

# 6.1 Bishopstoke, Fair Oak and Horton Heath

## Bishopstoke Parish

### Context and key issues

**6.1.1** The parish of Bishopstoke lies immediately to the east of Eastleigh bordering the Itchen valley. To the east it borders the parish of Fair Oak and Horton Heath. To the south it borders West End parish, and to the north Winchester district. In 2011 the population was 9,974 and there were 4,199 dwellings (2011 Census). In 2015 the population was 9,880<sup>65</sup>

**6.1.2** The Itchen valley forms the undeveloped countryside gap, albeit narrow, between Bishopstoke and Eastleigh. To the east, however, the separation from Fair Oak has become very indistinct with the development of closely adjoining residential estates over recent decades.

**6.1.3** The valley provides an attractive landscape setting for Bishopstoke village as well as a valuable amenity and biodiversity resource. The Itchen Navigation is of historical interest as it was used as a trading route between Winchester and Southampton in the eighteenth and nineteenth centuries. The route now forms part of the Itchen Way, a popular footpath for walkers. To the north of Bishopstoke, Stoke Park Woods also provide a significant amenity area and local nature conservation interest.

**6.1.4** Bishopstoke is an ancient settlement, mentioned in the Domesday Book which started to grow in the 19th century with the development of larger houses for

those involved with enterprises such as the railway industry in Eastleigh. It boasts some heritage interest with a conservation area based on the historic core of the village and its gardens. An important recent issue has been the future of the site of The Mount, a large Victorian dwelling in extensive grounds formerly used as a hospital. The Borough Council has prepared a development brief for this site which is currently being developed.

**6.1.5** The Local Plan identifies sites north of Bishopstoke and Fair Oak as a strategic development option. This will involve the creation of two communities, served by a new link road and supporting infrastructure including a new district centre, schools, open space and employment uses as set out in policies S5 and S6. The development of these new communities and their relationship with Bishopstoke and Fair Oak will be key issues for the Borough and for the parishes of Bishopstoke and Fair Oak in particular.

**6.1.6** There are reasonable local sport and recreation facilities including some associated with the local schools including the neighbouring Wyvern College. Some facilities are shared with neighbouring Fair Oak and Horton Heath parish including YZone at Blackberry Drive and The Hub which lies just in Eastleigh but adjoins Bishopstoke. There is an identified need for more allotments.

**6.1.7** There is very little employment in the parish apart from local shops and small

65 Small Area Projections 2015 published by Hampshire County Council

enterprises located in converted farm buildings to the south of the village. However, the employment areas of Eastleigh are close by and the new development will include employment land. There are two small neighbourhood shopping parades and a few other scattered shops.

6.1.8 The main access route through Bishopstoke is the B3037 Eastleigh to Fair Oak road. There is a good bus service along this route connecting the village to Eastleigh and Fair Oak. However, it is a very busy road and there are problems accessing it from the residential side roads, especially at peak times. The new link road will provide an alternative access to the M3 in addition to serving the new development. There is no railway through the area but the village is not far from the main-line station at Eastleigh.

6.1.9 Bishopstoke has a strong sense of community identity and a range of community facilities including community halls. It is generally a prosperous area although there is some evidence of deprivation in Bishopstoke on the Stoke Park estate.

6.1.10 Infant and junior schools are located at the Stoke Park site on Underwood Road and Abbotsbury Road and are understood to be operating at capacity. Secondary school education is provided at the Wyvern College in Fair Oak. There is a small GP practice at Riverside, along with a larger, shared GP surgery on Fair Oak Road. There is a need for more cemetery space.

6.1.11 Bishopstoke Parish Council is investigating the option for a Neighbourhood Plan.

## Development proposals and special policies

6.1.12 The following policies apply in Bishopstoke:

S5 New communities, land north of Bishopstoke and land north & east of Fair Oak (page 41)

S6 New Allbrook Hill, Bishopstoke and Fair Oak link road (page 48)

Bi1 South of Stokewood Surgery

6.1.13 In addition policy DM24, page 115 lists developments with planning permission or resolution to permit in the parish.

## Strategic growth option

### Land north of Bishopstoke and north and east of Fair Oak

6.1.14 The Council's preferred approach to meeting the need for greenfield residential development, subject to finalising detailed evidence, is through the development of two new communities including a community to the north of Bishopstoke. Further information on this is included in Chapter 4 and Strategic Policies 5 and 6.

## Healthcare provision

### Policy Bi1, South of Stokewood Surgery, Bishopstoke

**This site is allocated for healthcare uses to support the provision of healthcare facilities in the Bishopstoke Parish.**

## Transport improvements

6.1.15 The Council has previously proposed improvements to junctions on the Bishopstoke Road corridor to help relieve peak-hour traffic congestion. These



include the junctions of Bishopstoke Road with Station Hill at the Twyford Road roundabout in Eastleigh and at Chickenhall Lane. Further improvements may be needed through Bishopstoke (particularly at the Riverside junction of Church Road and Bishopstoke Road) and Fair Oak.

### Church Road/ Bishopstoke Road junction at Riverside

- 6.1.16 This is currently a three-arm priority junction which may not be adequate to accommodate anticipated future traffic flows- this is currently a subject of investigation via the Sub-Regional Traffic Model (SRTM). If a Bishopstoke Road corridor capacity scheme (also seeking to improve junctions at Chickenhall Lane and/or Station Hill/Romsey Road) was to come forward, there is potential that this junction could also be included as part of such a scheme. There have been some investigations regarding the potential to signalise this junction.
- 6.1.17 Should improvement schemes along the Bishopstoke Road corridor come forward in the life of this Plan, the Borough Council will work with the highways authority to secure funding for this proposal from developers' contributions, including s.106 and community infrastructure levy funding, along with other sources of funding if necessary, in accordance with the principles set out in strategic policy S11.

### Other transport improvements

- 6.1.18 A number of schemes are also needed in Bishopstoke to improve road safety and pedestrian and cycle facilities. Proposals to address these needs and issues are set out in the Eastleigh Borough Transport Statement and are included in the Council's Infrastructure Delivery Plan.

## Fair Oak and Horton Heath Parish

### Context and key issues

- 6.1.19 The parish of Fair Oak and Horton Heath is located in the north east corner of the Borough. To the west it adjoins Bishopstoke and West End parishes, and to the south Botley parish. To the north and east it adjoins Winchester district. The population in 2011 was 10,212 and there were 4,080 dwellings (2011 Census). In 2015 the population was 10,196<sup>66</sup>.
- 6.1.20 The gap between the built-up area of Fair Oak and Bishopstoke has become increasingly indistinct in recent decades with the development of adjoining housing estates. Within the parish, the settlements of Fair Oak and Horton Heath retain distinct identities through the retention of a narrow gap between them. A larger gap separates Horton Heath from Hedge End and Botley to the south. There will be significant new development as part of the strategic development option to the north of Bishopstoke and Fair Oak (policies S5 and S6). This will deliver new communities with their own identity to retain the distinct identities of existing settlements.
- 6.1.21 To the north, Stoke Park Woods provides a significant amenity area as well as local nature conservation interest.
- 6.1.22 There are good local sport and recreation facilities including some associated with local schools such as Wyvern School, which are available to the general public. Some of the parish's facilities, such as the recreation ground are accessible by Bishopstoke residents.

66 Small Area Projections 2015 published by Hampshire County Council