

Welcome to our public engagement information event

Sovereign, a leading housing association and residential developer who provide high-quality, affordable homes and services, are preparing plans to redevelop land at the former St. Mary's Independent School, Bitterne Park, to provide 82 rented and shared ownership affordable homes.

Who are Sovereign

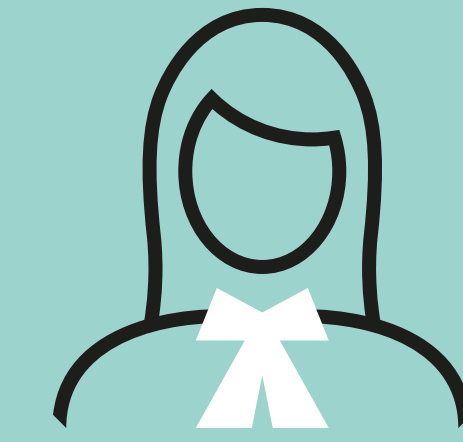
Currently managing just over 60,000 homes, Sovereign has a long and successful heritage, providing homes and services for more than 30 years. Driven by their social purpose and not by profit, Sovereign place their residents at the heart of everything they do. For more information please visit Sovereign's website www.sovereign.org.uk

Background and Context

Sovereign is in the early stages of developing plans for the site ahead of submitting a detailed planning application later this year.

Sovereign has sought initial pre-planning comments from council planning officers and feel the time is right to hold a public engagement information drop-in event so we can receive feedback from the local community.

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Meet the Team

This event provides local residents an early opportunity to learn more about the plans and to meet the team.

Sovereign would like to hear residents' thoughts on the proposals, including any improvements that could be made and whether the development should reflect any local issues or circumstances.

Members of the team are on hand to answer any questions you might have. You can let the team know your thoughts by completing one of the feedback forms and dropping it into the ballot box provided.





Background

The Site

The site, which measures 3.33 hectares, is located within the grounds of the former St. Mary's Independent School located within the Bitterne Park area of Southampton. The area proposed for residential development currently comprises the former playing field to the south of the school and is accessed from Monastery Road.

The site is largely screened by significant mature protected trees on all sides. To the north of the site is a steep bank rising to the main school where the new Charlton House and Yarrow Heights Special Needs schools

operate. To the south of the site is Beechwood Junior School. To the south, east and west of the site are the residential roads of Beech Avenue, Cobden Crescent and Monastery Road.

Following the closure of St Mary's Independent School in 2020 and the two new schools opening with sufficient outdoor space for their operation, the playing pitches have become surplus to requirement.

The Vision

Sovereign has carefully studied this site, undertaken relevant surveys and considered the surrounding local area as well as local and national planning policy and consider the site to be suitable for 82 homes plus a substantial area of open space.

The vision for this site is:

- A place which responds positively to the mature landscape surrounding the site and connects residents to nature;
- A new public open space for the benefit of residents and the wider local community;

- A new public open space that will offer structured play for children, diverse ecological habitats and promote community contact and inclusion;
- A balanced community of family homes, affordable homes and flats to suit people of all ages and abilities;
- Positive sustainable living through the delivery of energy efficient homes and a healthy community environment.

Site opportunities and considerations



Why develop here?

There remains a growing need for new homes in the local area, as the population increases, household sizes decrease and people are living longer. A good supply of quality new homes, to encourage new people to move to an area or to cater to those who are looking for a home or wish to move within the community, is important to towns and villages across the country.

Development on this vacant site presents a rare opportunity to deliver much-needed affordable homes, including houses, within the wider Southampton City area, helping address the city's deficit of 7,500 affordable homes.

Considerations

There are a number of site considerations which have been carefully considered, these include:

- The loss of a playing field in private ownership with no existing community access.
- The relationship of the development on the setting of the Grade II listed St. Mary's College building.
- Groups of mature trees on the site boundary are protected by a tree preservation order and have a high amenity value.
- The visual impact on adjoining owners located in properties along Monastery Road and Cobden Crescent.

Opportunities

The site presents a number of opportunities to existing residents, potential residents and the local community, including:

- To create a characterful and sustainable development of new homes which includes a range of different tenures and sizes, including houses with garden spaces;
- To replace a private and poor quality playing field, that is no longer in use and has no community access, with a new extensive area of public open space, accessible for use by local residents both new and existing;
- Contribute towards the provision of sports facilities accessible to the wider community;
- To maintain, enhance and safeguard the mature trees and ecology of the site;
- To provide new public access to the site, strengthening links between Midanbury Lane, the Beechwood Junior School and the public footpath to Glenfield Avenue;
- Deliver at least a policy compliant affordable housing provision on site including both affordable rented and shared ownership homes;
- To create a new recreational space within a parkland setting provided with an equipped play area and diverse landscape to support biodiversity;
- To provide a parkland area that is in keeping and sensitively addresses the setting of the historic college building.

Our draft proposal

Sovereign has spent considerable time working on these proposals and understands the importance of ensuring that this quality development fits in well with existing local properties. The scheme comprises:

- 82 new family homes of predominately two and three bedrooms;
- Affordable housing in excess of council policy;
- Extensive areas of public open space, including playspace, within a parkland setting;
- 168 allocated and visitor parking spaces plus secure cycle storage provision;
- Vehicular access will be off Monastery Road at the west side of the site;
- Proposed pedestrian accesses to Monastery Road to the west, Beech Avenue to the south and Glenfield Avenue to the east - improving connectivity and maximising access to the wider community;
- Existing mature tree belts retained and enhanced with new native tree and shrub planting complimented with low level meadow grasses, providing net gains in biodiversity;
- Developed at an appropriate scale with 2 storey houses and 3 storeys flats to avoid them dominating the surrounding area.
- Materials will be drawn from the local area including red and brown brick, white render and clay tile roofs;
- With over half of the site provided as open space and tree belt, overall the scheme is proposed at a relatively low density.

This is an example of how the scheme may look:



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| ① Listed House | ⑤ New landscaping & green space along South side of site | ⑨ New pedestrian access to Beech Avenue & Juniper Road |
| ② Enhanced setting to Listed House | ⑥ Shared surface pedestrian priority street | ⑩ Central shared surface street |
| ③ Linear runs of 2 storey houses bound public open space | ⑦ Parking on street | ⑪ Repositioned Access from Monastery Road. |
| ④ Relocated attenuation pond | ⑧ Parking Courts | |

Technical considerations

Transport and access

The site will be accessed via a new T-junction arrangement off Monastery Road as detailed below.

Sustainability and drainage

Sovereign take a sustainable approach to the delivery of homes and places to achieve a positive impact on the environment and the community. Opportunities to promote sustainable living include:

- Homes designed to reduce the consumption of non-renewable energy through airtightness, increased insulation, thermal mass, ventilation and solar gain;

- All dwellings will be provided with low carbon heat and hot water supply using electric air source heat pump technology;

- Water use will be minimised selecting tap and shower ware with lower flow rates whilst the collection of rainwater for watering plants will be considered;

- Sustainable drainage systems will attenuate surface water discharge from the site and will present features to encourage species diversity and enhance place making;

Ecology

The scheme will deliver a biodiversity net gain, creating new habitats and managing existing ones. The existing tree corridors will be managed with poor self-seeded scrub cleared from the woodland floor.

The creation of a new attenuation basin surrounded by species rich grassland will increase habitat diversity. The basin will be designed to create seasonally wet areas to benefit nesting birds, invertebrates, reptiles and amphibians.

Heritage

The landscape strategy provides a sensitive, open parkland space responding to the Grade II listed college's historic setting.

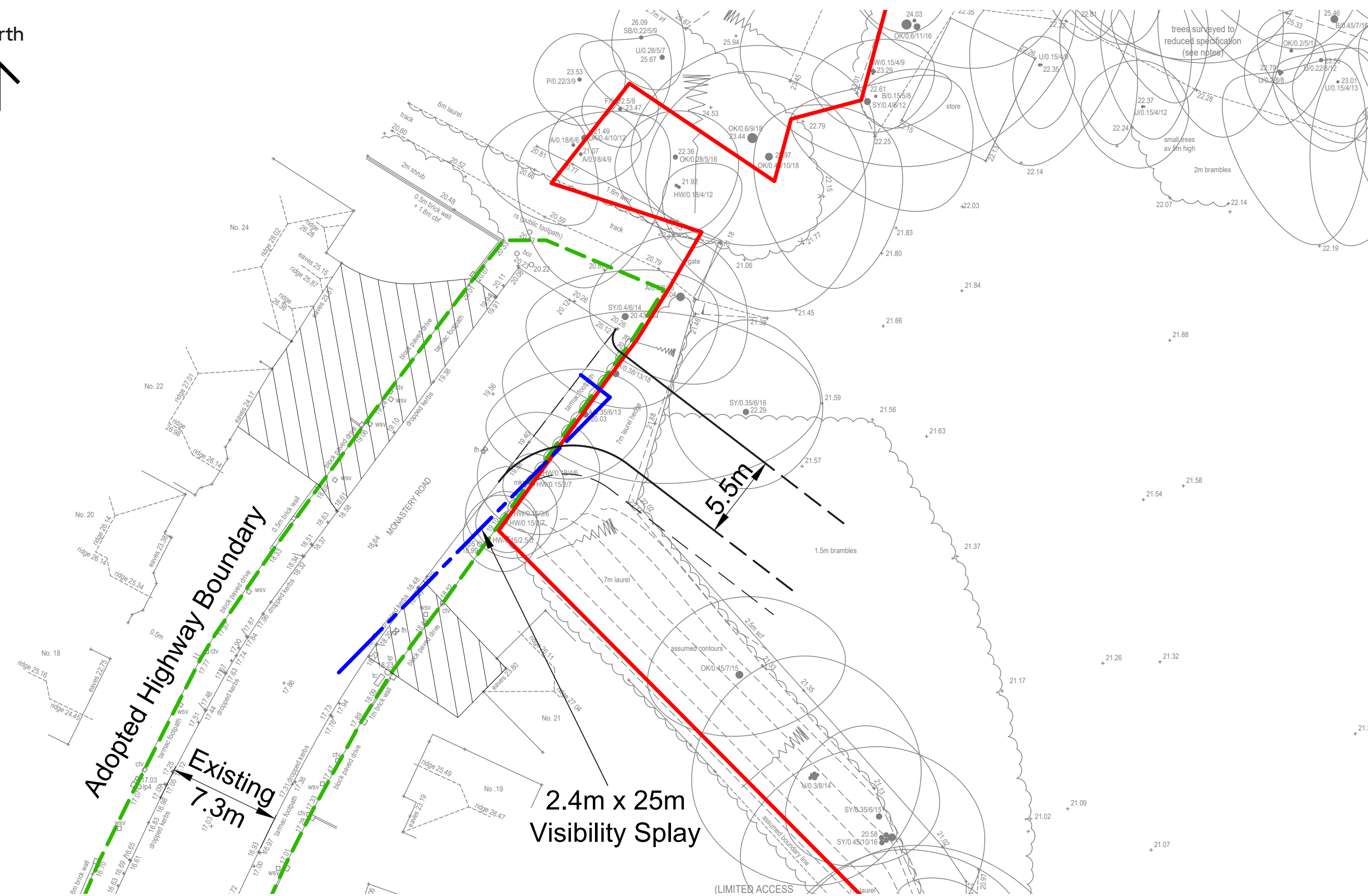
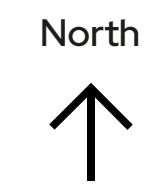
Trees

The woodland edges are located on the sloping banks of the site and none of the trees sit on the level playing field area. The development will be confined to the interior of the site and will maintain, enhance and safeguard the existing mature planted edges.

Landscaping and public open space

The Landscape Strategy for the site, seeks to integrate the development into its surrounding landscape and community by incorporating;

- The existing mature tree belts which would be enhanced using shade tolerant grass mixes to improve biodiversity;
- Area of open space including large specimen trees to reflect the historic parkland setting;
- An equipped play area;
- A green corridor between the large open space and Beech Avenue;
- Hedgerow and ornamental planting to plot frontages with species selected for wildlife and aesthetic benefit.


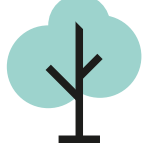
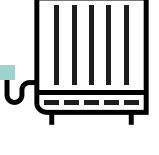

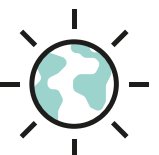



New pedestrian access is proposed linking to the public footpath to the east of the site and Beech Avenue to the south.



Benefits and next steps

Key Benefits

-  82 homes including houses and flats with significant provision of affordable homes for affordable home ownership and rent.
-  Over ½ of the site area opened to the public as managed amenity space, including an equipped play area set within a parkland landscape.
-  Energy efficient, fully electrified sustainable homes.
-  Improved pedestrian connectivity.
-  Net gain in biodiversity.
-  Support investment in local sports provision.

Next Steps

Thank you for taking the time to attend our public engagement event for our proposals to develop this site. We hope you found it useful.

Sovereign have sought to develop a scheme which responds sensitively to the context of the immediate site and the local area.

Your views on the proposals are incredibly important and will help us develop the plans further over the coming weeks. We would therefore be grateful if you would take the time to submit a feedback form and tell us what you think.



Should you have any further questions or comments or if you would like to discuss the plans with the team following this event, you are welcome to contact us using the details below.

Thank you

Contact us

Get in touch with the team at:
info@consultcommunications.co.uk

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