the Brief was the production of the draft Brief, which included a six week period of public consultation from 6th June to 18th July 2011.

4.3.2 The consultation process for the draft Brief included;

- Copies of the document, response form, and public exhibition dates published on the council's website;
- A press release;
- Leaflets posted to all addresses within a 437.4ft (400m) radius of the Coldeast site (2748 households);
- Letters sent to all statutory consultees and other relevant bodies;
- Leaflets sent to all residents who had commented at the previous stage;
- Leaflets in all notice boards and libraries across the Borough;
- Targeted meetings and discussions with key providers and interested parties; and

- Three public exhibition events.
- 4.3.3 The leaflets set out the purpose of the Draft Brief and contained information as to where hard copies of the document could be viewed. Times and dates of a series of public exhibitions were also included in the leaflet and the letter.
- 4.3.4 Three public exhibitions were held at Victory Hall, Warsash (13th June), Sarisbury Green Community Centre, Sarisbury (15th June) and Sarisbury Parish Rooms (22nd June). These exhibitions included display material setting out the key aspects of the Brief, including potential uses and proposed layouts. The Homes and Communities Agency together with their selected development partners, Miller Homes, also attended the exhibitions, displaying illustrations and potential layouts of how new housing could be developed on the site.
- 4.3.5 A total of 171 visitors attended the exhibitions; 53 at Victory Hall, 66 at Sarisbury Green Community Centre and 52 at Sarisbury Parish Rooms.
- 4.3.6 Response forms were sent out with all letters and were available on line as well as hard copies in all local libraries, the Civic Offices and at all the exhibitions.
- 4.3.7 A total of 41 responses were received regarding the Draft Development Brief. Of this number 25 were from private residents, and 16 were from named organisations. The following issues were mentioned most frequently within the responses received.
- Impact on traffic;
 - Access safety issues;
 - Impact on local services;
 - Open Space & biodiversity; and
 - Design approach.
- 4.3.8 A more detailed summary of the outcome of the consultation process and how the Council responded to the comments is contained in the Statement of Consultation, which is available on-line or from the Council's Strategic Planning and Design section.

5. SITE DEVELOPMENT CONCEPT AND FRAMEWORK

5.1 The Development Concept

5.1.1 The Council intends to secure a comprehensive approach to the future development of the site, which acknowledges the aspirations of the landowners in the context of the sites' environmental capacity and constraints. This approach will consider the cumulative impacts of separate schemes, and ensure that applications are not considered in isolation and do not prejudice future proposals on the remainder of the site.

5.1.2 The site should be developed through a mixed land use concept, comprising 5 main components:

- 1) The restoration of the Mansion House and locally listed buildings on the site, for uses that respect the historic interest and landscape setting of the Mansion;
- 2) The conservation and enhancement of the biodiversity interests within the site, particularly those in the mature woodland areas and other important parkland areas, taking account of the potential requirement to address off site interests;
- 3) The optimal use of the woodland and parkland areas for a variety of formal and informal public open space, recreation and community uses;
- 4) The development of housing in carefully selected parts of the site; and
- 5) Safeguarding land for future health, community and leisure uses.

5.2 The Development Objectives

5.2.1 Development should be in the form of a comprehensive and integrated planning approach to the site, which carefully relates:

- 1) The need to conserve and enhance the site, with the identified land use demands for open space and recreation uses, community facilities and housing; and
- 2) The need to recognise the value of the housing component as an essential component in establishing development viability.

5.2.2 Within the context of this approach the planning and development of the site should achieve the following objectives:

- Capitalise on the high quality landscape character and visual quality of the site, and further enhance it;
- Ensure that the nature, scale, density and location of development, including housing, recreation and community facilities are compatible with and integrate with the high quality landscape character of the site and provide distinctiveness and a sense of place;
- Protect and enhance the site's ecology including its water environment and ensure appropriate mitigation measures are in place, where ecology is at risk through development;
- Provide high-quality multi-functional green infrastructure through the site, to support biodiversity, provide recreational and amenity opportunities for people, and provide landscape and other environmental benefits e.g. incorporating Sustainable Urban Drainage Systems (SUDS).

- Enable the restoration of the Mansion House and other locally listed buildings including the associated ornamental and walled garden and ensure its setting is safeguarded;
- Enable an appropriate scale of housing development within the environmental capacity and constraints of the site, and which reflects local housing needs;
- Enable open space/recreation uses and community facilities, which reflect demand and opportunities provided by the site and in particular address identified deficiencies in local provision;
- Provide new facilities and services, where they are required, but also improve/expand existing ones where appropriate, including open space/recreation and community facilities;
- Provide appropriate vehicular circulation within the site and, taking account of a sustainable travel plan, ensure that the resultant development traffic can be accommodated by the local highway network in terms of capacity, operation and safety.
- Encourage active and/or more sustainable travel patterns through the provision of high quality walking and cycling facilities which include attractive and safe circulation within the site and links to local off-site attractors, such as the schools and local shopping facilities;
- Incorporate measures to reduce the need to travel, including measures to facilitate home and 'smarter' working, such as provision of high-speed broadband, home studies, live-work units and home delivery lockers and broadband cabling infrastructure;
- Promote good public transport from the site to local shopping and community facilities, employment opportunities and to the wider public transport network (eg Swanwick Railway Station), including improving/expanding existing bus services where viable; and
- Maximise the opportunities for energy efficiency, sustainable water supply and drainage and vehicular movement, at site and household levels.

5.3 Land Uses

- 5.3.1 Core Strategy Policy CS10 identifies the proposed land uses for the Coldeast site, summarised as follows. The land uses are shown diagrammatically on the Proposals Plan (see Figure 3.3).
- 5.3.2 Land within the built-up area boundary will be developed in accordance with the existing residential planning permissions or any variations thereof, and for a second phase of the Community Hospital or other health, community or residential institutional uses, with 1.86 acres (0.75ha) of land to be developed or additional housing.
- 5.3.3 Land outside the built up area boundary is proposed as a mixed use development, including the restoration of the Mansion house and listed buildings, formal and informal open space, community and leisure uses, with new residential development on approximately 14.8 acres (6ha) (gross) of the site including sheltered and affordable housing.

5.3.4 The detailed proposals for land within the built-up area boundary are set out in Section 6 of this Brief. The detailed proposals for land outside the built-up area boundary are set out in Section 7 of this Brief. The following sections provide land use guidance relevant to the different uses proposed across the site.

Open Space and Recreation

5.3.5 Development of the site will enable the provision of open space and recreational facilities to help meet identified deficiencies for the Western Wards and where appropriate the wider needs of Fareham Borough. As required by Core Strategy Policy CS 10, areas of the site which are suitable for open space and recreational uses will be transferred from the current landowners to the Council or an equivalent Management Company. However, it is anticipated that the land for open space and community facilities will be transferred to the Borough Council. This will secure public access in perpetuity, secured via appropriately worded clauses of legal agreements attached to relevant planning permissions. Provision for formal open space will include the provision of both Senior and Junior Football and Mini-Soccer pitches in the south of the site (see section 7 of this Brief), local areas of play as part of new residential development, with local equipped area of play provided within the wider areas of informal recreation in the parkland/grassland areas in the southern and western portions of the site. New residential development will be expected to provide open space in accordance with the Council's established standards.

5.3.6 The woodland areas and associated habitats are important biodiversity assets and form a substantial part of the site's green infrastructure. As such the emphasis within these will be to direct public access towards less sensitive parts of the woodland through providing informal recreation opportunities, centred on carefully routed woodland and other footpath networks. Access will be directed away from other sensitive habitats or features, which may include controlled access to the pond, located in the woodland in the north-western portion of the site. Within the parkland/grassland areas a wider range of park/amenity open space may be provided, including opportunities for informal sports and children's play facilities. The parkland/grassland will still provide important opportunities to enhance biodiversity. The site's green infrastructure will help built development integrate with the site and link it with the wider landscape.

Health, Community and Leisure Facilities

5.3.7 The Core Strategy Policy allocates land immediately adjoining the existing Community Hospital for the provision of a second Phase hospital building, or for other health, community or residential institutional uses should the second phase not be required. The layout and design of this development will need to provide for improved pedestrian and cycle access to the Community Hospital from the west and south.

5.3.8 The Council has identified Coldeast as the location for improved community and leisure facilities to meet needs within the Sarisbury area and also wider

needs across the Western Wards. In addition to the open space provision identified above, land for new cemetery and allotment provision is allocated within the south western part of the site. The relative lack of built development associated with these uses will help to maintain the open aspect of this part of the site. Detailed ground condition investigations will need to be undertaken to ensure the location is appropriate for cemetery use.

5.3.9 The existing community building at Coldeast is in a poor state of repair and the Council considers that there is the opportunity to provide a modern purpose built facility within the south western part of the site to replace the existing facility. The redevelopment of the existing facility could provide financial contributions towards the provision of the new facility. The new facility would include changing facilities for the adjacent sports pitches, together with a community room that could accommodate indoor sports activities, meetings and social functions. The new facility should have the capacity to accommodate the users of the existing facility, enabling it to be redeveloped as part of the wider site development.

5.3.10 The Council has a long standing aspiration and corporate priority for improvement to facilitate the development of a new public swimming facility within the Western Wards. Coldeast has been identified as one possible location for this facility, with the south western part of the site identified as the preferred location within the site. This would be a public swimming pool with associated health and fitness space, served by dedicated car parking. The Council recognises that the financial mechanisms to secure the delivery of the facility are not yet finalised, however it will negotiate to secure the transfer of sufficient land to enable its future provision. The building will need to be sensitively designed with significant new landscaping provided. Access arrangements will need to be considered carefully having regard to the school access nearby on Barnes Lane. In the event that the swimming pool is not delivered on the allocated land alternative community uses have been identified. This is set out in section 7 and figure 7.1a.

The Mansion House and locally listed buildings

5.3.11 The Coldeast Mansion is in a poor state of repair and the grounds are overgrown. In order to protect the historic value of the mansion an appropriate and viable long term use needs to be identified to enable restoration work to commence and the long term protection of the Mansion to be secured. However, the Council will require that the exterior of the Mansion House and all other locally listed buildings are made secure and weather tight in a form appropriate to its historic design as part of any permission for development at the site as a whole. The Council considers that a variety of uses have the potential to facilitate the long term re-use including a hotel, an employment use or residential care facility. The Council is not prescriptive in the Brief about the preferred future use, recognising that flexibility over the eventual use may be required in order to secure the long term future of the building.

5.3.12 Restoration of the Mansion House, and the other locally listed buildings on the site, should be carried out in a manner which is sympathetic to the buildings' status. The original external architecture should be maintained and internal alterations should respect and restore the buildings best features. The Mansion house ornamental garden should be restored and the key hard and soft landscape features retained. Of particular importance in this regard will be the walled garden, the parterre and the drive, together with selected mature trees. Restoration works will need to be sensitive to the biodiversity interests of the buildings and their grounds.

New Residential Development

5.3.13 Within those areas proposed for new residential development, the Council will negotiate to secure a wide range of house types and tenures, consistent with the aim of creating choice and high degree of social mix. House types could include a range of detached, semi-detached and terraced housing, together with some flats as appropriate.

5.3.14 It is anticipated that overall housing densities within each parcel will be in the order of 12.1 - 16.2 dwellings per acre (30 - 40 dwellings per hectare) (excluding the sheltered flatted scheme), but development will need to take account of the importance of the setting and landscape character of the site.

5.3.15 The housing mix should reflect identified demand, with an assessment of the housing mix made closer in time to the submission of a planning application to ensure that as far as possible any variations in housing demand will be met. This includes working with the County Council's Adult Services Department to consider their involvement in any 'Extra Care Affordable Housing that may be required'. Affordable housing should be provided in accordance with Policy CS18 of the Core Strategy and where applicable the Council's Affordable Housing SPD. The precise numbers, tenure and size of units will be negotiated with the Applicant at the planning application stage. Core Strategy policy CS18 states that on development sites that can accommodate 15 or more dwellings developers will be expected to provide 40% affordable units. On such sites the affordable provision should be on the basis of 65% affordable rent and 35% intermediate housing.

5.3.16 Proposals for residential development on the site must accord with the Core Strategy policy CS10. This states that in addition to the existing planning permission for 250 dwellings within the built up area, there is the potential for an additional 30 dwellings within the built up area. Residential development outside the built up area boundary should not exceed 150 – 170 dwellings, plus 60 units of sheltered housing. Any proposals for the redevelopment of the existing community facility for housing would be in addition to this level of development.

Improvements to Infrastructure and Services

5.3.17 Additional residential development on the site over and above that which already benefits from extant planning permissions will give rise to an additional resident population requiring access to education facilities. HCC Children's Services Department has identified that there is insufficient capacity at both the primary and secondary age schools in the area to accommodate the expected new school age population and that additional built facilities will be required in both age phases. HCC has an established formula that it uses to calculate financial contributions towards new built educational space and prospective developers are advised to consult the Children's Services Department for a detailed assessment in relation to any specific planning application, and to negotiate the provision of sufficient built educational space to accommodate school age population resulting from their proposed developments. The Borough Council will consult with HCC Children's Services department on any planning applications it receives for new residential development at Coldeast. At this stage HCC Children's Services has identified building additional capacity at existing schools is their preferred strategy.

5.3.18 Planning Applications for development on the site will need to demonstrate that they would not give rise to an increased risk of surface water flooding or drainage problems that may occur in the local area. The use of SUDS is encouraged in appropriate locations within the site to deliver multi-functional benefits in terms of flooding and pollution reduction, landscape and biodiversity benefits and also visual and recreational benefits. A management train approach should be adopted comprising a number of different SUDS features linked together to provide water quality treatment and attenuation of surface water runoff prior to discharge into the stream to the north. The Coldeast site is already connected to utility infrastructure as a result of its current and former health uses. These services have been upgraded to serve the permitted residential development on the site. Initial assessments by Southern Water indicate there is sufficient capacity in the water supply network and local sewerage infrastructure to accommodate the flows arising from additional development. The capacity of all utilities will need to be investigated as part of the preparation of specific planning applications.

5.4 The Movement Framework

5.4.1 Existing approved vehicular access to the site is gained from the A27 to the north, via Coldeast Way, and from Brook Lane to the east, via the Mansion House driveway. A separate dedicated access off Brook Lane serves the Community Hospital. It is acknowledged that junctions in the locality experience queuing during peak periods. There is also local concern regarding the speed of vehicles in the surrounding area, particularly due to the proximity of local schools.

5.4.2 Development proposals must ensure that this situation is not made worse and if necessary, appropriate measures must be implemented to address any impacts. Proposals on the site may come forward at different times and consideration must be given to the cumulative impacts of the various developments as part of any individual planning application. Planning

applications may require supporting studies including a Transport Assessment and an associated Travel Plan. The Transport Assessment will need to take account of additional development proposed within the urban area as well as the development proposed outside the urban area.

5.4.3 The Council will work with the Highway Authority to establish a Movement Framework that will ensure:

- the prioritisation of public transport use and journeys by cycle or foot;
- ease of non-car movement within the site and to local facilities and services including the schools, local shopping and employment centres, and strategic transportation nodes; and
- accessing the site and managing vehicle movements so as to not significantly worsen existing road conditions in the surrounding area, and to mitigate impacts through traffic management measures and physical improvements to benefit non-car movements.

5.4.4 Development within the existing built up area will be accessed via Coldeast Way, with the exception of a second phase of the community hospital that will be accessed from the dedicated hospital access road.

5.4.5 Development outside the built up area, including residential development either side of the mansion House drive, and the re-use of the Mansion House, will be focussed towards Brook Lane. The proposed sports pavilion and pitches, cemetery, allotments and site for the future provision of a public swimming pool facility will be accessed via a new access from Barnes Lane. A bus gate is proposed to be located within the site as part of the existing approved residential development. This will act as a deterrent to “rat-running” through the site. The most appropriate location for any permanent bus gate will be agreed with the Highway Authority, having regard to the direction and volume of potential traffic movements associated with the existing and proposed levels of development within the site. This may result in uses operating from the Mansion House leaving the site via Coldeast Way. This will need to be justified having regard to the impact upon traffic flow and the environment. The design of the accesses will need to be sufficiently advanced at the application stage to ensure that they will be safe and adoptable and pay due regard to the rural lane character of Barnes Lane.

5.4.6 Streets within the site will be designed for slow speed and to reflect the parkland setting. They should also be overlooked and lit to take account of safety and where appropriate have regard to biodiversity requirements. The circulation system should be permeable and allow for safe and attractive circuitous route choices for non-vehicular modes of transport. Junctions should have minimal radii to allow for pedestrian priority, whilst allowing for the needs of service vehicles.

5.4.7 The requirement for off-site highway improvements will need to be addressed as part of the preparation of Transport Assessments in support of individual planning applications. These are likely to include financial contributions towards localised improvements on the A27 at its junctions

with Barnes Lane and Brook Lane, and the provision of traffic management measures along Brook Lane and parts of Barnes Lane. This would benefit traffic conditions and provide safer conditions for road users and pedestrians on Brook Lane and Barnes Lane, and particularly for schoolchildren accessing Brookfield School. In addition the opportunity to improve pedestrian and cycle links to Locks Heath centre through Highnham gardens will be explored as part of the package of financial contributions measures.

- 5.4.8 Parking provision relating to new development should be in accordance with the parking and cycle standards adopted by Fareham Borough Council. The Council will expect the development of the site to provide publicly accessible footpaths across and around the site to benefit both existing and new residents and occupiers. The opportunity should be taken to strengthen footpath routes to key existing local facilities within and adjoining the site including the Community hospital and schools, together with providing links to existing footpaths to facilities further afield such as the district centre. All new facilities provided on the site must be readily accessible by pedestrians.

5.5 Conservation and Enhancement of the Natural Environment

- 5.5.1 Conservation and enhancement of the Site will include both the protection of existing high quality landscape and biodiversity through retention of valuable habitats and features, and mitigation measures for impacts relating to development. The Council will seek to ensure provision of net environmental gains. These measures are set within the context of LDF policies, and national and international guidance and legislation to ensure the protection of the natural environment.

Landscape Conservation

- 5.5.2 The Core Strategy proposals for the site will ensure the long term protection and accessibility of large areas of existing open parkland, however some areas of parkland in the south east and south west of the site are proposed for built development that will impact upon the open setting of the site. The detailed design and siting of development within these areas must seek to integrate with the landscape and ensure that views into and across the site are included. Retention of landscape character should be focused on the protection of:

- Areas of mature woodland planting, significant tree groups and individual trees in the parkland/grassland areas, and boundary planting;
- The key parkland/grassland areas that make up the east-west green corridor, including the ornamental garden, the land to the north of the driveway from the Mansion House to the eastern edge of the site at Brook Lane and the area to the south of the Mansion House;
- The topography of the landscape, particularly with regard to sports pitches; and
- Short and long public views within and across the site.

Landscape Enhancement

5.5.3 The development of the site provides an opportunity to enhance the character of the landscape and create additional views into the site, which will encourage public use and improve the site's accessibility. In doing so careful consideration must be given to the setting of the mansion and the protection afforded to all trees on site by the TPO. Landscape Enhancement should be focused on:

- Tree planting to reinforce the parkland setting of the site, in particular to strengthen the formal driveway from the Mansion House to the eastern edge of the site;
- Tree planting and soft landscaping to the proposed residential development areas;
- Provision of the proposed open space, recreation, leisure and community facilities within the context of an integrated landscape and green infrastructure plan, which will ensure the facilities blend into the parkland environment and add to the site's multifunctional greenspace; and
- Restoration of the Mansion House ornamental garden;

5.5.4 The planned residential development areas will require a coherent landscape strategy to demonstrate the integration of development within the parkland landscape character. It will also secure an attractive public realm for residents and visitors and for people to walk and cycle. The strategy will need to reflect the hierarchy of new streets and include roadside, footpath and cycle track landscaping, structural and landmark planting, play areas, amenity areas and hedgerow boundary planting.

5.5.5 Detailed landscape plans will be required to support the planning and development for each of the planned residential areas, the Mansion House ornamental garden and the areas proposed for open space, recreation leisure and community use. In general it is considered that new planting should be in the form of complimentary native and locally sourced species. A detailed tree and woodland retention plan should also be developed.

Ecological Conservation and Enhancement

5.5.6 There are a variety of habitats and designated sites present both within and in close proximity to the site, and a diverse range of species identified through surveys undertaken to date. Additional surveys of habitats and for protected (and other priority) species will need to be undertaken to inform the preparation of individual planning applications for development. Surveys and information, together with related measures, that are expected to be required at that stage include:

- further detailed and update species surveys for bats, great crested newt, badger, reptiles and information relating to dormice (surveys may be required). These should refer to and build upon surveys already carried out.
- update habitat surveys, and detailed surveys in areas where required to inform recreational/access strategies and management measures. Survey work in adjacent designated sites may be required.
- in accordance with the Water Framework Directive an assessment of waterbodies on site and where required adjoining waterbodies, to ensure

no deterioration in status and where required steps to improve their status;

- full assessments of ecological impacts and production of resulting mitigation plans, including compensatory habitat creation plans. Direct, indirect, positive and negative, long- and short-term impacts will be addressed, and pre-, during- and post-construction mitigation set out. This will need to take into account mitigation measures already in place and being implemented under the existing residential development, in order to avoid conflict and avoid undermining those existing measures.
- mitigation to include a detailed reptile translocation strategy (reptiles will be retained on site in enhanced habitat wherever possible).
- protection of the biodiversity interest of SINC habitats, woodland, mature trees, orchards and ponds, taking account of historical landscape design.
- clear demonstration of the provision of ecological enhancements and net biodiversity gain.
- retention of buffers on the woodland habitats - at least 49.2ft (15m) on the Ancient woodland SINC, and with appropriate buffers from other woodland and tree lines on site.
- a scheme for the treatment of Japanese Knotweed and eradication from the site.
- a comprehensive plan of short and long term management for the site's green infrastructure including retained and created habitats and features, to be secured by development. This will include habitat management, management for species, and people (recreational disturbance) management in sensitive habitats. The management plan will include ongoing monitoring, and provision for alteration of management in accordance with the findings of that monitoring.
- a scheme of lighting which is sensitively designed to minimise impacts on habitats on and adjacent to the site, and the species using them.

5.5.7 The site forms part of a green corridor and a woodland link through to Holly Hill Park and on to the River Hamble. Barnes Lane currently provides a barrier to the safe movement of species between these areas and biodiversity enhancements to the site could include the consideration of measures to enhance wildlife corridors from the site to the wider surrounding countryside.

5.5.8 The pond and related stream located within the wooded area in the north of the site feeds into the River Hamble, providing a direct hydrological link with the designated sites. There is potential for impacts on designated site resulting from development, relating to atmospheric pollution, water resources, water quality, and recreational disturbance. Development proposals must demonstrate that such impacts have been adequately assessed and addressed, and that the proposals meet the requirements of the Conservation of Habitats and Species Regulations 2010 with regards to impacts upon European Designated sites. Providing sufficient green infrastructure on-site, and links with wider green infrastructure is likely to be important in avoiding or reducing increased recreational pressure at the coast. The proposals will need to take into account the findings of the Habitats Regulations Assessment of the Fareham Borough Council Core Strategy (Screening statement and Regulation 27 Stage submissions, UE

Associates, January 2009 and December 2010 respectively), plus any relevant recommendations of the Solent Disturbance and Mitigation Project, which is due to be published after the preparation of this SPD document. Sufficient information on potential impacts on European sites and potential mitigation measures will need to be submitted with the planning application to enable the Borough Council to carry out a Habitats Regulations Assessment. Visitor surveys of the site and surrounding sites may need to be undertaken in order to understand how the site is currently being used for informal recreation, and how nearby sites are being used and may be impacted by an increase in residents associated with the development.

5.5.9 To conserve the integrity of retained habitats and features on the site, the Council will expect development proposals to include buffer strips and protection areas around the edges of the woodland areas and other areas of mature trees, and the appropriate off setting of nearby built development. The minimum offset distance from Ancient Woodland is expected to be (49.2ft (15m), with at least 32.8ft (10m) offset from all woodland areas and mature trees. For residential development areas, houses should front onto adjacent retained habitats including tree belts and woodland, and their associated buffers. Buffers should be retained as green corridors, accommodating space for biodiversity enhancements and creation of woodland edge habitats, and potential footpath links for people. Lighting of buffer areas will be minimised, with use of low-level bollard lighting where possible. Appropriate buffers will also be required for water features to ensure protection and allow for enhancement.

5.5.10 There will be an unavoidable loss of habitat in the parkland/grassland areas proposed to be used for open space, recreation and leisure uses and residential development, with additional potential for some loss of other habitat including unimproved acid grassland habitat in the currently overgrown Mansion House ornamental garden. Where this occurs, then replacement habitats should be provided at an appropriate time as part of the proposal. Reptile receptor sites and bat mitigation measures are anticipated to be required. Such mitigation measures may be required to be in place prior to development works commencing and impacts occurring.

Sustainability

5.5.11 The achievement of sustainable design is a key component of the development. Residential proposals will be required to meet Code for Sustainable Homes level 4 or above. Residential development should also meet the Lifetime Homes standard. Non residential proposals will need to meet the 'very good' or 'excellent' level of the Building Research Establishment's Environmental Assessment Method (BREEAM), which assesses development proposals on a whole site basis and includes the aspects of energy, water, pollution, transport, ecology, land use and health and well-being.

6. DEVELOPMENT WITHIN THE BUILT-UP AREA BOUNDARY



Figure 6.1 : Development Proposals within built-up area boundary

- Coldeast Site Boundary
- Built up area boundary
- Site outside built up area boundary
- Existing residential permission
- Phase 2 of Community Hospital
- Additional residential development (30 units)
- Potential redevelopment of community site
- Access points

COLDEAST

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Drawn by: NM Date: 080311

Map not to scale

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6.1 Implementation of existing planning permissions

- 6.1.1 The existing planning permission for the development of 250 dwellings within the Coldeast site has partly been implemented and so remains extant. Phase 1 of that development is being developed by Miller Homes. Phase 2 of that development is on land owned by NHS Hampshire and at the current time it has not sold for development. (see Figure 6.1 above)
- 6.1.2 As an extant planning permission, the development of the 250 dwellings can be undertaken at any time without the need for further planning consents, provided that the development is in accordance with the approved plans and any conditions and legal agreements attached to the existing planning permissions.

6.2 Amendments or variations to existing planning permissions

- 6.2.1 Where an applicant wishes to amend or vary the existing planning permission on the Coldeast site, including the variation of conditions or variation of existing legal agreements, they are encouraged to discuss their proposals with the Borough Council at the earliest opportunity. Amendments or variations will be considered by the Council within the context of the existing approved planning permission, adopted Core Strategy policies, and other material considerations including the content of the Brief.
- 6.2.2 The Borough Council will continue to protect the locally listed buildings, landscape and biodiversity features, and amenity of existing and future occupiers through the determination of any applications for amendments or variations. Should additional residential development be proposed, consideration should be given to the guidance for new residential development set out in this Brief.

6.3 Additional development within the built-up area boundary

- 6.3.1 Core Strategy Policy CS10 proposes two specific areas for additional development within the built-up area boundary; firstly phase two of the Community Hospital; and secondly the residential development of an area of PCT owned land to the rear of the existing Community Hospital building. Subject to negotiating the financing and timing of the construction of replacement community facilities, the Borough Council may also consider approving applications for the redevelopment of the existing community facility at Coldeast. These three specific development locations are identified on Figure 6.1 above.

Phase 2 of Community Hospital

- 6.3.2 NHS Hampshire has identified a potential Phase 2 of the Community Hospital as forming part of its future plans. Approximately 2.5 acres (1ha) of land immediately to the north of the existing Community Hospital is allocated under Core Strategy Policy CS10 for the development of a second Phase. The Policy safeguards the land for other health, community or residential

institutional uses should it subsequently be declared surplus to NHS requirements.

- 6.3.3 Phase 2 of the Community Hospital would be accessed from Brook Lane via the existing Community Hospital access road, with parking provided at the same location as existing. The land for Phase 2 would allow for the continuation of the development form implemented for Phase 1. Any planning application for the development of Phase 2 will need to include sufficient information to enable the transport implications of the proposals to be assessed, and provide measures to promote public transport, pedestrian and cycling access to the site. The Borough Council considers it important that improved pedestrian and cycle access is provided to the Community Hospital and will negotiate to secure a pedestrian and cycle link to the Hospital from the wider Hampshire PCT land to the west (see also below), and through that land beyond to Coldeast Way.

Residential development of part of the Hampshire PCT land

- 6.3.4 Allowing for the development of Phase 2 of the Community Hospital as described above, Hampshire PCT has identified that approximately 1.8 acres (0.75ha) of land to the west (rear) of the existing community hospital is surplus to NHS requirements. This area of land is allocated under Core Strategy Policy CS10 for a residential development of approximately 30 dwellings.
- 6.3.5 The land has the potential to be developed either as an extension to the existing permitted residential development of the Coldeast site (Phase 2 of the existing planning permission), or potentially as part of any amendment that may be made to the approved design of that scheme. Residential densities will need to reflect the characteristics of the site and its surroundings, with the Council expecting the density to be no greater than 16.2 dwellings per acre (40 dwellings per hectare). Particular care will need to be taken to the density, layout and design of those parts of the land that interface with the existing residential planning permission. A detailed scheme of landscaping will be required to be submitted with any relevant planning application.
- 6.3.6 The Borough Council will negotiate to secure the provision of affordable housing as part of the development of the land. The Council will also negotiate to secure appropriate on or off site provision of formal and informal public open space, including financial contributions towards the provision of such facilities on other parts of the Coldeast Site allocated under Policy CS10. Applicants will need to enter into discussions with HCC Children's Services Department over the potential need for financial contributions towards additional education facilities for future residents. The Borough Council considers it important that improved pedestrian and cycle access is provided to the Community Hospital and will negotiate to secure a pedestrian and cycle link to the Hospital through this residential development.

Potential redevelopment of existing community facility

- 6.3.7 As stated in section 5.3 of this Brief, the existing community building at Coldeast is in a poor state of repair and the Council considers that there is the opportunity to provide a modern purpose built facility within the south western part of the site to replace the existing facility. Should the current or future owners of the existing facility propose its redevelopment, the Borough Council would negotiate to secure significant contributions from the redevelopment of the site towards the new community facility and link the timing of the redevelopment of the existing facility with the provision of the new.
- 6.3.8 The Borough Council considers that the existing community facility site could potentially be redeveloped for a residential use, although the number of new dwellings that it could accommodate would be limited by the small size of the site and the need for the design and layout of new buildings to respect the visual prominence of the location within the wider site and its relationship to the school to the north. The Borough Council would negotiate to secure appropriate financial contributions from any redevelopment proposal towards the provision of built community facilities and formal and informal open space within the Coldeast site, affordable housing provision, and towards transport and educational facilities.

7. DEVELOPMENT OUTSIDE THE BUILT UP AREA BOUNDARY

7.1 Development principles and concepts

- 7.1.1 Core Strategy Policy CS10 identifies the development proposals for the land outside the built up area boundary. The proposals are for a mixed use development of open space, community and leisure facilities, the restoration of the Mansion house and listed buildings, ecological conservation and enhancement, and new residential development including sheltered and affordable housing. The new residential development is an essential component of the overall scheme, necessary to facilitate the delivery of the community benefits that the Borough Council wishes to secure on the site. The Council will not approve planning applications for residential development in isolation of securing the community benefits, including the transfer of the open space and woodland areas to the Borough Council or an equivalent alternative Management Company, as required by Policy CS10 of the Core Strategy. However, it is anticipated that the land for open space and community facilities will be transferred to the Borough Council.
- 7.1.2 The development outside the built up area boundary is separately described in sections 7.2 to 7.5 below. The overall development concept is identified in Figure 7.1 below. New residential development will take place in defined areas to the north and south of the mansion House drive in the south east of the site. This development, together with the re-use of the Mansion House, will be accessed via Coldeast Way and Brook Lane. The proposed sports pavilion and pitches, cemetery, allotments and site for the future provision of a public swimming pool facility will be developed in the south and south western parts of the site, accessed via a new access from Barnes Lane.
- 7.1.3 In the event that the swimming pool is not delivered on the allocated land, alternative community uses have been identified. It is considered that the space is utilised as an alternative location for allotment and junior football pitch provision, together with appropriate parking. It may also enable improved space provision for community use associated with the changing facilities that would enable a greater range of community users to benefit. This could result in an alternative location for the resulting building. This alternative approach is shown in figure 7.1a

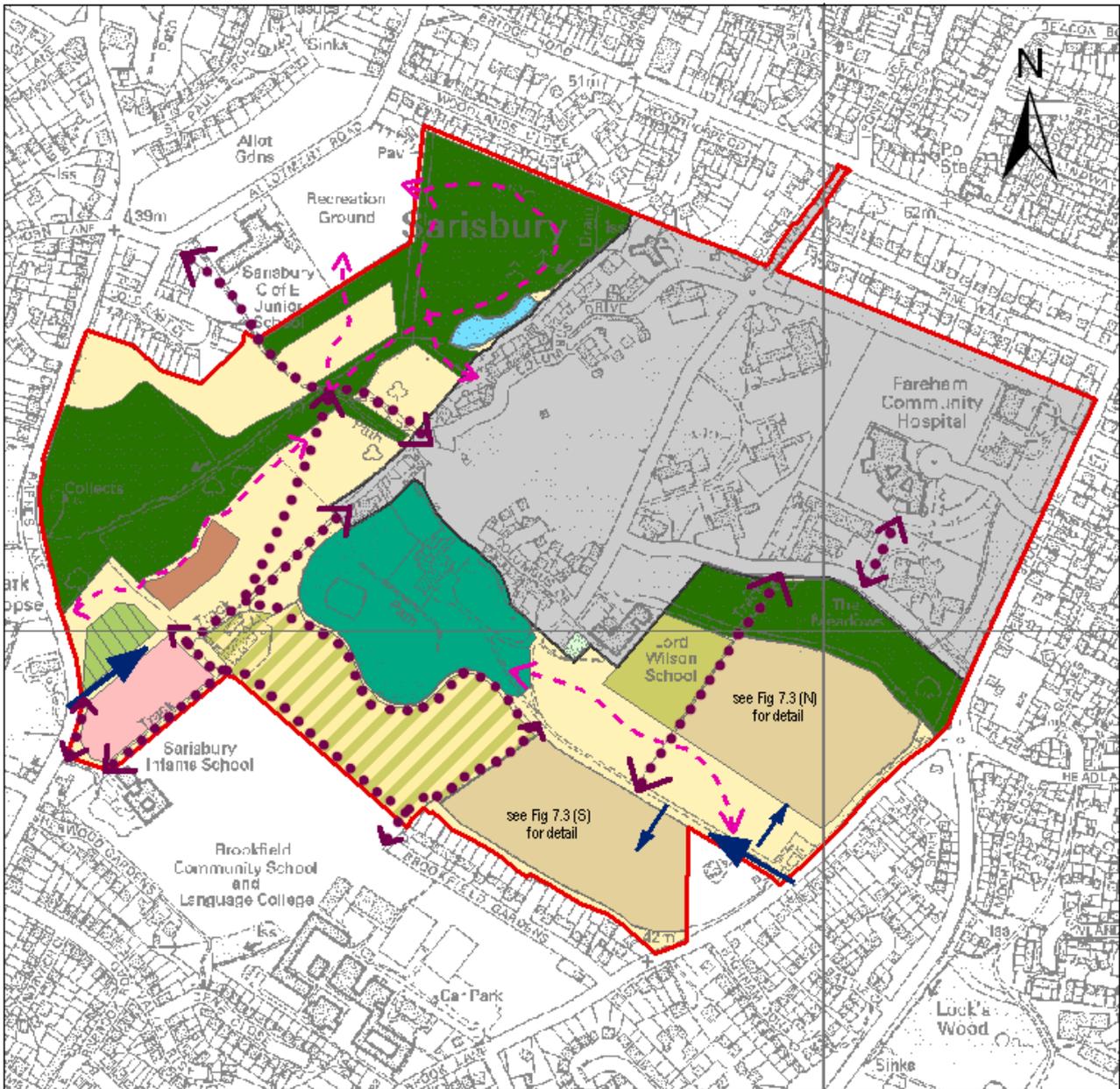


Figure 7.1: Development Proposals outside build up area boundary

- | | |
|--|---|
| Coldeast Site Boundary | Cemetery (incl. parking) |
| Build up area boundary | Allotments |
| Land within build up area boundary | Future swimming pool (incl. parking) |
| Residential development | Possible redevelopment of community hall site |
| Woodland | Formal recreation (School playing fields) |
| Coldeast Hospital Pond | Coldeast mansion & grounds |
| Informal recreation (incl. treed edges & buffer zones) | Principal access points |
| Formal recreation (pitches & changing rooms incl. informal recreation between and around pitches - precise areas to be determined) | Indicative access points to residential areas |
| Formal pedestrian/cycle connections (precise alignment & construction to be determined) | |
| Informal pedestrian links (alignment subject to 'desire lines' & nature conservation interests) | |

Coldeast

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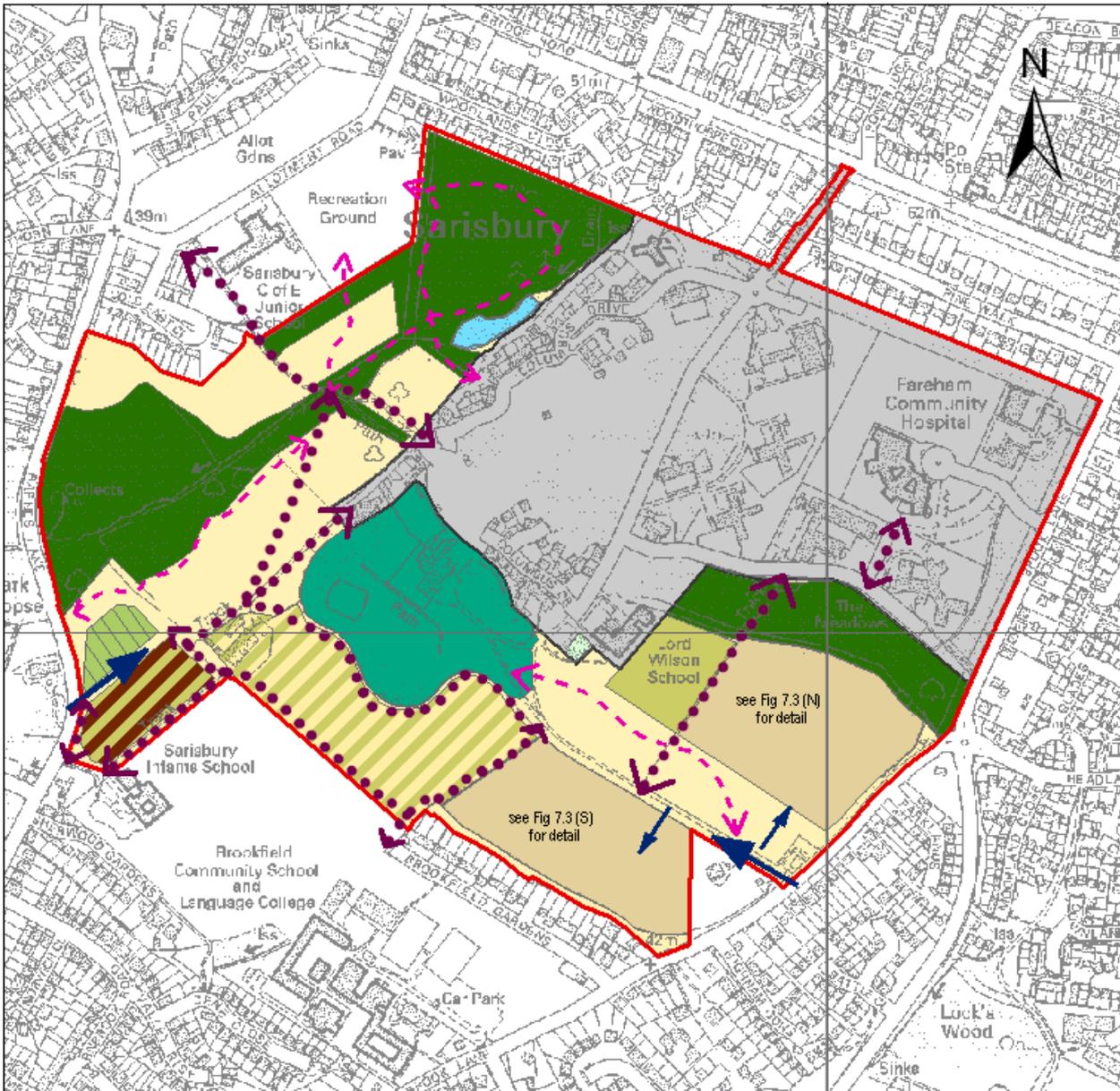


Figure 7.1a: Development Proposals outside build up area boundary

- | | |
|--|---|
| Coldeast Site Boundary | Cemetery (incl. parking) |
| Build up area boundary | Formal recreation and allotments incl. potential community building |
| Land within build up area boundary | Possible redevelopment of community hall site |
| Residential development | Formal recreation (School playing fields) |
| Woodland | Coldeast mansion & grounds |
| Coldeast Hospital Pond | Principal access points |
| Informal recreation (incl. treed edges & buffer zones) | Indicative access points to residential areas |
| Formal recreation (pitches & changing rooms incl. informal recreation between and around pitches - precise areas to be determined) | |
| Formal pedestrian/cycle connections (precise alignment & construction to be determined) | |
| Informal pedestrian links (alignment subject to 'desire lines' & nature conservation interests) | |

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7.2 Open space, community and leisure facility proposals

7.2.1 Development of the site will enable the provision of open space and recreational facilities to meet identified deficiencies for the Western Wards and where appropriate the wider needs of Fareham Borough. As required by Policy CS10 of the Core Strategy, areas of the site which are suitable for open space and recreational uses will be transferred from the current landowners to the Council or an equivalent Management Company. However, it is anticipated that the land for open space and community facilities will be transferred to the Borough Council. This will secure public access in perpetuity, together with appropriate ecological and other management measures, secured via appropriately worded clauses of legal agreements attached to relevant planning permissions.

7.2.2 Core Strategy Policy CS10 allocates a total of approximately 65 acres (26ha) of land outside the built up area boundary for the provision of open space, community and leisure facilities. This allocation of land is broadly made up of the following approximate areas:

Type of facility	Site area	
	Acres	Hectares
Pitches / outdoor sports facilities including changing rooms/community facility *	11.1	4.48 ha
Informal open space including Equipped Children's Playspace	22.9	9.29 ha
Land for the provision of public swimming facility	2.96	1.2ha
Existing woodland	25.2	10.2 ha
Land for allotments	1.98	0.8 ha
Land for Cemetery	1.24	0.5 ha
Totals	65.4 acres	26.47ha

[* the area for pitches includes the Lord Wilson School playing field and will include space around pitches which would be for informal recreation]

7.2.2 The Borough Council will work closely with Applicants to design the most appropriate locations, layouts and designs for the open space, community facilities and leisure facilities. It is anticipated that outline planning permission would initially be sought for the open space, community facilities and leisure facilities, with the details of the proposed buildings being the subject of separate applications.

7.2.3 One senior football pitch (229.6ft x 360.9ft plus 16.4ft run off) (70m x 110m plus 5m run off) and two junior football pitches (164ft x 246ft with 16.2ft run off) (50m x 75m with 5m run off) will be provided in the south of the Site, with changing facilities provided within a new community facility building that will also incorporate space for indoor activities, community meetings and functions. The community facility is anticipated to extend to approximately 2,903sqft (270 sqm) in floorspace and provide four changing rooms in

addition to the indoor space. Car parking for visiting teams will be provided near to the building.

- 7.2.4 The Borough Council is currently proposing the provision of 30 new allotment plots on the site, each extending to 32.8ft x 39.4ft (10m x 12m) in size. A new cemetery of approximately 570 plots is also provided in the south western part of the site. Separate car parking provision will be needed for each of these facilities.
- 7.2.5 Coldeast has been identified as one possible location for a new public swimming facility within the Western Wards, with the south western part of the site identified as the preferred location within the site. This would be a public swimming pool comprising a 5 lane 82ft (25m) pool with changing rooms, with associated health and fitness space extending to a fitness suite of approximately 100 stations and ancillary facilities, served by dedicated car parking. The floorspace of this facility could extend to 26,910.6sqft (2,500sqm) to 27,505sqft (2,750sqm). The Council recognises that the financial mechanisms to secure the delivery of the facility are not yet finalised, however it will negotiate to secure the transfer of sufficient land to enable its future provision.
- 7.2.6 Local areas of play (LAP) will be provided within the new residential areas in accordance with established standards. Local equipped areas of play (LEAP) will be provided within the wider areas of informal recreation in the parkland/grassland areas in the southern and western portions of the site. The Council will explore with Applicants the potential to relocate the LEAP currently proposed to the rear of the existing community facility as part of the existing permitted development on the site to a location with a higher level of natural surveillance than the currently proposed location, yet which remains accessible within the Coldeast site. This location could be adjoining the proposed sports pitches in the south of the site, or a location adjoining the Mansion House driveway. Different types of equipment may need to be provided, according to its final location.
- 7.2.7 The largest area of accessible open space will be informal open space in the parkland/grassland areas in the southern and western portions of the site. The Borough Council will develop detailed proposals for these areas with the local communities, including a range of park/amenity open space and opportunities for informal sports and children's play facilities and links to other recreational facilities.
- 7.2.8 Whilst the existing 25.2 acres (10.2ha) of woodland represents considerable potential for public access, the emphasis within the woodland will be on the provision of passive recreational opportunities, centred on carefully routed woodland footpaths, in order to secure the long term protection of the woodlands important biodiversity interests (see also section 7.5 below). The footpaths should provide links to the Allotment Road Recreation Ground and to Holly Hill Woodland Park. Further more detailed surveys and investigations will need to be undertaken to identify any potentially less sensitive parts of the woodland where controlled public access will be allowed beyond woodland paths, to extend to open public access to parts of

the woodland blocks. The woodland footpaths, together with the parkland/grassland and links to Holly Hill Woodland Park is of a sufficient scale to be designed to provide an attractive recreational destination which will help to reduce recreational pressure on the nearby European sites, particularly by dog walkers.

7.3 Mansion House proposals and other locally listed buildings

- 7.3.1 Core Strategy Policy CS10 identifies the importance to the Borough Council of securing an appropriate and viable long term use for the Mansion House and its 8.6 acres (3.5ha) of grounds to enable the long term restoration work to commence and the protection of the Mansion to be secured. The Policy is not prescriptive of the future use, recognising that there is potential for its use as a hotel, or for employment or care use. What is essential is that the permitted use safeguards the integrity of the house and gardens, including the walled garden, whilst enabling some public access – for example to principal public rooms and to the grounds.
- 7.3.2 Restoration of the Mansion House should be carried out in a manner which is sympathetic to the buildings status. The original external architecture should be maintained and internal alterations should respect and restore the buildings best features. Detailed surveys of the historic building and garden will be required as part of the context for restoration. Subject to these surveys, and where there is sufficient justification, consideration can be given to the demolition of parts of the Mansion House, which are not architecturally or historically significant.
- 7.3.3 Consideration will also be given to extensions and/or additional ancillary accommodation to the Mansion House, so long as they are designed to be subservient in scale, architecturally sympathetic and avoid harm to its setting and character of the designed landscape. Any alterations and additions will be strictly limited in scale to that demonstrated to be necessary to secure restoration and re-use.
- 7.3.4 The Mansion house ornamental garden including the hard and soft landscape features should be retained and restored. Of particular importance in this regard will be the walled garden, the parterre, the sunken garden and the drive, together with identified mature trees and yew hedging. The Borough Council will encourage the planting design and pathways of the formal ornamental garden to reflect the era when the Mansion was a private dwelling.
- 7.3.5 Any works to the mansion house and its formal gardens and grounds must take account of the biodiversity interest of the site, including SINC habitats and any bats using the existing building.
- 7.3.6 The drive leading up to the Mansion house already has consent as part of Lot 1 to create a wide standard estate road with footways. However, the council will negotiate with the developer to ensure a more sympathetic approach to the highway design to include a reduced width, separate footpaths and reduced kerb height, helping to integrate the road better

within the landscape. Lighting of the drive will also be a critical element of the design and non-standard approaches may need to be investigated with the Highways Authority. Consideration should also be given to opening the use of the original additional vehicular link off the main drive close to the entrance with the Mansion House.

7.3.7 The gate lodge lends itself to restoration as a residential property. It is important that its original function and associated scale is retained and should therefore remain an isolated unit and should not be unnecessarily extended.

The gate piers, wing walls and gates to the Brook Lane entrance were removed to facilitate access as part of Lot 1 development. The Council will require their reinstatement, but recognises that they need not be precisely located as originally designed so as to enable a safe access arrangement.

7.3.8 The Dairy Cottage and Stables are to be converted to residential use. Notwithstanding their state of repair, the council will not, as a matter of course, accept their demolition and replacement with 'copies'.

7.3.9 Parking for the Mansion House will need to be discreetly located and designed to be sympathetic to the setting of the mansion. It is considered that large parking areas to the front of the Mansion are unlikely to be acceptable. Care will be needed in choosing surface materials, planting and lighting. An informal approach to parking design is likely to be the most appropriate.

7.4 Residential Development Proposals

7.4.1 In order to secure the community benefits on the site, the Borough Council recognises the importance of new residential development within appropriate parts of Coldeast. Core Strategy policy CS10 allocates areas of land to the north and south of the Mansion House drive in the south east corner of the site for residential development totalling 150-170 dwellings, plus 60 units of sheltered housing. The residential development must provide affordable housing in accordance with Council policies.

7.4.2 Within those areas proposed for new residential development, the Council will negotiate to secure a wide range of house types and tenures, consistent with the aim of creating choice and mix. At the current time, the potential mix of dwelling sizes is as set out in the table below:

No. of Beds	Affordable			Open Market		Total No. of Units	Total Bedrooms
	Sheltered Units	Standard Units	Affordable Bedrooms	Sheltered Units	Standard Units		
1	20		20	10		30	30
2	20	15	70	10	35	80	160
3		34	102		59	93	279
4		3	12		24	27	108
Total	40	52	204	20	118	230	577

7.4.3 House types could include a range of detached, semi-detached and terraced housing, together with some flats as appropriate.

7.5 Design approach

7.5.1 Residential development is a key component of the delivery of future community facilities and public access. However, Coldeast is an environmentally and historically sensitive location and the future residential development has been limited to areas that will have the least potential impact upon the character of the landscape and the setting of the locally listed buildings. The development of these areas cannot be hidden or screened from view and must therefore be designed to a high quality that integrates and responds positively to the context of the parkland setting and the sensitivity of the environment. In this way it is not considered that standard suburban estate development will be appropriate.

Character

7.5.2 The development areas are typified by the mature tree and woodland boundaries and open views from the access road. It is important for new development to have a soft and unregimented appearance in the landscape in terms of development form and structure, the treatment of highways, parking and residential boundaries. Development will give the impression of an informal, almost semi-rural appearance with an emphasis on landscape, and an avoidance of a hard urban streetscape. It will be expected that development affords views through to the woodland edge and avoids a continuous wall of buildings fronting the public realm. Development will generally be restricted to 2 storeys to eaves and comprise a mixed palette of natural materials.

Structure

7.5.3 The design of the movement structure is a critical element in creating a distinctive and contextual design. The principal access needs to be a low key structure that integrates with the landscape. In this way the roads should have a rural lane character with a sinuous flow and soft edges together with low kerbs and where appropriate segregated footways. Other roads will follow the same approach and create a publically accessible permeable network and allow for through views to the wooded or treed edges. Access and other roads should be designed to enable the accommodation of some on-street parking within the width of the road, rather than as a specifically designed laybys.

7.5.4 Kerb radii needs to be reduced to the minimum necessary in order to provide a less car and speed oriented development that will also allow for greater pedestrian priority at junctions. Appropriate access for service vehicles in accordance with manual for streets will need to be demonstrated as part of the overall approach.

7.5.5 Within each development parcel there will be an area of public space which could accommodate a LAP and will utilise existing trees or tree groups where opportunity allows. The movement structure will maximise safe and attractive linkages to this space for pedestrians and cyclists.

7.5.6 All routes, including any segregated pedestrian and/or cycle routes will be overlooked along their length by frontage development.

7.5.7 The gate lodge shall retain its distinctive and segregated curtilage to maintain its historic relationship to the parkland and Mansion house.

Development form

7.5.8 The built development should not overly dominate the landscape, though this will be difficult to avoid in the early stages of development until new planting establishes. However, it is important that the preeminence of the Mansion house and the parkland setting are maintained in the longer term.

7.5.9 To help achieve this it is considered that new development should not generally exceed 2 stories and should be sited to front onto and flow parallel with the access roads. Buildings or groups should generate a greater horizontal visual emphasis. Tall town house style designs are not considered to be sympathetic to the character of the site. There should be sufficient space between individual and groups of dwellings to allow for homeowners planting, views and avoiding a continuous 'wall' of development.

7.5.10 New development will need to allow for a reasonable front garden or threshold space. This is to ensure that:

- There is sufficient space for hedgerow planting to help create the soft edge and landscape dominance of the development
- To ensure there is sufficient distance to the front of dwellings to incorporate tree planting where necessary
- To enable car parking to remain subservient in the streetscene through its siting behind hedgerow boundaries and/or the side of properties

7.5.11 Flatted development will need to be designed carefully to ensure that it sits comfortably within the streetscene in terms of scale and mass. To achieve this, flatted schemes should be limited to between 4 and 6 units within a block or developed behind the street frontage. The sheltered housing scheme will be difficult to incorporate successfully and may be better suited to a corner of the development parcel. Alternative locations for the sheltered scheme will need to be considered carefully in light of integration with the design of the surrounding development, proximity to local shops and services and the potential wider public access to the sheltered schemes facilities.

7.5.12 Private garden space for dwellings should be of a size to accommodate the needs of future occupants. Larger family dwellings should proportionately have greater gardens. In general gardens should avoid being standardized and opportunities should be taken to provide a mix of sizes and shapes to help avoid regimentation in the dwelling design.

Landscaping and boundary treatment

7.5.13 Landscaping to the public realm is a critical component of integrating the

development into the parkland character of the site. The use of native hedgerow and occasional tree planting to the boundaries, roads, footpaths and cycleways will need to be provided within the development parcels. Ornamental or low growing species are not considered to be an acceptable alternative.

- 7.5.14 Communal boundaries to the rear of properties which are not visible from the public realm need not be planted, but opportunities should be taken to create space where gardens meet to plant specimen trees.

Materials and street furniture

- 7.5.15 It is important for the external materials to buildings and the surface materials of roads, footpaths and cycleways to integrate with the landscape character. It is considered that visually soft materials are most likely to achieve this aim. This will include bricks, render and tiles to buildings and tarmac, resin bonded gravel and hoggin to surfaces. The council will however consider alternative materials if it can be demonstrated that they are suitable in the context of the site.

- 7.5.16 Street furniture in the form of signs, lighting columns, bollards and public realm fencing are similarly important elements to the visual quality of the scheme and should be considered as an integral part of the scheme design and will need to be identified and justified as part of the planning application submission.

- 7.5.17 The use of timber bollards and signage is likely to be more sympathetic than standard galvanized or metal versions. The use of traditional 'estate' fencing to protected specimen trees may also be appropriate. In general close cooperation with Hampshire County Council Highways Authority will be needed prior to submission of a planning application to ascertain the scope for non-standard designs and finishes and to distinguish elements for adoption and those that will be maintained privately.

Lighting

- 7.5.18 Appropriate lighting to highways and residential areas generally is an important part of creating safe developments. It is recognised however that some lighting can adversely affect wildlife. Significant care will be needed to design lighting to balance between these two requirements and this will need to be addressed as part of the planning application submission.

- 7.5.19 The development concepts for the residential development areas are identified on Figures 7.3 and 7.4 on the following pages.

Fig 7.3 residential development principles [north site]



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Residential Development Principles - **NORTH SITE**

- Principal vehicular access and routes**
 - Slow speed junction design
 - Precise access location subject to survey to ensure protected trees unaffected
 - Sinuous "rural lane" geometry and appearance
 - Segregated footway option
- Secondary vehicular links or internal 'lanes'**
 - Potential for shared surface
 - Must include frontage development
- Key pedestrian and cycle routes used as emergency access. Design and materials sympathetic to parkland**
- Frontage development**
 - Development must face out to the wider site and public space / access routes
- Key pedestrian and cycle route**
 - Segregated from vehicular traffic
- Buffer zone**
 - Key green infrastructure corridors
 - Potential for area to be used as circular walk
 - Designed and maintained for biodiversity interests
- Internal public space**
 - Act as focus for community
 - Potential for seats and new planting
- Development structure to allow for views through to woodland edges**
- Protected specimen trees**
 - Significant clearance to any structure
- New specimen tree planting**

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Fig 7.3 residential development principles [south site]



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Residential Development Principles - **SOUTH SITE**

-  **Principal vehicular access options**
 - Slow speed junction design
 - Precise location subject to survey to ensure protected trees unaffected
 - Options to include separate emergency access
-  **Principal vehicular access and routes**
 - Sinuous "rural lane" geometry and appearance
-  **Principal vehicular routes to cross public space**
 - Low key design showing visual subservience to public space
-  **Options for internal 'lanes'**
 - Potential for shared surface
 - Must include frontage development
-  **Frontage development**
 - Development must face out to the wider site and public space / access routes
-  **Key pedestrian and cycle route**
 - Segregated from vehicular traffic
-  **Buffer zone**
 - Area subject to significant shading. If development backs on, garden depth significantly greater than standard
 - Potential for area to be used as circular walk as part of Green Infrastructure. Development must provide natural surveillance from principal ground floor rooms
-  **Link protected tree groups to boundaries to create useable public space with appropriate buffers**
-  **Development structure to allow for views through to woodland edges**
-  **Protected trees**

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7.5 Ecological conservation and enhancement proposals

- 7.5.1 Applications for the residential, leisure, open space or Mansion House proposals will not be determined in the absence of satisfactory information on the related proposal for the ecological conservation and enhancement of the site.
- 7.5.2 Detailed guidance on this is set out in section 5.5 of this Brief.
- 7.5.3 The Borough Council will work closely with Applicants to develop an appropriate Ecological Management Plan for the site, which should be prepared and submitted with relevant planning applications.

8. IMPLEMENTATION

8.1 Development Brief and the Local Development Framework

8.1.1 This Development Brief was amended in light of the comments made during the consultation period and a subsequent report made to the Council's Executive on the outcomes from the consultation process and any necessary amendments to the content of the Brief.

8.1.2 The Development Brief was adopted pursuant to the parent policy for the Coldeast site, Core Strategy policy CS10.

8.2 Phasing and Timing

8.2.1 Whilst the phasing and timing of development is clearly a matter for the applicant/developer, the Council will expect planning applications on the Coldeast site to clearly set out a phasing and implementation plan to inform the Council and local community of the intended development programme. The Council will negotiate with Applicants to secure the implementation of community benefits including open space provision and transport improvements alongside the development of new housing. As required by Core Strategy Policy CS 10, the Council will also negotiate to secure the transfer of wider areas of land to the Council or a suitable Management Company at the outset of any development on the land outside the built up area boundary. However, it is anticipated that the land for open space and community facilities will be transferred to the Borough Council. The condition of the land upon transfer will be subject to detailed negotiation.

8.3 Planning Applications

8.3.1 In addition to the normal requirement to provide the appropriate forms and drawings as part of a planning application (including site cross sections and street scene elevations), the following supporting documents and information will be required at the time of submission, depending on the nature and scale of the development proposed to ensure that the Council can determine the application and consider whether an Appropriate Assessment is necessary:

- Affordable Housing Statement;
- Community Involvement;
- Contamination Assessment;
- Design and Access Statement;
- Drainage assessment and SUDS strategy;
- Ecological surveys and impact assessment;
- Flood Risk Assessment;
- Green Infrastructure and Landscape Strategy and landscape management and maintenance plan;
- Heritage Statement;
- Legal Agreement (draft);
- Parking provision;
- Planning Statement;

- Photographs;
- Site Waste Management Plan;
- Transport Assessment/Travel Plan¹; and
- Tree survey/arboricultural assessment.

8.3.2 Applicants are advised to contact the Council at an early stage to ensure that the requirements of the EIA Regulations are met in relation to any development proposed.

8.4 Legal Agreements

8.4.1 The Council will enter into negotiations with Applicants to secure appropriate mitigation measures to offset the environmental impacts of any development proposed and to secure appropriate levels of transport, education, affordable housing and community provision. The mitigation measures may include contributions towards the management of access to European sites if this is identified as necessary in the Habitats Regulations Assessment. The Council will encourage potential applicants to enter into negotiations on heads of terms of any legal agreements at the earliest stage of discussions on any proposals for the site and will expect draft legal agreements to be submitted with any relevant planning applications. The Council will expect legal agreements to be substantially completed by the time any relevant applications are reported to Committee for determination.

8.4.2 The Council recognises that financial viability is a concern for Applicants and prospective developers. Where Applicants raise concerns over the viability of a development the Council will be willing to discuss this and may commission independent valuation advice to inform those discussions.

8.4.3 For residential² development within the built up area boundary, the Council will negotiate to secure the following through the imposition of conditions on any planning permission or within legal agreements linked to relevant planning permissions:

- Provision of affordable housing at a level of approximately 40% of total bedspaces;
- Provision of on site amenity public open space and financial contributions towards provision of open space and sports pitches within the wider Coldeast site, and financial contribution towards their future maintenance;
- Financial contribution towards provision of built community facilities in the form of the sports pavilion proposed outside the built up area boundary;
- Biodiversity enhancements within the site and where necessary off-site;
- Financial contribution towards primary and secondary education facilities in accordance with agreed mechanisms;

¹ The Transport Assessment for residential development outside the built up area will need to take account of the potential cumulative impact of the community facilities and the mansion house and the design of the accesses will need to be sufficiently advanced at the application stage to ensure that they will be safe and adoptable.

² For non-residential development the nature of secured contributions and benefits will be considered having regard to the specific proposal and agreed mechanisms.

- Provision of improvements to existing and new footpath / cycleway routes within the site;
- Provision of a Travel Plan and financial contributions to support improved public bus services where viable and provide enhanced bus infrastructure in vicinity of the site, towards provision of footpath / cycleway improvements in vicinity of the site, and towards traffic management measures in vicinity of the site and towards the Safer Routes to School Programme.

8.4.4 For development outside the built up area boundary, the Council will negotiate to secure the following within legal agreements linked with any relevant planning applications:

- Provision of affordable housing at a level of approximately 40% of total bedspaces (see table under para 7.4.2 of this Brief);
- Provision of public open space and sports pitches;
- Provision of sports pavilion;
- Biodiversity enhancements within the site;
- Restoration of the Coldeast Mansion;
- Financial contribution towards primary and secondary education facilities;
- Provision of a Travel Plan and financial contributions to support improved bus services, where viable, and provide enhanced bus infrastructure in vicinity of the site;
- Provision of improvements to existing and new footpath / cycleway routes within the site and financial contribution towards provision of footpath / cycleway improvements in vicinity of the site;
- Financial contribution towards off site highway improvements identified by HCC, and towards traffic management measures on Brook Lane and Barnes Lane in vicinity of the site and towards Safer Routes to School Programme;
- Transfer of land for existing and proposed woodland, public open space, sports pitches and land for sports pavilion and future swimming pool to Fareham Borough Council or to a suitable management company that secures its retention in perpetuity. It is anticipated that the land for open space and community facilities will be transferred to the Borough Council; and
- Financial contribution towards the future maintenance of woodland (including appropriate management and monitoring), public open space and sports pitches.
- Financial contributions towards the management of access to the Solent coast if this is identified as necessary in the Habitats Regulations Assessment.

8.4.5 Securing the community benefits that will derive from the development of the land outside the built up area boundary is the major justification for the allocation of the site within Core Strategy Policy CS10. As such the Council will expect, and will negotiate to secure, that the legal agreement for the development of the land outside the built up area boundary will provide for the phasing of development alongside the provision of infrastructure and other enhancements and the payment of financial contributions. The details

will be the subject of negotiations as part of the preparation of any relevant planning applications, with the expectation that a draft legal agreement would be submitted with any relevant planning application, however the Council will expect the final legal agreement to secure:

- the implementation of historically appropriate repair works to ensure the soundness of the fabric of the Coldeast Mansion House and other locally listed buildings or structures within the application site prior to the occupation of any new dwellings outside the built-up area boundary;
- the commencement of substantive works to restore the Coldeast Mansion House phased alongside the construction of new dwellings built outside of the built-up area boundary, with a detailed scheduling and phasing of works to be agreed;
- on commencement of the development the transfer of existing woodland, land for public open space, sports pitches and land for sports pavilion and future swimming pool;
- the phased provision of financial contributions towards open space and built community facilities, or the early provision of those facilities;
- the phasing of off site highway improvements, public transport, footpath, cycleway and traffic management measures relating to new development early within the overall development programme;
- the phasing of public transport, footpath, cycleway and traffic management measures relating to the leisure and community facilities accessed from Barnes Lane early within the overall development programme, with the measures to be implemented prior to the operation of those facilities.

8.4.6 The council is currently seeking to develop a Community Infrastructure Levy (CIL). If applications for planning permission are received after the introduction of CIL then an alternative regime for financial contributions will be operational. This could result in different levels and range of financial contributions being sought, including for health facility improvements.

