

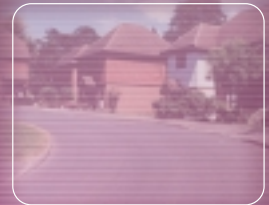


*Basingstoke
and Deane*

Foxdown Overton

Development Brief

January 2000



Development Brief

NOTE: The information presented in this brief is given on the basis that it is the best available at the time of its preparation. Prospective developers are entirely responsible for satisfying themselves that their intentions are compatible with the requirements of the various authorities involved. The Planning Authority reserves the right to amend this document, as circumstances require.

March 2000 (Reprinted March 2002)

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Development Brief

1.0 Introduction

This document has been prepared by Basingstoke and Deane Borough Council as supplementary planning guidance for the provision of housing on Borough Council owned land at Foxdown, Overton. The Development Brief sets out the Borough Council proposals for the site.

The Borough Council is inviting tenders for the sale of the site by way of a Design Competition. Further information on the Design Competition is included in Section 7.0 (Competition/Tender). Prospective developers may also purchase an Information Pack from the Borough Council which sets out the Terms and Conditions of Sale and the method of disposal.

The land to be sold is owned by the Borough Council and forms the remaining phases 3 and 4 covered by the Foxdown Development Brief 1990. The site has a gross area of about 2.4ha and is offered for sale freehold with vacant possession. See The Site (Plan 2)

The publication of the Development Brief arises from a review of the most appropriate form, housing mix and tenure for the remaining phases of the development, taking into account recent government guidance and local housing needs. The revised development brief supersedes the original development brief adopted in 1990 and provides for a mix of both private and affordable housing for up to 75 dwellings.

Following the consultation on the revised proposals during November and December 1999, the revised development brief was adopted by the Borough Council in January 2000.

Enquiries and comments relating to the proposals should be addressed to:

Basingstoke and Deane Borough Council

Civic Offices
London Road
Basingstoke RG21 4AH

Please contact John Guppy (Planning, Environment and Transport Department) on (01256) 845462 if you would like more information or Property Services Division on (01256) 845368 regarding the Terms and Conditions of Sale.



2.0 The Site

The land is situated approximately 800 metres north of the village centre near to Overton Railway Station. It occupies an elevated position with extensive views to the south overlooking the River Test.

The site forms part of a larger area of land originally allocated in the Overton Local Plan 1990 and is re-confirmed as a housing allocation under Policy (H4i) of the adopted Basingstoke and Deane Borough Local Plan 1998. Access is to be taken from the existing road that adjoins the northern boundary of the site.

There is also the possibility of an adjacent property of approximately 0.25 Hectares becoming available as part of the comprehensive development of the area. This option can be investigated as part of the overall proposals for the site should the land become available.



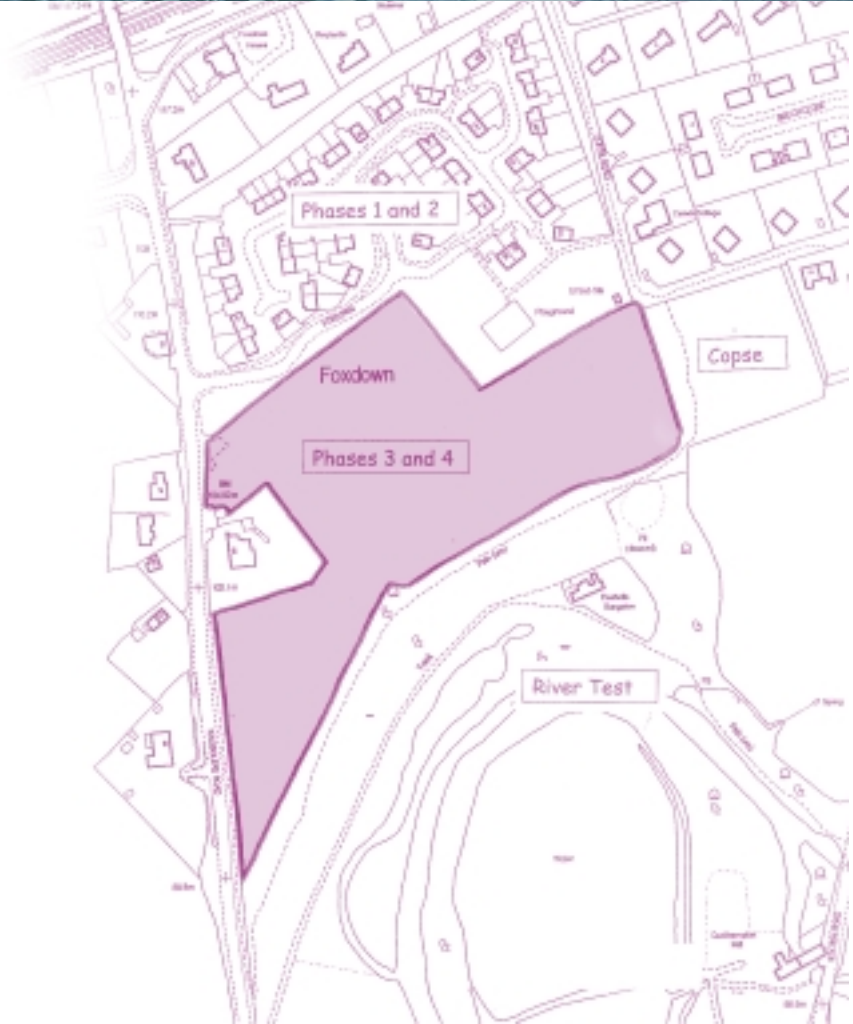
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Plan 1

3.0 Background

Foxdown was originally allocated in the Overton Local Plan for 105 dwellings on 5.2 ha at an overall density of 20 dwellings per hectare. A development brief was subsequently approved (1990) for the development of the site for 100% affordable housing and Downland Housing Association completed 55 dwellings on Phases 1 and 2 in 1994.

The review of the proposals for the remaining 2.4 hectares of land at Foxdown was considered appropriate in the light of recent Government guidance on planning and sustainable development, which emphasises that new development should seek to create mixed and balanced communities catering for a range of housing needs. The review has also coincided with the Borough Council's Interim Housing Mix Policy which seeks to provide a greater proportion of small dwellings in new housing proposals.



Plan 2

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4.0 Status of the Brief

The Development Brief has been adopted by Basingstoke and Deane Borough Council as supplementary planning guidance. It provides planning and design guidance for the developer and Planning Authority in considering submissions made under the Design Competition and in determining subsequent planning applications. This includes the necessary legal agreements covering the provision of affordable housing and related infrastructure.

In accordance with government guidance the Local Plan identifies the need for the public sector to obtain appropriate developer's contributions towards infrastructure and community facilities. The Borough Council has therefore set out in the brief the obligations on the developer to provide the necessary infrastructure required to serve the proposed development and to meet the additional demands that will be made on the existing community.

The Borough Council and the County Council will expect to enter into an appropriate legal agreement with the developer indicating when the infrastructure is to be provided or a financial contribution is to be made. Planning applications will not be determined until relevant legal agreements have been finalised.

5.0 Vision for the Site

This brief aims to provide a clear framework in planning and design terms to enable an attractive and sustainable development to take place in relation to the site's proximity to existing development, Overton Conservation Area and the River Test Site of Special Scientific Interest..

The proposals allow for up to 75 dwellings to be provided on the site with the overall design objective of ensuring that the new development provides an innovative and sustainable housing scheme that acknowledges the context of the site in terms of scale, design and location.





6.0 Planning and Design Context

The Borough Council places considerable importance on achieving a high standard of design in the development and will promote the positive factors in the design process that will influence the appearance and quality of the new development. In this respect the Borough Council will require the developer to provide a clear statement of design philosophy in the Design Competition submissions and in support of any planning application for development.

The principal objective of the Design Statement (Appendix II) is to enable the applicant to demonstrate to the Borough Council the objectives they have taken into account in the design process with regard to the site's location, context and setting.

The Borough Council is therefore looking to encourage a greater design effort through the Design Competition in co-operation with the developer.

7.0 Design Competition / Tender

In submitting their proposals, developers will be required to carry out a Site Appraisal and Analysis in accordance with the guidelines outlined in Appendix II and to furnish the following information:

- a layout plan showing the development scheme in relation to its surroundings and a plan showing details of landscape and open space to a scale of 1:500
- sufficient plans, elevations and sections to describe the development to a scale of 1:100 which shall include details as to how the development will relate to the land form and the method of construction
- a design statement, which must include details of the design objectives sustainable initiatives, proposed building materials, finishes and the building programme

The Borough Council will judge submissions on the quality of the design solutions and financial offer made, including the submission of an assessment of the proposals using the Housing Quality Indicators (DETR 1999). The design will need to acknowledge the sites sensitive location and opportunity to incorporate sustainable development principles in the scheme as set out in Section 8 (Design and Construction) including quality design, layout and elevational treatment, landscaping, construction technology and use of materials.

Terms and Conditions

The Development Brief sets out the Borough Council proposals for the site. Prospective developers may also purchase an Information Pack from the Borough Council which sets out the Terms and Conditions of sale and the method of disposal. The Information Pack provides further information on Geo-Technical conditions, Land Survey and Statutory Service requirements.



8.0 Design and Construction

A well-designed housing layout can achieve individuality and distinctiveness by making the most of the site and its natural features. The site is located on a prominent south-facing slope and offers the opportunity to introduce a high standard of design.

The development will need to reflect any distinctive character that is present in the area in the use of detailing or materials without the need to copy or reproduce historic styles. Materials can include contemporary, modern materials as well as traditional ones. A modern approach to the development using an innovative approach to the overall design concept involving sustainable housing can create interest and variety and give a distinctive character to the development without it appearing out of place.

The development will be required to give special attention to the massing of house and roof forms particularly where these

will be visible on the skyline and from a distance.

Variations in height and roof pitch can be considered, particularly at the entrance or approach to housing groups or as landmark features. Walls, fences and garages are to be seen as an integral part of the design and can create visual continuity and a means of enclosing space.

Variations in the colour and texture of surface materials for roads, footpaths and cycleways, can not only highlight pedestrian priority but can help to create identity and sense of location throughout the development. High quality materials will be required throughout the development including the use of good, well designed street furniture.

Development on site should accord with Section 17 of the 1998 Crime and Disorder Act, and the guidelines for secure by design for crime prevention set out in

Appendix III. Developers will be expected to contact Basingstoke's Crime Reduction and Liaison Officer at an early date with a view to obtaining secure by design certification for their proposals.

In addition to the need to consider the overall approach taken in the design, layout, and the Standard Assessment Procedure (SAP) energy rating required under the Building Regulations, the Design Competition will require, as part of the Housing Quality Indicators, an assessment to be submitted under BREEAM (BRE Environmental Assessment Method for buildings - Homes) covering a range of environmental factors as set out below.

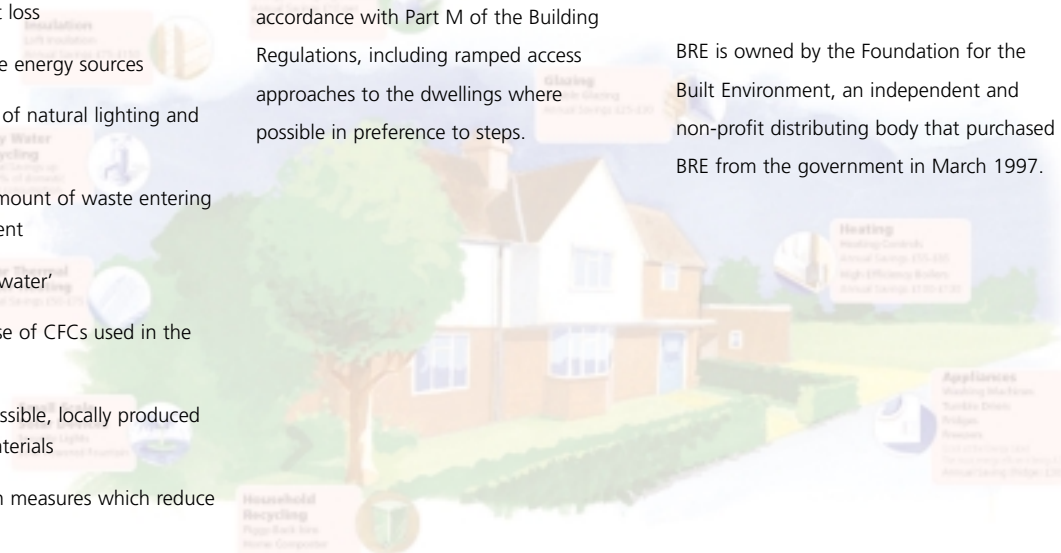
The development layout will be critical in determining the overall energy efficiency and environmental impact. The Borough Council will require the use of sustainable principles in the schemes, including innovative design and construction technology. It is therefore essential that the development should seek to:

- Maximise solar gain
- Minimise heat loss
- Use alternative energy sources
- Maximise use of natural lighting and ventilation
- Reduce the amount of waste entering the environment
- Recycle 'grey water'
- Reduce the use of CFCs used in the buildings
- Use where possible, locally produced renewable materials
- Include design measures which reduce crime

Other environmental factors will need to be addressed including the ecology of the site, water conservation, noise and lighting. Consideration also needs to be given to the use of communal satellite dishes and Information Technology connections to each dwelling and within the home for integrated multimedia communications. Access for the Disabled will be required to be provided in accordance with Part M of the Building Regulations, including ramped access approaches to the dwellings where possible in preference to steps.

The selected proposal may well qualify for an award under the Building Research Establishment (BRE) Environmental Standard Award. The BRE Award was launched in April 1995 as the mark of environmental quality for UK homebuilders, designed to encourage 'greener' construction and energy efficient housing that is built to reduce the impact on both the global and local environment.

BRE is owned by the Foundation for the Built Environment, an independent and non-profit distributing body that purchased BRE from the government in March 1997.



9.0 Housing

Current market and affordable housing needs in Overton, as indicated by the Housing Needs Register, are primarily for 1 and 2 bedroom dwellings as opposed to the 3 bedroom dwellings already provided on Phases 1 and 2 at Foxdown. In order to avoid an over-concentration of one particular tenure, it is now considered that a mix of private and affordable housing would provide for a more balanced community.

It is therefore considered more appropriate that 30% rather than 100% of the housing is developed for affordable housing for both rent and part ownership. The housing is to be provided by the selected developer in partnership with a registered social landlord to be nominated by the Borough Council regarding the element of the affordable housing.

The Borough Council requires submitted schemes to provide a mixture of affordable housing and market housing. The proposed housing mix allows up to 75 dwellings to be provided on the site at an overall density of about 31 dwellings to the hectare (12 dwellings to the acre).

The element of affordable housing at 30% would provide up to 22 of the total number of dwellings and market housing at 70% would provide up to 53 of the total number of dwellings to be built.

This would provide for the following mix:

Affordable Housing (30%)	Market Housing (70%)
2 four bed house	13 four bed houses
10 two bed terrace	19 three bed semi detached
5 two bed flats	21 two bed houses
5 one bed flats	

It will be a requirement of the development that the element of affordable housing is well integrated with the market housing.

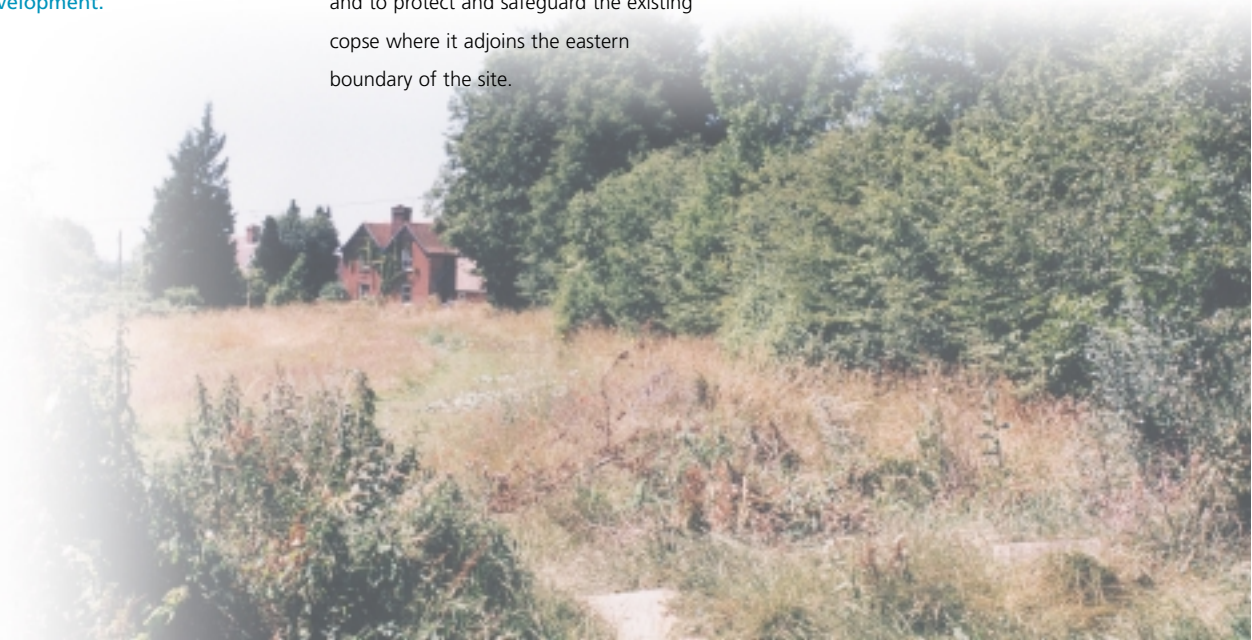


10.0 Open Space and Landscape Framework

Landscaping must be regarded as an integral part of the development and make provision for reinforcing and enhancing existing trees and hedgerows. Professional landscape advice will need to be obtained from the outset, as this provision will have a significant influence on the character of the development.

Layouts should be designed to provide the optimum area of useable open space avoiding the creation of odd-shaped and isolated landscaped areas that are of little amenity value and may be difficult to maintain. (See Appendix VI) The development will be required to provide and enhance the provision of open space and to protect and safeguard the existing copse where it adjoins the eastern boundary of the site.

The site lies immediately north of the Overton Conservation Area boundary and development will need to be sensitively designed to take account of important views both to and from the Conservation area and the North Wessex Area of Outstanding Natural Beauty (AONB) that lies beyond the railway line to the north.



11.0 Access and Movement

Both strategic and local planning policies emphasise the need to develop a framework within which opportunities are created for reducing the use of the motor car. This is a primary objective of the Basingstoke Environmental Strategy for Transport (BEST), to which the development identified in this Brief will make financial contributions.

A Transport Assessment (TA) will be required as part of the planning application. This will help to establish the opportunities for promoting and improving public transport initiatives and for enhancing the network of footpaths and cycleway links to principal destinations in the vicinity, such as the village centre, railway station, schools and leisure and community facilities.

The TA will also need to investigate the most suitable, practicable and feasible improvements to bus services and infrastructure which would best serve the development as part of the transport infrastructure package for the development.



11.0 Access and Movement

Road access to the development will be from the existing road serving Foxdown. The internal roads serving the development should have a design speed of 32 kph (20 mph) or less, achieved through good highway design. The road specification and highway layout shall be designed in general accordance with the advice contained in Hampshire County Council's "Movement and Access in Residential Areas" while taking account of the new guidance contained in "Movement Access Roads and Spaces" consultation draft.

Car Parking

Garages and parking spaces must be provided either within or close to the dwellings they serve, in order to minimise indiscriminate parking on the road. Where group garages or courtyard parking is proposed they should be located within about 20 metres of the dwelling.

The maximum parking standards adopted by the Borough Council are as follows:

General Residential and Housing Association

Studio/Bedsit	2 spaces per unit
1-2 bed units	2 spaces per unit
3 bed units	2 spaces per unit
4 bed units	3 spaces per unit

Parking Dimensions

4.8 m x 2.4 m where parking space is at right angles to 6 m aisle minimum and with 8 m aisle minimum in garage courts.

Garage Dimensions: preferred minimum size 6 m x 3 m.

Note: The Council's Interim Parking Policy (June 2000) indicates that reductions in the level of parking below the maximums will receive positive consideration where it can be demonstrated that the overall impact is acceptable. The policy also indicates that parking provided in association with new housing should be compatible with the provisions of PPG 3 which seeks a maximum average of 1.5 off street parking spaces per dwelling.

New County wide parking standards are currently being developed. Further account should be taken of emerging parking policy arising from this process.

Refer to the HCC document "Movement and Access in Residential Areas" as updated by "Movement Access Roads and Spaces" for specific guidance on parking for people with disabilities and provision for motorcycles and bicycles. Adequate provision should be made for secure bicycle storage.

12.0 Infrastructure Requirements

In addition to the normal on and off-site development obligations including the element of affordable housing to be provided the Borough Council will require the developer and Housing Association to contribute towards the infrastructure required to serve the proposed development and to meet the additional demands that will be made on the existing community.

Planning Agreement and Obligations

Before granting planning permission, the Borough Council will require applicants to enter into an agreement under Section 106 of the Town and Country Planning Act 1990 dealing with affordable housing and certain infrastructure and community provision. This Brief will be linked to the S106 Agreement as an eventual pre-requisite for any planning permission on the site.

The Borough Council proposes the following heads of terms:

- affordable housing at 30% of the total dwellings
- on site landscape and public open space
- contributions towards the implementation of the BEST strategy for improvements to sustainable movement and access including public transport enhancements and associated infrastructure

improvements and pedestrian and cycle links to the railway station, local school and community facilities provision of off site transport related infrastructure including footpath and cycleway links identified in the TIA

- contribution towards the Overton Village Hall
- contribution towards the Swimming Strategy
- contribution towards equipped play area
- contribution towards the Overton Hill Neighbourhood Park

In order that the interests of all parties are well served and the requirements set out herein are fully understood, developers are invited to discuss their proposals at the initial stage of the design process with officers of the Borough Council. In promoting an innovative approach to the overall design concept developer's may seek through negotiation to amend particular requirements set out in this document.



13.0 Public Utilities and Services

Water, drainage, gas, electricity, telephone services are available given adequate notice to the relevant Service Company. Southern Water has indicated that the existing sewerage treatment works and water supply will need to be upgraded to accommodate the development. Developers are therefore advised to contact the responsible bodies listed in Appendix VII at the earliest opportunity to establish specific service requirements and the contributions required for off-site works in addition to standard charges.

The site is within close proximity to the boundary of the River Test Site of Special Scientific Interest (SSSI) and within the Groundwater Protection Zone 1 for Overton Pumping Station. The developer will therefore be required to adhere to strict pollution measures to ensure the River Test; the floodplain and the groundwater are protected.

Format of Planning Submission

Applications for planning permission should be made to the Director of Planning, Environment and Transport on the forms available from Basingstoke and Deane Borough Council and show the following information:

Location Plan

Copies of the location plan should be at 1:1250 or 1:2500 scale and must show sufficient detail of the surrounding area.

Layout and Detailed Plans

The Borough Council will require the submission of a Layout Plan for the whole site showing the location of the principal roads, cycle routes and footpaths, housing sites, community facilities, playing fields and open space including the likely phasing of development, location of affordable housing and expected densities.

The detailed layout plans should show proposals in relation to the setting and context of the surrounding development in accordance with the guidelines indicated in the Section on Landscape and Development illustrating the following aspects of the development:

- detailed plans drawn to a scale of not less than 1:100 which must include floor plans and external elevations of dwellings showing the type and colour of materials to be used for walls, roofs, doors and windows.
- the siting of all buildings and the position, means of access, width of roads, footpaths including provision for parking and details of surface materials;
- a measured survey of the site showing existing and intended levels, existing trees and shrubs to be retained and those to be removed and, where there will be a difference in relative floor levels, heights of buildings and sections through the site;

- a detailed landscape scheme showing the design and specification of new planting, mounding, means of enclosure and treatment of spaces and identification of areas to be handed over to the local authority for adoption.

The Borough Council will apply the proposals and policies contained in the Local Plan and the content of this Brief in considering applications submitted for planning permission.

Format of Planning Submission

Design statement

In order to meet the design expectations of the Authority, the Borough Council will require applications for planning permission to be supported by a Design Statement indicating the principles and objectives used in the design process in accordance with the standards and the guidelines outlined at Appendix II.

Secure by Design

The Borough Council expects proposals for new development to include measures that contribute towards crime prevention in accordance with Appendix III.

Sustainable Development

The Borough Council will promote and encourage the implementation of sustainable objectives in new development in accordance with the aims and principles outlined at Appendix IV.

Building Regulations

Application for approval under the Building Regulations can be made to the Director of Development on the forms available from Basingstoke and Deane Borough Council.

Design Statement

The Borough Council places considerable importance on achieving a high standard of design in new residential development and will promote the positive factors in the design process that can influence the appearance and quality of any new development. The proposed development will be expected to conform with the general criteria outlined in Policy GS1 and the particular design requirements of the Local Plan and other Appendices attached to this brief. In this respect the Borough Council will expect the developer to provide a clear statement of design philosophy in support of any planning application for development.

The principal objective of the Design Statement is to enable the applicant to demonstrate to the Borough Council the objectives they have taken into account in the design process and the production of the Master Plan.

The Borough Council will therefore look at ways of encouraging a greater design effort in co-operation with the developer. The following guidelines are intended to highlight the necessary process and detailed analysis that the Borough Council considers important in order to meet the Council's objectives:

- Site Appraisal and Analysis
- Landscape and Development
- Design Principles

Site Appraisal and Analysis

District and County planning authorities in Hampshire have jointly prepared a Landscape and Development Checklist (3rd

Edition 1995). A summary of the Checklist relating to the site survey and analysis is outlined below and should be considered by the developer prior to submitting a planning application.

It is intended that the use of this Checklist will encourage a comprehensive analysis of the site. It includes the general location, context and proximity to existing development, roads, footpaths/cycle routes and public transport routes to enable these factors to be reflected in the overall design concept for the new development.

Landscape and Development

It is to the advantage of the developer to treat the environmental and landscape aspects of the proposals carefully and take appropriate professional advice where necessary. This will enable the planning application to be processed more quickly and will increase the likelihood of a favourable decision. If the planning submission does not demonstrate that

Design Statement

environmental and landscape aspects of the proposed development have been fully considered and satisfactorily incorporated into the site planning process and scheme design, then the Borough Council may need to negotiate changes which could delay the consideration of the application.

The landscape design should involve a Site Survey and Analysis including consideration of the following:

- Identification of areas or features to be retained, those suitable for development; those for enhancement or removal (consider means of access, contractors working areas).
- Measures for protection or enhancement of retained areas/features.
- Measures to mitigate adverse effects of development e.g. screening, ground modelling, acoustic barriers.

- Measures to respond to or enhance the character of the site and its landscape setting, to complement form, massing and scale of development.
- Objectives for landscape provision including an indication of responsibilities of areas for maintenance, i.e. local or highway authority/private owner/other arrangement.

Site Survey - Physical characteristics of the site and its setting:

- Vegetation and Natural Features including measured tree survey.
- Wildlife habitats and species.
- Climate/Microclimate.
- Access, roads, greenways, paths, bridleways, cycle routes (on site and adjoining land).

Site Analysis - Interpretation of Site Survey - significance of site features, constraints and opportunities:

- Compatibility with development. Identify areas needing protection, and vegetation worthy of retention or removal. Measures to protect and/or enhance. Management requirements.
- Need for shelter/open aspect, sun/shade.
- Need for screening, acoustic measures, compatibility to proposed use.
- Assessment of site history, importance, requirements for archaeological excavation, research and protection.
- Sensitive views and settings to be safeguarded, enclosure or screening required.
- Privacy, security, visual and physical impact.
- Status of footpath routes, easements (permissive, statutory), constraints of visibility/sight lines, needs of disabled people.

Design Statement

Design Principles

The appearance and character of any new housing area or neighbourhood can be significantly enhanced by adopting general design principles in the housing layout which contribute towards creating interesting environments and a clear “sense of place”.

It is essential that early consultation takes place between those involved in preparing development proposals and officers of the Council’s Planning and Transportation Department and the County Surveyors Department to enable pre-application discussions to take place. The following principles indicate some of the ways in which the appearance of the housing development can be enhanced. Their use should be clearly demonstrated in the Design Statement and used in conjunction with the other design considerations outlined in the development brief and

Local Plan Design Policies.

A Gateway to the housing can be formed by locating prominent buildings as a visual pinchpoint or by using other means of enclosure at the entrance to the development that will enhance the sense of arrival. The same impression on arrival can also be achieved by creating views across open spaces to a landscape feature or maintaining existing landscape features or vistas in the layout.

landmarks act as ‘markers’ and provide points of reference that help people locate where they are within an area. These can be buildings, landscape features, street furniture, public art or an individual group of dwellings located at a prominent position in the layout will create an important feature in the development.

Expectation - the initial visual experience can be extended further into the development by using a series of design

features, which unwind through the housing area. This ‘Serial Vision’ can be created using architectural features such as decorative walls, a group of rendered houses, or sculpture or other visual experience

Spatial Composition can also be used to create a sense of place by the careful siting of buildings, open space and landscaping which can be achieved by housing frontage to roads and open space

The sense of enclosure and character of an area will often reflect the way that space is used in relation to the siting of individual or groups of housing. This can be used to highlight the difference between the mix of housing and the changing scale that occurs.

Building Materials can also be used to reinforce the identity of the development by adopting a combination of particular colours or materials to emphasis the character of the area. They should include contemporary

Design Statement

modern materials as well as traditional ones with variety and interest provided in the house types or architectural detailing.

Roads, Footpaths and Cycleways form an integral part of the overall design concept and can be used to highlight the individual character of the development. A well designed road will not only reduce vehicle speeds but also allow a roads with frontage development. The use of different highway techniques and surface materials will help to create roads and footpaths within the development which add interest and variety without making the car dominate in the housing layout. Pedestrian routes can also highlight links and main footpaths in the use of surface detailing and directional planting within the open space framework.

Secure by Design - development proposals should include design measures that contribute towards crime prevention in accordance with the guidance outlined in Appendix III.

Public Art - the Borough Council recognises the contribution which art plays in enhancing the quality of the environment and is committed to adopting and implementing a Per Cent for Art Policy. Where appropriate, the Borough Council will seek voluntary agreements with the developer to commission works of art and craft on or within new buildings or as part of the overall landscaping scheme. This may include statues or sculptures, detailed features on a building, specially designed walls or other means of enclosure, footpath routes and paving schemes.

Archaeology

In accordance with Local Plan and Structure Plan policies and with the guidance contained in Planning Policy Guidance Note 16 'Archaeology and Planning', developers will be required to carry out an archaeological field evaluation. The results of the evaluation will form the necessary programme of archaeological recording.

The County Archaeologist, Hampshire County Council, is to be consulted at the earliest possible stage and certainly before a planning application is made.

Secure By Design

for Crime Prevention

The Home Office and local Police Forces in England and Wales have identified a series of measures to reduce crime and the fear of crime in housing developments. Three subjects require to be considered at the design stage:

- defensible spaces
- landscape
- natural surveillance.

Defensible Spaces

The area's inhabitants have the right to feel at ease and secure in their surroundings. Each house or small group of dwellings should be provided with an intermediate space between itself and the rest of the development in general. The barriers around this space may be either real or symbolic with fences, narrow entrances, changes of surface, colour or texture and areas of planting. Whether the design uses single buildings or groups of buildings the layout should achieve a series of small

enclosures within which there are clear views at eye level except where privacy is more important. Public footpaths across the development should occupy conspicuous places and avoid giving opportunities for unobserved access.

Landscape

Successful landscape design depends on striking a balance between enclosure and visibility between separate spaces. Clear views of the immediate surroundings near footpaths and dwellings are essential and the design should allow for a plane of visibility over the tops of low shrubs and below the canopies of trees. Full height boundaries should be used only where privacy and enclosure are important and where security has to be maintained between two separate land uses.

Natural Surveillance

Better security depends on improving the viewpoint towards vulnerable areas like children's play spaces and car parks and increasing the number of potential viewers of these areas. Garages, drives and car spaces need to be put either close to the dwelling or within a general field of view. Ideally this means either in front of the dwelling itself, except where parked vehicles would interrupt visibility, or adequately lit and visible parking spaces in small groups. Variety in the size and type of dwellings to be built, e.g. of conventional houses, single storey buildings or flats would enable working age ranges, retired people and others to be present for a greater share of the twenty four hour day.

Sustainability Policy

Sustainable Development is: development that meets the needs of the present without compromising the ability of future generations to meet their own needs. It means improving the quality of life for people today, but thinking about those who will live after us.

A Sustainable Community is: dependent on people acting together to create healthy, safe places to live, work and play.

The Council will work towards both a sustainable community and sustainable development through its:

- core values
- aims
- principles of action.

CORE VALUES

Sustainable development has four core values:

Engagement: people should be able to contribute to decisions that effect their quality of life, and their environment.

Equity: resources should be used to provide for the needs of the whole community without exclusion or disadvantage to any group.

Environmental Protection: we all depend on the Earth's natural resources to live. These resources should be protected and enhanced.

Economic Development: we all depend on a strong, broadly based local economy. This should be developed in partnership to provide opportunities for the whole community.

AIMS

The Council will work, in partnership with others, towards a more sustainable community, seeking to:

- encourage all sections of the community to contribute to decision-making and consider the social and community aspects of decisions;
- promote access to sufficient and affordable food, water, housing and fuel;
- improve human health through safe, clean, pleasant environments, and promote the prevention of illness as well as care for the sick;
- promote community safety to reduce the fear of crime or persecution on account of people's race, gender, sexuality or beliefs;
- maximise everyone's access to the skills and knowledge needed to play a full part in society;
- promote opportunities for culture, leisure and recreation for all;

Sustainability Policy

- use energy, water and other natural resources efficiently, effectively and with care; minimise waste, and recover or recycle it, and finally sustainably dispose of what is left;
- limit light, noise, air, land, and water pollution to levels so as not to cause damage to existing natural systems;
- value, protect and enhance the diversity of nature, local distinctiveness, and cultural identity;
- improve the attractiveness and quality of the living environment by creating or enhancing places, spaces and buildings that work and wear well, and look good;
- create a vibrant local economy that gives access to satisfying and rewarding work, without damaging the local, national or global environment; value unpaid work and promote a culture that supports and encourages voluntary work;
- determine and meet local needs locally wherever possible;

- encourage access to facilities, services and goods, and other people in ways which minimise the need for travel, make less use of the car and make greater use of public transport and minimise impacts on the environment.

PRINCIPLES OF ACTION

The Council will seek to achieve these aims both through its own activities and through its influence over others.

To do this it will:

- ensure total compliance with relevant legislation;
- ensure that all decisions about Council services are made with knowledge of their social, environmental and economic implications in line with the core values;
- integrate its pursuit of social, economic and environmental objectives;
- seek to act strategically to prevent problems rather than merely respond to symptoms;

- improve the Council's own sustainable development performance, and aim to set an example of good practice;
- encourage and facilitate sustainable and sensitive behaviour by its employees, both at work and outside;
- ensure that all organisations employed by contractual arrangements or supported by Grant Aid are aware of the Council's core values, and aims, and recognise and meet their own responsibilities;
- promote public understanding of the Council's core values and aims;
- work in partnership with others to achieve its aims;
- monitor and report on progress towards sustainable development through its programme Committees.

Standards and Design Guides

The following Department of the Environment and Local Authority approved standards and design guides are available from either Her Majesty's Stationery Office, Hampshire County Council or Basingstoke and Deane Borough Council.

Department of the Environment, Transport and the Regions

Housing Quality Indicators (1999)

Design Bulletin 27: Children at Play

Design Bulletin 32: Residential Roads and Footpaths (1992)

Calculation of Road Traffic Noise (1988)

Planning Policy Guidance Notes

Hampshire County Council and District Councils

Landscape Specification 1988 (Open Space Agreements)

Landscape and Development Checklist (1995)

Archaeology and Planning in Hampshire

Movement and Access in Residential Areas (1995)

Movement Access Streets and Spaces August (2001)

Trees and Development (1995)

Basingstoke and Deane Social Housing Agreement (1994)

Places to live: Urban Design Guidance for Residential Development (2002)

Design Statements For Planning Applications (1997)

British Standards

BS 5837 Guide for Trees in Relation to Construction (1991)

BS EN 1176 and BS EN 1177 Play Equipment intended for Permanent Installation Outdoors

Available from:

British Standard Institute
Linford Wood
Milton Keynes
MK14 6LE

Water Services Association

Sewers for Adoption - a design and construction guide for developers

Standard For Play Area Provision

Doorstep Play (Small play area)

- soft and hard landscaping
- litter bin and seating
- Age group catered for 0 to four year olds
- Distance from the home 1 minute walking distance
- Minimum area 40-80 square metres

Local Play Area (Medium play area)

- soft landscaping
- hard surfacing for poor weather and buggy access
- fencing with self closing gates
- 5 items of equipment
- litter bins and seating
- safer surfacing beneath equipment over 600 mm in height to comply with BS 5696
- Age group catered for 0 to twelve year olds
- Distance from the home 5 minutes walking distance
- Minimum area 360 square metres

Open Spaces and Landscaping

Open Space

Any open spaces or landscaped areas to be adopted must have a clear function, which is of significant public benefit, and be specifically designed and of a suitable size to fulfil that function.

Small areas of landscaping outside the boundary of private properties with little or no public benefit will not normally be adopted. These areas should normally be the responsibility of the adjacent householder.

Structural Landscaping

Structural landscaping covers planting on the periphery of the site and major areas within the site including cycleways, pedestrian routes and access roads.

Structural planting shall include many of the following species, and present a predominantly native or natural impression.

Planting density shall generally be at spacings of between 1 to 2 metres,

depending on the size of the area and effect to be achieved

Ornamental Landscaping

Ornamental landscaping includes areas of amenity open space within the housing areas. Hardy deciduous and evergreen trees and shrubs shall be used so as to achieve year-round visual interest. Planting density shall generally vary between 2 to 5 plants per square metre depending on species and size of plants on planting.

Advice

Further advice on the adoption of open space and choice, arrangement and proportions of species to be used can be obtained from the Borough Council.

Useful sources of general information can be found in the Forest Authority's Handbook 11 entitled 'Creating and Managing Woodland Around Towns' (HMSO 995) and Bulletin 112 entitled 'Creating New Native Woodlands' (HMSO 1995).

Open Spaces and Landscaping

Species List

Trees

Acer campestre (O)

Field Maple

Betula pubescens (O)

Downy Birch

Fagus sylvatica (O)

Beech

Fraxinus excelsior (D)

Ash

Malus sylvestris (O)

Crab Apple

Prunus avium (O)

Gean

Sorbus aria (O)

Whitebeam

Taxus baccata (S)

Yew

Quercus robur (D)

Oak

Tilia cordata (O)

Lime

Shrubs

Cornus sanguinea (O)

Dogwood

Corylus avellana (D)

Hazel

Crataegus monogyna (D)

Hawthorn

Euonymus europaeus (O)

Spindle

Ilex aquifolium (O)

Holly

Ligustrum vulgare (O)

Wild Privet

Prunus spinosa (O)

Buckthorn

Rosa canina (O)

Dog Rose

Sambucus nigra (O)

Elder

Viburnum lantana (O)

Wayfaring tree

(D) - Dominant

(O) - Occasional

(S) - Scarce

Authorities, Public Utilities and Services

Planning, Building Control and Landscape Matters

The Director of Planning, Environment and Transport

Basingstoke and Deane Borough Council
Civic Offices London Road
Basingstoke Hants RG21 4AH

Telephone: (01256) 844844

Affordable Housing

The Head of Housing Services and The Borough Solicitor

Basingstoke and Deane Borough Council
Civic Offices London Road
Basingstoke Hants RG21 4AH

Telephone: (01256) 844844

Legal Agreements

The Borough Solicitor

Basingstoke and Deane Borough Council
Civic Offices London Road
Basingstoke Hants RG21 4AH

Telephone: (01256) 844844

Community Hall, Play Areas, Open Space Matters, Environmental Control

The Director of Community Services

Basingstoke and Deane Borough Council
Civic Offices London Road
Basingstoke Hants RG21 4AH

Telephone: (01256) 844844

Highway Matters and Public Transport

The County Surveyor

Hampshire County Council
The Castle Winchester
Hants SO23 8UD

Telephone: (01962) 841841

The Director of Planning, Environment and Transport

Basingstoke and Deane Borough Council
Civic Offices London Road
Basingstoke Hants RG21 4AH

Telephone: (01256) 844844

Authorities, Public Utilities and Services

County Rights of Way Officer

Mottisfont Court
High Street
Winchester Hants SO23 8ZB
Telephone: (01962) 846003

Hampshire Bus

Stagecoach (South)
Rankine Road
Daneshill
Basingstoke RG24 8PH
Telephone: (01256) 464501

South West Trains

South Western Road
Salisbury Wiltshire SP27 7RS
Telephone: (01703 728516)

Railtrack

Floor 2 Suite 2
Waterloo Offices London SE1 8SW
Telephone: (0171) 9222016

Education

County Education Department

Hampshire County Council
The Castle
Winchester Hants SO23 8UG
Telephone: (01962) 846350

Archaeology

The County Archaeologist

Hampshire County Council
The Castle
Winchester Hants SO23 8UD
Telephone: (01962) 846735

Nature Conservation

Hampshire Wildlife Trust

8 Romsey Road
Eastleigh Hants SO50 9AL
Telephone: (01703) 613636

English Nature

1 Southampton Road
Lyndhurst Hants SO43 7BU
Telephone: (01703) 283944



Foul and Surface Water Drainage

Southern Water Services

Southern House
Sparrowgrove Otterbourne
Winchester Hants SO21 2SW

Telephone: (01962) 714585

Water Supply

Southern Water Services

Southern House
Sparrowgrove Otterbourne
Winchester Hants SO21 2SW

Telephone (01962) 714585

Land Drainage and Pollution Control

Environment Agency

Kings Meadow House
Kings Meadow Road
Reading Berks RG1 8DQ

Telephone: (01734) 533785

Electricity Supply

Southern Electric Test Division

Centenary House
10 Winchester Street
Basingstoke Hants RG21 1VF

Telephone: (0345) 444555

Gas Supply

British Gas Transco

Ridgeway District
5 Abingdon Road
Didcot Oxon OX11 9BL

Telephone: (01235) 513876

Telecommunications

British Telecom

New Development
Room 205 Post Point 205
Anzani House Trinity Avenue
Felixstowe Suffolk IP11 8XB

Telephone: (01394) 693705

Mercury Communications Ltd

Mercury House
Waterside Park Longshott Road
Bracknell Berks RG12 1XL

Telephone: (01344) 713000



Introduction



Introduction



...making a difference

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Designed and produced by Corporate Resources Basingstoke and Deane Borough Council, March 2002



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