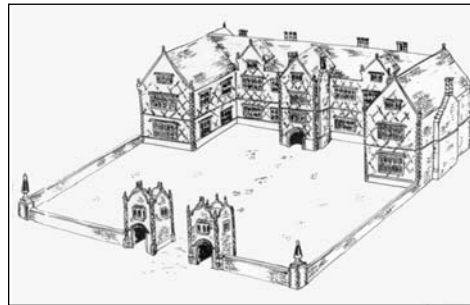


Development Brief

Former King George's Hospital LIPHOOK

£5



February 2006

FORMER KING GEORGE'S HOSPITAL, LIPHOOK: DEVELOPMENT BRIEF

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1. Introduction

This development brief has been prepared by East Hampshire District Council as additional planning guidance for the residential development of land at the former King George's Hospital, Liphook which is allocated in the Second Review of the Local Plan as a baseline housing site.

Following the Local Plan Inquiry in 2003/04, the Inspector recommended the inclusion of this site as a baseline housing site providing about 150 dwellings. The Inspector commented that the development should be 'of the very highest standard to reflect the quality of this land and its surroundings...' Key to a successful housing development will be measures to retain and enhance the parkland setting of the former King George's Hospital and its surrounding woodland, some of which has been included in the River Wey Conservation Area. A sensitive design should also successfully incorporate the Listed gatehouse and historic walled garden.

A draft development brief for this baseline housing site was published in November 2005 and the responses received were considered by the North East Area Community Committee in January and February 2006. That Committee agreed this brief which will provide a basis on which planning applications can be 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. The Site

The overall site has an area of some 11.6 hectares. The developable area consists of 3.4 hectares with the remaining 8.2 hectares of parkland and woodland to be retained as informal open space. The site is situated on the north eastern outskirts of Liphook in a countryside location and is separated from the main built-up area of Liphook by the River Wey which flows through an established area of informal open space at Radford Park. The existing access to the site is from Hewshott Lane.

The former hospital was sited in an attractive parkland setting with extensive lawns on its south side within which there are a large number of specimen trees. Woodland and mature trees also line the boundary of the site and provide an effective screen. The Radford Park Meadow Site of Importance for Nature Conservation (SINC) lies immediately to the south west of the site. The presence of the Wealden Heath Phase II Special Protection Area in the locality requires measures to be taken to minimise any potential impact due to activities arising from the new housing. An Elizabethan Gatehouse (Grade II* listed) and a walled garden are located within the developable area and must be retained and enhanced. Development on the site should also take account of any potential effect upon the character and appearance of the River Wey Conservation Area.

3. Status and Purpose of the Brief

This development brief is a non-statutory document and has been prepared to guide the form of development that the Council wishes to see on the site. It provides planning and design guidance and will be the basis upon which planning applications will be assessed.

4. Planning and Design Context

This parkland site and the surrounding woodland offer a rare opportunity to create a development in an unusually beautiful setting. Development should be confined to the 'developable area' as defined on the Site Principles Map. Confining development to this area will minimise intrusion into the countryside and will help to ensure that the prestigious nature of the site, the landscape, the parkland setting and the mature trees are retained.

The Council places considerable importance on achieving the very highest standards of design. The most careful consideration should be given to the quality of the new buildings, their relationship to each other and their impact on the landscape. 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).

The responses to the consultation on the draft development brief identified a number of additional key issues which should be taken into account in the design of the residential scheme. In summary these are:

- The landmark building(s) fronting the parkland area should not dominate the rest of the development.
- The need to reflect the requirements relating to protected species.
- The need to consult the River Wey Trust and Parish Council on matters relating to Radford Park.
- The need for a residential travel plan.

5. Summary of Main Proposals

The development will provide:

- A compact housing scheme of about 150 dwellings.
- Two access points or an access and an emergency access (possibly incorporating a cycleway) together with any appropriate traffic calming measures required by the Highway Authority.
- Improvements to the accessibility of the site to local services and facilities, including improvements to bus services.
- Protection and enhancement of the important natural features of the site and its surrounds. An ecological management plan for the site will encourage positive management of these areas for nature conservation. Appropriate measures to protect the Radford Park Meadow SINC are to be implemented before any development takes place.
- Significant areas of parkland and woodland public open space
- Supporting infrastructure

6. Principles of Development

Amount and type of housing

The site should provide a high quality residential development of about 150 dwellings. In line with Policy H3 of the Local Plan the development should contain a mix of

dwelling types, sizes and tenures, including the possibility of starter homes, in accordance with local housing requirements. A high proportion of apartments for small or single person households in communal gardens would help to minimise the impact of buildings on the parkland.

An appropriate element of affordable housing is to be provided on the site to be available for those 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. The most appropriate forms of tenure of the affordable homes are likely to be shared ownership, shared equity and intermediate housing for key workers. These issues will need to be discussed with and agreed by the Council's Housing Development Manager. Where appropriate the affordable housing should comply with the Housing Corporation's Development Standards and the Council will require a statement from the applicant to show that consideration has been given to achieving a 'very good' eco homes rating.

The affordable housing is to be spread throughout the development and is to be genuinely peppercotted and not in blocks.

Comprehensive Masterplan

The developers of the site will be expected to produce a comprehensive Masterplan of the whole site to demonstrate how it will function both in itself and integrate with the existing settlement. It will include:

- Principal roads and access points

- Pedestrian and cycle routes
- Enhanced bus services
- Protection of the landscape setting
- Protection of the gatehouse and walled garden
- Amenity open space
- Protection of the SINC

Layout and design

The development should be of an exceptional quality with its own distinctive character. The design of the development should emerge from a careful analysis of the characteristics of the locality. This means that topography and landscape must provide the starting point for the design rather than standard layouts and house types providing a single homogenous character.

The development fronting on to the parkland area must include a distinctive, landmark building or buildings, innovative in design and which achieve the highest standards in contemporary architecture. The design of this part of the development will make a significant contribution to the enhancement of the special parkland setting of the site. A high proportion of apartments would be appropriate on this part of the site with buildings up to three storeys plus roof. This form of development would avoid breaking up the unity of the space by numerous individual dwellings with their own plots, gardens and boundary enclosures.

Away from the parkland frontage a compact housing scheme of the same distinctive character would be appropriate. The

dwellings would be of a more domestic scale. On the land sloping towards the River Wey to the east and south of the walled garden the housing should be limited to 2 storeys.

The development should be pedestrian friendly with residential streets designed to ensure slow vehicle speeds (further guidance is contained within 'Movement Access Streets and Spaces' produced by Hampshire County Council). It is essential, however, that waste collection lorries can gain easy access at all times.

Street lighting within the new development should minimise glare and light spillage and should be mounted on attractive columns in keeping with the village.

New buildings should be carefully sited in order to protect the existing vegetation on parts of the site and thereby the character of the site and its setting.

The developer will be encouraged to provide locations for the grouping of satellite dishes to minimise the visual intrusion of this equipment on particular areas of the site.

A Design Statement will need to be submitted with a planning application for the development of the site.

7. Landscape, Environment and Open Space/Recreation Provision

Landscape and Environment

A Landscape Impact Assessment is to be submitted for this site and must address the following important issues:

- The retention and enhancement of the special character of the site

- The protection of the land of nature conservation interest at the south western end of the site.
- The retention of trees.

Account is to be taken of the Council's Supplementary Planning Guidance - Countryside Design Summary (1999), which identifies Liphook as being within the Heathland area of the District and describes the special landscape character of the area, its settlements and built form.

A comprehensive tree survey and detailed landscape scheme is required for the whole site. Professional landscape advice should be sought from the outset. The timing of any structural planting is to be agreed prior to any development taking place. Every opportunity should be taken to ensure the landscaping is provided prior to development and fully protected during building works.

The extensive parkland area contains a large number of trees. Many of the trees are important because of their size; the site contains many specimen trees including several large oaks on the west side, some splendid cedars on the east lawn and some tall pines along the woodland edge to the south lawn. The woodland and mature trees which line the boundary of the site provide an effective screen. The existing trees need to be retained and supplemented where necessary with additional planting. The majority of the trees on the site are protected by a Tree Preservation Order. Existing important trees and hedgerows within the developable area should be used to enhance the layout of the new development. Opportunities should also be taken for additional planting to reduce the impact of the development and help the successful integration of new buildings and car parking areas. Space around vegetation is to be retained. Also, the views into and out of the site are to be retained.

The framework of pedestrian and cycle links should be integral to the scheme of landscaping. Any emergency access required should also be part of this landscaped framework.

Vegetation to be retained must be protected from development - buildings, hard surfaces, engineering and construction works. The pre-application planning process advised in BS 5837:2005 should be followed. Any application should be accompanied by a land and tree survey (in accordance with BS 5837:2005), a tree constraints plan, an arboricultural implications study, an arboricultural method statement and tree protection plan. Details of protective fencing for individual and groups of trees and which clearly defines the boundary of the developable area must be agreed with the Council and subsequently erected and approved as being satisfactory before any works start on site.

Any application for planning permission should be accompanied by an ecological appraisal that examines the areas of nature conservation value within and adjoining the site and assesses the implications arising from the development.

PPS 9 and Paragraph 98 of the Government Circular state that planning authorities should ensure that the appropriate weight is attached to protected species. To properly determine a planning application that may have an impact on protected species, the planning application must be accompanied by:

- (a) a survey, which identifies presence/absence; population size, etc.
- (b) an assessment of the development's impact on protected species
- (c) a mitigation strategy.

The parkland area around the site should include areas managed for informal recreation and nature conservation as well as formal areas of open space. An ecological management plan for the site should encourage positive management of these areas for nature conservation. It should identify the areas of importance to be retained and the measures required for their protection and enhancement. The management plan is to include any mitigation of any potential adverse impacts. There are several aspects of ecological design that could be incorporated in the scheme to enhance the site and minimise its impact on the surrounding area e.g. the retention of wildlife corridors, wildlife ponds, nest boxes and bat boxes. Details are provided in the TCPA publication 'Biodiversity by Design, a Guide for Sustainable Communities'.

The site is close to the Bramshott and Ludshott Commons SSSI (part of the Wealden Heaths Phase II Special Protection Area (SPA)) and to a number of Sites of Importance for Nature Conservation (SINCs). The developer will need to demonstrate the likely impact on the nearby SPA of the passive off-site recreation generated by the development. To minimise the impacts of the development on these sensitive areas, the District Council would expect a suitable mitigation package to accompany proposals for residential development.

The Radford Park Meadows SINC is adjacent to the site. The SINC is designated for a variety of reasons, including alder woodland, water meadows and notable species i.e. water vole. Drainage to the SINC and River Wey will be an important issue to be considered in the development, as well as other potential indirect impacts such as vandalism, habitat destruction through human access, litter, disturbance etc. The existing trees provide a buffer zone that should be protected and enhanced. The appropriate treatment of the

SINC should be resolved in liaison with Hampshire County Council (Development and Biodiversity Section), the River Wey Trust and the Parish Council as part of a scheme for their maintenance and future management and in relation to the landscaping of the overall site.

Of the original buildings and structures, only two remain. These are worthy of retention and enhancement:

- i) Elizabethan Gatehouse: This is a Grade II* Listed Building which must be protected, restored and retained in situ. The setting of the building should also be respected.
- ii) Walled Garden: This lies to the south of the gatehouse and may reflect the layout of the earlier Elizabethan House which occupied the site. The walled garden must be protected and restored. Consideration should be given to bringing the walled garden into effective use.

The developers of the site will be required to enter into a planning obligation to ensure the restoration and long term maintenance of the Gatehouse and the Walled Garden.

The River Wey Conservation Area lies mainly to the south and west of the site but includes part of the former hospital site. The valley is of great scenic beauty and of archaeological and nature conservation interest. Development on the site should take account of any effect upon the character and appearance of the Conservation Area and the potential archaeological importance of the site. The wooded hillside above the River Wey must be kept free from development.

Environmental Impact Assessment

Development of this site is likely to fall within Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations. However, having taken account of the criteria in Schedule 3 to the Regulations, it is the Council's view that the proposal will not have significant effects on the environment sufficient to warrant regarding the proposed development as an EIA development.

Open Space, Recreation Provision and Contributions

The parkland setting of the former hospital and its surrounding woodland have been defined in Policy R4 of the Second Review Local Plan. The developers of the site will be required to provide and pay for the future maintenance of this on-site open space. The District Council will no longer be adopting open space. Developers will therefore be required to enter into a planning obligation to provide and layout the land and to put in place a suitable mechanism for the future maintenance of the open space.

The use of the on-site open space is crucially important to avoid threats to areas of nature conservation within the site and in the local area. The space(s) will need to be well designed and maintained to provide an amenity that is attractive and desirable to use in order to avert the use and disturbance of areas important to nature conservation.

Any kickabout areas and children's playspace required as part of the proposed development should be usable by children without causing a nuisance to residents in general, but should be located where they can be overlooked by adjoining dwellings. Developers should obtain further information on the type of play equipment required from

Bramshott and Liphook Parish Council and on maintenance requirements from the District Council.

Where appropriate a financial contribution will also be sought towards the long term need for sports and recreation facilities off-site in Bramshott and Liphook Parish. The precise contribution will depend on identified needs at the time of an application and on the type of dwellings to be provided.

Further information on the calculation of open space requirements in the developable area is provided in the District Council's publication, 'Guide to Developers Contributions and other Planning Requirements (September 2004)'.

8. Transportation, Access and Parking

Transportation Measures

The development of this site must demonstrate a sustainable transportation strategy. A Transport Assessment, including traffic impact on Hewshott Lane, will be required detailing potential improvements to encourage non-car modes of transport. Financial contributions will be required to improve transport infrastructure in the vicinity. This will include a network of public rights of way for cyclists and pedestrians within the site which also link externally to the village centre, schools, rail station and Hewshott Lane. External routes will be required to the village centre via London Road and the more direct pedestrian connection across Radford Park and along Malthouse Meadows and Haslemere Road. Any improvements to this latter pedestrian route through Radford Park should respect the existing character of the path. The public open space should provide circular pedestrian routes linking to these external routes and to Radford Park.

The extension of the existing bus services within Liphook to serve the site will also be required. A means for buses to turn around will be required within the site. Additional cycle parking may also be required at the rail station.

A residential travel plan will be required and this should include targets and monitoring. Residents of each dwelling should be provided with a personalised journey planner to assist reducing dependency on the car as a mode of travel.

Vehicular access to the site will be from London Road/Hewshott Lane and not via Radford Park. The developable area is more than 200 metres from the access and so two accesses or an access and an emergency access will be required (possibly incorporating a cycleway). The access should minimise tree loss and the severance of the large area of open space to the north of the developable area.

Parking

Car parking standards for new residential developments are set out in 'Hampshire Parking Strategy and Standards (Summer 2002)' published by Hampshire County Council and have been adopted in part by the District Council. The Council is seeking to achieve an average of 1.5 car parking spaces per dwelling across the District but will consider the appropriate level of parking on a site by site basis taking account of the sustainability of each site.

Care is required to ensure that parking is convenient and well located to overcome the potential for on-street parking. On individual plots parking provision should be situated generally within garages or car ports either integral or set back from the road. Any parking to be provided outside individual plots, such as communal parking, should be

arranged in landscaped courtyards and in locations that can enjoy natural surveillance from the occupiers of the dwellings.

Arrangements need to be made for the parking of cycles within individual residential curtilages or strategically but discreetly located grouped facilities for cycles.

9. Drainage and Water Supply

Developers will be required to demonstrate that there is adequate waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies undertaken by Thames Water to ascertain whether the proposed development will lead to overloading of existing waste water infrastructure.

A study of the water supply infrastructure serving the site should also be undertaken by the developer to show that the site can be adequately serviced prior to the commencement of development.

Although the Environment Agency has no record of contamination on the site, a desktop study should be carried out to establish the former activities which may have been carried out on the site. Should any potentially polluting operations have occurred the Environment Agency will require a site investigation and remedial action.

The Environment Agency will require details of the surface water drainage scheme to be submitted with any planning application. The development of the site may present a significant flood risk from the generation of surface water

run-off and any application will need to be accompanied by a Flood Risk Assessment which must confirm as a minimum:

1. The feasibility of balancing surface water run-off to the greenfield run-off rate for all events up to the 1 in 100 year storm (including climate change) and how this will be achieved.
2. How sustainable drainage systems will be used with any obstacles to their use clearly justified.
3. How the drainage system will prevent any contamination entering the groundwater or surface water.

No drainage system should have an adverse impact on public open spaces or other areas to which the public have access. Drainage to the SINC and River Wey will need to respect the ecological value of the area.

10. Community Safety

The design of the housing layout can make a significant contribution towards preventing and alleviating the fear of crime and deterring anti-social behaviour. It is important that suitable crime prevention measures are introduced at the design stage and account is to be taken of the principles set out in the Council's Supplementary Planning Guidance "Crime Reduction Through Design" (2001). Developers are encouraged to discuss their proposals with the Hampshire Constabulary Architectural Liaison Officer and to apply for a 'Secured by Design' award.

Particular regard needs to be given to the following:

Layout and Mix of Dwellings

- The layout and design of dwellings should reflect a cohesive framework of clearly defined and recognisable areas or neighbourhoods within the

development thereby providing the opportunity to enable residents to exercise control over their home and surrounds and be alert to anti social behaviour and strangers.

- Whilst having a high proportion of apartments for small or single person households, the scheme should have a variety of dwelling types and sizes, including those likely to be occupied during the working day, such as those suitable for retired people. This will provide a mix of residents and increase the likelihood of natural surveillance throughout the day.
- Natural surveillance should be integral throughout the design of the development, for example involving siting dwellings in small clusters with unobstructed views of neighbours' homes; frontage development to footpaths/cycleways, play areas, open spaces, internal and external boundaries, and parking areas; entrances to dwellings to be visible from the street.

Access and Parking

- Vehicular access to groups of dwellings should be across symbolic thresholds, such as narrowed entrances, changes of surface material and the use of hard surfaces. This will help create a secure environment and enable a sense of shared ownership so that strangers can be readily identified and criminals made to feel vulnerable to detection.
- Other than those needed as part of the transportation strategy to provide safe, sustainable, and convenient movement, additional footpaths/cycleways, and connections to existing routes, should be minimised to enhance the security of the development.
- Rear gardens should, wherever possible, interlock with others. Unsecured boundaries to rear gardens, especially onto or adjoining roads, footpaths/cycleways and open spaces, should be

avoided wherever possible. Rear pedestrian access should similarly be avoided.

Open Space and Landscaping

- Open space and children's play areas should be located so as to maximise natural surveillance from neighbouring dwellings, and from passing pedestrians and vehicles, whilst minimising disturbance to any adjoining residents. Suitably located, vandal proof and directed lighting along roads and footpaths can assist this but light pollution must be minimised. New dwellings should not therefore back onto public spaces, but be arranged to face onto the space to provide natural surveillance.
- Landscaping – existing established vegetation and new planting – should avoid opportunities for concealment and undermining security of dwellings and property. Natural surveillance should be created in areas where existing vegetation is to be retained and new planting of trees and substantial shrubs provided. Other new planting should be carefully selected in terms of species and size when established.
- Outer boundaries should be secured by robust but appropriately designed means of enclosure.

11. Energy Efficiency/Renewable Energy

The layout of the development and the design of each dwelling will be critical in determining the overall energy efficiency and environmental impact of the development. It is important that the following are achieved:

- The developers of the site will need to take into account DETR General Information Note 53, "Building a Sustainable Future".
- The development proposals must be accompanied by information demonstrating that significant consideration has been given to incorporating renewable energy production within the design proposals. These must include more sustainable energy technologies such as photovoltaics, solar heating and biofuels.
- Site layout, design and the orientation of buildings should facilitate energy conservation by maximising solar gain and reducing heat loss.
- The location and orientation of accommodation should be away from, or sufficiently set back from adjacent vegetation to avoid overshadowing.
- Subject to the amenity of nearby residents, south-facing elevations should be designed to utilize solar gain either directly by the use of glazing, or indirectly by the incorporation of solar panels.
- Roofs should similarly be designed, in terms of form, orientation and materials to utilize solar gain.
- Buildings should incorporate appropriate insulation, heating and lighting systems to reduce energy demand.
- The District Council will require a statement from the applicant to show that consideration has been given to achieving a 'very good' eco homes rating.

12. Refuse and Recycling Provision

Provision for the storage of containers for refuse and recyclable materials should take into account the likely future requirement for a third container and should be conveniently located for users and for collection without detracting from the amenities or the visual appearance of the locality. Wherever possible, containers should be located within individual curtilages.

13. Education, Health and Community Facilities

A contribution may be required towards the provision of additional educational and community facilities in Liphook. The Education Department at Hampshire County Council and the Community Manager (South) at the District Council should be contacted to determine the appropriate contribution.

A contribution may be required towards improvements to health care facilities in Liphook. The precise contributions will depend on identified needs at the time of an application.

14. Developer Contributions

Developer contributions, including financial contributions, will be sought in association with the development of this land and will be resolved at the time of the processing of a planning application for the development of part or the entire site. Contributions likely to be sought include:

- On-site affordable housing
- Open space/landscaping and recreation provision (both on and off-site)

- Management of on-site areas important for nature conservation
- Transportation
- Education/Community Facilities
- Health Facilities
- Drainage and water supply
- Mitigation works to prevent increased use of the nearby SPA

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.

15. Further Advice

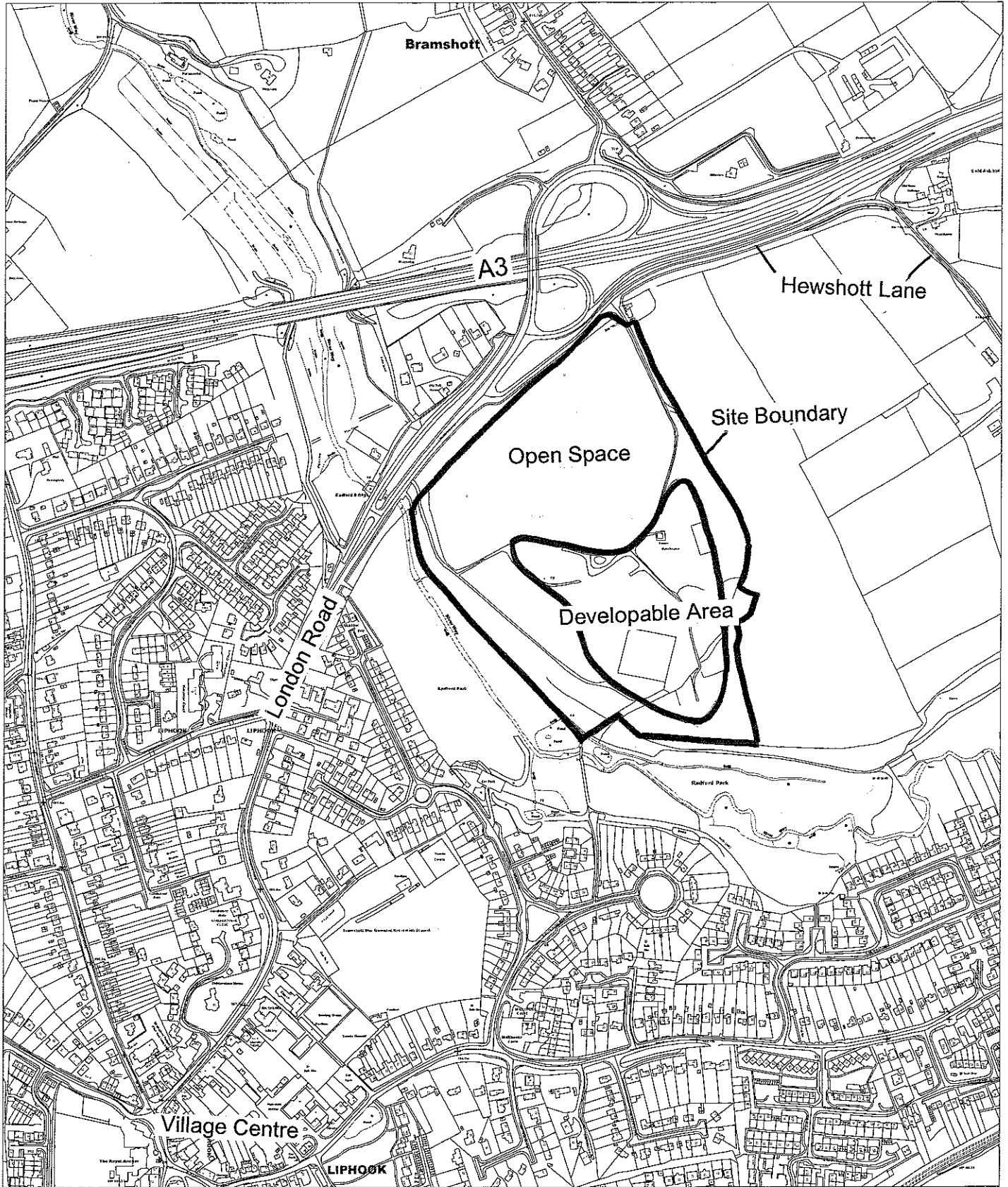
Further information regarding this development brief can be obtained from the Council's Planning Development Services on **01730 234246**



East Hampshire District Local Plan: Second Review
Development Brief
Baseline Housing Allocation
Land at former King Georges Hospital, Liphook
Site Context

Partners

www.easthants.gov.uk



Scale 1: 6000
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