



*Basingstoke
and Deane*

Overton Hill

(North of London Road)

Development Brief



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.

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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, Village Hall and Neighbourhood Park on land at Overton Hill (North of London Road), Overton.

Following the Local Plan Inquiry in 1994/5 the Inspector recommended that additional land in Overton is found to accommodate about 60 dwellings outside the existing Settlement Policy Boundary. Overton Hill, Site 2: North of London Road was identified for the erection of 60 dwellings and ancillary facilities after an extensive public consultation exercise on a number of possible sites during January and February 1999.

A further consultation exercise was held during November and December 1999 regarding Overton Hill. The consultation focused on the possible layout options for the new housing, a new Village Hall and a Neighbourhood Park and the type and mix of housing to be provided. The concerns and ideas of local residents are reflected in this brief.

The Development Brief was adopted by the Borough Council in January 2000.

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

Director of Planning and Transportation
Basingstoke and Deane Borough Council
Civic Offices London Road Basingstoke
RG21 4AH

If you would like more information or advice on the planning proposals, please contact:

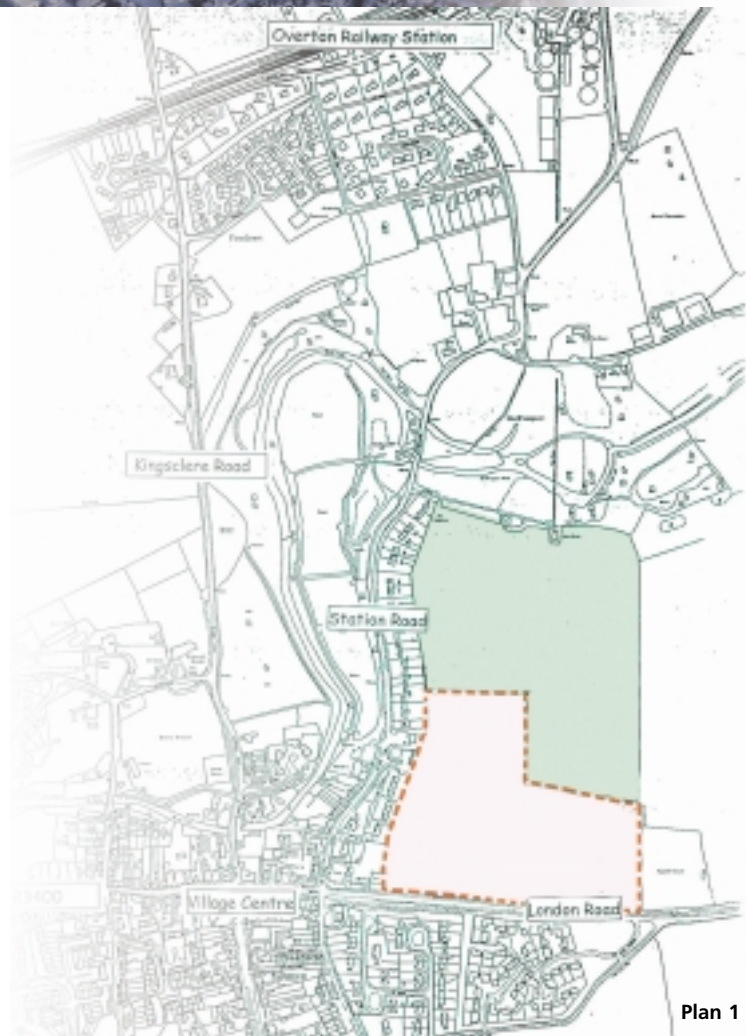
John Guppy
(Planning and Transportation
Department) on (01256) 845462.



2.0 The Site

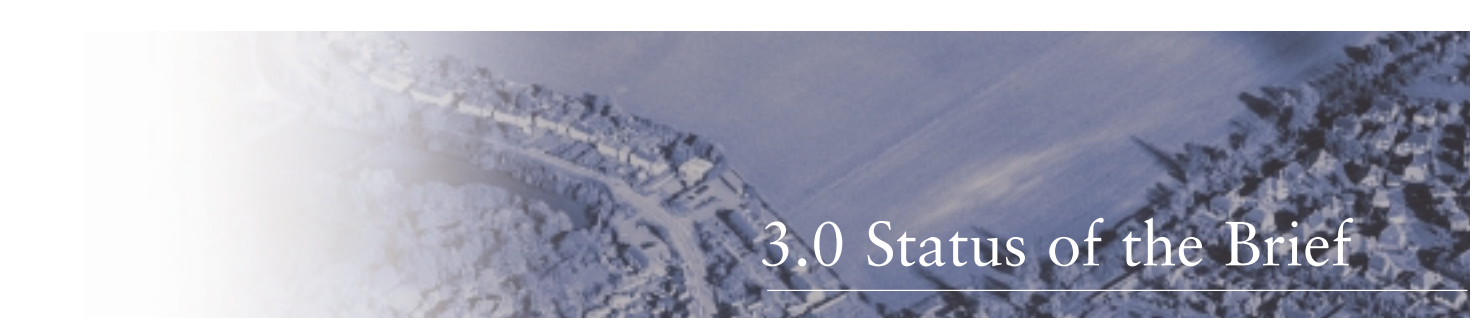
The site is located on the eastern edge of Overton, approximately 250 metres from the village centre. See Location (Plan 1). The southern boundary of the site adjoins the B3400. To the west there is existing residential development, which backs on to the site and to the east there is open farmland.

The land needed to provide 60 dwellings, a Village Hall, a Neighbourhood Park, structural planting and open space would only require a proportion of the agricultural field that extends northwards to the River Test. The lower slopes of the south western part of the site have been identified as being the most appropriate for development regarding the proximity to the village, transport links and the impact of development on the local landscape.



Plan 1

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3.0 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 determining subsequent planning applications. This includes any outline planning applications, detailed proposals and necessary legal agreements covering the provision of affordable housing and related infrastructure.

One of the key aims of the Borough Council is to promote “sustainable living” and the purpose of the development brief is to assist in fulfilling that aim. The development brief provides planning and design guidance to the developer by explaining the principles and design issues that the Borough Council wishes to see included in proposals for the site e.g. safe road layout, appropriate housing design and mix, attractive landscaping and useable open space. The overriding objective is to minimise the adverse affects of new development and maximise environmental, social and economic gains. In this way, the sustainability of the development is significantly increased.

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 contribute towards 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.



4.0 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 brief allows for up to 60 dwellings, Village Hall and Neighbourhood Park to be provided on the site with the overall design objective of ensuring that the proposals provide an innovative and sustainable development that acknowledges the context of the site in terms of scale, design and location.

The Overton Community Planning Event revealed that residents were concerned that through new development, Overton would eventually lose its separate identity and its rural nature. The overall design objective for this site, therefore, is to ensure the new development fits into its context in terms of scale, design and location and contributes to, rather than detracts from the character of the village. In the Overton Appraisal Questionnaire residents were asked, "What is important for the new development to provide?"

A number of key themes emerged which are of particular importance to the local community. In summary, local residents would like a development that:

- Recognises and respects the distinctive characteristics of local building design
- Minimises any impact on the conservation area or listed buildings
- Gives high priority to protecting important views of the village
- Protects and enhances the existing habitat and wildlife
- Provides affordable local housing for local people
- Provides a mix of housing from first time buyer through to family housing and smaller units suitable for the elderly, thereby creating a balanced community
- Provides adequate parking
- Provides easy walking and cycling to facilities in the village

An aerial photograph showing a residential development in the foreground, with a large, open field in the middle ground, and more fields and trees in the background. The sky is clear and blue.

5.0 Summary of Main Proposals

The development will provide:

- A mixed housing scheme of 60 dwellings including 20% affordable housing
- A site for the proposed Village Hall
- A site for the proposed Neighbourhood Park
- Structure planting and open space
- Cycleways and pedestrian routes including links to the existing network and local community facilities
- Implementation of a 'station access package' to improve usage and links to the railway station
- Supporting infrastructure

6.0 Planning and Design Context

Design Statement

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.

The proposed development will be required to conform with the general criteria outlined in the design policies of the Local Plan and the Appendices attached to this brief. In this respect the Borough Council will require the developer to provide a clear statement of design philosophy in 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 in co-operation with the developer.

Building Design

The proposed development site adjoins Overton Conservation Area. There are a number of listed buildings within the conservation area and these special buildings help define the historic character of Overton. The new housing proposals should not detract from the village but look to enhance and respect its character. The proposed development can help achieve this by respecting local building forms and proportion and referring to locally distinctive details.

A well-designed housing layout in association with the proposed Village Hall and Neighbourhood Park can achieve individuality and distinctiveness by making the most of the site and its natural features. The site is located in a sensitive location and offers the opportunity to introduce a high standard of design. Materials can include contemporary, modern materials as well as traditional ones. A modern approach to the development using innovative and 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 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.

6.0 Planning and Design Context

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.

Layout Design

The pattern of streets is a defining element of local character. Rather than imposing 'modern' cul-de-sacs that are dominated by the needs of the motor car, the development should seek to retain the valued and distinctive spatial pattern evident in the village. Without prejudice to the needs and requirements of any future development proposals in the village, the proposed development will be required to facilitate the possibility of access to adjoining land.

The site layout should provide for a hierarchy of inter-connected spaces,

rather than be pre-determined by a hierarchy of roads, throughout the development. Different spaces should be defined by buildings and/or landscaping with each space seeking to create a recognisable "sense of place". All elements of the detailed design - enclosure, gateways, landmarks, views, variations in building uses, forms, heights and materials, variations in density, hard and soft landscaping etc - should contribute towards the establishment of a series of linked, but distinctive, places throughout the site.

The site layout should also seek to provide a clear definition between the public and private realms. Where residential curtilages abut public space, the means of enclosure must reflect the design, materials and character of the immediate area; close-boarded fencing will not be acceptable. Significant landscaped areas beyond boundary enclosures must be conveyed to the Borough Council to prevent encroachment by residents.

Street Lighting/Furniture

Street lighting is used to ensure the safe movement for pedestrians and cyclists, to reduce opportunities for crime and to enable drivers to see hazards on the road. Although lighting has an important practical function, it can also enhance the built environment if the appropriate design and size is selected. Other street furniture such as seats, bins, bollards and signposts can also be designed and located to add to, rather than detract from, the character of the development.

The specification for street furniture must be agreed with the Local Planning Authority prior to implementation. The street lighting plan, specifying location and types of units, will be required at the reserved matters application stage.

6.0 Planning and Design Context

Landscape and Open Space

Landscape features, open space and structural planting are an integral part of the design process. 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. Structure planting will be required to supplement existing trees and hedgerows as appropriate within the development and around the perimeter of the site where it abuts the park, the B3400 and adjoining residential dwellings on Station Road and Overton Hill. Structural planting and open space will help mitigate the visual impact of development, create a soft edge to the village, and provide useful areas of amenity and wildlife throughout the development.

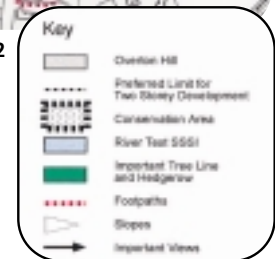
The development will be required to accord with the landscape guidelines set out in Appendix vi. The landscape design should involve a Site Appraisal and Analysis. Further information on these can be found in Appendix II.

In addition to providing the landscape setting and containment for the site, the



Plan 2

structure planting and open space will need to combine with the proposals for the Neighbourhood Park. The Council's Park Strategy (1996) recommends that Overton should have a neighbourhood park



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6.0 Planning and Design Context

and the Open Space Audit (1998) indicated that land at Overton Hill could be an appropriate site. The provision of the Neighbourhood Park at Overton Hill was approved by the Leisure Services Committee in October 1999 but the exact nature of facilities that could be provided is undecided. However, facilities could include an equipped children's play area, open grassed areas, kickabout facilities, court areas and access to natural areas. Developers will be required to demonstrate in the proposals how the Neighbourhood Park will be integrated with the new housing layout.

Environment/Conservation

The site lies immediately east 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. To this end, Site Appraisal (Plan 2) shows an indicative building line above which two storey development would be restricted to avoid visual intrusion above the ridge line to the east.

The site is also 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.

Existing wildlife and habitat resources should also be retained and enhanced where possible and all new planting should reflect local variations and opportunities to create new habitats for wildlife.

In addition to protecting the SSSI and the groundwater, the developer will have to provide an archaeological survey of the site. 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.

Sustainability

The layout of the site will be critical in determining the overall energy efficiency and environmental impact of the development. It is therefore essential that in accordance with the Council's

Sustainability Policy (Appendix IV) the proposals should attempt 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 locally produced, renewable materials

A key issue for sustainability is the need to reduce the amount of waste entering the environment. The Borough Council operates a refuse/recycling collection service using wheeled bins. Dwelling designs and layouts must accommodate well-screened bin storage, easily accessible to the highway.

In order to encourage access to future improvements in Information Technology, consideration needs to be given to the use

6.0 Planning and Design Context

of communal satellite dishes and Information Technology connections to each dwelling and within the home for integrated multimedia communications.

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.

Movement and Access

Highway surveys indicate that the most suitable highway access to the housing development would be a new junction from the B3400, whilst access to the new Village Hall can make use of the existing junction provided at the lower end of the site for this purpose.

The layout and form of the new development will seek to give priority to pedestrian and cycle movements over those of private cars. To this end, the roads serving the development should have a design speed of between 24 kph (15 mph) and 32 kph (20 mph) or less, achieved through good highway design.

In accordance with the Basingstoke Environmental Strategy for Transport (BEST), the development will be required to promote and improve public transport services (e.g. train, bus and community transport) and public transport facilities (e.g. bus stops, timetables and cycle parking).

A TIA will be required as part of the planning application to establish the

opportunities for promoting and improving public transport initiatives and for enhancing the network of footpaths and cycleway links to principle destinations in the vicinity, such as the railway station, village centre, schools and leisure and community facilities.

In addition, the developer will be expected to enhance the network of footpaths to principle destinations in the vicinity, such as the village centre, Overton Railway Station, the primary school and leisure and community facilities. The existing public footpath across the site will be retained although it could be diverted if an acceptable alternative route is identified.



6.0 Planning and Design Context

Car/cycle 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:

Studio/Bedsit unit 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

Community Buildings -

1 parking space per 8 square metres of open hall

Parking provision will be expected to meet the standards applying at the time planning permission is approved, should any changes occur.

To enable people to be less dependant on cars for their travel needs, the development

should provide cycle storage facilities at the Village Hall and a standard of one cycle space for 1-2 bedroom units and two cycle spaces for 3+ bedroom units.

Housing

A recent Borough-wide Housing Needs Survey indicates that 59% of local households in Overton moving in the period 1996-2001 require 1-2 bedroom dwellings. Analysis of housing stock/recent completions within Overton, however, indicate that 35% of the current housing stock is 4 bed or larger and less than 21% are 1-2 bed units. This leaves a significant shortfall of 1-2 bedroom dwellings. The Borough Council recognises the need to improve the overall balance within the housing market and considers it appropriate to expect a higher proportion of smaller dwellings on the Overton Hill site. This is in accordance with the Council's Interim Housing Mix Policy which seeks to redress the disproportionately high percentage of larger dwellings in the borough.

A supply of affordable housing is needed to meet part of the Borough wide target of

3000 affordable dwellings during the Local Plan period. This need requires the Borough Council to negotiate with the developer under Policy H10 of the Local Plan for the purpose of achieving at least 20% of the total dwellings for identified affordable housing needs.

The element of affordable housing at 20% would provide 12 of the total number of dwellings and market housing at 80% would provide 48 of the total number of dwellings to be built.

The following table indicates the preferred housing mix required to meet the local housing needs identified in the Housing Needs Survey :

Affordable Housing (20%)	Market Housing (80%)
4 two bed bungalows	12 four bed houses
4 two bed houses	17 three bed houses
4 one bed flats	19 one and two bed houses

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



6.0 Planning and Design Context

Village Hall

The Overton Village Hall Feasibility Study (1999), commissioned by the Overton Parish Council, recommended the development of a new village hall on the Overton Hill site and this was supported by the Leisure Services Committee in October 1999. The Village Hall Steering Group have appointed a project Architect to design the Village Hall. Details of the proposed facility will be decided through public consultation but could include a badminton court hall, a meeting room, a kitchen, foyer, toilets and changing rooms and car and cycle parking.

Feedback from the public consultation exercise held during November and December 1999 indicated an overwhelming support for the village hall to be located in the south-west corner of the site. Easy accessibility for the elderly and pedestrians, and the close proximity to the village centre were the reasons given for this decision. The Village Hall Steering Group also indicated they favoured the south-west corner of the site for the location of the hall and this was supported by the Overton Parish Council. Other comments stated the hall should:

- Be large enough and flexible enough to accommodate a number of different uses.
- Be sound proofed and wheelchair friendly.
- Provide joint car parking for Hall and Institute.
- Provide car parking that could double up as hard court facility.
- Have restricted licensing and opening hours.

Land in the south-west corner of the site was secured by the Borough Council in 1996. Under the terms of the acquisition the land can be used for Village Hall and other ancillary purposes. Access to the Village Hall can be gained from the existing junction to the B3400 located at the lower end of the site which was designed for the purpose and will be separate from the new access to the housing development.

The developer will be required to demonstrate in the proposals that due consideration has been given to the

location of the Village Hall, Neighbourhood Park and housing in the overall layout of the development. Overton Parish Council and the Village Hall Steering Group will be holding further public consultation on the Village Hall proposals. This consultation will allow the opportunity to consider the issue of joint parking for the Hall and Institute as highlighted above, including the need to make any provision for parking use associated with village shopping.

6.0 Planning and Design Context

Neighbourhood Park

Open space and parks are an important amenity for communities which need to be located at the heart of the local community, closely related to existing housing and facilities such as schools, shops and community centres. They also need to be accessible and within reasonable distance of the majority of homes.

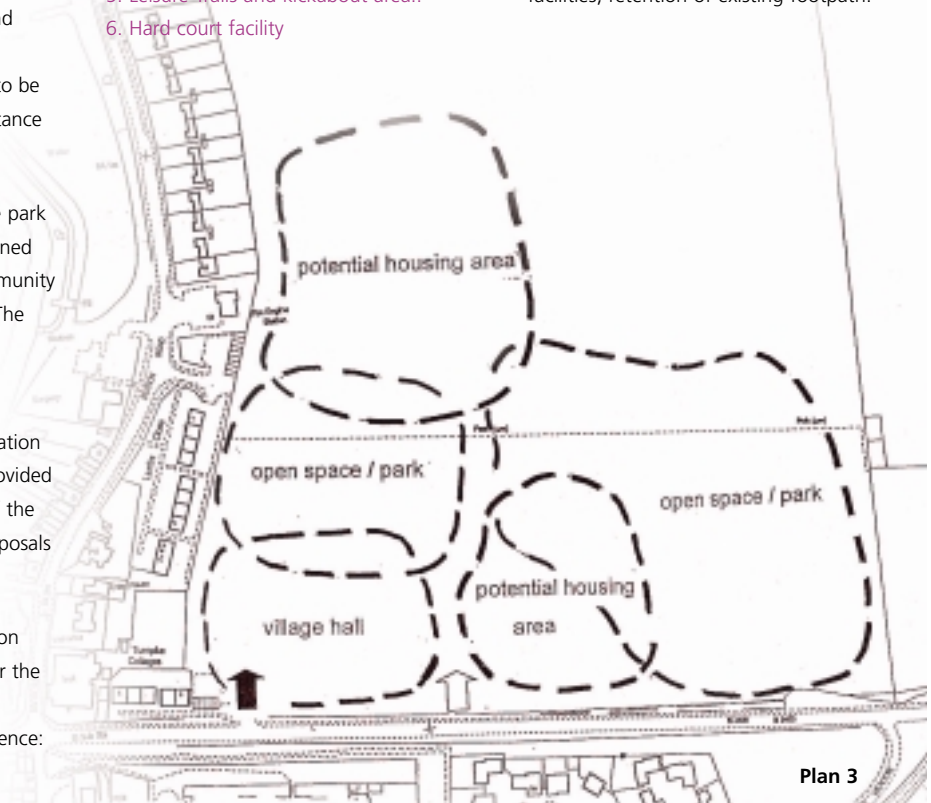
The exact content and design of the park are factors which should be determined locally in consultation with the community including all potential user groups. The opportunity exists to provide for a comprehensive range of facilities.

There is to be further public consultation on the nature and facilities to be provided and the likely location and extent of the park as shown on the indicative proposals Land Use Framework. (Plan 3)

Feedback from the public consultation exercise on the general proposals for the Neighbourhood Park suggested the following facilities in order of preference:

1. Children's play area.
2. Woodland area.
3. Open-grassed area and sitting areas.
4. Wildlife area.
5. Leisure Trails and kickabout area..
6. Hard court facility

Other suggestions included: Village Green, dog walking areas/skateboarding and rollerblading facilities/BMX and cycle tracks/ bowling green and basketball facilities, retention of existing footpath.



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7.0 Community Infrastructure

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.

The Borough Council proposes the following heads of terms:

- affordable housing at 20% of the total dwellings
- contributions towards the Overton Village Hall
- provision of land and a contribution towards the Neighbourhood Park
- on site structural planting and public open space
- contributions towards additional educational facilities at Overton Primary School
- provision of on and off-site vehicle/pedestrian and cycle links
- contributions towards improvements to sustainable movement and access within and around Overton including public transport enhancements and associated infrastructure improvements and pedestrian and cycle links to the railway station (station access package), local school and community facilities
- contribution towards the improvement of swimming facilities under the Borough Council's Swimming Strategy

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.





8.0 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.

Format of Planning Submission

Applications for planning permission should be made to the Director of Planning and Transportation 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 chapter 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.

Noise

In addition to the requirement for adequate soundproofing for the Village Hall, the parts of the site adjoining London Road will be required to demonstrate that the proposed development accords with the provision of PPG 24 'Planning and Noise', in respect of noise attention on the site

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 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:

Design Statement

- 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 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.

Design Statement

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.



Design Statement

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

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)

Trees and Development (1995)

Basingstoke and Deane Social Housing Agreement (1994) and Housing Strategy Statement (1998)

Design Guide 3: Standards for New Housing (1998)

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
- surfacing beneath equipment over 600mm in height to comply with BS EN 1177
- Age group catered for
0 to twelve year olds
- Distance from the home
1 minutes walking distance
- Minimum area
360 square metres

Open Spaces and Landscaping

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 the Neighbourhood Park, 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 (D)
Beech

Fraxinus excelsior (D)
Ash

Malus sylvestris (O)
Crab Apple

Prunus avium (O)
Gean

Sorbus aria (O)
Whitebeam

Sorbus aucuparia (S)
Rowan

Taxus baccata (S)
Yew

(D) - Dominant
(O) - Occasional
(S) - Scarce

Shrubs

Cornus sanguinea (O)
Dogwood

Corylus avellana (D)
Hazel

Crataegus monogyna (D)
Hawthorn

Euonymus europaeus (S)
Spindle

Ilex aquifolium (O)
Holly

Ligustrum vulgare (O)
Wild Privet

Prunus spinosa (D)
Blackthorn

Rhamnus cathartica (S)
Buckthorn

Rosa arvensis (O)
Field Rose

Rosa canina (O)
Dog Rose

Sambucus nigra (D)
Elder

Viburnum lantana (O)
wayfaring tree

Authorities, Public Utilities and Services

Planning, Building Control and Landscape Matters

The Director of

Planning and Transportation

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

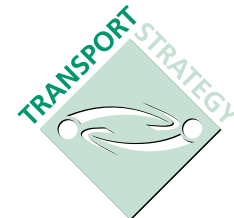
Telephone: (01962) 841841

The Director of Planning and Transportation

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

Telephone: (01256) 844844

Stagecoach SWT



Authorities, Public Utilities and Services

County Rights of Way Officer

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

Stagecoach

Hampshire Bus
Rankine Road Daneshill Basingstoke
Hants RG24 8PH
Telephone: (01256) 359142

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

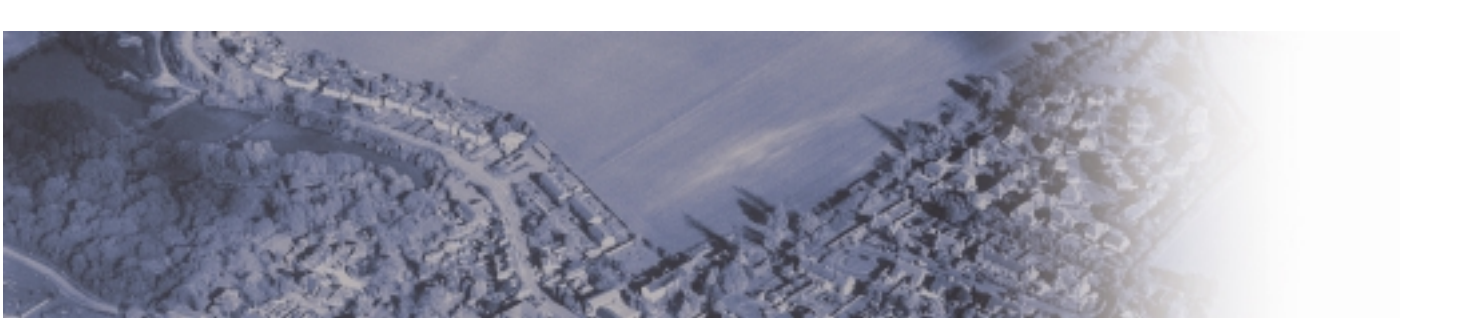
English Nature

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





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