

12. *NEW COMMUNITIES*

Introduction

- 12.1 This Chapter deals specifically with the two new communities proposed in the District, at Whiteley and Knowle. It puts forward specific proposals and requirements for the development of these areas. These aim to achieve the successful establishment of settlements which are communities in their own right, with the range of facilities and quality of development needed for them to be successful.
- 12.2 The proposed new communities at Whiteley and Knowle will be very different in character and are proposed in order to meet different objectives. Whilst both will make a significant contribution to the supply of housing and employment land during the Plan period, their origins vary.
- 12.3 Whiteley was proposed in order to enable South Hampshire to fulfil its regional growth role. It is one of five “principal growth sectors” originally identified by the South Hampshire Structure Plan (then known as Park Gate North), and carried forward into the subsequent Structure Plan and the Whiteley Local Plan.
- 12.4 Knowle is a more recent proposal, first included in the Winchester Southern Parishes Local Plan, and arising due to the proposed closure of Knowle Hospital. The site is a substantial building resource in a countryside location, and contains a number of important historic buildings. It is, therefore, important to put the site to an appropriate alternative use, and the Winchester Southern Parishes Local Plan established the principle of its reuse and redevelopment as a new rural community.

Whiteley

- 12.5 Whiteley has its origins as one of five “principal growth sectors” promoted by the South Hampshire Structure Plan. The original Structure Plan (approved in 1977) proposed that some 4,000 houses should be built at Whiteley during the 1980s. Because housing development progressed more slowly than envisaged, the Whiteley Local Plan made provision for the development of a new community of about 2,600 homes, housing about 6,500 people. As an indication of scale, this is larger than either Bishops Waltham or New Alresford. A balanced mixture of residential, employment and other land uses is proposed.
- 12.6 The Whiteley Local Plan indicated the possibility of a northern extension to Whiteley after 1996. To this end, the area has been sewered and a new road (Proposal T.3 in this Local Plan) approved, funded and programmed. However, the slow rate of development at Whiteley and the review of Structure Plan strategy currently taking place have removed justification for any residential development at north Whiteley until at least the end of this Plan period in 2001. Accordingly, in order to be consistent with policies evolved over the past 20 years, this Local Plan applies countryside policies to the area north of Whiteley for the duration of this Plan in order to specifically reserve the land concerned for possible residential development in the longer term. Such countryside designation will also facilitate the reassessment of a possible ASLQ on land at Curdridge when the effects of the new T.3 distributor road can be discerned and analysed.
- 12.7 Although the Hampshire County Structure Plan makes no specific proposals for Whiteley, there is a legacy of development commitments which remain to be implemented. Whiteley will continue to make an important contribution to meeting strategic housing and employment land requirements during the Local Plan period.
- 12.8 As Whiteley is a “greenfield” development, without an existing core, it is of particular importance to create a “sense of place”. The Local Plan cannot, by itself, create an “instant” community or identity, but it provides the overall framework within which the character and design of Whiteley will evolve. This will help to ensure that, in conjunction with its future residents, Whiteley generates its own identity. Whiteley’s woodland and landscape setting

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provide unique design opportunities in this respect. Another important objective is to continue to ensure that a balanced mix of land uses is provided.

- 12.9 Whiteley falls within the administrative areas of two Local Authorities, but it is important to consider Whiteley as a single entity in terms of its planning and design, for the reasons stated above. To date, some infrastructure, much of the Solent 1 Business Park (in Winchester District), and some housing have been built. Outline proposals have been accepted for the Solent 2 Business Park and the development of Whiteley Farm and Whiteley Green is underway. Much still remains to be built, and it is appropriate for the Plan broadly to continue the existing strategy and commitments.
- 12.10 Reference should be made to the Conservation and Environment Topic Study for further consideration of the concept of Whiteley as a new community. The Employment, Facilities and Services, and Transport Topic Studies provide further information about specific aspects of Whiteley's development.

Framework for a New Community

- 12.11 The Local Planning Authority will continue to pursue the creation of a comprehensively-planned new community. Development should take place within the established planning framework, to ensure that Whiteley's unique design opportunities are realised.

Proposal NC.1 In order to enable the comprehensive development of a new community at Whiteley, new development which accords with other relevant proposals of this Plan will normally be permitted where it would assist the objectives of:

- (i) promoting a balanced mix of land uses;*
- (ii) requiring the provision of infrastructure in step with development, in accordance with Proposals NC.19 and NC.20;*
- (iii) ensuring that development respects and, wherever possible enhances, Whiteley's landscape and woodland setting;*
- (iv) ensuring that development is energy-efficient, or promotes energy-efficient travel patterns, by having particular regard to the extent to which it meets the requirements of other proposals of this Plan such as EN.12, T.5, T.11, and NC.14.*

Development proposals should be consistent with the objective of creating a cohesive community with its own distinctive identity. They should accord with the requirements of the relevant Development Briefs, Whiteley Local Plan Technical Paper No. 1: Funding Infrastructure, and the Whiteley Landscape Master Plan.

- 12.12 The Local Authorities do not have the powers and resources that are available to development corporations. Their role is limited to providing a planning policy framework as a catalyst to suitable development, and the pursuit of that framework through the operation of the development control process. They will look to other bodies, largely the private sector, to implement the Local Plan's proposals.
- 12.13 Development briefs have been prepared for all of the development areas within the Winchester District part of Whiteley. The Whiteley Local Plan also included a Landscape Master Plan for the whole of the Whiteley area, and a Technical Paper was approved to guide the provision and implementation of social infrastructure and open space (Whiteley Local Plan Technical Paper No. 1 - Funding Infrastructure, amended 1989). All development proposals should take account of the guidance contained in these, and any future, documents. Generally, they do not override the policies of this Plan. Rather they are intended to amplify its policies, for example to illustrate possible layouts of development areas, or include matters of administrative detail inappropriate in a local plan.

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Housing

12.14 The Whiteley Local Plan allocated a total of 99 hectares of land for residential development. Within the Winchester part of Whiteley, much of the housing proposed has yet to be built. This Local Plan broadly confirms existing commitments, modified where necessary to reflect the current position.

Proposal NC.2 *Three main development areas within the Winchester part of Whiteley are suitable for residential development. Such development will normally be permitted, provided that it:*

- (i) *provides an extensive landscape framework by maintaining or enhancing existing woodland, major hedgerows and principal streams, and by carrying out additional planting, in accordance with Proposal EN.7;*
- (ii) *complements the topography of the locality by following contours and by avoiding buildings dominating major skylines. In the case of steeply sloping sites, house types should minimise the need for ground modelling;*
- (iii) *would not normally be in excess of two storeys, although a limited amount of three storey housing may be permitted at Whiteley Farm, close to the District Centre;*
- (iv) *minimises traffic and potential conflicts between pedestrians and vehicles in residential areas. Provision should be made for a safe and attractive footpath and cycleway network, and for development to be fully served by public transport (see also Proposal T.5);*
- (v) *provides adequate and readily accessible public open space within new housing areas (see also Proposal RT.3);*
- (vi) *provides access and parking facilities to the required standards (see also Proposal T.9);*
- (vii) *minimises levels of road traffic noise, so as to protect the amenities of the occupiers of the proposed housing.*

12.15 The requirements for amenity and recreational open space, including neighbourhood greens, are set out in more detail in Proposals NC.3-NC.5 and NC.12. Those relating to footpaths, cycleways and bridleways within, and serving, residential areas are explained in Proposals NC.14-NC.15. In assessing the requirements of Proposals FS.3 (social and physical infrastructure) and RT.3 (recreational space) at Whiteley, the provisions of “Whiteley Local Plan Technical Paper No. 1: Funding Infrastructure” will be retained and will need to be satisfied.

Proposal NC.3 Approximately 21.9 hectares of land (including the neighbourhood green) at Whiteley Farm, Whiteley, is suitable for residential development. Such development will normally be permitted, provided that it:

- (i) provides a wide variety of densities and house types, including affordable housing, in accordance with Proposals H.5 and H.7;
- (ii) relates satisfactorily to the proposed District Centre (see Proposals NC.9 and NC.10);
- (iii) accords with Proposals NC.1, NC.2, EN.5, other relevant proposals of this Plan, and the provisions of the Whiteley Farm Development Brief, as they relate to the allocated area (and so far as they are compatible with other provisions of this Plan).

12.16 Whiteley Farm is the largest of the residential development areas at Whiteley within Winchester District. It is also the focus of the new community, as it contains the proposed District Centre

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which will provide many of the services and amenities for the community. The site area referred to in Proposal NC.3 accords with that set out in the Whiteley Farm Development Brief in order to achieve consistency. It represents a net developable area which does not include the sports ground, infrastructure or some open areas that will be provided with the development. It does, however, include the neighbourhood green.

- 12.17 In this central location within the new community, it is appropriate to provide a wide range of housing types, including affordable housing and housing for the elderly or less mobile. The character of the site also lends itself to the development of some three storey housing, such as flats and town houses, particularly around the District Centre.
- 12.18 The Whiteley Farm Development Brief has been prepared and adopted for the whole of the allocated area. Development proposals will be expected to reflect the more detailed guidance and requirements set out in the Brief. A number of other proposals of the Local Plan will also be relevant to development at Whiteley Farm.

Proposal NC.4 Approximately 17.2 hectares of land (including the neighbourhood green) at Whiteley Green, Whiteley, is suitable for residential development. Such development will normally be permitted, provided that it:

- (i) is of a low density, normally ranging from 10 to 20 dwellings per hectare;***
- (ii) includes provision for landscaping and tree planting belts of at least 15 metres width, and 20 metres width adjoining the M27;***
- (iii) accords with Proposals NC.1, NC.2, EN.5, other relevant proposals of this Plan, and the requirements of the Whiteley Area 2 Development Brief.***

- 12.19 The Whiteley Green area is an exposed and elevated site. Accordingly, a low density of development will be needed to ensure that major skylines are dominated by trees and that development is contained within a landscaped setting. Steeply sloping sites, even if not particularly exposed to extensive views beyond the development site, will require contour planting belts to contain and screen development. Some house types are better suited to sloping sites than others, for example, split-level and patio housing. Such development can contribute to the variety of housing available at Whiteley.

Proposal NC.5 Approximately 10.2 hectares of land at Hill Coppice, Whiteley, is suitable for residential development. Such development will normally be permitted, provided that it:

- (i) reflects the existing low density character of development in this area;***
- (ii) retains the area's wooded character and a strip of woodland around the edge of the site in the order of 30 metres width;***
- (iii) accords with Proposals NC.1, NC.2, EN.5, and other relevant proposals of this Plan, and has regard to the provisions of the Whiteley Area 2 Development Brief.***

- 12.20 The Hill Coppice area contains some existing housing of a very low density. Development in the remainder of this area will be expected to reflect its low density character, conserve the wooded nature of the area and have regard to the existence of the 400KV pylon. Much of the significant woodland on all of the site's boundaries should be retained to provide a buffer between the site and the Business Park, the Motorway and Whiteley Way. A peripheral woodland screen in the order of 30 metres in width should be retained around the site. Additionally, substantial planting should be provided within the area, to help separate new housing areas, retain the woodland character of the site and provide an appropriate landscape framework.

Employment

- 12.21 In pursuit of the strategic objectives for South Hampshire, and in order to achieve a balanced mix of land uses, the Whiteley Local Plan allocated two areas of land north of the M27

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motorway for business parks, and an area south of the M27 for general industry and warehousing.

- 12.22 Although certain outline and detailed planning permissions exist, development has to date occurred only on parts of the above areas. It is, therefore, appropriate to carry forward these allocations.

Proposal NC.6 *Approximately 47.0 hectares of land at Solent 1, east of Whiteley Way, Whiteley is suitable for business park development. Such development will normally be permitted, provided that it:*

- (i) includes parkland, which as a minimum should constitute 30 per cent of the area of development sites, in addition to the structural landscaping already provided;*
- (ii) provides for a range of high-technology uses, falling within Use Class B1 (Office, Research and Development, and Light Industry);*
- (iii) incorporates a high standard of design so that buildings make an individual and positive contribution to the overall appearance of the business parks;*
- (iv) avoids buildings of more than three storeys or 14 metres in height to eaves level;*
- (v) incorporates appropriate measures for the on-going maintenance and management of landscaped parkland;*
- (vi) accords with Proposals NC.1, EN.5, other relevant proposals of this Plan, and the provisions of the Solent 1 Development Brief.*

- 12.23 A Development Brief has been adopted for the above area. Proposal NC.6 represents a continuation of existing policies, providing the framework within which detailed development proposals should be prepared.

- 12.24 The Business Parks at Whiteley are intended to provide high quality surroundings suitable for high-technology firms. Part of Solent 1 has been developed, and is occupied by such firms. A fundamental aspect of the aims for the Business Parks is the development of low density buildings in a parkland setting. At least 40% of the site area is required to form part of the parkland setting. In the case of Solent 1, about 10% of the site area was laid out as structural landscaping in advance of development. Accordingly, 30% of the area of those sites remaining to be developed should be devoted to the provision of parkland. Clearly, the existing structural landscaping and parkland should be retained within any development.

- 12.25 The parkland areas are intended to be landscaped private open spaces, with recreational potential for Business Park employees. The landscape design for the parkland should take account of the need to create attractive settings for buildings and retain the more significant existing woodland. The Local Planning Authority will seek to enter into planning obligations with applicants and landowners to secure the above requirements for the Business Park and to ensure the proper management and maintenance of the parkland areas.

Proposal NC.7 *Approximately 13.5 hectares of land (within Winchester District) at Solent 2, west of Whiteley Way, Whiteley is suitable for business park development. Such development will normally be permitted, provided that it:*

- (i) includes parkland, which at a minimum should constitute 40% of the area of the site;*
- (ii) complies with criteria (ii)-(vi) of Proposal NC.6 and the provisions of the Solent 2 Development Brief.*

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- 12.26 The site west of Whiteley Way is split between the administrative areas of Fareham Borough and Winchester City Councils, but should continue to be treated as a single entity for planning purposes. Accordingly, a Development Brief has been adopted for the whole site.
- 12.27 Development has not commenced on this site, and the full requirement for 40% of the site to be laid out as parkland therefore applies. This should include structural landscaping to provide a landscape framework for the site as a whole (10% of the site area), and parkland within each development area providing a low-density landscaped setting (30% of the site area).
- 12.28 The Local Planning Authority is aware of the need to be flexible about the balance of employment uses within the Business Parks. The areas are intended to be attractive to high technology industries, which normally embrace a number of activities within the same building complex. Therefore, the developments at Solent 1 and 2 are likely to contain a mixture of manufacturing, office and research facilities, possibly with some ancillary warehousing.
- 12.29 The Business Park developments proposed at Solent 1 and 2 are likely to result in development predominantly in Use Class B1. It is important that this is balanced by provision of employment opportunities within other Use Classes. This is particularly important given the provisions of the General Permitted Development Order for flexibility in respect of subsequent changes of use. Therefore, initial control of the type of use is desirable in order to secure some influence on the provision of a mix of employment opportunities.
- 12.30 In order to assist in providing a balanced mix of employment uses, the Whiteley Local Plan allocated an area of 25.5 hectares of land to the south of the M27 for general industry, warehousing, and open storage uses. Small parts of this area contain some residential property, but the majority of the area remains suitable for employment use.

Proposal NC.8 *Approximately 24.2 hectares of land between the M27 and the railway, to the west of Whiteley Lane, Whiteley is suitable for employment development. Such development will normally be permitted, provided that it:*

- (i) provides approximately 21.7 hectares of general industrial and warehousing development (Use Classes B2 and B8). Special industrial uses (Use Classes B3-B7) will not normally be permitted, unless the Planning Authority is satisfied that proposals can satisfy the requirements of Proposals EN.14-EN.16 of this Plan;*
- (ii) provides approximately 2.5 hectares of open storage uses. No buildings other than for ancillary purposes will normally be permitted and these, and stacking heights, should not exceed 5 metres to eaves level;*
- (iii) is accessed via a new bridge over the railway line, from Segensworth East, and contributes to measures needed to improve Segensworth roundabout and Junction 9 of the M27, and to discourage the use of Whiteley Lane by heavy vehicles (in accordance with Proposals T.9 and T.12). Witherbed Lane should be closed and converted to a greenway and bridleway to the north of the railway line;*
- (iv) avoids development which exceeds 14 metres in height to eaves level, and 5 metres in the northern and eastern parts of the site;*
- (v) provides planting belts to screen and contain the development. These should be at least 40 metres wide along the eastern boundary of the site, and 20 metres in width around any open storage areas and adjacent to the M27;*
- (vi) accords with Proposals NC.1, EN.5, other relevant proposals of this Plan, and the provisions of the Whiteley Area 13 Development Brief.*

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- 12.31 Given the existence of residential properties on the site, it will be necessary for adequate measures to be taken to prevent unnecessary disturbance to their amenities, in accordance with Proposals EN.5 and EN.14-EN.16. This is likely to militate against the development of special industrial uses (Use Classes B3-B7). However, there is a need to provide sites specifically for storage uses. The general location of these areas should be as indicated by the Whiteley Area 13 Development Brief, so as to form an unobtrusive enclave within the industrial area.
- 12.32 The main access to the site will be from the Segensworth employment area. This will require the provision of a new bridge crossing the railway line, and other off-site improvements. These works should be carried out or funded by the developers of the site. Whiteley Lane is unsuitable for heavy goods vehicles, and the access arrangements and layout should discourage its use by industrial traffic. Traffic management measures may also be necessary to prevent the use of Whiteley Lane by heavy goods vehicles. Similarly, Witherbed Lane is unsuitable for accessing the development area and should be closed at the railway line, and be laid out as a greenway/bridleway to link with Whiteley Lane as proposed in the Whiteley Area 13 Development Brief.
- 12.33 The plateau location of the site requires the height of buildings to be limited, and the provision of major tree planting belts to prevent development becoming visually intrusive. Park Farm is a listed building, and proposals should take account of the need to preserve the integrity of the building and its setting (see also Proposal HG.23).

District Centre

- 12.34 Whiteley's District Centre will perform a critical role in helping to establish a focus and sense of identity for the new community, as well as providing for a range of essential facilities and services.
- 12.35 The Whiteley Local Plan contained separate proposals for a 7 hectare office campus and a District Centre of 6.5 hectares. Circumstances have changed, and more detailed consideration of the development of this area has been undertaken in preparing the Whiteley Farm Development Brief. As a result, the proposal for a separate office campus is not continued, but the overall amount of shopping floorspace which may be permitted as part of the District Centre has been increased. Some office development will now be integrated within the District Centre.
- Proposal NC.9 Approximately 11.8 hectares of land to the west of Whiteley Way, Whiteley, is suitable for the development of a District Centre. Such development will normally be permitted, provided that it:
- (i) includes up to 15,000 square metres (gross) of shopping floorspace, including a large food store, a variety of smaller shops (Use Class A1), financial and professional services (Use Class A2), and public houses/restaurants (Use Class A3);
 - (ii) includes some office floorspace (Use Class B1[a]) and a range of social and community uses appropriate to a new community (see Proposal NC.10);
 - (iii) provides pedestrian areas safely segregated from traffic flows, and waiting and turning areas for public transport;
 - (iv) is generally of no more than two storeys in height, with at least 30 per cent of the gross site area comprising "soft landscaping";
 - (v) accords with a master plan to be prepared, showing the disposition of individual land uses within an overall scheme. This should include proposals for implementing the master plan in step with development elsewhere at Whiteley;

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(vi) accords with Proposals NC.1, EN.5, other relevant proposals of this Plan, and the provisions of the Whiteley Farm Development Brief (so far as they are compatible with other provisions of this Plan).

12.36 The Whiteley Farm Development Brief contains general guidance on the location and composition of the District Centre. It should form the basis for the preparation of a more detailed master plan for the various elements of the town centre, which are likely to be implemented over a period of several years. Therefore, before any development will be permitted, developers will be expected to prepare a master plan. This should show the disposition of individual land uses within an overall scheme, and include proposals for its implementation and satisfactory phasing. The Planning Authority may seek planning obligations to ensure that the provisions of the master plan are implemented in full and at the proper stage.

12.37 The Local Planning Authority recognises the need to take a flexible approach towards the detailed design of the District Centre. However, a number of uses are needed to ensure a successful scheme, and to provide the facilities and services needed by the new community. The District Centre will, therefore, be expected to include:

- ❖ retail uses, including a superstore, together with a range of smaller shops and services, and a Sub Post Office, up to an overall limit of 15,000 square metres gross) floorspace;
- ❖ offices;
- ❖ community uses, particularly those listed in Proposal NC.10;
- ❖ other businesses catering for the public, e.g. a restaurant/cafe and public house;
- ❖ transport-related infrastructure, including public transport;
- ❖ a garage/petrol filling station;
- ❖ safe, traffic-free and attractively designed pedestrian circulation areas and related public facilities, including recycling facilities, public conveniences and seating;
- ❖ landscaping incorporating a variety of soft and hard surfaces, including a central open space. A minimum of 30 per cent of the area of the District Centre should comprise “soft landscaping”.

Community Facilities

12.38 The provision of adequate community facilities is essential to creating a balanced and viable new community at Whiteley. It is necessary to safeguard adequate land as part of an overall scheme for the District Centre.

12.39 Community facilities are proposed at two locations, the Local Centre within that part of Whiteley within Fareham Borough, and the District Centre. Different organisations will be responsible for funding and providing individual facilities, which may be provided over a number of years. In the early stages of development it may not be practicable to provide a permanent community centre within the District Centre. Therefore, the provision of temporary facilities will be required until such time as permanent provision is available.

Proposal NC.10 Land will be safeguarded for the following community facilities as part of the District Centre to be developed in accordance with Proposal NC.9 and the required master plan:

- (i) *0.1 hectare of land for a library;*
- (ii) *0.1 hectare of land for a doctor’s surgery;*
- (iii) *0.4 hectare of land for a church;*
- (iv) *0.25 hectare of land for a community centre.*

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Housing developers will be expected to contribute towards the provision of community facilities and provide a temporary community centre until permanent provision within the District Centre is made and operational. The temporary community centre should be provided before 200 dwellings are occupied within Whiteley as a whole.

- 12.40 Developers of the District Centre will be expected to set aside land within the development for the uses indicated in Proposals NC.9 and NC.10. The requirements of Proposal NC.9 are generally required to achieve a satisfactory development for the District Centre and should, therefore, be provided by the developers of the centre. The facilities listed in Proposal NC.10 will generally be provided by the operators of the facilities, in some cases using contributions received from developers of the housing areas. Developers will be expected to make available the land needed for these facilities.

Recreation and Open Space

- 12.41 Round Coppice and Gull Coppice, which together total about 20 hectares, are owned by the County Council. They should be managed as commercial woodlands, but with a strong emphasis on conservation and community involvement. Although public access should be permitted, management requirements are likely to impose greater restraints compared with areas proposed for parkland. In view of their importance to the amenity of Whiteley, Round Coppice and Gull Coppice are subject to the provisions of Proposal EN.2.
- 12.42 A sports ground should be linked to the District Centre, and should be capable of accommodating a variety of outdoor sports. It will be served by a pavilion, possibly linked with the proposed community centre. Car parking provision may be made within the District Centre.

Proposal NC.11 A sports ground is proposed on about 6.7 hectares of land at Whiteley Farm, adjacent to the District Centre. The area should be landscaped and laid out so as to provide for a variety of sporting needs, catering for Whiteley as a whole.

- 12.43 Neighbourhood greens are proposed in two locations, each of which should be reasonably central to the residential areas served.
- Proposal NC.12 Neighbourhood greens of about 0.4 hectares at Whiteley Farm (west of Round Coppice) and 1 hectare at Whiteley Green (north of Lady Betty's Drive) are proposed.
- 12.44 The neighbourhood green at Whiteley Green should be flanked by frontage housing overlooking informal grassed areas, interspersed with tree and shrub planting. Because of the higher density development proposed at Whiteley Farm, and its proximity to the District Centre, a more formal layout may be accepted. The neighbourhood greens should be designed to provide for formal and informal children's play, and include play equipment. Further details of the requirements for the neighbourhood greens are contained in the relevant Development Briefs.
- 12.45 It is appropriate to continue to make provision for a golf course at Lee Ground, where planning permission has been granted for a golf course and associated development, including some low density housing.

Proposal NC.13 Approximately 72 hectares of land at Lee Ground, Whiteley is suitable for the development of a golf course, ancillary development, and not more than 30 associated dwellings. Such development will normally be permitted, provided that it:

- (i) is accessed from the south via Whiteley Lane and Lee Ground, and provides for the closure of Lee Ground further to the east;***
- (ii) includes appropriate measures to ensure that no development will take place before, or independently of, the golf course;***

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(iii) accords with Proposals NC.1, NC.2, EN.5, other relevant proposals of this Plan, and the provisions of the Whiteley Golf Course Development Brief.

- 12.46 The golf course will be visible from across the Meon Valley, and a high standard of development will be expected. In order to secure this, the associated limited residential development is necessary to offset the extremely high cost of the course layout and construction. The Local Planning Authority will expect developers to enter into a planning obligation to ensure that no residential development takes place before the golf course is provided, or independently of it, and that the maximum number of dwellings is not exceeded.

Rights of Way

- 12.47 A comprehensive network of footpaths and cycleways will be needed in association with new development. Greenways will form the major elements within this network, supported by a system of secondary footpaths (not shown on the Inset Map) providing connections to greenways from housing and employment areas. The parks, amenity woodlands and sports ground will be linked to all parts of the new community by the network of greenways.

Proposal NC.14 A comprehensive network of footpaths and cycleways is proposed in association with new development. Greenways are proposed permeating the development areas of Whiteley. These will comprise footpaths and cycleways in a landscaped setting that will be no less than 10 metres wide, but will vary in width to provide interest and accommodate local landscape features and existing valuable wildlife habitats.

- 12.48 A “Greenways Design Brief” has been prepared, and includes details of how conflicts between pedestrians and cyclists can be minimised. The requirements of this Brief should be followed in designing greenways (see also Appendix 2). The existing and proposed public rights of way in the surrounding countryside will connect with the greenways and bridleways that are proposed within the new development.
- 12.49 Two bridleways are proposed within the Winchester District part of Whiteley. These are intended to form part of the bridleway network serving the Whiteley area as a whole.

Proposal NC.15 Bridleways are proposed in the following locations:

- (i) east-west through the development at Whiteley Farm, between Whiteley Lane and the District boundary, north of Gull Coppice;*
- (ii) along Whiteley Lane, from its junction with Lee Ground to Botley Road, south of Curbridge.*

- 12.50 The proposed bridleway through the Whiteley Farm development should connect with the bridleway proposed in the Fareham Borough Local Plan linking to Botley Road at Swanwick. This will involve the diversion and upgrading of footpath No.22. This bridleway will also form part of the greenway network for Whiteley. The proposed bridleway from Whiteley Lane to Curbridge will involve the upgrading of footpath No.19.
- 12.51 The Whiteley Local Plan contained proposals for new bridleways and footpaths through Botley Wood. The City Council supports the principle of improved public access to Botley Wood and expects the provision of a well designed network of local footpaths. However, any new rights of way would pass through a Site of Special Scientific Interest. Care must, therefore, be taken in their routing and construction. For this reason, the Planning Authority will support discussions between interested parties to aim at achieving a suitable package of rights of way proposals for Botley Wood.

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Landscape and Woodland

- 12.52 The setting of Whiteley within a generally well wooded area provides a unique opportunity to create attractive forms of development. The Local Planning Authority will expect landscape features of visual or ecological value to be retained within development, in accordance with Proposals NC.1 and NC.2. In particular, where development occurs within woodland, the retention of a peripheral belt of trees of at least 20 metres width will normally be required, and substantial new planting will be needed within development areas.

Proposal NC.16 Development within Whiteley which accords with other relevant proposals of this Plan will normally be permitted provided that:

- (i) where development is proposed within woodlands, peripheral tree belts of at least 20 metres width are retained;***
- (ii) areas of major new planting are provided in association with development. These areas should normally comprise planting belts of at least 15 metres width, and adjacent to the M27 at least 20 metres width.***

Specific requirements for certain development sites are contained in the relevant Proposals and Development Briefs.

- 12.53 Structural planting will normally be required to supplement existing landscaping so that new development on visually exposed sites is better integrated with topographical features, and good environmental standards are secured for new housing and employment areas. No footpaths or services will generally be permitted within the planting belts unless the Local Planning Authority is satisfied that this is unavoidable.

Proposal NC.17 In order to ensure adequate amenity within development close to main traffic routes, proposals for the distributor road network which fail to include adequate landscaping and noise attenuation measures (including planting belts and mounding, where appropriate) will not normally be permitted. No buildings will normally be permitted within 25 metres of Whiteley Way.

- 12.54 It is important that an attractive environment is created adjoining new development and that housing, in particular, is protected from the effects of traffic noise.

Transport

- 12.55 Developers will normally be expected to provide transport infrastructure to the Highway Authority's current standards for all development at Whiteley. This should include the completion of the Whiteley distributor road and improvements to the A3051 (see proposals T.3 and NC.19), the improvement of Junction 9 of the M27 (see Proposals T.10 and NC.19), and appropriate public transport provision (see Proposals T.5 and NC.19). The requirements of Proposals T.1, T.5, T.9 and T.12 are particularly pertinent to developers' responsibilities relating to new development at Whiteley.
- 12.56 The existing Fareham to Southampton railway line runs parallel to the motorway on the southern edge of Whiteley. There is an existing station at Swanwick within the Fareham part of Whiteley. Proposals T.4-T.6 of this Plan acknowledge the desirability of an integrated transport network and, in this context, the Council will support opportunities to improve rail facilities to serve Whiteley.

Utilities and Other Services

- 12.57 Development at Whiteley has required the provision of major new service infrastructure. Many of the relevant proposals of the Whiteley Local Plan have already been implemented. However, one project remains to be constructed, the second phase of the balancing lake north of the Solent 1 Business Park.

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Proposal NC.18 A site of approximately 1 hectare, as shown on Inset Map 50, is reserved for the second of the balancing lakes, to the north of the Solent 1 Business Park. Developers of the Whiteley Farm area will be expected to provide this facility.

- 12.58 The balancing lake should be implemented in association with the residential and District Centre development at Whiteley Farm. Landscaping to a high standard should form an integral part of the design of this important feature.
- 12.59 The Whiteley Local Plan established the principle that developers are expected to bear the total cost of providing new infrastructure. The special arrangements applying to Whiteley are set out in Proposals NC.19 and NC.20, and in more detail in Whiteley Local Plan Technical Paper No. 1: Funding Infrastructure. The provisions of the Technical Paper will continue to be used as the basis of requirements for developers' contributions towards infrastructure and open space provision.
- 12.60 It is not expected that there will be difficulties in providing other services, particularly telephones, postal services and waste disposal. However, provision should be made within the District Centre for recycling facilities readily accessible to the public. Any additional facilities or services which may be required should be capable of being provided within the terms of Proposals FS.1 and FS.3.

Implementation

- 12.61 Development at Whiteley will be carried out mainly by private agencies. Generally, the public authorities will not be involved in acquiring land or carrying out development, unless they are fulfilling specific responsibilities, for example providing schools. Because the need for the provision of all services, infrastructure and social facilities arises directly from the development taking place at Whiteley, developers will be expected to fund all infrastructure, service and facility provision, both on and off-site.

Proposal NC.19 Development which fails to provide roads, greenways, footpaths, open spaces, structure planting, foul and surface water drainage, water mains, gas, electricity, telephones, and other services required to ensure the proper development of a new community at Whiteley will not normally be permitted. Developers will also be expected to contribute to the costs of the services required for the development of Whiteley as a whole, including roads, parkland, sports grounds, neighbourhood greens, community and social facilities, local nature reserves, and drainage.

- 12.62 Planning permissions will be issued only when the public authorities or service providers have agreed and secured with developers the best means of providing the necessary physical and social infrastructure. Most of the key requirements are set out in the relevant proposals in this Plan, the approved Development Briefs, or Whiteley Local Plan Technical Paper No.1 - Funding Infrastructure. However, developers are advised to contact the relevant authorities/service providers at an early stage to determine their responsibilities, so that these can be taken into account before entering into commitments.
- 12.63 Contributions will be expected from developers to various major aspects of infrastructure provision. For example, contributions are needed to meet the full cost of the Whiteley distributor road and other off-site roads and improvements. On-site roads and infrastructure should be provided in conjunction with development.
- 12.64 The provision of public open space and recreational land, and community facilities, is being co-ordinated by the Local Planning Authorities. Whiteley Local Plan Technical Paper No.1 sets out the means by which contributions will be calculated and required of developers, and the method of implementing the facilities. Because the Local Authorities will adopt the public open spaces and recreational land provided on-site by developers, these should be laid out to an

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appropriate standard and an appropriate contribution should be made towards their future maintenance.

Proposal NC.20 Development at Whiteley which accords with other relevant proposals of this Plan will normally be permitted, provided that the Local Planning Authority is satisfied that developers have made satisfactory financial arrangements for the ongoing maintenance of those areas of open space, recreational facilities, children's play space, woodland and landscaping, which are principally of benefit to the development itself. Areas of open space should be laid out to a standard which enables their adoption by the Local Authorities.

- 12.65 Whilst the normal procedure for ensuring the on-going maintenance of open spaces is for them to be dedicated to the Local Authorities, with finance for their maintenance, other methods could be accepted. For example, developers may make available and maintain the areas themselves, or local residents may set up a management company to secure the maintenance of these areas.

Pegham Coppice

- 12.66 Pegham Coppice has a complicated planning history arising from its long-standing use as a scrap yard, and subsequent attempts to replace this use with more appropriate development. The site is in the countryside and, therefore, any further development beyond that currently permitted will not normally be permitted.

Proposal NC.21 The Local Planning Authority will not normally permit development which would lead to the expansion of the existing commercial activities at Pegham Coppice, in accordance with Proposals C.1 and C.13.

Knowle

Background

- 12.67 Knowle Hospital is located in the open countryside at the southern extremity of the Local Plan area, to the north of Fareham and the M27. The Hospital buildings, together with a number of adjacent buildings, cover an area equivalent to some of the rural settlements. Knowle is, therefore, considered in the Local Plan as a separate rural "settlement".
- 12.68 The Hospital buildings are mainly two or three storeys in height, forming part of a large complex. The central core was constructed in 1853 as the County Lunatic Asylum and has since been extended in several phases. The main block now comprises a number of long continuous sections enclosing pleasant courtyard areas. The Hospital has now closed as smaller, locally-based hospital and residential units have been provided elsewhere. However, it is anticipated that Ravenswood House will continue in its current use for the foreseeable future.
- 12.69 Following the closure of the Hospital, the Department of Health will dispose of the land and buildings. Any future use of the site will, therefore, need to take account of the need to protect the amenities of any patients that will remain in Ravenswood House.
- 12.70 The Winchester Southern Parishes Local Plan established the principle of a new community at Knowle, following the preparation of a comprehensive strategy which has been produced in the form of a Development Brief. The main principles established in preparing the Brief are incorporated in the Local Plan's proposals for Knowle.
- 12.71 The Local Plan defines a policy boundary at Knowle, and identifies the area subject to the proposals of the Development Brief. Within the Development Brief area, it is important that development proposals are not of an ad hoc nature. Planning permission is, therefore, only likely to be granted for comprehensive proposals for the reuse and development of the site. In advance of the approval of comprehensive proposals for the Knowle area, development which

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would not be prejudicial to an overall scheme for the site will be permitted. This includes the development of business uses on the former Knowle Piggeries site, and minor ancillary development relating to existing properties within the Development Brief area. The Local Planning Authority will, however, need to ensure that proposals relate well to the proposed new community at Knowle, and its proposed access arrangements.

- 12.72 Following the publication of a draft Development Brief, and the comments received, the Brief has been revised and has now been adopted by the City Council as a basis for the future development of the site. Development proposals will be expected to have regard to the provisions of the Knowle Village Development Brief, which has been the subject of public consultation, as well as those established in the Local Plan.

Proposal NC.22 Within the area covered by the Development Brief, defined on Inset Map 19, and following the closure of the Hospital, planning permission will normally be granted for the reuse of the site and buildings to create a new rural community, provided that development proposals:

(i) provide a range of appropriate uses to include:

- ❖ ***residential uses, including affordable housing, in accordance with Proposals H.5 and H.7;***
- ❖ ***employment uses falling within Use Class B1 (Business). Uses falling within Class B2 (General Industrial) may be permitted where the Local Planning Authority is satisfied that these would not be harmful to the amenities of existing or proposed housing in the vicinity (see also Proposal EN.14-EN.16);***
- ❖ ***adequate facilities and services to serve the community, in accordance with Proposal FS.3 and the provisions of the Development Brief;***
- ❖ ***adequate public, private and amenity recreational/open space, in accordance with Proposals EN.8, EN.9 and RT.3;***
- ❖ ***(ii) provide, or contribute to the provision of, the physical and social infrastructure necessary to serve the community both on and off-site. This will include:***
- ❖ ***a new primary access between the site and the A32 to be provided before the start of development, traffic management measures to discourage the use of existing accesses, and adequate links to the local footpath and bridleway network, including provision for a bridleway link, to provide a continuous bridleway route from Fareham to Wickham (as part of Proposal RT.7);***
- ❖ ***appropriately enhanced public transport arrangements;***
- ❖ ***upgrading/renewal of the sewerage and water supply systems, and other physical infrastructure;***
- ❖ ***the use of the Church as a community hall;***
- ❖ ***local shopping and associated social facilities in a new village centre;***
- ❖ ***adequate recreational and educational facilities;***
- ❖ ***(iii) retain and bring into beneficial use the listed and other buildings that make a positive contribution to the whole complex. Proposals for these buildings will be expected to:***
- ❖ ***conserve their architectural features and scale;***

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- ❖ *ensure their upkeep and maintenance prior to conversion, which should be undertaken in accordance with an agreed phasing programme;*
- ❖ *accommodate car parking, private amenity space, etc, whilst conserving the relationship of the buildings to the surrounding spaces, landscaping and other features;*
- (iv) *incorporate new development/redevelopment which will be expected to:*
 - ❖ *relate well to existing buildings in terms of size, height and location to create an attractive community and a sense of place;*
 - ❖ *conserve the main landscape features of the site and incorporate them into the development proposals. Of particular importance are the trees in the enclosed courtyard areas and around the edge of the site. New planting will be expected to reinforce and maintain or enhance the landscape features of the site, taking into account its prominent countryside location;*
 - ❖ *conserve the main features of nature conservation interest. Development proposals will be expected to incorporate protective measures, where appropriate, in accordance with Proposal EN.10;*
 - ❖ *include appropriate noise attenuation measures, particularly in relation to the western part of the site;*
- (v) *be planned and managed comprehensively to ensure that new facilities and services are provided in conjunction with development and in accordance with the requirements of Proposal FS.3 and having regard to the provisions of the Development Brief;*
- (vi) *accord with Proposal EN.5, other relevant proposals of this Plan, and the provisions of the Knowle Village Development Brief.*

General Principles

- 12.73 The Brief sets out in more detail how the requirements of Proposal NC.22 should be implemented. Figure 2 indicates the listed and other important buildings to be retained. It is important that these are not allowed to deteriorate prior to their conversion.

Figure 2: Knowle Buildings to be Retained

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- 12.74 The Winchester Southern Parishes Local Plan established the principle that new development should not generally exceed the scale of the buildings that are being replaced. New development will be expected to relate well to existing buildings and landscape features and form an integral part of the overall complex.
- 12.75 Development should be undertaken in a phased programme to ensure that the retained buildings are restored and converted, infrastructure is provided in step with development, and proper provision is made for community facilities. Development proposals will be expected to incorporate structural landscaping, retain existing important trees in the enclosed courtyard areas, and the Local Planning Authority will need to be satisfied that car parking, open space and recreation land can be provided whilst retaining the important features of the site.
- 12.76 Although there are established landscape features on the site, these will need to be reinforced by the provision of substantial structural landscaping to soften the appearance of the development, provide a new edge to the settlement and protect the amenities of patients remaining at Ravenswood and occupiers of existing and proposed housing. The layout of the site should also provide for the retention of existing landscape features within the site and the provision of new landscaping to enhance the appearance of the development.
- 12.77 The site also contains features of ecological interest which should be retained and incorporated within the development, subject to satisfactory protection measures. Some areas may be suitable for limited informal recreation and the development of the site offers the opportunity to provide a footpath link through the woodland to the north of Park Cottages, to link with the proposed bridleway between Fareham and Wickham (Proposal RT.7).

Housing

- 12.78 It is estimated that about 500 residential units could be accommodated on the site, although it is not anticipated that development at Knowle will be complete by the end of the Plan period.
- 12.79 The site is bounded to the west by a live railway line, and to the west of the railway line there is a shooting ground which may cause noise disturbance from time to time. Any development on the western part of the site should, therefore, incorporate noise attenuation measures, although it may be possible to resolve some of the difficulties off the development site.
- 12.80 Figure 2 identifies the main building and features to be retained. This includes the Main Hospital Block, part of which is a listed building. Development proposals will be expected to be of a high standard of design, complementing and enhancing the character of the retained Block. The design and layout should particularly address the Hospital's institutional character, whilst maintaining its overall sense of scale and massing.
- 12.81 Developers will be expected to ensure that a proportion of the residential units to be built or converted are available for affordable housing purposes, in accordance with the requirements of Proposal H.5.

Employment

- 12.82 The area between the Hospital access road and the railway is suitable for small industrial and business uses, subject to their use falling within Use Class B1 (Business). Uses falling within Class B2 (General Industry) may be permitted where these would not harm the environment of the area, the amenities of residential properties, or lead to excessive traffic generation, bearing in mind the location of existing and

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possible proposed new dwellings and the means of access to the site. The existing avenue of mature trees that borders this area should be retained and reinforced as appropriate with additional planting to screen the eastern side of the site.

Community Facilities

- 12.83 Development will be expected to provide adequate community and indoor recreational facilities. The Church is to be retained, and may provide suitable accommodation for some of these facilities.
- 12.84 The creation of a new “village centre” is proposed within the development. Provision should be made within the village centre for social/leisure facilities, such as shops and a public house. The provision of all facilities and services should be provided in conjunction with the new development and in accordance with the requirements and phasing set out by the Development Brief.

Open and Recreational Space

- 12.85 Playing fields exist on the north-east side of the site, which are to be retained to meet the requirements for recreational land provision (see Proposal RT.3). These provisions will also require children’s play equipment and casual playspace to be laid out in locations convenient to the housing served. In addition, land for general informal recreational use should be provided and laid out to the west of the site. A balancing pond is likely to be required in this area, which should be used to form an attractive feature within the recreational area, although its location will need to have regard to the features of nature conservation interest in the locality.

Access and Services

- 12.86 The Highway Authority’s requirements for proper access need to be satisfied. A new access road will be needed from the A32 to serve the development and this should be constructed before any development takes place on the site. Every phase of the development will be expected to contribute to the provision of the new access road, most of which will be off-site and will fall within the administrative area of Fareham Borough Council.
- 12.87 Developers will be responsible for providing or upgrading all the roads and sewers needed as a result of development. This will include measures necessary to discourage the use of the existing accesses. Rationalisation of the existing on-site roads and the creation of a new road hierarchy should be provided as part of the comprehensive development of the site.
- 12.88 Developers will need to ensure that an efficient public transport service is available before the new village becomes established, and this will require discussions with the rail and bus operators. Whichever service is adopted, developers will need to provide appropriate bus and/or train stopping facilities as part of the development at Knowle.
- 12.89 Developers will also be required to ensure that the new community has good access to bridleways and footpaths in the adjacent countryside. Proposal RT.7 of this Local Plan seeks to ensure the full implementation of the long-distance bridleway. It is already in use to the north of Knowle to Wickham and beyond and to the south of Knowle to Fareham, but a link adjacent to the Knowle area is yet to be provided. The City Council will seek to enable its provision, and the route preferred by the Local Plan Inquiry Inspector is indicated on Inset Map 19. There may, however, need to be variations to this route, which would be undertaken through the formal bridleway dedication procedures. Developers will need to make provision for foot and cycle access to this route from the new community.
- 12.90 Financial contributions towards improving educational facilities to serve the development may also be necessary and developers are advised to discuss the requirements with the Education Authority.

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