

Development Brief

The High Street and Chalet Hill WHITEHILL/BORDON

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**LAND AT THE HIGH STREET AND CHALET HILL,
WHITEHILL/BORDON: DEVELOPMENT BRIEF**

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1. Introduction

This development brief has been prepared by East Hampshire District Council as non-statutory planning guidance for the development of land at the High Street and Chalet Hill, Bordon. The development brief reflects the principles and policies in the emerging Local Plan, and provides guidance for those parties interested in the future development of the site.

The information contained in the brief is intended to provide a framework for co-ordinating the development of the land and ensuring that a high standard of design, layout and landscaping is achieved.

Draft development guidelines for the site were published in March 2005 and the responses received were considered by the North East Area Community Committee in **November 2005**. That Committee agreed this brief which will provide a basis on which planning applications can be submitted and assessed.

If you would like more information or advice on the contents of the development brief please contact:

**Planning Development Services
East Hampshire District Council
on 01730 234246**

2. Background

The Brief covers land on both the east and west sides of the A325. The area to the east of the A325 is currently a mixture of mainly commercial and retail uses, which suffer from awkward access and parking arrangements. The area to the west of the A325 is currently a public car park and Telecom Exchange.

The area to the east of the High Street is in retail and commercial use and the Brief seeks to protect the area for such town centre uses. The area is experiencing pressure for redevelopment for residential use and for piecemeal development which will not bring forward the necessary infrastructure improvements. If nothing is done to protect the area for town centre uses then this 'commercial centre' will not be improved and may be lost to residential use.

Due to the multitude of ownerships and the requirement for infrastructure improvements it has proved difficult to achieve the satisfactory redevelopment of the area. Piecemeal development would be unlikely to bring forward the infrastructure improvements required and would prejudice the comprehensive redevelopment of the area. The Brief has been prepared in order to assist in bringing about the successful comprehensive redevelopment of the area. The Council would not wish to see the area degenerate further, however. It may, therefore, be appropriate to consider smaller scale proposals in the interim, as long as they satisfy the general requirements of the development brief and do not prejudice any future comprehensive redevelopment of the area.

Whitehill/Bordon Opportunity

The Ministry of Defence (MOD) is currently considering the potential release of land holdings at Bordon Garrison as part of the Defence Training Review. At this stage there is no certainty as to how much MOD land will be released or the

exact timetable for the release of any land. The release of land presents a rare chance to plan ahead to realise the aspirations of the community over the next 20 years. The 'Whitehill/Bordon Opportunity' has been established to develop a commercially realistic Masterplan which will deliver improved facilities within a larger, more sustainable community.

Development proposals for the Chalet Hill/High Street area will need to take account of the wider development proposals resulting from the Whitehill/Bordon Opportunity. This is necessary to ensure that any development of the Chalet Hill/High Street area does not prejudice the delivery of a more sustainable community that the Whitehill/Bordon Opportunity could bring.

3. Local Plan Background

East Hampshire District Local Plan: First Review

The First Review Local Plan Policies E4, RT6 and T7 are relevant. Policy E4 is the key policy, although part of this area has been developed for a Tesco Foodstore and replacement Masonic Hall.

East Hampshire District Local Plan: Second Review

The Second Review Local Plan Policies TC1, TM4, LC3 and T17 are relevant. Paragraphs 6.35 and 6.37 refer to the redevelopment of the area.

4. Site Description

The Brief covers two areas on either side of the High Street (A325) within the central area of Whitehill/Bordon (See Plan 1).

Area A - West of the High Street (A325)

The area measures 0.84 hectares. The area comprises the Telecom Exchange, MOD land, public car park and public conveniences opposite the Chalet Hill junction. Part of the undeveloped land to the rear has been developed for a nursery school (Cygnet Nursery School).

To the south of this area lies the Highview Business Centre and beyond this the Woolmer Trading Estate. To the north lies the Sacred Heart Catholic Church and to the west, MOD land.

The area is relatively level and quite well treed, apart from the area occupied by the Telecom Exchange.

Area B - East of the High Street (A325).

The area lies between Chalet Hill to the north and the Tesco Foodstore to the south. The area slopes upwards from the south towards the junction of the High Street with Chalet Hill. From the High Street and Chalet Hill junction the area also slopes down to the east. The High Street (A325) forms the western boundary and Chalet Hill the northern boundary. The eastern boundary adjoins part of the residential area of Whitehill/Bordon. The area measures 1.52 hectares.

The frontage to the High Street is a mixture of Victorian, Edwardian and modern buildings, together with some rear parking and servicing off Lynton Road, which is accessed off Chalet Hill. A small undeveloped and fenced area lies to the south, abutting the access road to the Tesco foodstore. Lynton Road is a 'Prospectively Maintainable Highway' with no public vehicular right of way and is currently poorly surfaced and degenerates into a dirt track to the south. At the boundary of

Scope House and the undeveloped area Lynton Road is closed by bollards. At this point the road has been newly constructed and forms part of the adopted highway and is accessed via a traffic light controlled junction with the High Street (A325) which forms the access to the Tesco foodstore.

To the east of Lynton Road is a wooded area which is at a lower level to the buildings and roads, together with the residential properties of 1 and 2 Lynton Road and High View on Devon Road to the south.

5. Principles of Development (see Plan 2)

Area A - West of the High Street

Development for recreation, leisure and cultural uses, including an hotel may be permitted.

No development will take place until a replacement public car park has been provided in Area B to the east of the A325.

A high standard of design will be required for the whole site. Special care will be needed when considering the design of the frontage to the High Street.

The site contains a number of important individual trees and tree groups. These should be retained where at all possible, although it is accepted that if the development of the site is to proceed then it is inevitable that it will result in the loss of trees. The frontage to the site should remain undeveloped and where possible should include a retained belt of trees on the highway frontage in order to reinforce the existing belts of trees adjoining the A325.

A comprehensive landscaping scheme will need to be prepared for the area and this should form part of any planning application submitted.

Access to the site via the signal controlled junction with the A325 at Chalet Hill will be retained and no additional access will be permitted.

A transport assessment will be required for the envisaged level of development. Within the frontage to the A325 provision must be made for a cycleway facility. A contribution will be required from developers for improved pedestrian and cyclist crossing facilities to the Chalet Hill traffic signals to provide easy access to the residential areas off Chalet Hill. Developers may be required to contribute to other transport improvements in the vicinity including cycleway and pedestrian links.

Area B - East of the High Street.

Development for retail, leisure, entertainment and cultural facilities may be permitted. In view of the existing uses on the site it is considered that retail use would be a particularly appropriate use for much of the site. Other uses may be permitted subject to the provisions set out below.

The most favoured approach for the development of the site would be comprehensive redevelopment. In view of the number of individual uses and land ownership's this may be difficult to achieve. However, the Council as Planning Authority would be particularly concerned should individual proposals come forward which could prejudice the overall development of the site.

In this respect any development, or the redevelopment of the existing shops, takeaways and offices, will only be permitted providing adequate public car parking (to be determined when the extent, scale and type of development is known)

and improved access and servicing has been provided within the area.

Development fronting the High Street and Chalet Hill should have frontages to these streets and must provide retail facilities at ground floor level. Office or other commercial uses may be appropriate above shops. The southern part of the site adjacent to the access road to the Tesco foodstore could be suitable for a public house or restaurant if it was to form part of a scheme for the comprehensive development of the area.

Part of the vacant land to the east of Lynton Road will be used to provide a public car park. Provision of further retail development on this part of the site would also be appropriate with office or residential uses above.

The building at the junction of Chalet Hill and the High Street, known as the Frisby Building and presently occupied by Corals, must be retained. The frontages of some of the other more significant Victorian and Edwardian buildings, particularly 2 – 4 Chalet Hill, should also be retained where possible. These buildings are very important local features and, although neither Listed buildings nor in a Conservation Area, it is important to local people that every effort is made to incorporate them into any new design. Developers are strongly recommended to contact Whitehill Town Council and the Heritage Team of the District Council's Planning Group at an early stage of any proposals.

New development should not exceed 3 storeys in height on the A325 frontage.

A common theme should be developed, as far as possible, in order to create a sense of unity within the Chalet Hill/High Street area. The design and construction of all the buildings

should take advantage of their prominent location, be of a high design standard, and built of good quality materials.

The site contains a number of important individual trees and tree groups. These should be retained where at all possible, although it is accepted that if the development of the site is to proceed then it is inevitable that it will result in the loss of trees. A comprehensive landscaping scheme will need to be provided for the area and this should form part of any planning application submitted. The existing trees on the eastern side of Lynton Road form an important landscape buffer to the residential properties on Somerset Avenue. Consideration should be given within the landscaping scheme to the retention of buffer planting in order to protect the amenities of these residential properties.

Consideration must be given to creating a safer pedestrian environment along the High Street by improving the width of the footway. Recessed ground floor frontages may be considered in order to achieve this improvement. Improved pedestrian access, together with appropriate signage will be required to Tesco's, Chalet Hill and the Forest Centre.

Access to the site will be from the signal controlled junction on the A325 adjacent to Tesco. No other vehicular access to the site will be permitted. Lynton Road will be improved to provide vehicular access to the new car park and rear servicing of the shops on the High Street, as well as new development on the vacant land.

Lynton Road will be closed to vehicular traffic at the Chalet Hill end in the interests of highway safety. Pedestrian and cycle access will be permitted.

A transport assessment will be required for the envisaged level of development. Developers may be required to

contribute to other transport improvements in the vicinity, including cycleway and pedestrian links.

Comprehensive Plan

The developers of the site will be expected to produce a comprehensive plan of the whole site to demonstrate how it will function both in itself and integrate with the existing settlement. It will include; the distribution of uses within the site; highway and access proposals; pedestrian and cycle routes and; landscaping proposals.

6. Common Requirements

Parking

Developers will be expected to provide cycle and vehicle parking facilities in line with published standards as adopted by the District Council. The Highway Authority's parking standards are set out in the supplementary planning guidance 'Hampshire Parking Strategy and Standards, Spring 2002'.

Affordable Housing

If residential development is permitted on upper floors then an appropriate element of affordable housing is to be provided on the site (or if appropriate, a contribution towards off-site provision) to be available for local residents in proven housing need and in accordance with adopted supplementary planning guidance. The present guidance recognises that the Council is likely to want to achieve 35% affordable housing on any site meeting its size thresholds.

The appropriate amount, mix, size and type of affordable housing will be determined by the current local housing

needs evidence and will need to be discussed with and agreed by the Council's Housing Development Manager. Affordable housing should comply with the Housing Corporation's Development Standards and achieve a 'very good' eco homes rating.

Open Space

If residential development is permitted on upper floors then developers will be required to provide the necessary open space in accordance with Policy R3 of the Local Plan: Second Review. A financial contribution will be sought for the provision of any public open space requirements which cannot be provided on site. Further information on the provision and calculation of public open space requirements is provided in the District Council's publication, 'Guide to Developers' Contributions and other Planning Requirements'.

Design Guidance

The Council places considerable importance on achieving a high quality and inclusive design. It will promote the positive factors in the design process that will influence the appearance and quality of the site. The proposed development will be required to conform to the general criteria outlined in the design policy HE1 of the Local Plan and the principles of good design in the Government's Planning Policy Statement No.1: Delivering Sustainable Development (PPS1). Design and layout guidance is contained in Hampshire County Councils document 'Movement Access Streets and Spaces'. A Design Statement will need to be submitted with a planning application for the development of the site.

Security and Crime Prevention

The layout, design and construction of the development scheme should incorporate crime prevention measures in line with the advice contained in the Council's supplementary planning guidance 'Crime Reduction Through Design, March 2001'.

Energy Conservation

Attention is drawn to DETR General Information Note 53, "Building a Sustainable Future". Development proposals must be accompanied by information demonstrating that significant consideration has been given to incorporating renewable energy production within the design proposals. These might include more sustainable energy technologies such as photovoltaics, solar heating and biofuels. Development, where appropriate, should make use of recycled and secondary materials in construction and landscaping. Buildings and infrastructure demolition materials should be crushed on site and reused or failing that recycled off site. Any housing constructed should achieve a 'very good' eco homes rating.

Disabled Access

The needs of disabled people should be an integral part of any scheme. Public areas should be planned to ensure that all parts are accessible to those with disabilities.

Refuse and Recycling Provision

Provision for the storage of containers for refuse and recyclable materials should be conveniently located for users and for collection without detracting from the amenities or the visual appearance of the locality. The refuse arrangements for development should be such that they minimise the risk of arson occurring.

Environmental Impact Assessment

Having taken account of the criteria in Schedule 3 to the Regulations, it is the District Council's view that the proposed development is not an EIA development under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999.

Ecology

Although an Environmental Impact Assessment is not required an assessment should be carried out to determine whether a full ecological survey of the site is necessary. In particular consideration should be given to the determination as to the presence of badgers on site and of bat roosts in the trees and buildings on site. It is recommended that native trees and shrubs be used in landscaping to protect and enhance wildlife biodiversity.

Air Quality

The Air Quality Progress Report produced by East Hampshire in 2004 has shown that the annual mean objective for nitrogen dioxide (NO₂) is likely to be exceeded in 2005 at the junction of the A325 High Street and Chalet Hill in Bordon.

The Council is now proceeding to a detailed assessment of air quality at this location which will involve modelling and monitoring of the NO₂ levels to determine whether the objective will be exceeded and the area affected. If required, an Air Quality Management Area (AQMA) will then be declared and the Council will be required to produce an Action Plan detailing the steps to be taken to improve air quality in this area.

In the event an AQMA is declared or likely to be declared, the type of new development fronting the High Street and Chalet Hill will need to be carefully considered to ensure that public exposure to air pollution in excess of the objective level does not arise. For this reason, residential dwellings, schools, hotels, hospitals, libraries etc would not be allowed in this area.

The developer may be required to carry out an air quality assessment to be submitted as part of any planning application. Further advice can be obtained from Environmental Health.

Road Traffic Noise

Depending on the type of development proposed, the issue of road traffic noise will need to be considered to demonstrate the suitability of the site for development in accordance with PPG24. The developer may be required to carry out a road traffic noise assessment to be submitted as part of the planning application, together with noise mitigation measures where appropriate. Further advice can be obtained from Environmental Health.

Contaminated Land

Given the previous commercial/industrial use of the land, the Council would expect the developer to carry out a contamination assessment to ensure the site is suitable for its intended use. Further advice should be sought from Environmental Health at an early stage.

Utility Services

Bordon is provided with all main services and it is understood that these can be supplied to the development area. The Council has not carried out any recent consultation with the service providers in respect to these sites and they should be contacted at an early stage to discuss specific requirements.

a. Foul and Surface Water Drainage and Drinking Water

An impact study will need to be undertaken to establish foul and surface water sewerage capacity in the vicinity and this may need to be funded by the developer. Thames Water Utilities, Kew Business Centre should be contacted at the earliest opportunity on telephone number 0207 713 3877.

The Environment Agency (EA) identify the site as lying over a major aquifer, on a type of soil that has high leaching potential. The use of soakaways is therefore inappropriate and stringent pollution measures will be sought. A site investigation should also be undertaken to ascertain whether any contamination exists which could be disturbed during construction. The EA should be contacted to ascertain the extent of the special site requirements and to obtain any necessary consents.

Mid Southern Water will require conventional water storage systems to be included within the design of each property, otherwise contributions towards off-site reinforcement of the mains will be required.

b. Telecommunications

BT advises that a multiway duct with jointing chambers runs across the road frontage of the Telecom Exchange site. Road improvements in this area may necessitate costly diversions. Full details of any scheme should be discussed with BT.

c. Gas

Gas mains exist in both the High Street (A325) and Chalet Hill and are likely to have sufficient capacity to supply the site. Full details of any scheme should be discussed with British Gas.

d. Electricity

Southern Electricity advises that there should be no problem in providing electricity supply to the site but should be contacted to discuss site layout and any detailed requirements.

7. Developer Contributions

Developer contributions, including financial contributions, will be sought in association with the development of these sites and will be resolved at the time of the processing of planning applications. Contributions likely to be sought include; affordable housing (if appropriate); open space/landscaping; transportation and car parking and; drainage and water supply.

Further information is set out in the Council's Supplementary Planning Guidance – Guide to Developers' Contributions and other Planning Requirements (September 2004). The current levels of contributions may be obtained by contacting officers of the relevant authority, be it East Hampshire District Council, Hampshire County Council or the drainage and sewerage authority.



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High Street/Chalet Hill, Bordon/Whitehill PLAN 1

EAST HAMPSHIRE



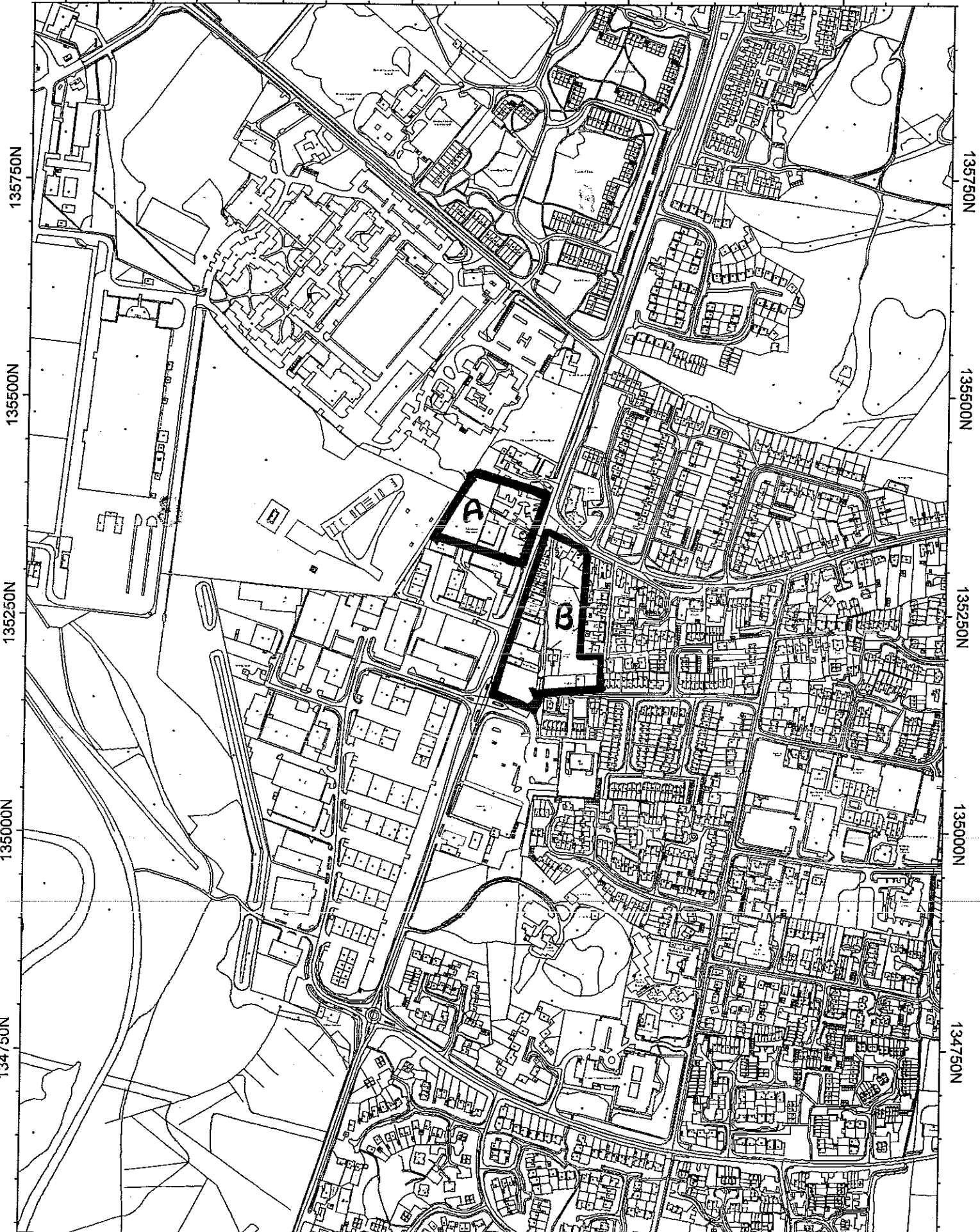
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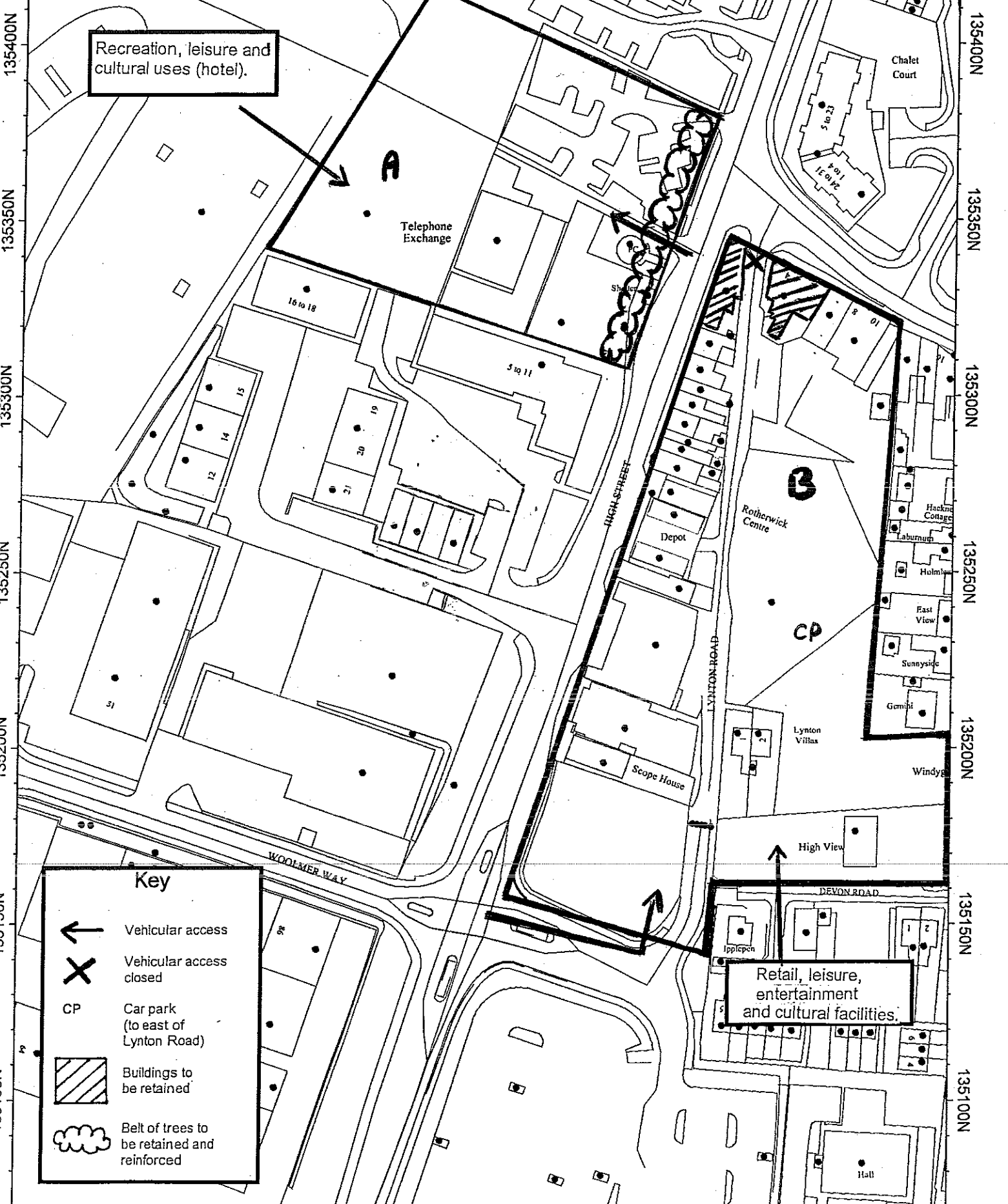
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High Street/Chalet Hill, Bordon/Whitehill PLAN 2

479500E 479550E 479600E 479650E 479700E



Recreation, leisure and
cultural uses (hotel).

A

Telephone
Exchange

16 to 18

5 to 11

12
14
15
19
20
21

HIGH STREET

LYNTON ROAD

Depot

B

Rotherwick
Centre

Scope House

Lynton
Villas

Hackney
Cottage

Laburnum

Holmlea

East
View

Sunnyside

Gembit

Windyg





High View

DEVON ROAD

Retail, leisure,
entertainment
and cultural facilities.

Hall

Key

-  Vehicular access
-  Vehicular access closed
- CP Car park (to east of Lynton Road)
-  Buildings to be retained
-  Belt of trees to be retained and reinforced

135400N
135350N
135300N
135250N
135200N
135150N
135100N

135400N
135350N
135300N
135250N
135200N
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