

03. Site Assessment

Local Facilities

Fair Oak is a large village that has a wide choice of local shops, cafes, pubs and other services, schools and community facilities. The site is a short walk from Fair Oak village centre, 1.4km away (approximately 15 minutes on foot or a 2-minute bus ride).

As detailed above there are permissive links from Knowle Hill Conservation Area to Knowle Park. Knowle Park offers several facilities including allotments, a skate park and play area, as well as wildlife areas, pasture and copses. The village centre is a 15-minute walk from the site, or a 2-minute bus ride.

Facilities Include:

- Various shops, hairdressers, takeaways and convenience stores on the High Street.
- Fair Oak Infants School.
- Fair Oak Junior School.
- Wyvern College (secondary school).
- The King's School Senior (an independent Christian School).
- A public gym within the secondary school.
- Four pubs – The Old George, The Cricketers, The New Clock Inn and The Fox and Hounds.
- A village hall.
- A Community Library.
- An Esso Garage and Tesco express.
- Fair Oak Squash Club.
- St Thomas' Church.
- Knowle Park.
- Lapstone Playing Fields.



Site Context & Local Character

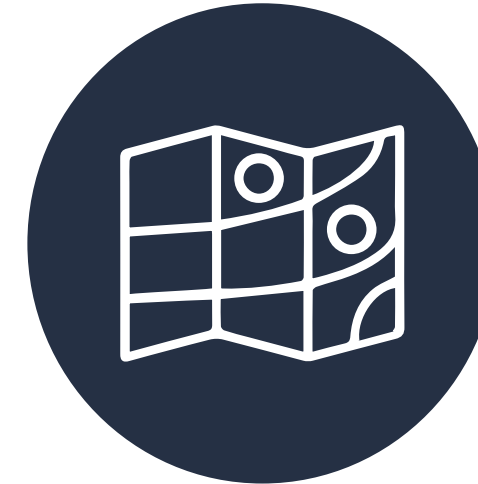
The proposed built form would be designed to reflect some of the principles of architectural style, materials and building form evident within the local area. The site is situated in a suburban, edge of settlement location, and proposals should therefore respect the established street morphology, density and rural transition. The following text and images will summarise the site context and the local character evident within this part of Fair Oak.

The aerial and drone photography presented within the document illustrate the sites immediate context identifying the developments and residential areas summarised on the following pages.

Historic Growth

The village of Fair Oak has a small historic core, which expanded along and between the main thoroughfares of Winchester Road, Botley Road, Mortimers Lane and Alan Drayton Way. The village remained relatively small until the 1960s, since when it has experienced significant growth to the south and east of the centre on the sites of reclaimed quarries. Much of Fair Oak's growth and most notably the settlement expansion east along Mortimers Lane took place during the inter-war/immediate post-war period in the post war period.

Although parts of the village centre and elements of the linear expansion that line the main thoroughfares reflect a traditional pattern of development and the intrinsic quality of more historic forms of the development. It should be noted that most of the post war development surrounding the site and aligning Mortimers Lane rarely exhibit these qualities, and in these areas, housing follows a more regimented lower density form.



Mortimers Farm

Directly east of the site lays Mortimers Farmstead which includes a 17th century Farmhouse and 18th century granary. In September 2023 the site received planning approval for alterations, extensions and conversion of 4 existing barns and the construction of 5 new dwellings with associated parking.

The vernacular of the 5 new dwelling is a modern interpretation of agricultural forms as illustrated by the below visualizations



Consented Block Plan & Visualisations from Mortimers Farm.



03. Site Assessment



Mortimers Lane & Adjacent Streets

An important reference point and tool for assessing the prevailing character of Fair Oak is the EBC Character Area Appraisal SPD for Bishopstoke, Fair Oak and Horton Heath. This document provides guidance to development control staff and prospective planning applicants to ensure that new development in EBC is appropriate to its surroundings and helps to retain the character that gives each area its identity.

The document divides Fair Oak into two levels for analysis. Character areas which cover large estates dating from the 1970s to the present day were designated for summary descriptions only (coloured yellow on the adjacent plan). The remaining areas (coloured orange on the adjacent plan) were designated for detailed appraisal. The detailed appraisals include photographs and description tables identifying the key features that should be respected or enhanced.

Each character area has been reviewed with specific focus on numbers 48, 49, 23 and 50 as these are close to the application site. Area 23 includes a detailed appraisal within the SPD with the other areas designated for summary description only. Extracts from the SPD for each character area is provided below:

Character Areas

Area 23

- Inter-war/immediate post-war cul-de-sac in east Fair Oak, immediately south of Mortimers Lane. In fair condition with a strong strength of character.
- Formal building compositions around a central open space and cul-de-sacs.
- Provides wide grass verges and semi-mature broadleaved tree planting on central open green space.
- Development relates effectively with the building features and materials are prominent in existing development.

Area 48

- 1970s/1980s detached development on multi-headed cul-de-sacs to the southeast of Fair Oak centre.

Area 49

- 1960s/1970s/1980s detached development on cul-de-sacs to the east of Fair Oak centre.

Area 50

- 1970s/1980s detached development on cul-de-sacs on the eastern edge of Fair Oak.



Pembers Hill Park

North of the site lays the Pembers Hill Park development a new development of 242 new homes, public open space and associated infrastructure. The site has an average density of 37 DPH.

The eastern edge of the development is visible from Mortimers Lane. The homes are outward facing with limited screening defining the current edge of the Fair Oak built up area.

The architectural styles evident within the area are a mix of red brick homes with a range of traditional detailing including tile hanging, timber detailing and off-white openings. There are some buff brick alternatives which portray a more modern vernacular using grey openings and more modern detailing including balconies and metal work. There is a high proportion of gable fronted house types and regular tree planting provided on the spine street.

The scheme is designed around a central open space which includes a children's play area and a linear open space corridor offering an off-street pedestrian connection west.



Pembers Hill Drive & East Knowle

Directly west of the site is the Pembers Hill Drive and East Knowle developments. Completed in 2018 the Pembers Hill Drive development includes 73 new homes alongside open space and a LEAP. The site has an average density of 35 DPH. There are a mix of 2 and 2.5 storey homes arranged around a mix of traditional and shared surface streets with high quality landscaping. The architectural style is traditional and includes details such as tile hanging and softer design features including sage windows and brick course details.

The East Knowle development was competed in 2021 and includes 34 new homes. Although the site is accessed separately from the Pembers Hill Drive scheme the two sites abut one another and there are pedestrian connections between the two. The site has an average density of 35 DPH.

The development has a similar look and feel to Pembers Hill Drive albeit presents a more restrained architectural palette using traditional white windows and red brick and render facing materials only.



03. Site Assessment

CWM Aggregates Site

Located adjacent to the Pembers Hill Drive development on the opposite side of Knowle Lane is the CWM Aggregates site. CWM Aggregates are a small, family-run business supplying all types of loose building and landscape aggregate, ready-mix concrete (RMC) and screed. This site is their waste transfer station is the hub of operations.

The site is subject to an existing planning consent for 27 new homes at an average density of 37.5 DPH. The planning consent has not been built out however and the depot is still operational.



East Horton Business Park

Located south of the site is East Horton Business Park. A small business park providing Grade A office space set in a private and tranquil setting.

The business park has recently been expanded through the development of a further 15 commercial units arranged in four separate blocks that are laid out around an internal landscaped parking area. This expanded area abuts the application sites southern boundary and is shown below.



Deer Farm Park Industrial Estate

Southeast west on the opposite site of Knowle Lane lays Deer Farm Park Industrial Estate. The estate offers a range of industrial/ depot uses and includes the Fair Oak Household Waste and Recycling Centre.



East Horton Golf Club

Immediately east of the site is East Horton Golf Club which forms part of a 260-acre estate, offering golf facilities including two 18 holes courses, a 9-hole course, driving range, club house and converted barns offering a corporate and wedding facilities.



Landscape Character & Visual Impact

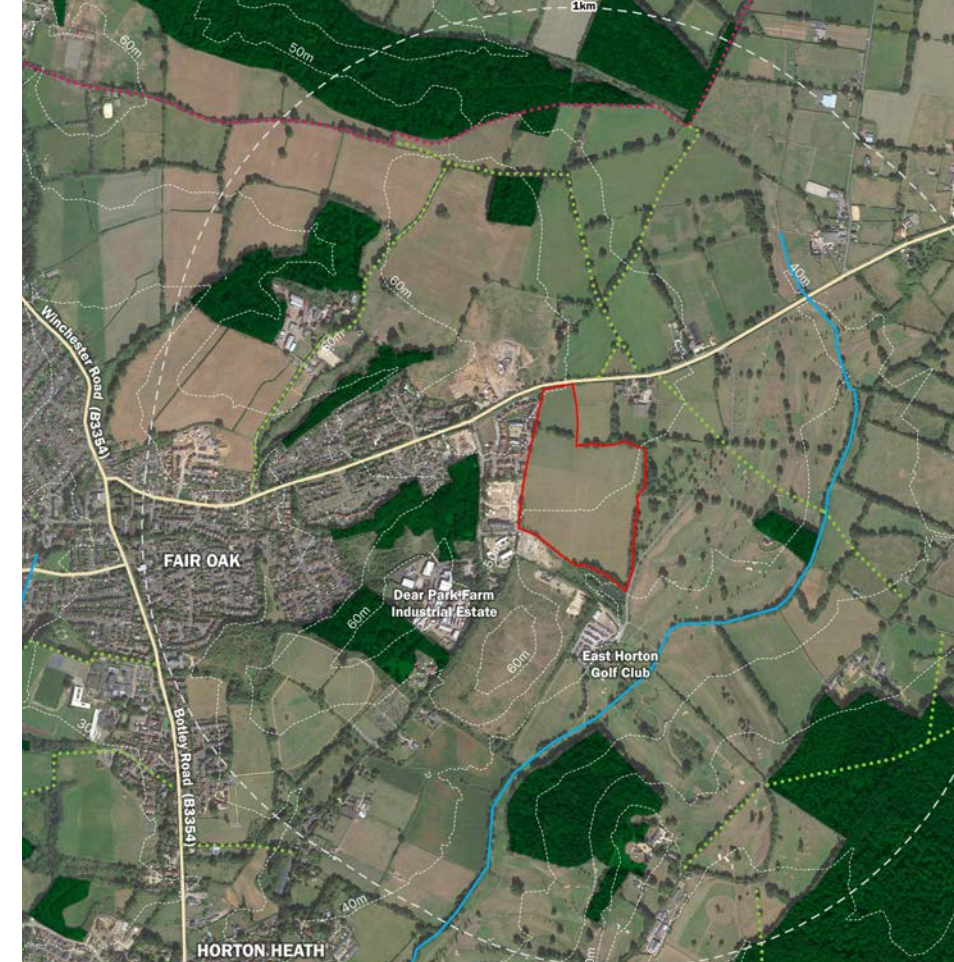
The site is well contained visually, particularly the southern area, due to the lower lying topography in which it lies and the tall, mature tree lined boundaries that form a dense screen.

- The northern boundary is well-defined by established vegetation along Mortimers Lane, which is made up of a hedgerow and mature hedgerow trees, however, the hedgerow is relatively low, allowing close-ranging views of the site. Further north of Mortimers Lane visual connectivity is limited due to the layering of field boundary vegetation.
- To the south, views extend beyond part of the south boundary due to poor-quality and low boundary vegetation, however, views only extend to Durley Copse and the two field parcels beyond the site due to the rising topography. This outlook has been altered somewhat by the recently constructed office buildings at East Horton Buiness Park.
- To the west, where the settlement edge of Fair Oak lies, the boundary is made up of several different treatments including hedgerows, trees and post and wire fencing. Views do not extend past the existing built form.
- The eastern boundary hosts a well-established vegetated boundary, limiting visual connectivity beyond the site's boundary. The northern portion of the eastern boundary contains mature trees, however, there is now lower vegetation, allowing glimpsed views. The eastern boundary of the northern field parcel is only defined by a wooden post and wire fence allowing views to extend west to the built form of Mortimers Farm.

Whilst the site is currently pasture land, man-made influences are prominent characteristics of the site's context. There are uninterrupted views of residential development along the majority of the site's western boundary with only singular mature trees breaking up the view. Along the southern boundary, paraphernalia associated with industrial activity is clearly visible due to the low height of vegetation along part of the boundary.

The Council provided an assessment of the relative landscape sensitivity of the site as part of the SGO evidence base. This graded zones of the SGO according to their relative sensitivity to change, ranging from 'low' to 'high'. The area within which the site lies is graded as having a low sensitivity to change.

This conclusion accords with the conclusion of the separate Landscape & Visual Appraisal prepared by EDP which supports this application.



Landscape Context, Ecological Constraints Plan & the existing Agricultural Access.



Ecology & Biodiversity

There are no designated sites of nature conservation interest located within the site. The Land at Knowle Lane, Fair Oak Local Wildlife Site (LWS) does, however, sit immediately adjacent the southern boundary of the site and is designated on account of the woodland and grassland it supports.

No statutory designated sites fall within a 2km radius of the site, though several European/international designated sites are found within the local area. The closest of which is the River Itchen Special Area of Conservation (SAC). It is considered that any potential adverse effects on these protected sites will be fully mitigated through a comprehensive package of mitigation measures.

Much of the site comprises improved grassland, which itself is of negligible ecological value. Mature tree lines and a hedgerow sit within and immediately adjacent the site, providing relatively higher ecological value. Also of consideration is the woodland edge habitats, which line the southern and eastern boundaries of the site. There is no evidence to indicate any overriding ecological constraints that would prevent or restrict development. Indeed, there is an opportunity to deliver net gains, new opportunities for protected species and complementary planting to improve the overall value of the adjacent LWS through the site's development.

Further detail of the sites existing habitats and biodiversity are provided within the Ecological Appraisal prepared by EDP which forms part of the wider application suite.



03. Site Assessment

Summary of Design Considerations

As part of the analysis and design process which has been undertaken to understand the site and its context, several constraints and opportunities have been identified and are set out below and illustrated on the adjacent plan:

Considerations

- The relationship of the site to existing properties fronting and/or backing onto the site boundaries.
- The visual considerations of the site when viewed from the surrounding countryside and visual receptors.
- Existing woodland, trees, and hedgerows of high ecological, landscape and arboriculture value (Cat A, B C and U). All existing trees have Root Protection Areas (RPAs) which need to be considered. The age and size of the trees means suitable space should be provided for future growth and shadowing.
- The existing Mortimers Lane building line and property set back as defined by the adjacent Pembers Hill Drive development.
- The existing ecology and existing habitats on site.
- The relationship of the development to the listed buildings & structures at Mortimers Farm.
- The existing Public Right of Way (PRoW) located in the immediate vicinity of the site.
- The site topography and ground conditions with specific reference to the southern and eastern boundaries where the land falls away.
- The existing overhead electricity cables which cross and are located within the site.
- The existing ponds adjacent to the site.
- The Knowle Lane Local Wildlife Site located adjacent to the southern boundary.
- Site boundaries with no or limited vegetation offering views in and out of the site.
- Areas at risk of surface water pooling as identified by the Environmental Agency mapping.

Opportunities

- To provide a primary access solution off Mortimers Lane and to respect and enhance the existing character of street and Heritage assets at Mortimers Farm.
- Provide an attractive open space which include habitat areas, natural landscapes, and a natural play area within the site.
- To retain and enhance the existing trees and woodland within the site and respecting the Knowle Lane LWS.
- To reduce the visual impact of development through careful location of buildings and open spaces.
- To provide opportunities for pedestrian and cycle connections to adjacent land uses.
- To provide an attractive neighbourhood presenting a clear hierarchy of street and spaces.
- Integration of sustainable drainage systems including ponds and swales to attenuate, and control run off associated with the proposed development.
- To provide a Mobility Hub and Multi-functional space for the benefit of the local community enhancing the sites sustainable credentials.



04. Design Process



Our Vision



Our vision is to make a positive impact on the local area creating an attractive, sustainable neighbourhood complementing Fair Oak. A landscape led design process will be at the heart of the concept with the masterplan designed to allow easy access to open space, walking routes and play facilities from all plots. The creation of a walkable neighbourhood and the development of attractive streets will elevate the community and create a great place to live, visit and enjoy.

The site presents an opportunity to create a beautiful verdant neighbourhood nestled into an attractive landscape setting. Homes will be built to low carbon standards, with a range of house types to be delivered, including affordable tenures, to meet local need and to provide choice and access to the right types of homes.

The inclusion of a Multi-Functional Space and Mobility Hub alongside new homes will benefit the wider community offering improved connectivity and other community services. Play areas, active travel routes and walking trails through tranquil natural spaces will help promote health and wellbeing.



Public Consultation

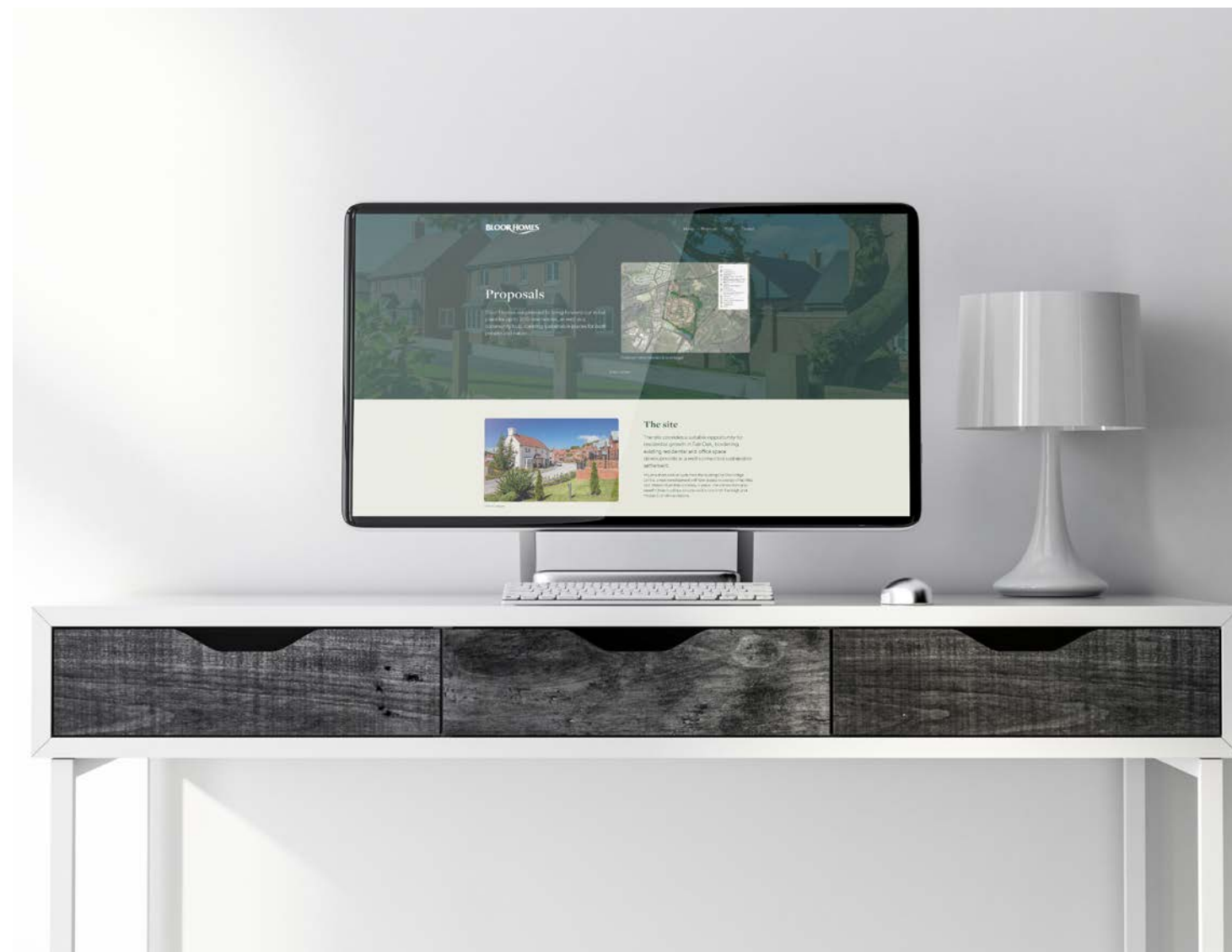
An online consultation took place on 18th July 2024 and ran for 3 weeks (ended on 8th August 2024). This included distributing over 1,500 information leaflets to neighbouring residents and launching a dedicated website at www.mortimerslaneconsultation.co.uk.

Prior to the launch, Fair Oak & Horton Heath Parish Council and the Fair Oak & Horton Heath ward members (Cllr Couldrey, Cllr Marsh, and Cllr Broomfield) and the Leader, were contacted to make them aware of the upcoming consultation. During the consultation period, 182 responses were received via email and the online feedback form. The main recurring themes were:

- **Concerns about the lack of local infrastructure support, particularly regarding GP surgeries and schools.**
- **Fears of increased traffic congestion and its impact on roads.**
- **Questions regarding road safety, especially in relation to current speeding issues.**
- **Worries about the loss of greenspace and potential impacts on wildlife.**
- **Negative sentiment towards over development, with residents referencing One Horton Heath, Pembers Hill, and Boorley Green as already providing substantial housing in the area.**
- **Concerns about construction-related issues, including congestion and noise pollution.**
- **Questions around parking, particularly regarding the balance between private driveways and on-street parking.**
- **Queries about the affordability of the proposed housing.**
- **Concerns about potential flooding and sewage issues.**

In addition to the online consultation the applicant team also met with the Parish Clerk on 29th July 2024 and presented at the Bishopstoke, Fair Oak, and Horton Heath Local Area Committee on 4th September 2024.

Further information regarding our consultation programme is outlined in more detail in the accompanying Statement of Community Involvement produced by Turley.



04. Design Process

Pre Application Discussions

To ensure the proposals for the site have a positive impact on the immediate and surrounding area, we have carried out a series of pre-application meetings and site visits with Eastleigh Borough Council (EBC) and Hampshire County Council (HCC) prior to submission.

The first pre-application meeting with the Case Officer (Clare Martin), took place virtually on 15.12.2023. This was an initial concept meeting where the design team presented the development proposal. The Case Officer did not provide any specific comments on the proposal during this meeting. A second virtual pre-application meeting with the Case Officer, Urban Design Officer (Marta Oliveira), and Landscape Officer (Tim Dyer), took place on 23.02.2024. Ahead of the second pre-application meeting a short design evolution document was prepared and issued to EBC for consideration.

The meeting was generally positive, with the Case Officer and Landscape Officer expressing their support of the proposal (albeit in the context of the conflict with policy). Marta requested further details on the proposed layout before they could provide full comments. Several pre-application consultee comments were issued during the pre-application process which have influenced the design evolution.

On 26th April 2024 a site visit and in-person meeting took place on the site with the Case Officer and Landscape Officer and members of Bloor's design team. Key items discussed on the site visit included:

- **The LEAP provision.** There was discussion as to where this should be located on the site to benefit the wider community and existing provision.
- **The adjacent development.** The case officer liked the design of the Knowle Lane and Pembers Hill Drive development to the west of the site and considered the architectural details such as the detailed tile hanging and softer design features (sage windows and brick course detail) etc. to work well and be appropriate for an edge of settlement location. The Case Officer noted that the Pembers Hill development was not quite as successful in this point, with too much variation across the site.

- **Site access and internal movement.** The case officer considered that both the access into the site and then the access between the northern and southern parcels 'the most logical location' in respect to the existing trees / vegetation.
- **The landform.** The case officer noted the sloping landform north to south across the site. The provision of high density and taller buildings at the southern part of the site was discussed.
- **Permeability.** The Case Officer requested exploring the options to provide a pedestrian connection/link to the Knowle Lane development at the west of the as this will likely be a desire line for pedestrians.
- **The multi-functional space.** The Case Officer suggested there will be limited need for a 'community facility' in the form of a village hall as there is plenty of this space available within Fair Oak and surrounding areas.
- **Green Infrastructure.** The Case Officer considered the landscape corridor a big positive in the design.
- **Principle.** The Case Officer was positive about the site and proposal thus far, albeit the principle of development will still be an issue due to the site's location within the 'countryside'. It was suggested that under current policy the application would likely be refused on the principle of development.

On 1st May 2024 the Case Officer issued the formal written pre-application advice (ref. Q/23/96485).

Further detail regarding all pre-application discussions and the subsequent outcomes, please refer to the Planning Statement produced by Turley that accompanies the application.

Illustrative Block Studies: Site Entrance



Illustrative Block Studies: Site Edge



Landscape, Drainage & Play



Extracts from the Pre-application Design Evolution document prepared for officers.

Design Evolution

The initial design process involved an extensive layering of technical information, and the identification of a landscape led approach which accommodated constraints and maximised opportunities. Following the landscape appraisal and contextual study, initial sketches were prepared. These early concepts and masterplan proposals were the starting point for discussion. These proposals evolved following completion of additional technical work, feedback from public consultation, and the series of pre application discussions and meetings outline above.

The feedback and advice received from officers has led to several design amendments and the evolution of the proposal. These are summarised and illustrated below:

- A high-level Development Concept plan was presented at the first pre application meeting with EBC. The purpose of this plan was to define a reasonable development envelope in response to the constraints and landscape and visual context. Although this plan was well received the design officer did comment "There isn't information enough to assess if the quantum of development proposed will sit comfortably within this site... More information is required to produce detailed comments..."
- In response a more detailed concept masterplan and landscape strategy was prepared as part of the secondary pre app meeting with detailed narrative provided within a short document. The document included some illustrative block studies providing the additional information officers requested allowing a more considered assessment of the proposal.
- Key feedback from the second pre application meeting and in person site meeting included a desire to see the east west

landscape corridor moved to the eastern part of the site from the west to offer a GI connection to the periphery open space. The EBC tree officer also requested greater consideration be given to the western site boundary in terms of the impact and overshadowing effect the existing tree belt and landform could have on new properties. The masterplan was amended and evolved in direct response to these comments.

- The drainage proposals have evolved throughout the project timeline and in response to some of the conceptual changes, feedback identified and liaison with the LFFA. This was to ensure the proposal interact successfully with the landscape, development areas and ecological enhancements proposed.
- The eastern edge of the development has evolved throughout to provide a suitable edge of settlement arrangement and appropriately sized offset and GI corridor.

- Following title review and liaison with stakeholders later versions of the masterplan have integrated connections to the site boundary offering the opportunity for future connectivity to the adjacent golf club, business park and residential development enhancing permeability.
- Following liaison with stakeholders, officer discussions and public consultation the multifunctional space/ mobility hub has evolved to provide greater flexibility to allow for a range of potential uses.
- Following a detailed levels review the road and block structure has evolved to utilise street patterns which work with the contours reducing the need for artificial remodelling of the land or retaining features.



Previous versions of the masterplan and extracts from some of the more detailed design work done to influence the form of the Development Framework and Illustrative Masterplan.



05. Development Framework

Development Framework

To maintain flexibility at detailed design stage for the developer & local authority, the application is defined by a Development Framework Plan. This plan clearly defines the gross development area and strategic open space area as well as, access arrangements and extent of landscaping to be removed, retained or enhanced.

The framework underpins the whole application package and is the controlling plan which has been used to shape the Illustrative Masterplan (presented later in the document) and to guide any future Reserved Matters proposals.

The gross development area identified includes land required for residential development, a mobility hub, multi-functional space as well as incidental open space, play facilities, drainage features, landscaping and ancillary infrastructure.

Only a proportion of the gross development area will be converted to a net developable area and used to accommodate up to 245 new homes. The wider area is defined to provide flexibility ensuring an appropriate design response can be sought at reserved matters stage (through collaboration with EBC) integrating any non-residential uses, incidental open space, play facilities and sustainable drainage features into the developable area.

An Illustrative Masterplan and indicative landscape, drainage and play strategies are presented later within this document. The intent of this material is to present one way in which the scheme could be delivered, in accordance with the Development Framework.

Land Use

As detailed above the gross development area defined by the Development Framework Plan and includes land required for residential development, a mobility hub, multi-functional space as well as incidental open space, play facilities, drainage features, landscaping and ancillary infrastructure.

This Gross Development Area measures 7.27 ha. and can be indicatively broken down as follows:

Net Developable Area (Minimum)	6.10 Ha
Mobility Hub & Multi-Functional Space	0.19 Ha
Incidental Public Open Space (Inc. Play & Drainage)	0.80 Ha
Misc Road & Infrastructure	0.18 Ha
Gross Development Area	7.27 Ha

The residential element of the gross development area accounts for circa **84%** of the area and **55%** of the total site area.

The Strategic Public Open Space defined by the Development Framework Plan Measures **3.78 ha**. When the strategic and incidental open space areas combine, they account for **circa 42% of the total site area**.

Density

Based on the indicative **6.10 ha.** minimum net developable area the Development Framework allows for an average net density of **40 dwelling per hectare (DPH)** to deliver up to 245 new homes.

This density level is consistent with the aspiration of Policy DM23 of the EBC Local Plan where it states, ‘a minimum density of 40 dwellings per hectare (net) should be achieved unless site constraints or local character justify a lower density’. It is also at a level comparable to the adjacent residential areas at Pembers Hill Park, Pembers Hill Drive and East Knowle as summarised earlier within the document.

The figures presented above are indicative only and are provided to demonstrate that both the gross development area and strategic open space areas afford sufficient flexibility to deliver a proposal of up to 245 new homes at a density in accordance policy and in keeping with the local context.



05. Development Framework

Access & Movement



Access Principles

Access to the site will be taken from Mortimers Lane by way of a new ghost-island right turn lane with 3.5m wide running lanes and a 3.0m wide right turn lane. The proposals were subject to a successful Departure from Standard application to HCC and as such, the visibility splays have been drawn from an 'x' distance of 2.4m.

The right-hand splay is achievable to the nearside kerb line, whilst the left-hand splay is achievable to the approximate centreline of the road, this being an acceptable offset in this instance owing to the proposed splitter islands to the west of the access which would prevent any overtaking manoeuvres along this stretch of road.

Subject to a Traffic Regulation Order, it is proposed to relocate the existing gateway feature and 30mph speed limit signage along the site frontage to the east of the new junction, thereby helping to reduce vehicle speeds in the vicinity of the site access.

All highway works and visibility splays specified above are deliverable within land under the control of the Applicant or the LHA.



Pedestrian & Cycle Access

Pedestrian access to the site will be delivered through the provision of 2.0m wide footways either side of the site access, with a tactile crossing to connect the eastern and western sides of the footway. To the east, the footways will tie-in to the 1.8m footways delivered along the southern side of Mortimers Lane as part of the works consented by way of Application No. F/22/94435 at Mortimers Farm.

To the west, the 2.0m footway will tie-in to a new 3.0m wide shared footway / cycleway which will provide a connection to Winchester Road and Fair Oak village centre.

In addition to the above the development framework also allows for pedestrian connections to be made by the applicant up to the site boundary to the west and south. These connections will offer opportunities for connectivity onto the adjacent Pembers Hill Drive, East Horton Golf Club and East Horton Business Park.



Car & Cycle Parking

Parking provision across the development will be provided in accordance with the EBC Residential Parking Standard SPD (2009). The development's car parking will be accommodated in a positive manner to achieve the following aims:

- Minimise the visual impact of parked cars on the street scene.
- Provide residents and visitors alike with safe and convenient access to their vehicles.
- Ensure that the parked cars do not obstruct pedestrians and cyclists.

Most car owners like to be able to see their vehicles and/ or to know that they are securely parked and on plot parking satisfies this strong desire. Most of the parking will therefore be provided within the curtilage of dwellings using on-plot spaces. The on-plot parking provision will be supplemented by a small number of well-designed parking courts for any apartment areas as well as unallocated / visitor parking spaces that will be predominantly comprised of on-street parking bays.



Service Vehicles

The detailed design and dimensions of the development's new streets will be submitted and agreed as part of the future Reserved Matters submissions. Critically, the streets will be designed to accommodate service vehicles without allowing their requirements to dominate the layout. The detailed layout design will accord with Schedule 1, Part H of the Building Regulations and HCC's technical design requirements to ensure appropriate waste collection vehicle access and bin carry distance standards are achieved.



Emergency Vehicles

The detailed design of the layout will be designed in accordance with Part B of the Building Regulations, 'Access and Facilities for the Fire Service' and HCC's technical design requirements to ensure sufficient carriageway widths and appropriate access for fire appliances can be achieved.

Mobility Hub & Off-site Improvements

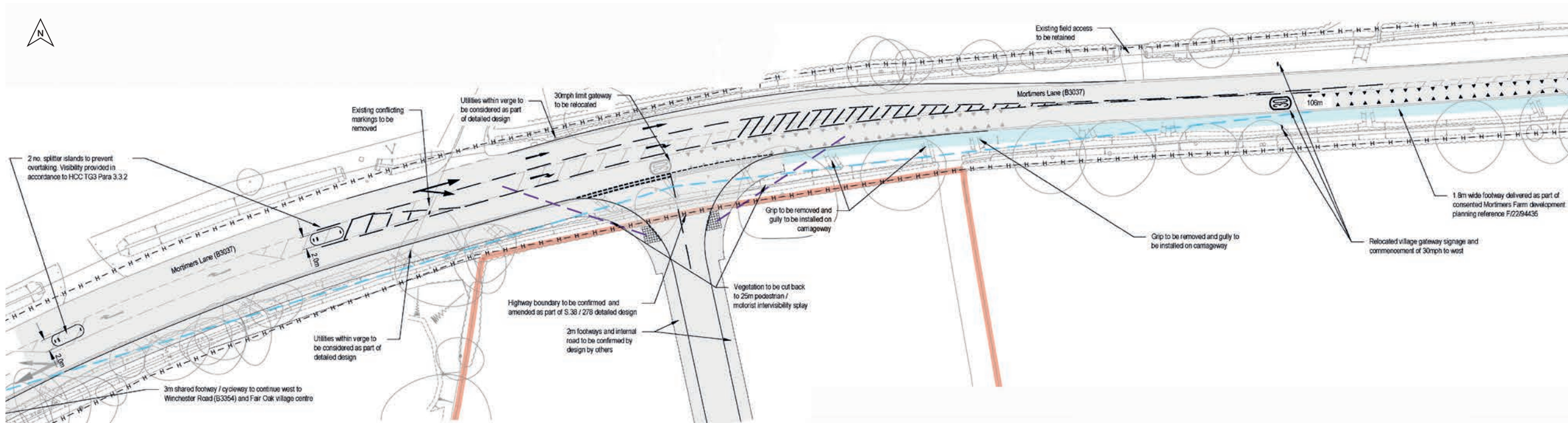
Several off-site highway works are proposed to be delivered as part of the proposed development, primarily to improve pedestrian and cycle connectivity between the site, Winchester Road, Fair Oak village centre and Wyvern College and Fair Oak Infants School on Botley Road.

These works will both enhance and be complementary to HCC's proposed pedestrian and cycle improvement works along the Mortimer's Lane and Winchester Road corridor.

The works delivered as part of the proposed development could include on-carriageway cycle markings along Knowle Lane, including an Advanced Stop Line at the Botley Road junction; delivery of a Toucan crossing at the Winchester Road/ B3037 Eastleigh Road/ Botley Road/ Stubbington Way Signalised Junction; delivery of a 3.0m wide footway / cycleway on the southeastern side of the junction and along the western side of Botley Road; and general resurfacing and line marking.

A mobility hub is proposed within the site. At a local scale, mobility hubs are increasingly important interchanges for connecting different transport modes, providing seamless switches between different modes of travel. Mobility hubs can also act as central destinations for residents, providing public realm provision, package delivery lockers, bike repair stands and EV charging.

The design of the on-site mobility hub will be agreed through future Reserved Matters applications, but may include covered cycle parking, car club / car sharing facilities and EV charging to encourage sustainable travel, package delivery lockers to minimise the distance delivery vehicles have to travel into the site, and provision of local walking, cycling and public transport information.



The proposed site access arrangement.



05. Development Framework

Illustrative Masterplan

The Masterplan, although only illustrative, pulls together the constraints, opportunities and design concepts identified throughout the design process. The adjacent plan illustrates what a scheme for up to 245 new homes could look like on site, and the sort of block structure and open spaces that could be appropriate when considering the local context.

The masterplan has been designed so that the street pattern follows the contours where possible and reduces the need for artificial remodelling of the land. This arrangement seeks to articulate an edge of settlement pattern, that will take advantage of the attractive views over the golf course and overlook the play areas, open spaces and retained green infrastructure.

The precise unit mix will be determined at the reserved matters stage however the site would provide a full range of housing, from one- and two-bedroom apartments through to larger family home

The masterplan is illustrative only and simply seeks to present a one way in which the scheme could be delivered, in accordance with the Development Framework.

Key Features

- Up to 245 New Homes which will contribute towards the councils housing supply.
- Provision of affordable housing and a mix of tenure and house types to meet local needs.
- A Multi-functional Space offering a community function, with outdoor amenity space and a Mobility Hub including bike parking, car share and electric charging.
- A comprehensive network of attractive open space complemented by on site play, landscaping and ecological improvements.
- Retention of most of the existing trees and hedges with additional planting set within a high-quality landscape and green infrastructure framework.
- Vehicular and pedestrian access from Mortimers Lane with additional connectivity opportunities to Pembers Hill Drive, East Horton Golf Club and East Horton Business Park.
- A sustainable drainage system and the management of surface water run off to and from the site.

Building Heights

Density and scale will vary across the site and when combined with landscape and building form, this will assist in providing different areas of recognisable character. This variety of character will reinforce a sense of place and provide legibility to the scheme.

Most of the development will be 2 storeys with some 2.5 and 3 storey development utilised in key locations. 2.5 and 3 storey development will tend to be situated at key junctions and visually prominent areas such as fronting open spaces and at the end of view corridors, but not in visually sensitive locations. This diversity of scale will add variety and help achieve a rich grain of urban and architectural design, reflecting the character of the local area.

The Northern field will be limited to 2 storey development only to respect the Mortimers Lane frontage and heritage and landscape sensitivities of Mortimers Farm (and the associated listed buildings).

