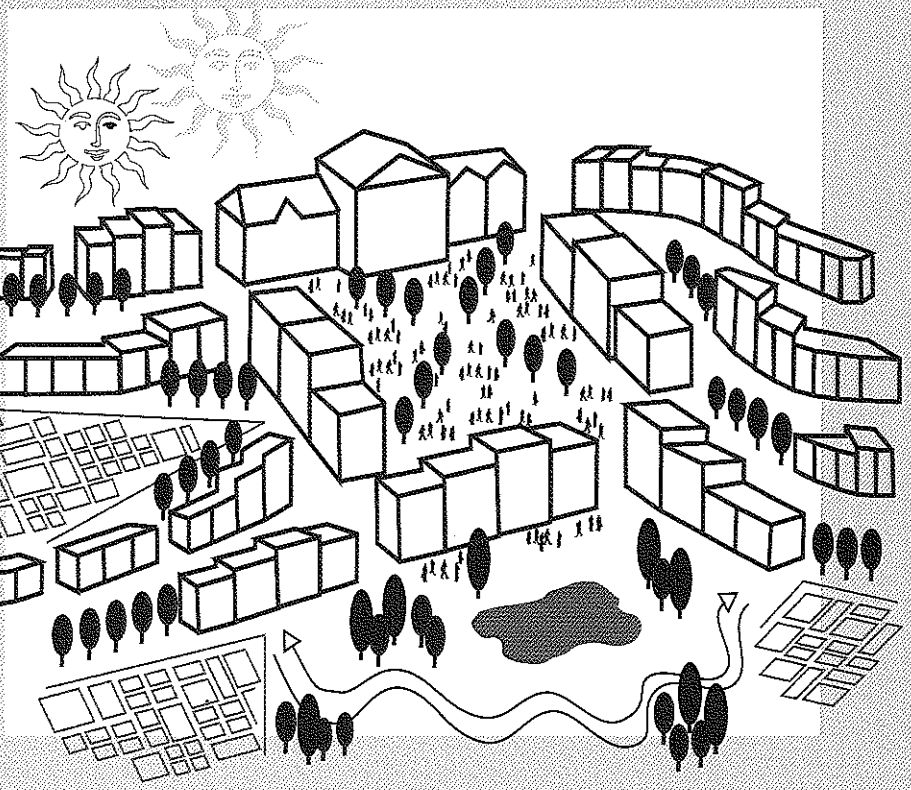
Eastleigh Borough Local Plan Review
(2001-2011)









Adopted May 2006

EASTLEIGH BOROUGH COUNCIL

b. If feasible, including all or part of the adjacent railway sidings within the redevelopment;

iii. locate the office, other people intensive and visitor orientated uses closest to the railway station and town centre;

iv. comply with the requirements of the airport public safety zone, not increase and if possible decrease the overall associated risks across the site, in relation to the number of people on the site;

v. provide a transport assessment demonstrating that measures provided will maximise travel by public transport, cycle and on foot and satisfactorily accommodate all travel movements; and

vi. not adversely affect the River Itchen SAC, SSSI or SINC.

Urban Greenspace

4.23 As part of its commitment to making the Borough a more attractive place in which to live those green spaces within its built-up areas which contribute to the attractiveness of these areas will be retained, protected from development pressures and where appropriate enhanced. To allow biodiversity to thrive in the urban environment, enhancements might include creating wildlife habitats less intensively managed than public open spaces, with ponds, wet grassland and nettle patches, rough grassland and scrub, managed to enhance biodiversity.

58.BE The Council will not permit development of a greenspace which is identified on the Proposals Map, unless as part of a comprehensive redevelopment it is replaced by greenspace of equal or improved amount, quality and accessibility.

Making More Effective use of Land

4.24 It is important to recognise that Government policies aimed at making more effective use of urban land and increasing housing densities are likely to give rise to increase pressures to permit development at higher densities than are characteristic in an area. Whilst the Council will continue to expect development proposals to acknowledge and respond to their context, this does not imply slavishly copying existing development. It does, however require the application of sound design principles.

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 guidance from time to time, in consultation with its communities and other relevant interests. Detailed development briefs will be prepared in relation to the development of specific sites; area action plans will 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).

Homezones

4.29 The Government is currently promoting the concept of making urban areas more attractive places to live in by discouraging the dominance of traffic in mainly residential areas. It is seeking to encourage the creation of home-zones where the design of streets forces vehicles to travel at little over walking pace and where pedestrians can safely use these streets.

4.30 While this approach is not always appropriate, it is nevertheless a concept which the Council wishes to promote.

61.BE The Council will permit appropriate development which incorporates the home-zone concept.

Crime Reduction

4.31 Section 17 of the Crime and Disorder Act 1998 effectively requires all local authorities to do all that they reasonably can to prevent crime and disorder in their areas.

4.32 In February 1994 the DoE published Circular 5/94, 'Planning Out Crime'. This circular gives advice to local authorities about planning considerations relating to crime prevention and states that crime prevention is capable of being a material consideration in determining planning applications. It also states that local plans should establish principles for the design, layout and landscaping of new residential and commercial development. Consideration should be given by developers to incorporating measures to reduce crime through designing an appropriate layout and including desirable security measures (see policy 59.BE).

Access for People with Disabilities

4.33 The needs of people with disabilities in public buildings are now recognised and are controlled under the provisions of the Chronically Sick and Disabled Persons legislation and the Building Regulations (1991) and not under the provisions of Town and Country Planning legislation. Any new building which is for public use must be designed to provide for the needs of disabled people. Nevertheless access for people with disabilities from the public domain into buildings intended to be publicly accessible is a material planning consideration and will be taken into account in determining proposals for the construction of new buildings to which the public can be reasonably expected to have access, or for alterations to existing buildings in that category.