Use of Compulsory Purchase Orders

4.25 There will be instances when the Council will wish to be proactive in bringing forward land for development or redevelopment. In those cases the Council may seek a development partner or consortium with the necessary skills and resources to effect the development and make use of its powers of compulsory purchase to assemble the necessary land.

Promoting Good Design

4.26 The Council is strongly committed to the promotion of good design in all developments which require planning permission as well as in those public spaces between buildings over which the Council itself has some direct responsibility. Applicants for planning permission will be expected to demonstrate how they have taken account of the need for good design in their development proposals and that they have had regard to the relevant development plan policies and supplementary design guidance, in accordance with the Government's Planning Policy Statement 1: Delivering Sustainable Development. All applications for development which involve construction should be accompanied by a Planning Statement in accordance with the Council's Supplementary Planning Guidance.

4.27 The Council will produce supplementary planning documents from time to time, in consultation with its communities and other relevant interests. Detailed development briefs may be prepared in relation to the development of specific sites; area action plans may be prepared to guide development in such areas as Eastleigh Town Centre and the main transport corridors radiating from it and other local centres.

4.28 The plan should be read as a whole and alongside policy 59.BE, policies 19.CO, 20.CO, 28.ES, 89.T, 100.T, 101.T, and 102.T are likely to be particularly applicable in assessing proposals. The Council's Supplementary Planning Guidance on Residential Amenity in the Borough of Eastleigh, is also a material consideration.

59.BE Development proposals which are in accordance with the other policies in this plan will be permitted provided they meet all the following criteria:

i. they take full and proper account of the context of the site including the character and appearance of the locality or neighbourhood and are appropriate in mass, scale, materials, layout, density, design and siting, both in themselves and in relation to adjoining buildings, spaces and views, natural features and trees worthy of retention;

ii. they make the most efficient use of the land;

iii. they incorporate an appropriate mix of dwelling type and land-use where appropriate;

iv. they provide a high standard of landscape design and appropriate planting where required. Development should use native plants in landscape schemes to benefit biodiversity. Development adjacent to or within the urban edge must not have an adverse impact on the setting of the settlement in the surrounding countryside;

v. they have a satisfactory means of access and layout for vehicles, cyclists and pedestrians including appropriate links to surrounding footpaths, cycleways and public transport services;

vi. include, where appropriate, provision for the secure storage of bicycles;

vii. they are an appropriate use for the locality and avoid unduly interfering, disturbing or conflicting with adjoining or nearby uses, especially in terms of noise, fumes, dust, overlooking, loss of daylight, loss of outlook, vibration, or from floodlighting or security lighting;

viii. they make adequate provision for the storage and collection of refuse and where appropriate include facilities for the collection of recyclable materials;

ix. they include, where appropriate, measures which provide shade and protection from the sun; and

x. new development should reduce the potential for criminal activity and anti-social behaviour by the use of appropriate design.

Road and Rail Corridors

60.BE Permission will not be granted for development along major road or rail corridors, which adversely affects the quality of the environment. Permission will be granted for appropriate development which incorporates a high standard of design, materials and planting and mitigates the impact of the development when viewed from the corridor(s).