

Public consultation on proposals for Uplands Farm Estate

22 September to 20 October 2017

Members of the public will be invited to provide their views later this month, to help shape proposals for new homes, a secondary school and community facilities on the Uplands Farm Estate in Botley and Hedge End – in response to local housing and education needs.

Uplands Farm Estate consists of two sites owned by Hampshire County Council – west of Woodhouse Lane in Hedge End, and north of Winchester Street in Botley. Both sites have been identified for future housing development in Eastleigh Borough Council’s emerging Local Plan – on which the Borough Council is expected to consult later this year. Hampshire County Council is also proposing a bypass for Botley for which a planning application was submitted earlier in the summer.

Proposals are being developed for the two sites, which could include up to 1,025 new private and affordable homes of different types and sizes, a local centre with up to 1,000 square metres of employment spaces, public open space, sports pitches and additional allotments.

At the same time, and as part of the Uplands Farm Estate consultation, Wildern Academy Trust, working alongside the County Council, will also be inviting residents to feedback on proposals for a secondary school on the Woodhouse Lane site.

Public exhibitions will be held in Botley and Hedge End on 22 and 23 September 2017 – see back page for details.





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Project vision

To create new communities within a rural location that are well connected to the existing settlements of Hedge End and Botley and promote a high quality of life by providing:

- Housing to meet local needs – with a variety of types and tenures.
- Sustainable transport options and layouts that promote active lifestyles.
- A mixture of uses including social, education, commercial and residential.
- Outdoor spaces, street design and landscape that encourage social interaction to create a community atmosphere.
- High quality design that creates a distinctive sense of place.

Design principles

The project vision is supported by a series of design principles:

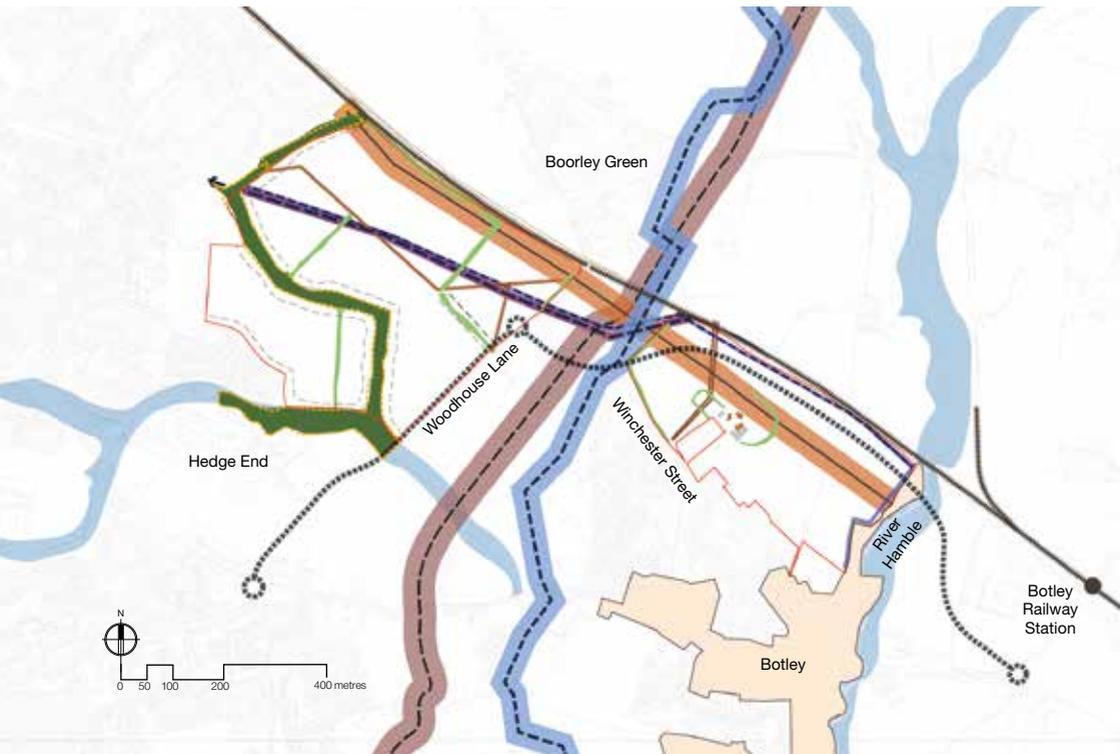
- **Health and wellbeing** – creating routes and spaces that promote walking and cycling, green travel plans and landscaped areas for leisure, sport and recreation.
- **Creating communities** – creating formal and informal green spaces for play and recreation – for all ages and abilities – and high quality public spaces that promotes ownership and respect for the environment.
- **Economic prosperity** – supporting local business opportunities and providing infrastructure for economic growth.
- **Sense of place** – creating landscaped areas, public spaces and streets that are easy to navigate, encourage a sense of belonging and promote interaction.
- **Resilience and sustainability** – well connected places, designed to accommodate a changing climate, with sustainable drainage and energy generation opportunities and space for community gardening.
- **Environmental quality** – preserving and enhancing existing green infrastructure; creating high quality, well defined landscape areas; incorporating public art, leisure and recreation; and integrating and enhancing existing historical assets.

Site constraints

There are a number of factors that will influence how the sites can be developed – including environmental constraints, buffer zones for utilities (such as gas, electricity and water) and safeguarding the route of the proposed Botley bypass.

An Environmental Impact Assessment is being undertaken to understand and mitigate any significant adverse effects in relation to air quality, archaeology and cultural heritage, ecology, ground conditions, hydrology and flooding, landscape and visual impact, noise and vibration, socio-economics and transport and access.

KEY	
	Overhead Cable Buffer (30m)
	Overhead Cable Buffer (3m)
	Esso Pipe Line Buffer
	Trunk Sewer Buffer
	IP Gas Buffer (3m)
	Water Mains Buffer (4.5m)
	Proposed Bypass
	Ancient Woodland
	Significant Hedgerow
	Offset Buffer
	Botley Conservation Area
	Listed Building



Woodhouse Lane site, Hedge End



- Indicative application boundary – residential led mixed use
- Potential open green space/ecology
- Indicative secondary school location

The site is approximately 51 hectares and is located to the north and east of Hedge End. It is bounded by Woodhouse Lane to the east, the railway line and Boorley Green to the north and residential properties in Hedge End to the west and south. Part of the site is designated as the Bushy Copse/Bottom Copse Site of Importance for Nature Conservation (SINC) and ancient woodland. A public right of way crosses the centre of the site and it is circled by an off-road cycle route.

An outline planning application is being developed for the Woodhouse Lane site, comprising:

- Up to 650 new homes
- A new 7 form entry secondary school (1,050 pupils) – with potential to expand to a 9 form entry (1,350 pupils)

- A local centre with building(s) of up to 1,000 square metres of employment space
- Public open space, including land for sports pitches

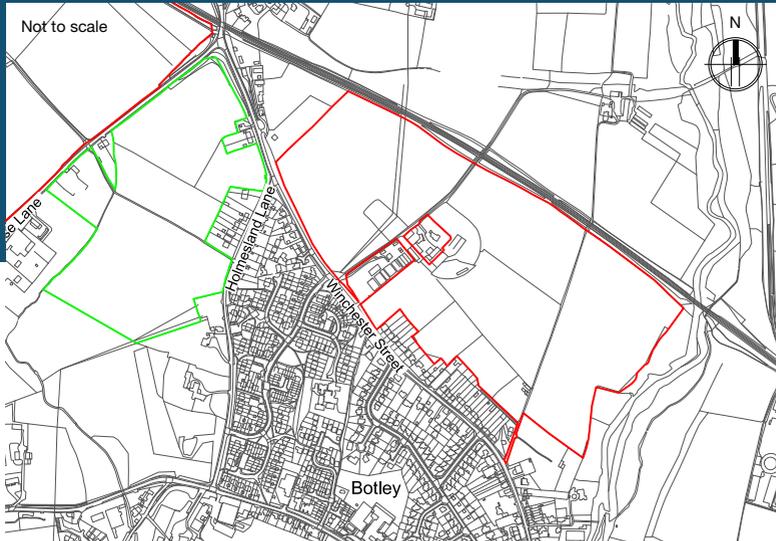
Detailed proposals for a new secondary school, being promoted by Wildern Academy Trust, include:

- Main school building
- Sports hall
- Grass sports pitches
- Multi-use games area (x3 courts)

It is possible that sports provision at the secondary school could be used by the community outside school hours.

Associated infrastructure would include provision of access roads off Woodhouse Lane, drainage, utilities, public open space and the diversion of the 33V powerline crossing the site.

Winchester Street site, Botley



- Indicative application boundary – residential led mixed use
- Potential open green space/ecology

The site is approximately 26 hectares and is located to the north east of Botley. It is bounded by residential properties on Winchester Street and the village of Botley to the south, the railway line to the north, the River Hamble to the east and agricultural fields and Hedge End to the west. A public right of way crosses the site from Winchester Street to land to the north.

The site is currently agricultural land and includes a cluster of listed farm buildings at Uplands Farm, which will not form part of the outline application (plans for these will be developed at a later stage). Hampshire County Council is working with the current tenant farmer to find an appropriate site to relocate and expand the existing dairy operation within the County.

Outline proposals include:

- Up to 375 new homes
- Public open space
- Allotments

Associated infrastructure would include provision of access roads, drainage, utilities, public open space and the diversion and undergrounding of the 33V power cables.

Primary access to the site would be from Winchester Street, with the potential for a secondary pedestrian access/cycle and emergency vehicle only access from Bull Close.



Public consultation

Hampshire County Council is committed to consulting the local community and stakeholders about the proposals for Uplands Farm Estate to ensure a high quality development that integrates with the existing community, maximises local benefits and addresses potential impacts.

Hampshire County Council will be consulting on the emerging outline masterplans for the Uplands Farm Estate and proposals for a new secondary school at Woodhouse Lane from 22 September to 20 October 2017.

To find out more and discuss the proposals with the project team, come along to the public exhibition:

- **2pm to 8pm on Friday, 22 September 2017** in the Diamond Jubilee Hall, **Botley Centre**, High Street, Botley SO30 2ES
- **10am to 4pm on Saturday, 23 September 2017** in the Large Hall, **Hedge End 2000 Centre**, St John's Road, Hedge End, Southampton SO30 4AF

Consultation material, including the exhibition boards, will also be available to view on the project website from 22 September:

www.uplandsfarmestate.co.uk

Have your say

You can let us know your thoughts on the emerging proposals in the following ways:

- Call 01962 677104
- Email jo@uplandsfarmestate.co.uk
- Write to Freepost UPLANDS FARM ESTATE (please use upper and lower case as shown – no further address or stamp required)

Please let us have your comments by 20 October 2017.

What next

Following the consultation, the project team will review comments and consider feedback received before finalising the proposals.

Feedback collected during the consultation will be used to inform an outline planning application for a residential-led development at Woodhouse Lane and Winchester Street and a detailed application for a new secondary school at the Woodhouse Lane site. The planning applications are all expected to be submitted to Eastleigh Borough Council by spring 2018.

In the meantime, Eastleigh Borough Council is expected to consult on its emerging Local Plan later this year. More information will be available on the Council's website:

www.eastleigh.gov.uk