



Land South of Mortimers Lane

Fair Oak

DESIGN & ACCESS STATEMENT | P23-2261 | NOVEMBER 2024

BLOOR HOMES[®]



“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities...”

(PARA. 131, NPPF 2023)



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01. Introduction

Purpose of the document

This Design & Access Statement (DAS) has been produced by Pegasus Group, on behalf of Bloor Homes. The document forms part of an Outline Application for the development of the Land South of Mortimers Lane, Fair Oak.

The document illustrates a proposal for up to 245 new homes with associated access, mobility hub and multi-functional space, public open space, attenuation, and infrastructure. It presents an analysis of the site and context and details the design principles which underpin the proposed development. The proposal is described as follows:

“Outline application for up to 245 dwellings (Use Class C3), up to 350sqm multi-functional space, mobility infrastructure (Use Class Sui Generis), with associated open space, landscaping, infrastructure, and vehicular access off Mortimers Lane, Fair Oak; All matters reserved except for vehicular access off Mortimers Lane and pedestrian / cycle connections to the site boundary.”

Aims & Objectives

This document demonstrates the way in which the land can be developed to meet local needs, and provide a high quality, sustainable development which responds to the site and the local context. The format of this document follows National Planning Guidance for Design and Access Statements. It has also been produced within the context of CABE guidance entitled ‘Design and Access Statements: How to write, read and use them’ (2006).

The DAS details the rationale behind the masterplan. It explains how the design process and emergent iterative analysis shaped the development of the Site, which included an assessment of the Site and its context, and an evaluation of constraints and opportunities.

The DAS should be read in conjunction with the whole planning package, including the supporting technical reports which make up the application suite.



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Local Policy & Best Practice

The documents set out objectives to create sustainable and well-designed efficient developments, planned to respond positively to local context and promote environmentally friendly activity patterns. To this end an opportunity exists to produce a unique development proposal.

The scheme should respect its setting and strive for quality in design of the built environment, townscape, and landscape. Design of the public realm should be paramount; creating a sense of place that reinforces civic pride and promotes a community spirit. The principal points to consider in meeting these objectives are:

- **Identity:** Creating an environment that has its own sense of identity whilst retaining positive characteristics of its local environment.
- **Legibility:** Making a place that people can understand and negotiate with ease.
- **Permeability:** Creating sustainable connections within the development and to the wider area.
- **Sustainable Transport:** Encouraging walking and cycling and making public transport widely available to reduce social exclusion.
- **Energy Conservation:** Settlement designed to reduce resource consumption and promote the use of environmentally friendly materials.
- **Landscape Enhancement:** Safeguarding and enhancing the existing landscape framework and mitigating the impact upon existing wildlife.
- **Sustainable Drainage:** Provision of SUDS designed to blend with the existing landscape features.



Local Design Guidance

The development proposals set out on the following pages reflect current guidance on creating high quality development and improving the design quality of the urban environment. They draw upon guidance within the following documents:

- Eastleigh Borough Council Local Plan 2016–2036 (2022)
- Quality Places SPD (2011)
- Character Area Appraisal – Bishopstoke, Fair Oak & Horton Heath SPD (2008)
- Residential Parking Standard SPD (2009)
- Housing Mix SPD (2003)
- Affordable Housing SPD (2023)
- Trees & Development SPD (2002)
- Biodiversity SPD (2009)

National Design Guidance

- Planning for the Future – White Paper (2020)
- Living with Beauty: Report of the Building Better, Building Beautiful Commission (2020)
- National Design Guide (2019)
- National Model Design Code (2021)
- National Planning Policy Framework (2023)
- National Planning Policy Framework Consultation Draft (2024)
- Written Ministerial Statement (2024)
- Urban Design Compendium 1 & 2 (2007)
- Manual for Streets (MfS) (2007)
- Manual for Streets 2 (MfS2) (2010)
- Towards an Urban Renaissance (1999)
- Responsive Environments (1985)
- Planning for Sustainable Development: Towards Better Practice (1998)
- Sustainable Settlements: A Guide for Planners, Designers & Developers (1995)
- Planning & Design for Outdoor Sports & Play: Fields in Trust (2008)
- Building for a Healthy Life (2015)

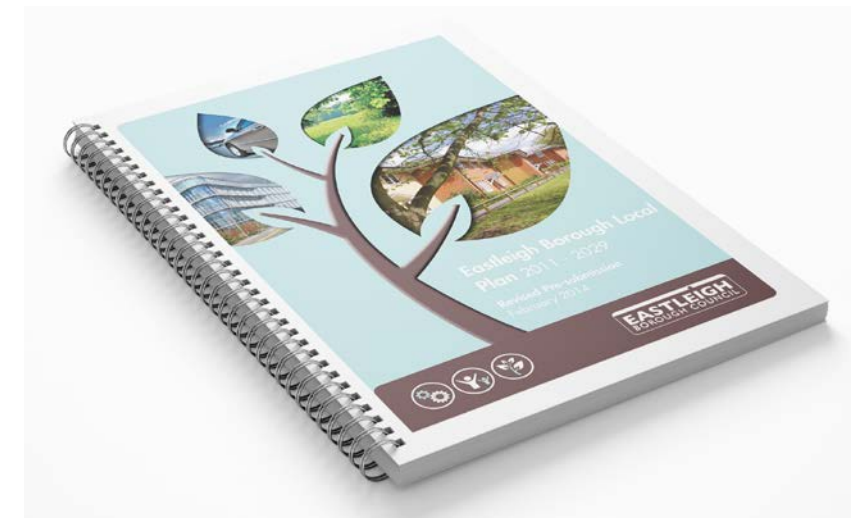


01. Introduction

Planning Background

Eastleigh Borough Council Local Plan

The site lies wholly within the jurisdiction of Eastleigh Borough Council (EBC). The Eastleigh Borough Council Local Plan 2016–2036 (EBLP) was adopted by Eastleigh Borough Council in April 2022. The EBLP sets out the policies and plans to guide future development to 2036 and will be used in determining planning applications in the Borough.



Local Plan Review

The Local Plan was adopted in April 2022. At paragraph 4.12 of this plan, EBC confirm: “the Council will commence an update of this Local Plan within 1 year of its adoption.”

EBC commenced its Local Plan Review in Summer 2023, with the publication of a Call for Sites consultation (Regulation 18). The site was submitted for consideration as part of this process for residential development of approximately 250 dwellings.

EBC’s latest Local Development Scheme (June 2023) anticipates public consultation being undertaken on its Issues and Options (including draft Development Principles (Regulation 18)) in Autumn 2023.

EBC Committee Papers anticipate this document being published for discussion at Cabinet in November 2024, with consultation commencing in December 2024. The Applicant will continue to engage with EBC throughout this process alongside.

Strategic Growth Option Context

The site and land adjacent to it formed part of a Strategic Growth Option (SGO) that EBC sought to allocate through the submission version of the Eastleigh Borough Local Plan (2016–2036). This formed a key part of the housing strategy proposed by the emerging Local Plan at that time. The proposed strategic allocation (draft Policies S5 and S6) included at least 5,200 new homes, employment space, retail and community facilities, open spaces and a new link road. A comprehensive document – the Eastleigh SGO Emerging Masterplan – was produced to set out initial masterplanning analysis, emerging evidence, placemaking principles and design proposals to support the Local Plan examination.

However, the independent Inspector examining the Local Plan concluded EBC had not provided sufficient evidence base for this allocation. Consequently, the Inspector proposed the deletion of the preferred SGO option (Draft Policies S5 and S6). It was not determined that the SGO location was found to be inappropriate or unsustainable. The draft allocation area and high-level masterplan produced by EBC are presented on the adjacent page.



Extract from the Eastleigh SGO Emerging Masterplan Document (May 2018)

National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out the Government’s planning policies and how they should be applied. Paragraph 8 states that the planning system has 3 interdependent key objectives, which when pursued in a mutually supportive way, can achieve sustainable development.

The three key objectives are:

-  **An economic objective**
-  **A social objective**
-  **An environmental objective**

There is a presumption in favour of sustainable development, as set out at Paragraph 11. Section 9: Promoting sustainable transport (para. 108) points to the role that design has to play in ensuring that transport issues are considered at the earliest stages of development proposals, and the role it can play in maximising opportunities for sustainable transport options.

“...patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.”

(Para. 108(e) NPPF Dec 2023)

The NPPF defines what is expected of well-designed places and explains how policies and decision-making processes should support the inclusion of good design, to achieve “high quality, beautiful and sustainable buildings and places”. Detailed advice on how to achieve this is provided in Section 12: Achieving well-designed and beautiful places. The contribution which good design makes to sustainable development is set out in paragraph 131, as follows:

“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities...”

(Para. 131, NPPF Dec 2023)

Furthermore, a test was introduced in the NPPF’s 2021 edition to ensure that developments are well-designed, placing an emphasis on fostering of “beautiful” places among the overarching objectives of the planning system. In paragraph 139, the NPPF states that:

“Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”.

(Para 139, NPPF Dec 2023)

The NPPF is clear that Developments should set out a clear design vision to provide certainty to applicants, and that designs should be prepared in conjunction with local communities to reflect local aspirations. Paragraph 135 states that design planning policy and decision making should ensure that developments.

“a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to the local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and wellbeing, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

Consultation Draft NPPF (July 2024)

In July 2024, shortly after the general election the new Labour government released a consultation draft of the NPPF and sought the views on the proposed approach to revising the NPPF.

The consultation closed in late September 2024. It is anticipated that the revised Framework (which could be subject to change as part of the consultation) could be adopted before the end of the year. At present, the weight attached to the consultation draft is very limited.

Alongside the NPPF consultation a Written Ministerial Statement was released. The Statement sets out reforms to fix the foundations of our housing and planning system to improve affordability, turbocharge growth and build the 1.5 million homes over the next five years. This gives a clear direction of growth and commitment to change that is required as a result of the consultation draft.

The Ministerial Statement accompanying the NPPF consultation is considered to be a material consideration as it indicates a direction of travel for national planning policy.



01. Introduction

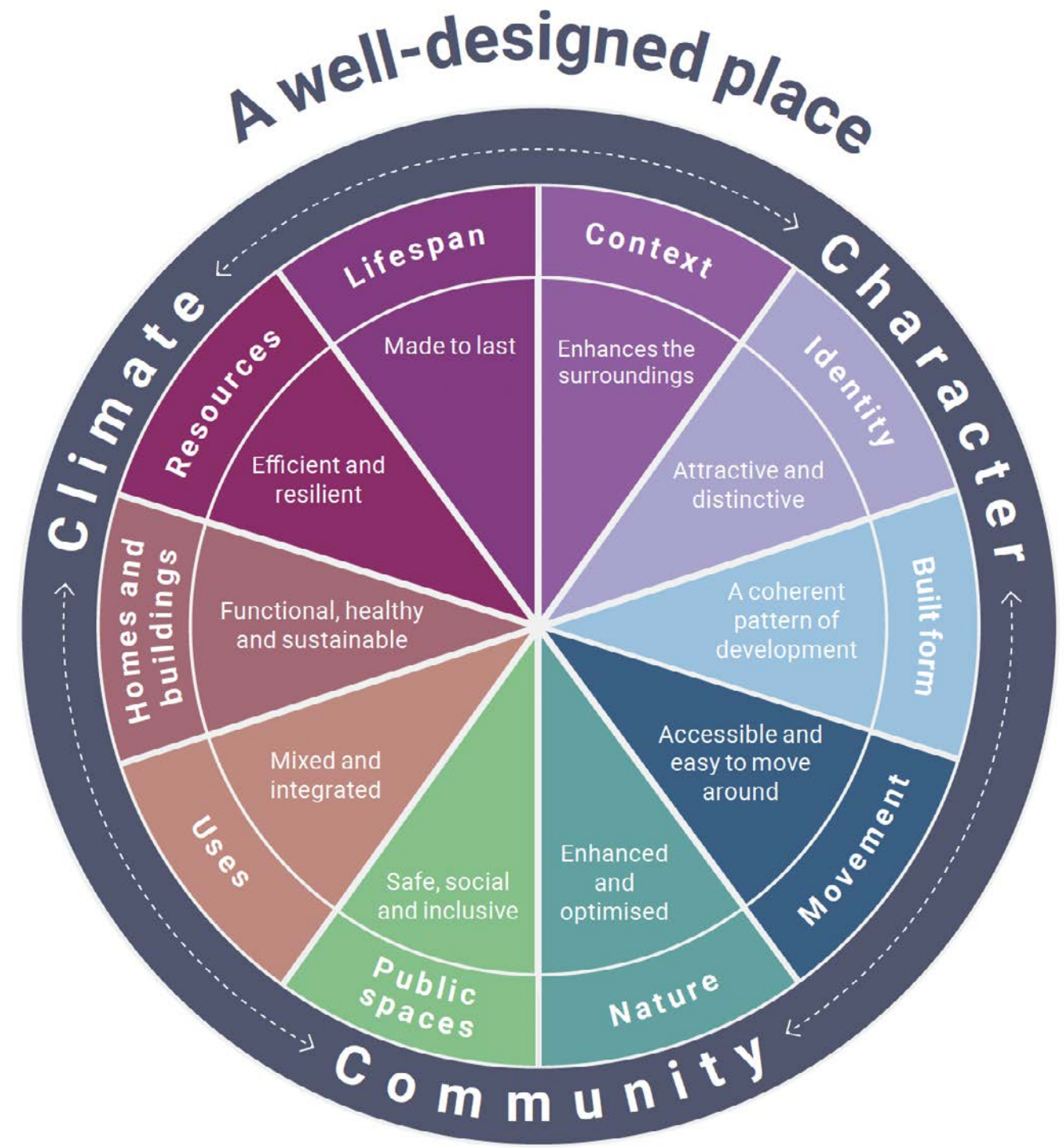
National Design Guide

The National Design Guide (NDG) published by the Ministry of Housing, Communities and Local Government (MHCLG) in 2019 and updated in January 2021 further reinforces the way in which the design process can be used to ensure the delivery of quality places:

“In a well-designed place, an integrated design process brings the ten characteristics together in a mutually supporting way. They interact to create an overall character of place.”
(Para. 13, NDG 2021)

The NDG outlines and illustrates the Governments priorities for well-designed place in the form of ten characteristics, based on national planning policy, planning guidance and objectives for good design. The ten characteristics contribute towards the cross-discipline themes for good design set out in the NPPF and fall under three broad aims:

- To create physical character.
- To help to nurture and sustain a sense of community.
- To positively addresses environmental issues affecting climate.
- Well-designed places have individual characteristics which work together to create its physical Character. The ten characteristics help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the NPPF. The ten characteristics are illustrated on the opposite diagram and will be used to ensure the proposals deliver an exceptional new development for Fair Oak.



The ten characteristics of well-designed places: (p.9 of the National Design Guide)



02. The Site

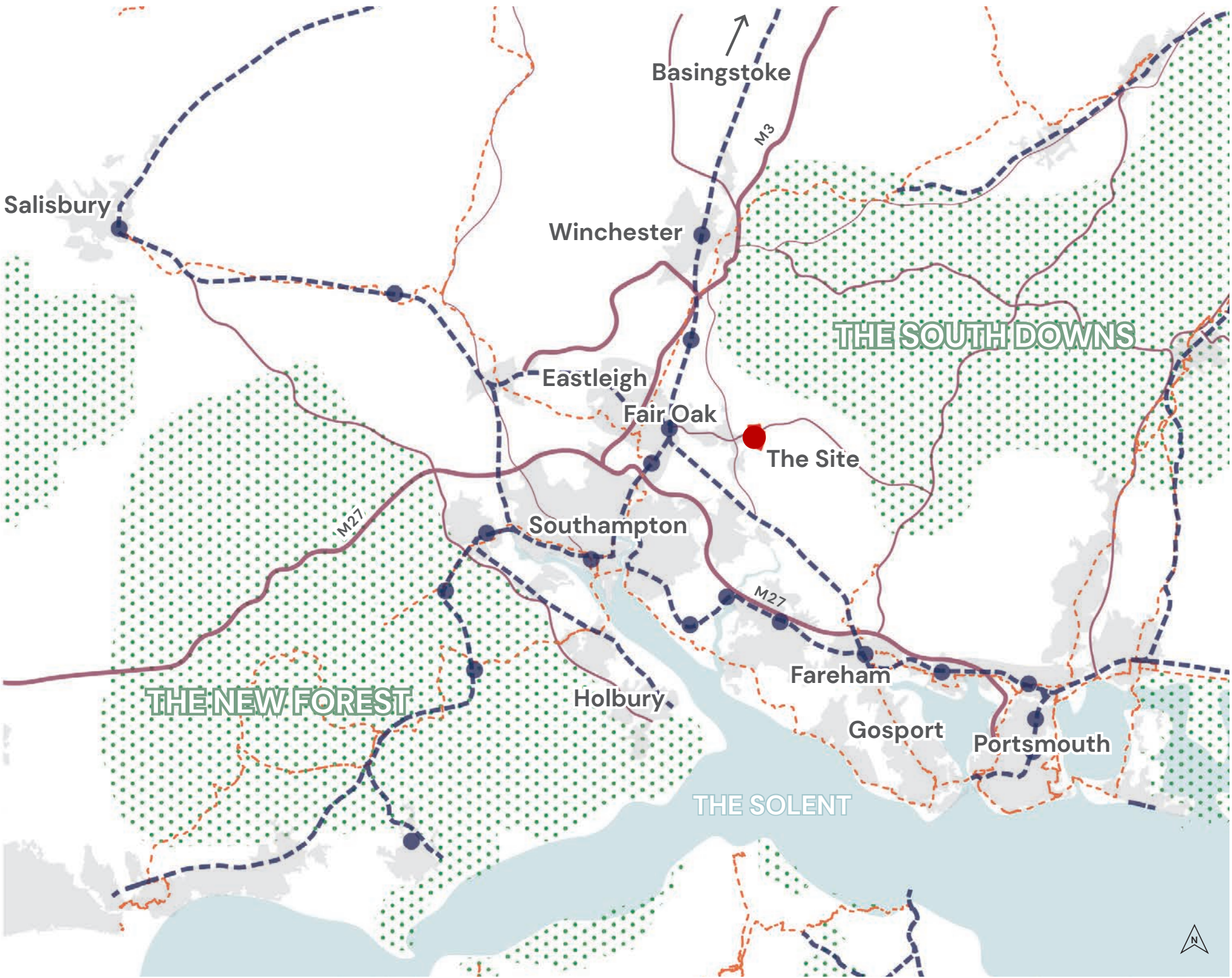
Sustainable Location

The adjacent plan illustrates the site's location in the wider regional context. Situated to the east of Fair Oak, a large village to the east of Eastleigh, Hampshire. Eastleigh is the principal settlement in the Borough, located approximately 13km north of Southampton.

The site is located off the B3037, Mortimers Lane, which runs east to west along the northern boundary from Fair Oak to Lower Upham and to Eastleigh. Further connectivity to Southampton and Winchester is via the A331.

Fair Oak benefits from being strategically located between the M27 and M3, offering access to the wider motorway network.

Lying in between the South Downs National Park and New Forest National Park, the Borough benefits from a diverse and attractive landscape setting. The site enjoys a semi-rural location, whilst being strategically well placed in the region to benefit from the extensive public transport connections across the South Hampshire conurbation and the employment, educational and recreational opportunities available.



The Site

The site is located at the east of Fair Oak, and currently comprises two pastured fields which are divided and bounded by mature hedgerows, scattered trees, and post and wire fencing. The site measures approximately 11.05 ha.

There are two agricultural points of access into the site via Mortimers Farm to the east and Mortimers Lane to the north. These points are connected by an existing track that runs adjacent to the northern part of the eastern boundary. The site is not crossed by any Public Rights of Ways (PRoW's) and therefore not currently publicly accessible.

The site is bound to the north by Mortimers Lane (B3037). Further North beyond Mortimers Lane lays the residential development known as 'Pembers Hill Park'.

A group of Grade II listed buildings, associated with the Mortimer farmstead, lies to the north-east and are subject to a recent planning approval for alterations, extensions and conversion of 4 existing barns and the construction of 5 new dwellings within their curtilage.

To the east lies East Horton Golf Club. Characteristic of all golf courses, the course has been sculpted and heavily managed and maintained.

Abutting the site to the west are two recent residential development known as 'Pembers Hill Drive and 'East Knowle'.

Further west lays Knowle Hill Conservation Area which includes a car park, picnic area and permissive footpaths which lead through woodland to Knowle Park, a 14 ha. country park and important local recreational asset.

Immediately south of the site lays East Horton Business Park, Deer Farm Park Industrial Estate. A new development of fifteen business units abutting the southern site boundary and form an extension to East Horton Business Park. This site was granted planning permission for general industrial buildings (Use Class B2) in July 2023 and has since been built out.

Adjacent to the business park lays the Knowle Lane Local Wildlife Site (LWS). Designated on account of the woodland and grassland it supports. It includes a woodland and large pond.



02. The Site

Topography

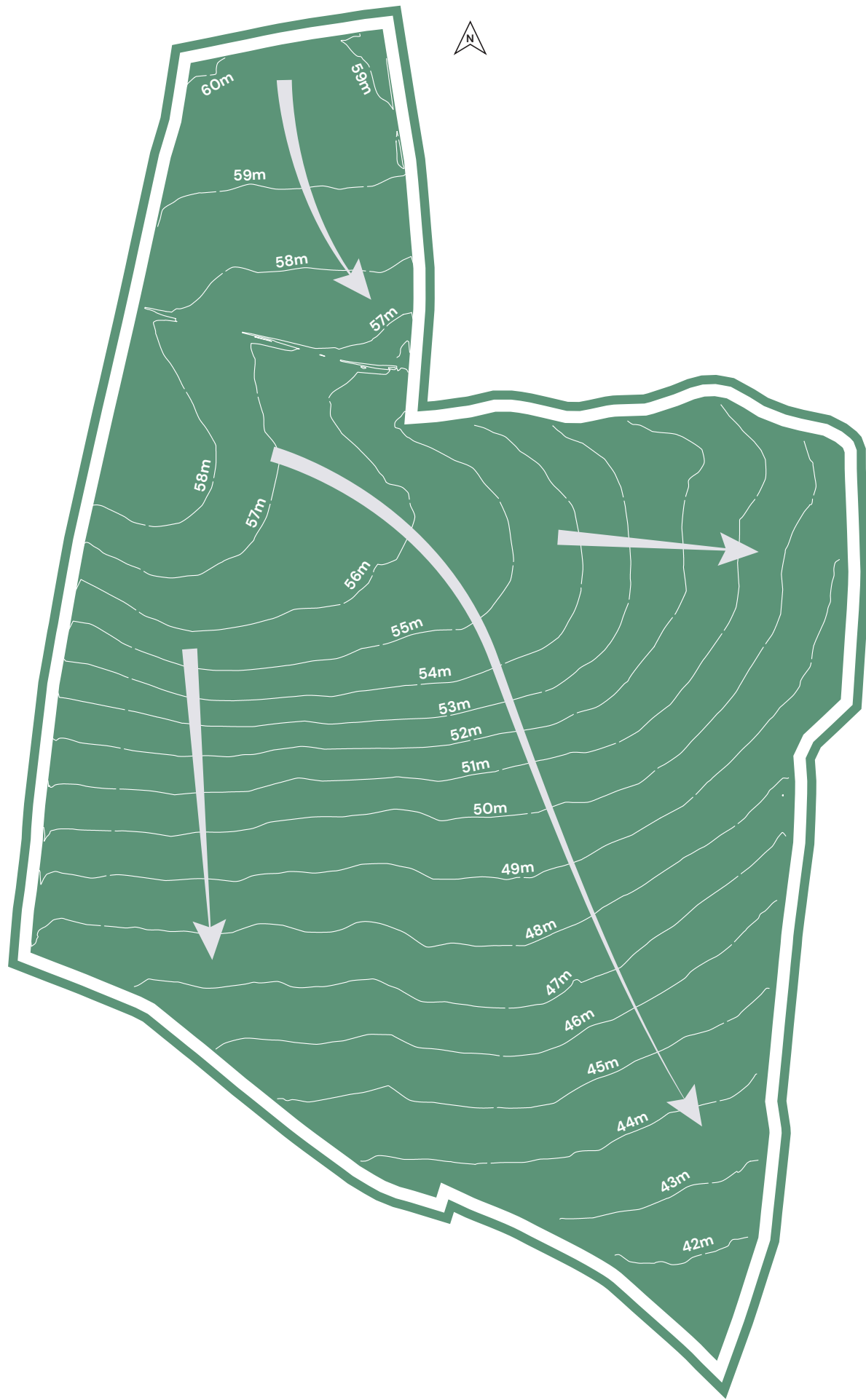
The high point of the site is c.60m above Ordnance Datum (AOD), at the north-west corner abutting Mortimers Lane. The land falls gently to the south within the northernmost field parcel to a height of c.58m AOD at the hedgerow dividing the two fields. This hedgerow forms a minor valley between the two fields. In the southern field the upper, northwestern area sits on a localised plateau at c.58m AOD, falling on a generally uniform gradient of 1 in 24 to the low point of c.41m AOD in the south-east corner.



View looking east across the slope



View from the lowest point of the site, looking north

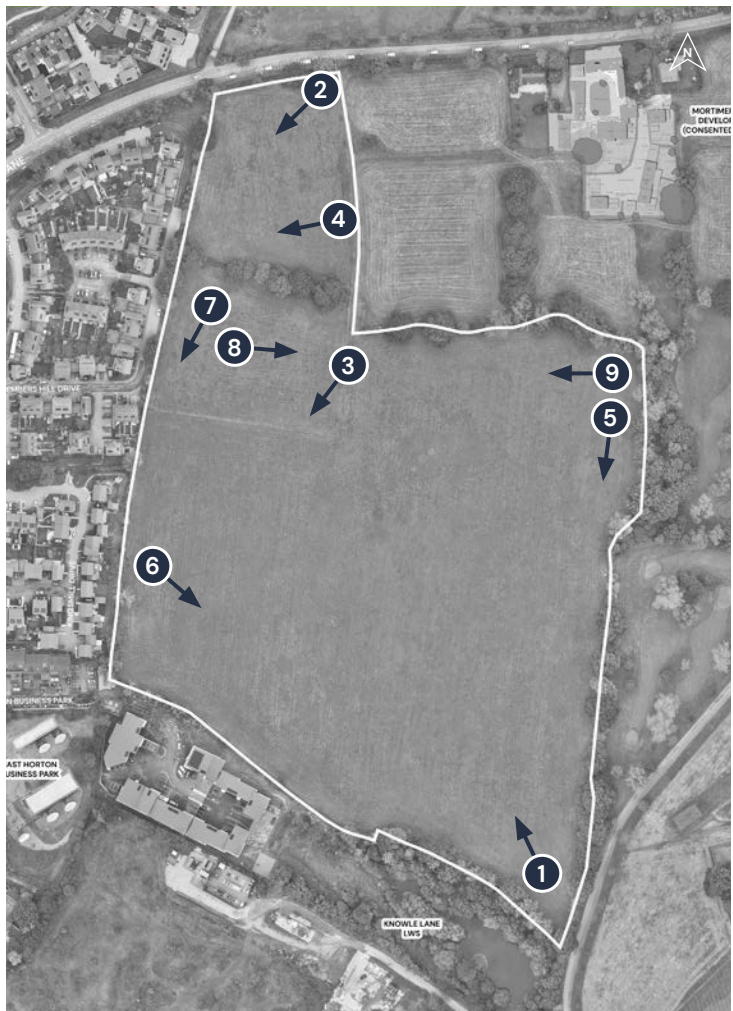


Site Context



02. The Site

Site Photos



02. The Site

Site Photos



The Site

03. Site Assessment

Accessibility

Existing Highways Network

The key highway serving the site is Mortimers Lane, a single carriageway, local, semi-urban distributor road. This road provides access to Fair Oak village centre to the west and Lower Upham to the east. It provides access to other residential roads along the route and is subject to a 30-mph speed limit.

Near the site, Mortimers Lane/B3037 is a single carriageway, that is approximately 6.5m. There is a footway is provided to the west of Pembers Farm Avenue on the southern side of Mortimer Lane. This footway approximately 1.2-2m wide and is occasionally separated from the carriageway by a grassed verge. There is a footway provided on the northern side of Mortimers Lane/B3037 along this section of carriageway

The adjacent Mortimers Farm planning consent include the provision of a new footway running along Mortimers Lane (immediately north of the site) connecting the Farm redevelopment with the existing footway infrastructure west of the site.

The secondary highway in proximity of the site is Knowle Lane. A rural lane providing access to some residential properties at the southern end and a mix of residential properties and employment units at the northern end. The road can be accessed by all modes via a priority junction with Mortimers Lane to the north and via a crossroad junction with B3354/Botley Road and Burnetts Lane. It is subject to a 20 to 40-mph speed limit. The carriageway is approximately 5-5.5m wide.

Walking & Cycling

There are several Public Rights of Way (PRoW) in the vicinity of the site, which can be use by pedestrians, cyclists and equestrians as follows:

- **PRoW 18/1 and 19/4** – runs to the north of Mortimer’s Lane and connects with PRoW 19/3
- **PRoW 19/3** – runs to the north of Mortimer’s Lane and connects with PRoW 19/2 further to the north.
- **PRoW 19/2** – provides access to an existing bridleway 23/2. This bridleway runs between B3354/ Winchester Road and Stroudwood Lane
- **PRoW 20/1** – runs to the north of Pembers Farm between Mortimers Lane to the south and PRoW 19/2 further to the north.
- **PRoW 17/1** – runs to the east of Pembers Farm between Mortimers Lane to the north and Alma Lane/ Greenwood Lane

In addition to the above there are also off-street footpath path available through the Pembers Hill Park development rejoining the on-street footpath network on Mortimers Lane further south (adjacent to Hall Lands Lane).

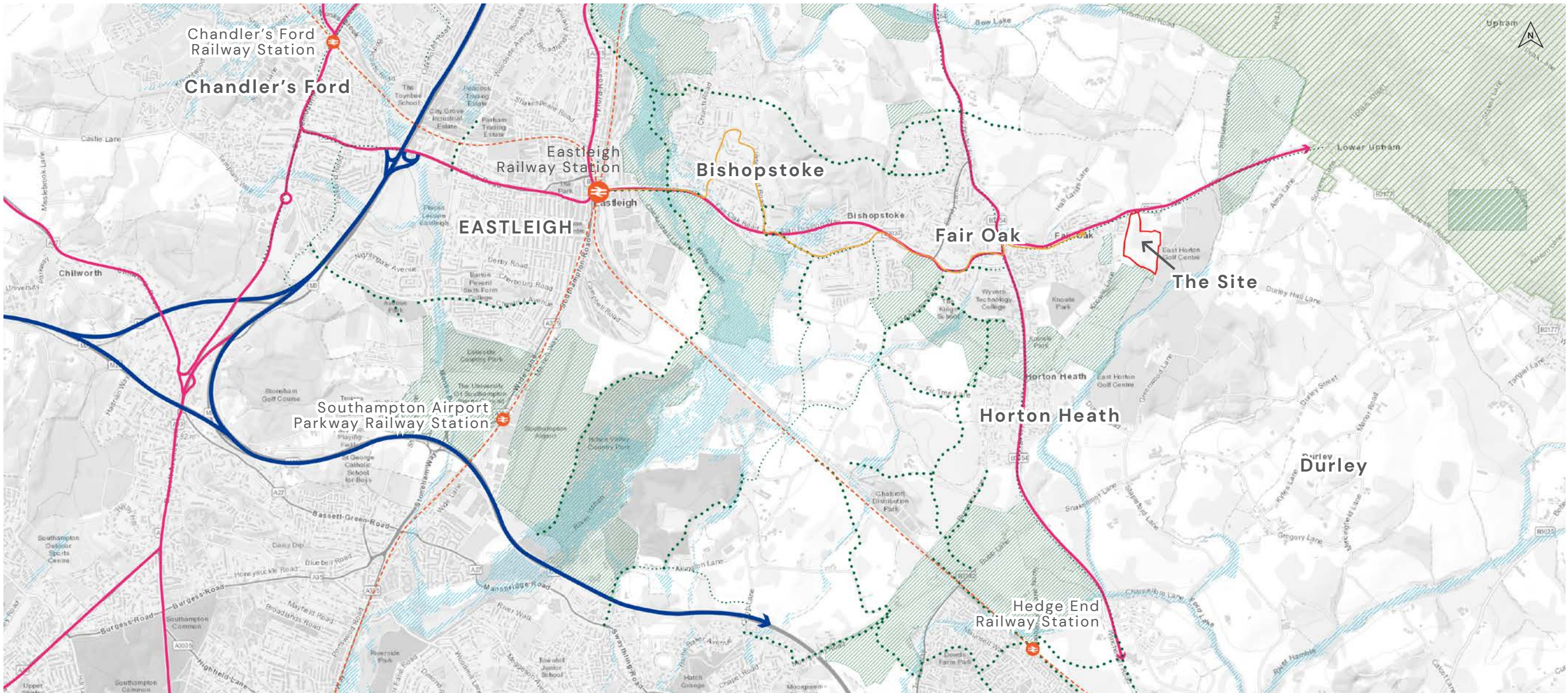
Knowle Hill Conservation Area also offers an attractive permissive footpath leading through woodland to Knowle Park, Botley Road, Lapstone Playing Fields and Fair Oak Infant, Junior School and Wyvern College beyond.



View looking past the site frontage along Mortimers Lane towards Pembers Hill Park.



View looking into the site from Pembers Hill Drive.



Public Transport

The nearest bus stops are on Mortimers Lane less than 5 minutes’ walk from the centre of the site located circa 730m west of the site. Both the eastbound and westbound stops provided flags with timetabling information, whilst the westbound stop also provides a shelter. These stops are served by the Stagecoach 69 and 649 services.

Further services are available from ‘The Square’ bus stops in the centre of Fair Oak, 1.4km west of the site access. Both stops are provided with flags with timetabling information and real-time public transport information. The westbound stop additionally provides sheltered seating, whilst the eastbound stop provides four cycle parking spaces. These stops are served by the 2, 3 and 69.

Services include:

- **Service no. 2:** Fair Oak – Southampton – 4 an hour.
- **Service no. 3:** Eastleigh – Southampton – 1 an hour.
- **Service no 69:** Fareham – Winchester – 1 per hour.
- **Service 647 – Knowle Village – Barton Peveril College – school days only.**

The bus services near the site will provide residents with ample opportunities for onward travel once reaching Fair Oak village centre to key employment and leisure hubs such as Eastleigh and Southampton.

The site benefits from proximity to two railway stations. Eastleigh Railway Station is c.5.5km to the west of the site along the B3037, and reachable via bus services on Mortimers Lane. Hedge End station is located c.4.5km to the south of the site and is an easy cycle journey mainly along quiet rural lanes. Services include:

- **An hourly service to London Waterloo (1 hour 40 minutes).**
- **Portsmouth Harbour (45 minutes).**
- **Salisbury (1hr 5 minutes).**
- **Southampton (25 minutes).**
- **Winchester (10 minutes).**
- **Basingstoke (30 minutes).**
- **Southampton Airport Parkway (5 minutes).**

Hedge End railway station provides 96 car parking spaces, 54 cycle parking spaces, waiting rooms, ticket office and ticket machines. Eastleigh railway station provides 133 car parking spaces, 130 cycle parking spaces, waiting rooms, ticket office, ticket machines, toilets, shops and cafes.

