Eastleigh Borough Local Plan 2011-2029



Pre-submission consultation
August 2012

EASTLEIGH BOROUGH COUNCIL

Related local and national strategies and policies (see Appendix A)

Source	Reference/ title
Eastleigh Borough Council's SPD and strategies	Supplementary Planning Documents[23]: • Quality Places (2011) • Urban Character Area Appraisals (2005 & 2008) • Environmentally Sustainable Development (2009) • Planning guidance – shopfronts and signs (1996) Public Art Strategy Equality and Diversity Strategy Accessible Homes Strategy 2008-2011
Eastleigh Borough Council and partners	The Community Safety Partnership Plan 2012-2013 (updated annually)
Eastleigh Borough Community Plan	Action Plan - Vision 8, 11, 20, 21& 26 & related actions
PUSH	Sustainability policy framework[24], and Quality Places initiative which includes a Quality Places Charter and a Cultural Strategy[25]
NPPF	Paragraphs 56-66

Policy DM1, General criteria for new development

i. All new development should (as relevant):
not have an unacceptable impact on, and where possible should enhance:

   a. residential amenities;

   b. the character and appearance of urban areas, the countryside and the coast;

   c. biodiversity; and

   d. built heritage and archaeology;

ii. make efficient use of the site and have regard to and not impede potential development opportunities on adjoining land;

iii. take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with adjoining uses and well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views;

iv. not involve the loss of or damage to trees, woodlands, hedgerows, ponds or other landscape features of value to the character of the area, for appearance, biodiversity or for urban cooling unless they can be replaced with features of equivalent or enhanced value;

v. include a landscape scheme covering the design and layout of external space;

23 www.eastleigh.gov.uk/planning--building-control/published-documents/ldf-evidence.aspx

24 http://www.push.gov.uk/work/sustainability-and-social-infrastructure/sustainability-policy-framework.htm

25 http://www.push.gov.uk/work/qualityplaces.htm

vi. **for new development, achieve a net increase in green infrastructure in or around the site;**

vii. **provide satisfactory management arrangements for all landscape and green infrastructure;**

viii. **incorporate provision for disabled people;**

ix. **incorporate design measures to inhibit criminal and anti-social behaviour;**

x. **incorporate provision for on-site waste management; and**

xi. **include provision for public art associated with new development in accordance with the Council's adopted Public Art Strategy.**

5.3 Other policies of this local plan address the principles of sustainable construction and layout and impacts on local communities (policy DM2), internal space standards for residential development (policy DM29), pollution (policy DM7), and access and parking (policies DM23 and DM24).

5.4 The Borough Council is strongly committed to promoting good design in all new developments and to improving the quality of public spaces. As well as making sure that so far as possible new developments fit in with their surroundings, good design includes meeting the needs of occupiers and users of the spaces and buildings including those with disabilities, and must make provision for adequate living space. It also includes creating places where people feel safe, opportunities for anti-social and criminal behaviour are limited and there is access to green space to encourage play and exercise. Green infrastructure and other building design measures can also help to limit the heating effects that can arise through the concentration of buildings and vehicular activities in urban areas (known as the heat island' effect) - such measures are referred to as 'urban cooling'. The Borough Council's supplementary planning documents 'Quality Places'[26] and 'Character Area Appraisals'[27] set out the principles of design and layout that will be applied to development proposals in the borough[28].

5.5 All development proposals should be accompanied by a Planning Statement which should explain the basis for the design of the scheme, including how it accords with this local plan, the supplementary planning documents and other documents as referenced in these, and with the National Planning Policy Framework.

5.6 The Planning Statement should also explain and justify the removal of site assets such as landscape features and propose suitable mitigation for their loss. In the case of trees which may be adversely affected by the proposed development, the Council will require the applicant to submit a tree survey in accordance with the methodology set out in BS5837:2012 'Trees.... - recommendations', and an Arboricultural Impact Assessment and method statement. The Council may make a Tree Preservation Order covering trees on

26 http://www.eastleigh.gov.uk/PDF/QualityPlacesCabinetRP-27-0611v5.pdf

27 http://www.eastleigh.gov.uk/planning--building-control/published-documents.aspx#SPD

28 The Borough Council's SPG 'Planning guidance – shopfronts and signs' (1996) also applies to development in shopping frontages