

4. Site proposals

4.1 Design development

Planning History

The site was put forward as part of the Call for Sites in July 2015 and SLAA consultation in October 2016. It is now included as a housing allocation in the adopted Eastleigh Borough Local Plan 2016-2036 (Policy BU1).

In July 2018 an outline planning application (O/17/80999) was submitted for up to 20 dwellings with associated parking, new access off Providence Hill, a substation and attenuation pond. Although the Council resolved to approve the application, the S106 agreement was not signed and the application was withdrawn. The vehicle access off Providence Hill was agreed by the Council.

Further pre-application discussions were held in December 2020 in respect of a scheme for up to 31 units on the site, later reduced to 27 unit affordable housing scheme (for Sovereign Housing Association) for the entire site. The Council expressed support, in principle, for that proposal but a planning application was not submitted.

In 2021 pre-application advice was sought for emerging mixed-use proposals.

In line with Policy BU1 and local need proposals were developed for 16 new homes and a veterinary practice. The Council agreed in principle for this mixed use quantum of development but raised concerns principally regarding site layout.

The current scheme (comprising 16 new homes and a veterinary practice) represents a significant revision of the 2021 proposals with the aim being to create a high quality place to live and work. It has been designed to positively address all comments received from Eastleigh Borough Council.

The various schemes mentioned above are summarised on the following pages.

2018 - Residential development

In summary the proposals were for a new residential development which included;

- 20 new dwellings including both affordable and market housing. The dwellings comprise a mixture of detached, semi-detached, terraced houses and flats in 2, 3, 4 and 5-bedroom units. 7 affordable houses to meet the affordable housing requirements of the Borough.
- A new vehicle access off Providence Hill.
- An attenuation pond.

The Council's feedback included the following;

- Provides new housing with an appropriate mix of housing and some reference to the local vernacular in regard to materials.
- Agreement in principle for the proposed access off Providence Hill from a highways perspective.
- The proposed design of streets and junctions were overly-engineered and instead need to be redesigned to give more priority to pedestrians.
- Some concern with regards to the amount and location of car parking.



2021 - Mixed-use scheme

This scheme proposed a mixed use development comprising 16 new homes and a new veterinary practice. As the previous scheme was purely residential a case was made to justify a mixed-use scheme, which was accepted by the Council providing certain design criteria could be met. However the Council made a number of comments regarding the design proposals, these are summarised as follows;

- Detrimental impact on the setting of adjacent Heritage Assets resulting from the parking requirements and architectural approach
- Existing views of landmarks must be preserved and enhanced
- Site access and general layout dominated and constrained by overly-engineered highways and parking layouts based on outdated design guidance that prioritise vehicles over pedestrians, contrary to current urban design approaches
- Street design fails to accord with Manual for Streets
- Large expanses of hard landscaped areas detract from the appearance of the scheme and dominate views into and through the development
- Layout will fail to encourage street play and general sociability due to vehicular priority throughout.



2022 - Mixed-use revised scheme

The final scheme has been designed to respond to comments made on the earlier application and in close collaboration with Planning Officers through the pre-application process. The revised scheme aims to deliver a high quality mixed use development for 16 new homes and a veterinary practice.

The current illustrative master plan opposite, and design principles below, demonstrate how the development has been designed to achieve a high quality place to live and work;

- New vehicle access off Providence Hill to incorporate safe routes and crossing points for pedestrians and cyclists.
- Design streets to limit speeds and create a safe and walkable development.
- Provide a new footpath to connect the site to Providence Hill.
- Provide new homes that are a range of sizes that address streets with an informal street layout.
- Provide a new high quality veterinary practice that is well integrated into the development and provides new employment for 21 professional and support staff.
- Relatively low-density residential development to reflect the scale and character of the surrounding area.
- Retain trees and hedgerows where possible particularly around the periphery of the site to lessen the visual impact of the new development on nearby properties. This also includes retention of most of the mature trees along Providence Hill. Additionally new trees should be planted where appropriate.
- Preserve and enhance wildlife habitats through the creation of an ecological area which includes a Reptile Protection Area and Movement Corridor.
- Incorporate an attenuation pond (sustainable drainage feature) into the green space to the north east of the site.



ILLUSTRATIVE MASTERPLAN (2022)

4.2 Use & amount

This Detailed Planning Application is for 16 new homes (including both market and affordable), a new veterinary surgery with associated parking and public green space.

Residential

There will be a range of house types and sizes provided comprising 2, 3 and 4 bedroom homes in the form of maisonnettes, detached or semi-detached houses. Overall the proposal will provide a total of 16 new homes, 10 market and 6 affordable homes (35%) to meet the affordable housing requirements of the Borough. The affordable dwellings will include 2 and 3 bed units and will be either shared ownership or affordable rent.

All proposed units comply with the National Design Space Standards (NDSS). A summary of the proposed housing mix is provided in the table below and summarised in the plan over the page.

Veterinary practice

The veterinary practice is effectively split into three sections, client facing, clinical and kennelling. The first floor will be all administrative services and staff amenities. The intention is to create a unique animal welfare facility that is capable of delivering gold standard animal care, as well as creating an excellent employment hub workplace in a rapidly growing sector.

Green space

The public or communal green space on the site will either be part of the SuDS strategy, be part of the Reptile Protection Area and Reptile Movement Corridor or will contribute to green streets and spaces between buildings. The SuDs scheme focuses on a limited number of routes that lead to a storage pond at the foot of the hill forming the centrepiece of a green area overlooked by houses.

The ecological areas will be protected from human interaction and lead from the eastern corner of the site, at the rear of the veterinary building, along the northern boundary to the north-western corner.

PLOT NUMBER	HOUSE TYPE	NO. BEDS / NO. PERSONS	NO. STOREYS	NDSS MIN. (SQM)	FLOOR AREA - GIA (SQM)	CEILING HEIGHT	BUILT-IN STORAGE (SQM)	DOUBLE 1 - X & Y (M)	DOUBLE 2 - X & Y (M)	DOUBLE 3 - X & Y (M)
1	Maisonnette	2B 3P	n/a	61	61	2.4	2.2	3975x3006	2510x3611	3561x2492
2	Maisonnette	2B 3P	n/a	61	61	2.4	2.1	3975x3006		
3	House	3B 5P	2	93	93	2.4	1.7	4216x3611		
4	Maisonnette	2B 3P	n/a	61	61	2.4	2.2	3975x3006	2510x3611	
5	Maisonnette	2B 3P	n/a	61	61	2.4	2.1	3975x3006		
6	House	3B 5P	2	93	93	2.4	1.7	4216x3611		
7	House	3B 6P	2	102	102	2.4	3.1	2618x3617	4089x3095	
8	House	2B 4P	2	79	79	2.4	1.2	4817x2991	4817x2959	
9	House	2B 4P	2	79	79	2.4	1.2	4817x2991	4817x2959	
10	Maisonnette	2B 4P	2	70	70	2.4	2.4	3841x4115*	3841x3150	
11	Maisonnette	2B 4P	2	70	70	2.4	2.6	3841x4115*	3841x3150	
12	House	4B 6P	2.5	112	115	2.4	2.7	4642x2989	4661x2514	
13	House	4B 6P	2.5	112	115	2.4	2.7	4642x2989	4661x2514	
14	House	4B 6P	2	106	106	2.4	1.9	3589x2961	4112x2904	
15	House	3B 5P	2.5	93	100	2.4	0.7	4531x2631	4704x4851	
16	House	3B 5P	2.5	93	100	2.4	0.7	4531x2631	4704x4851	

ACCOMMODATION & COMPLIANCE SCHEDULE

*Bedroom with angled wall, longest distance provided.



BUILDING TYPES

4.3 Layout & character

Layout

The proposed development at Providence Hill aims to create a high quality place to live, work and visit. To achieve this the master plans follows a number of logical steps. Firstly, it was vital to gain a clear understanding of the opportunities and constraints and how the site relates to its landscape context. This included recognising important views towards Bursledon Windmill and its setting as well as understanding the sites natural topography. As a result of the baseline assessment a developable area and key access points into the site were identified. The design then seeks to establish a clear movement network, proposed built form and clearly defined public and private spaces. Finally, the external materials and architectural style add character whilst ensuring the proposal sits comfortably within its surroundings.

STEP 1. SITE OPPORTUNITIES & CONSTRAINTS



STEP 2. ESTABLISH THE DEVELOPABLE AREA & ACCESS POINTS



STEP 3. CREATE A WELL STRUCTURED LAYOUT OF STREETS, BUILT FORM & PUBLIC SPACES



STEP 4. DEVELOP CHARACTER & IDENTITY

Compliance with design standards

The layout of the proposed development was informed by the design standards set out in the Quality Places SPD (Eastleigh Borough Council, 2011). This includes minimum standards for residential amenity such as back-to-back distances and overlooking, and private amenity space requirements for houses and flats. The layout and design of all proposed development complies with these standards. For example, the garden sizes of

all proposed houses meet the Council's requirement of a minimum private amenity space of at least 60% of the floor space of the relevant dwelling.

Additionally, the layout and position of streets and buildings within the proposal have been influenced by the need to mitigate road noise from Providence Hill. Other measures include the erection of an acoustic fence along part of the site frontage (most of which will be screened behind existing trees and/or form garden fences) and the use of mechanical ventilation to road-facing rooms on plots 1-2 & 8-11.

Character

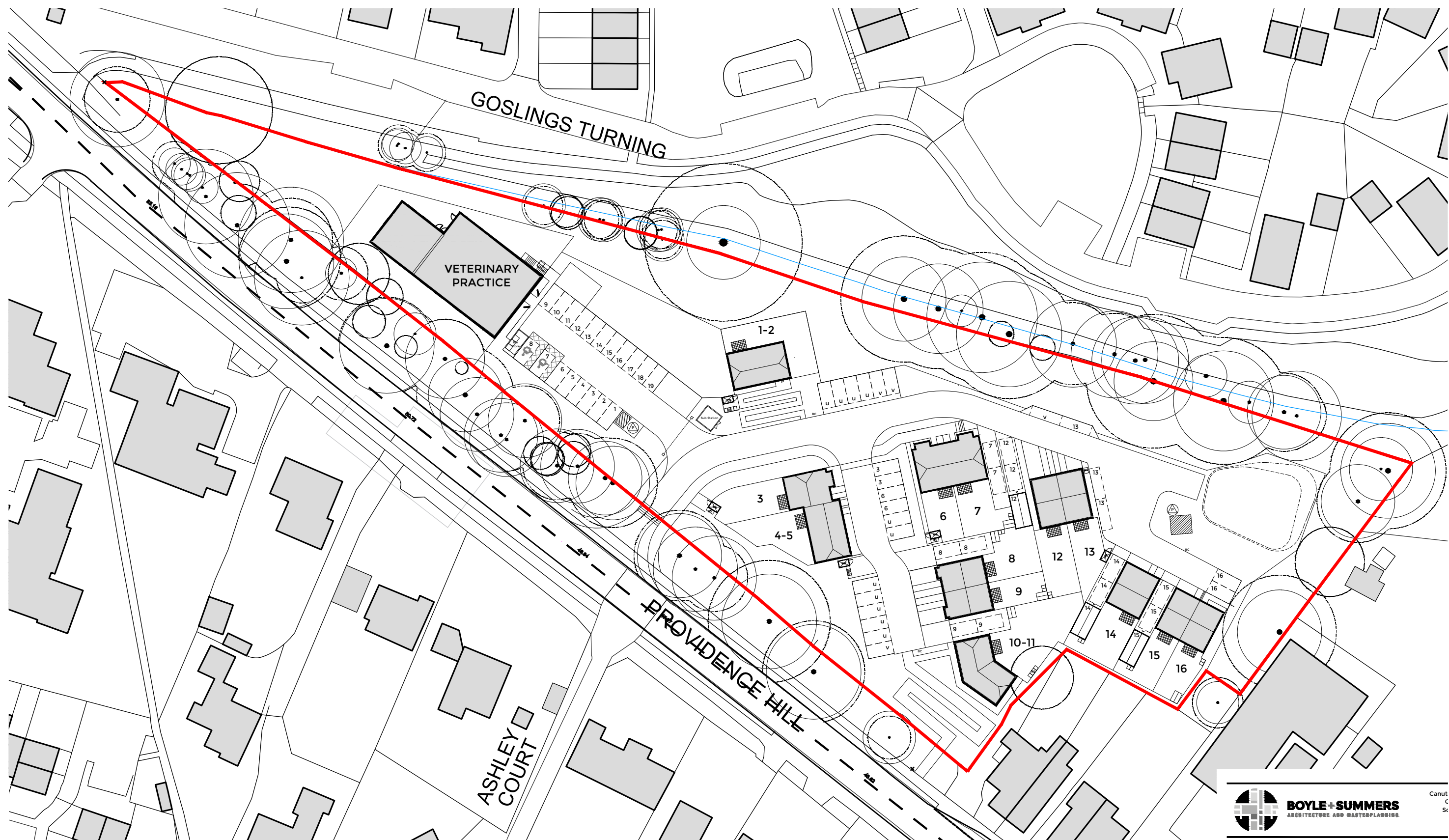
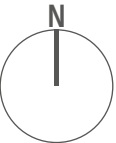
There are three key distinctive elements of the proposed development (the Veterinary Practice, the residential area and the sustainable drainage area with public open space). Whilst these areas each have their own character they work together to create a cohesive development. The character of the proposed development is inkeeping with the surrounding context, in particular the built form, street types and layout and choice of materials were all influenced by the recent residential developments within the area, Goslings Turning, Oakley Vale and Kestrel Park - refer to the photographs opposite for examples.

Overall the proposed development was designed to create a high quality place to live and work which sits comfortably with its surroundings. The distinctive character of Providence Hill was informed by:

- A new access along Providence Hill situated in the location of the existing access gate.
- Establish a main access road through the proosed development from Providence Hill leading through the site down towards the north eastern boundary of the site.
- A new pedestrian path will link to Providence Hill improving connectivity for pedestrians and cyclists.
- Buildings to address streets and public spaces to ensure active and well overlooked streets are created.
- Retention of mature trees and vegetation particuarly around the periphery of the site.
- Protection of wildlife with protected ecological areas and movement corridors.
- Integration of a sustainable drainage system within new public open space.



RECENT RESIDENTIAL DEVELOPMENTS INFLUENCED PROPOSED BUILT FORM & MATERIALS



BOYLE+SUMMERS
ARCHITECTURE AND MASTERPLANNING

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LAYOUT & CHARACTER

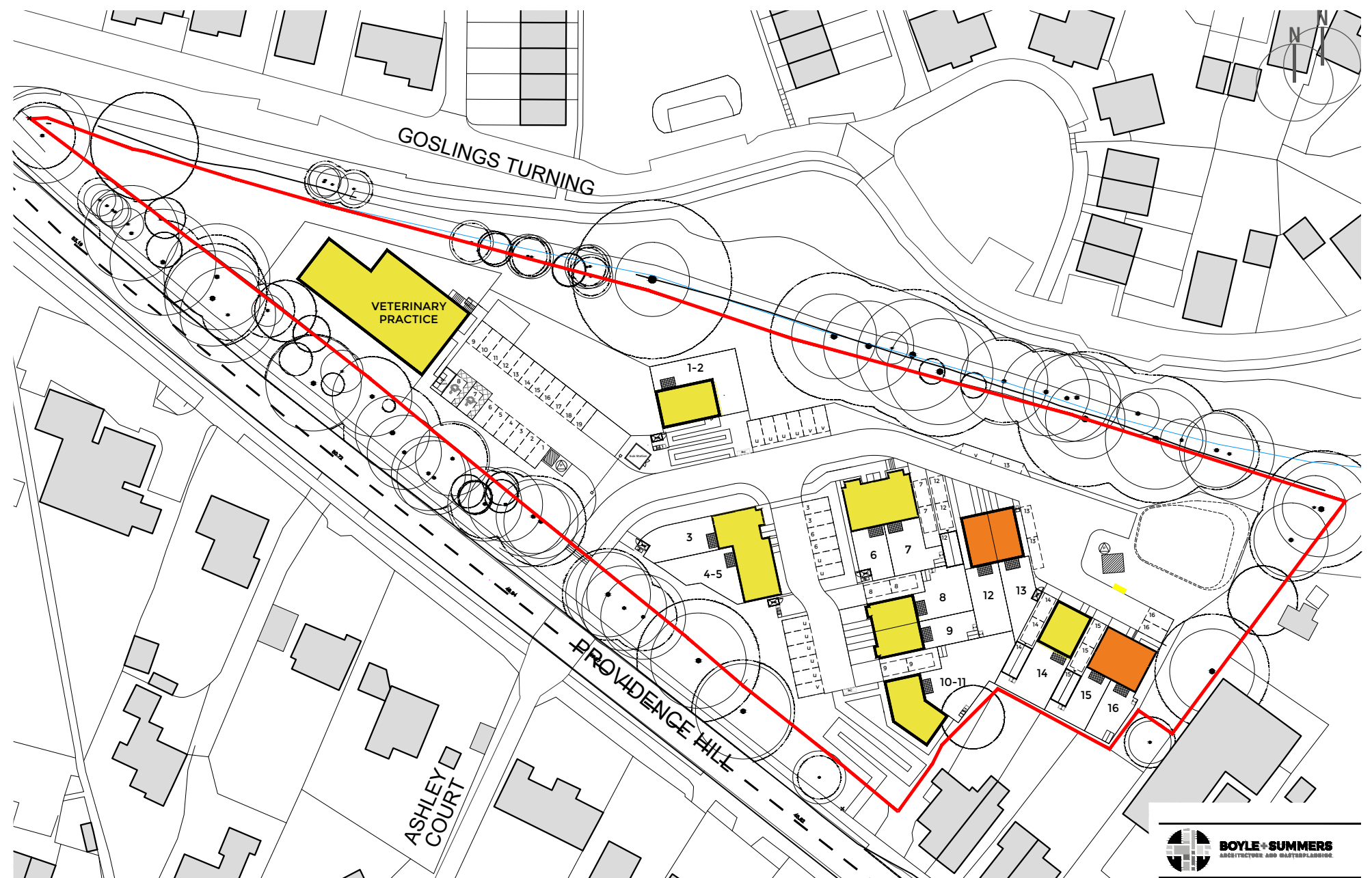
4.4 Scale

The built form and massing of development within Providence Hill will establish a strong character and sense of place. Buildings will front the streets and green spaces with emphasis given to focal points including key corners and views. Careful consideration was given to the key view towards Bursledon Windmill from Providence Hill, to ensure that there are no buildings or structures within the view cone.

All the buildings proposed at two or two and half storeys (the latter including a loft room), which responds to the scale of surrounding buildings. The distribution of building heights is illustrated in the plan opposite.

The veterinary practice building is a part-one, part-two storey building with its ground floor entrance level set down the slope as viewed from Providence Hill. This will reduce its scale in this important view. Please see section C below.

In summary the scale and height of the proposed buildings are appropriate for the size of development and range of streets.



BUILDING HEIGHTS

- 2 storey
- 2.5 storey



Key plan

Street section A



Street section B

