

S.78 PLANNING APPEAL - 79 Kingsway Chandlers Ford
Hampshire SO53 1FH



Related local and national strategies/policies (see Appendix B)

Source	Reference/title
	Supplementary Planning Document ²⁷ : • Quality Places (2011) • Urban Character Area Appraisals (2005 & 2008) • Environmentally Sustainable Development (2009) • Planning guidance – shopfronts and signs (1996)
Easington Borough Council's SPD and strategies	Public Art Strategy 2015-2019 Equality and Diversity Strategy Accessible Homes Strategy 2008-2011
Easington Borough Council and partners	The Community Safety Partnership Plan 2016-2017 (updated annually)
PPSH	Sustainability policy framework ²⁸ , and Quality Places initiative which includes a Quality Places Charter and a Cultural Strategy ²⁹
NPPF	Paragraphs 56-66

Policy DM1, General criteria for new development

1. All new development should (as relevant):
 - a. not have an unacceptable impact on, and where possible should enhance:
 - i. residential amenities of both new and existing residents; the character and appearance of urban areas, the countryside and the coast;
 - ii. biodiversity (avoiding significant adverse impacts); and
 - iii. the significance of heritage assets;
 - b. make efficient use of the site, maximise opportunities to increase density and have regard to potential development opportunities on adjoining land;
 - c. 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 be 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. Where adjoining development is poor in urban design terms, new development should contribute to improving the character of the area;

²⁷ <http://www.easington.gov.uk/uploads/anydocuments>

²⁸ <https://www.easington.gov.uk/wp-content/uploads/2020/05/development-and-planning-developing-pub-sustainability-policy-framework.pdf>

²⁹ <https://www.psh.gov.uk/work/cultural-creative-industries-and-the-built-environment/outcomes/>

- d. not involve the loss of or damage to trees, woodlands, hedgerows, ponds, priority habitats or other landscape features of value to the character of the area, for appearance or biodiversity unless they can be replaced with features of equivalent or enhanced value, (recognising that some species and habitats may be irreplaceable);
- e. include a landscape scheme covering the design and layout of external space;
- f. protect and enhance public rights of way and National Trails and provide fully connected green infrastructure that interlaces the development and connects into the wider network;
- g. provide satisfactory management arrangements for all landscape, green infrastructure and biodiversity enhancement;
- h. incorporate provision for people with disabilities and create accessible communities that cater for all;
- i. incorporate design measures to inhibit criminal and anti-social behaviour;
- j. incorporate provision for on-site waste management; and
- k. **include provision for public art associated with new large scale 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 (DM2), internal space standards for residential development (DM32), pollution (DM8), and access and parking (DM13 and DM14).

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 occupants and users of the spaces and buildings including those with disabilities, and must make provision for adequate living space (DM30). 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'³⁰ and 'Character Area Appraisals'³¹ provides more detailed information on the principles of design and layout.

5.5 New development will be assessed to consider its impact on residential amenity. This covers the amenity of existing residents living at or near the development and also the amenity of new residents. Residential amenity covers a variety of issues including overlooking, loss of daylight, loss of outlook, noise, fumes and dust and the impact of floodlighting and security lighting. It includes the design of garden space and parking arrangements in addition to building design.

5.6 All major 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.

³⁰ <http://www.eastleigh.gov.uk/supplementaryplanningdocuments>
³¹ <http://www.eastleigh.gov.uk/supplementaryplanningdocuments>

5.7

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, a new Trees SPD will set out the detailed requirements for trees within development sites, which should be retained wherever possible. Where this is not possible, it will provide guidance on the suitable mitigation required. Where trees 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 BSS837:2012 'Trees in relation to design, demolition and construction – recommendations' and an Arboricultural Impact Assessment and method statement. The Council may make a Tree Preservation Order covering trees on the site to prevent the loss of trees during the planning process. Trees having a high arboricultural or landscape value should not be removed unless:

- the benefits of the development clearly outweigh the value of the tree;
- the loss of the tree is unavoidable; and
- suitable new trees can be planted to replace any trees removed.

5.8

All developments that will lead to the loss of any green space or habitat should be accompanied by a Biodiversity Mitigation and Enhancement Plan (BMEP), informed by a Phase 1 Extended Habitat Survey and any other up to date species specific survey as agreed with the local Planning Authority. The BMEP must include details of the biodiversity features affected as well as details of proposed mitigation and enhancement measures. Pre-application engagement with the Council and Natural England is encouraged.

5.9

Green infrastructure should be integrated into the design of new development as part of the overall design of the landscape and external environment, and the developer should submit a Green Infrastructure Checklist to demonstrate that a net overall increase will be achieved which can be attributed to the development scheme (strategic policy S9). Native planting should be used to form the structural landscape of new development schemes connecting with adjoining green infrastructure. Where public rights of way run through a development site, they should be retained within an attractive setting, and contributions sought to enhance the local public right of way network.

5.10

The Borough Council achieves very high rates of recycling of domestic refuse, and wishes to ensure that this success is continued. Developers should make provision for the storage of waste and recyclable materials as part of the design of external space in accordance with the Council's Quality Places SPD.

5.11

In addition, the Borough Council is pursuing measures relating to:

- Community safety, through working with other organisations and authorities on the Community Safety Partnership Plan³². This takes as its starting point the Crime and Disorder Act 1998, which requires local authorities to do all they can to prevent crime and disorder in their area.
- Provision for disabled people, through its Equality and Diversity Strategy³³ and Accessible Homes Strategy³⁴. Most provisions for disabled people are dealt with under the Building Regulations, which are separate from planning legislation. However, developers should be aware of these requirements throughout the design process.

32

The Community Safety Partnership Plan is on Epsleigh Borough Council's website

33

The Council's work on equality and diversity can be seen at: <https://www.epsleigh.gov.uk/council/general-public-information/council-strategies-and-policies/equality-and-diversity>

34

<https://www.epsleigh.gov.uk/housing/our-housing-strategies-policies-and-plans>

- The provision of public art through its Public Art Strategy²⁵. This aims to support PSH cultural initiatives by promoting the highest standards of design for new development with integrated public art which in turn provides opportunities for community engagement and creative industries to participate in the economic growth of the area.
- The Council's strategies for these matters should be taken into account when preparing development proposals.

Climate change

Relevant issues and objectives

Issues (Chapter 2): P7, G8-G10

Objectives (Chapter 3): iii, vi

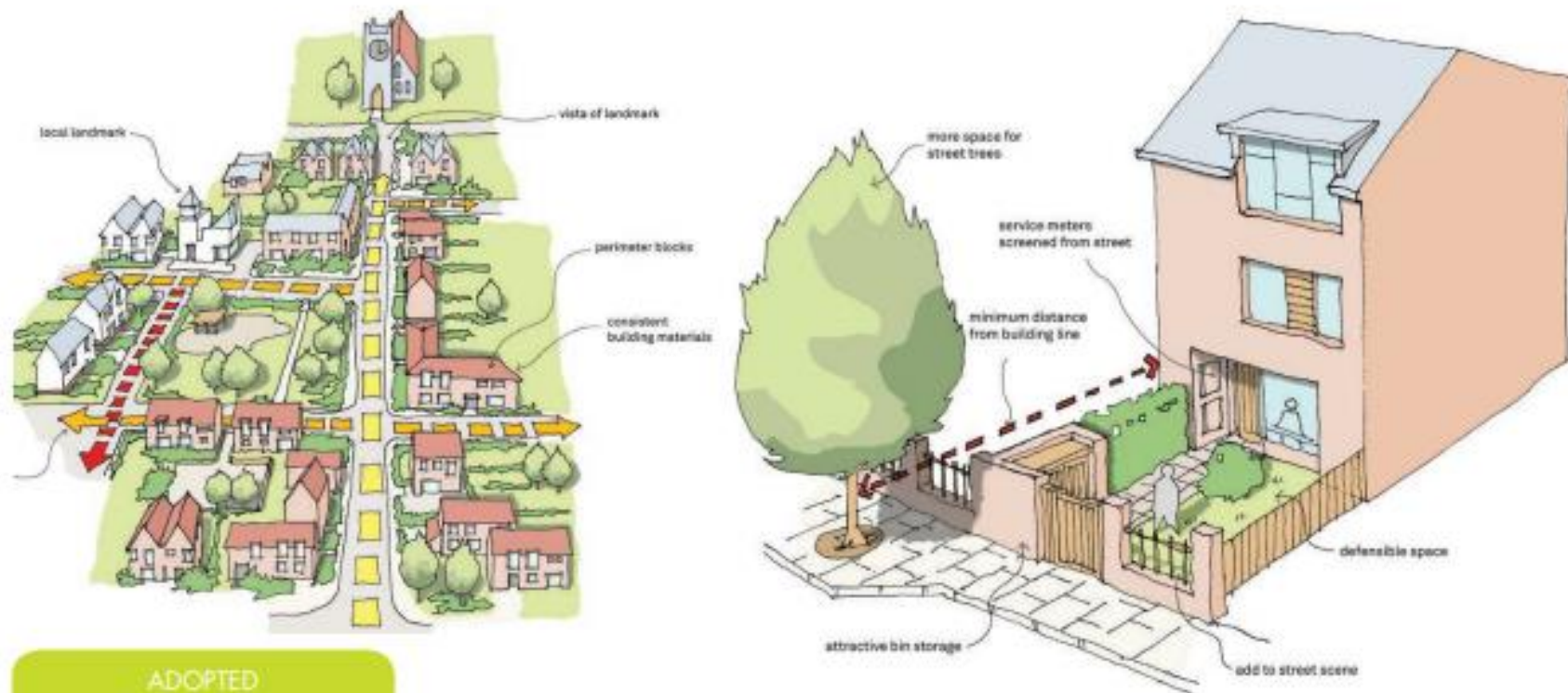
Related local and national strategies/policies (see Appendix B)

Source	Reference/title
Eastleigh Borough Council	Environmentally Sustainable Development SPD Climate Change Strategy Joint Municipal Waste Strategy (with HCC)
PSH	Climate change strategy
	Integrated Water Management Strategy
	Strategic Flood Risk Assessment
Hampshire County Council	North Solent Shoreline Management Plan Client Steering Group
	Preliminary Flood Risk Assessment 2011-2017
	Eastleigh Borough Surface Water Management Plan 2013 (produced jointly with Eastleigh Borough Council)
Environment Agency	Local Flood Risk Management Strategy
	Hampshire Minerals and Waste Plan 2013
	South East River Basin Management Plan South East Hampshire Catchment Flood Management Plan
NPPF	Test and Itchen Catchment Flood Management Plan
	Paragraphs 17, 93-108

²⁵ The Public Art Strategy can be viewed at <https://www.eastleigh.gov.uk/parks-leisure-and-culture/arts-and-culture/public-art/strategy-public-art-policies>

Quality Places

Supplementary Planning Document



ADOPTED
NOVEMBER 2011

Contents

Introduction	1	Extensive Green Roofs	27	Internal Space	
This Document	1	Roof terraces and Intensive Green Roofs	27	Lifetime Homes	51
Design	1	Trees	28	Internal Living Space	51
Key Design Principles	2	Residential Amenity		Flexibility and Adaptability	52
Site Accessibility		Private Residential Amenity	29	Natural Daylight	52
Local Facilities And Public Transport	4	Public/Private Distinction	31	Passive/Natural Surveillance	53
Integrating With Existing Movement Networks	6	Residential Privacy	32	Noise	54
Site Context		Daylight and Sunlight	33	Policy Background	55
Site Constraints	7	Access, Parking and Services		References	57
Positive Site Features	8	Access Into The Site	35	Glossary	58
Character	10	Access Around The Site	36	Appendices	
Scale (Grain And Massing)	11	Plot access	37	A: Key Design Principles Checklist	63
Orientation	14	Emergency and Services Access	37	B: Quality of Routes	68
Layout and Massing		Highway Maintenance	37	C: Refuse and Recycling Storage	69
Residential Density	17	Parking Mix	38	Requirements for Residential Accommodation	
Permeability, Legibility and Street Hierarchy	18	Cycle Parking and Storage	43		
External Space		Refuse and Recycling	44		
Design of External Space	21	Architectural Detail			
Management of Landscape	21	Proportions	45		
Green Infrastructure	22	Rooflines	45		
Space Function (The Avoidance of SLOAP)	22	Roof Extensions to Existing Buildings (Including Dormers)	46		
Boundary Structures	23	Materials	46		
Underground Services	24	Windows	47		
Play Areas	25	Architectural Features	47		
Public Open Space	26	Service Details	47		
Public Art	26	Front, Side and Rear Extensions to Existing Buildings	47		
		Ancillary Buildings	48		
		Corner Buildings and Blank Walls	49		
		Doors and Entrances	49		

Boundary Structures

Rear garden boundary structures abutting onto public or semi-public spaces should consist of well detailed brick walls (unless they need to accommodate existing mature trees).

Front garden boundaries for larger developments should consist of robust railings or brick walls and gates. For infill development, cues should be taken from local circum-

stances. In rural locations, timber picket fences and/or hedges may be suitable. Hedge plants without railings or any other inappropriate material are liable to suffer easy damage or decay. Boundary structures on a gradient should always step down to accommodate the slope rather than run parallel to it. For existing properties, the boundary treatment should be reflective of the general character of an area. Should the boundary treatments of

Fig.31: Appropriate boundary structures for rear private gardens



Fig.32: Appropriate boundary structures for front private gardens



the majority of properties in an area consist of low fencing or walling and dense planting, a 1.8m high brick wall will not be acceptable.

However, in general terms, it is advisable for boundaries that abut a public footway to be as robust as possible. Should planting be the preferred option, then prickly hedge species may offer a good choice for crime prevention reasons. This planting should be reinforced with temporary fencing (eg. wooden or post and wire) to support it until established.



Fig 33. Attractive and robust front boundary structures screening wheelie bins at Bodmin Road, Bishopstoke

24 External Space

Railings or perforated brickwork both provide enclosure and allow natural surveillance of the public realm.

Fig.34: An example of how non-residential secure boundaries should enhance the public realm Leigh Road, Eastleigh Before



After



A Design & Access Statement should show on a layout plan and with elevations and sections:

where all the proposed different boundary structures will be located around the development and the design of each type.

Key Design Principle 7 (Boundary Structures):

Boundary treatments must be appropriate to the context, well-detailed and robust.

Underground Services

Manual for Streets (section 11.5) provides guidance for locating underground services in streets, www.dft.gov.uk/pgr/sustainable/manforstreets.

Detailed design advice can be found in NJUG Guidance www.njug.org.uk.

The main principle is that wherever possible, underground services should be restricted to specific margins, often under the footway, or in shared surfaces in a defined linear strip (ideally of 2 metre width). This frees up more of the street for potential street tree planting elsewhere.

Fig.35: Service margins and trees designed together in a new street (Architecture pit) (Proposed scheme Eastleigh)



Key Design Principle 8 (Underground Services):

Where possible new services should be located underground and main service corridors plotted on plans at the earliest stage to avoid design conflicts with tree planting.

A Design & Access Statement should show on a site layout plan

- the width and location of all service margins and any other underground service routes
- the proposed street tree planting shown on the same plan

The successful use in a development of a locally existing, high-quality boundary design can form part of the assessment of BfL Q6. Good boundary design contributing to a distinctive character is assessed in BfL Q8. Whether streets have good private/public definition (which can be provided by good front boundary treatment) is assessed in BfL Q10. Robust materials and good quality detailing are assessed in BfL Q17.

Chandler's Ford and Hiltlingbury Character Areas

Supplementary Planning Document

Adopted: January 2005
£5.00

Cliff Bowden
Head of Planning Policy & Design
Eastleigh Borough Council



SUPPLEMENTARY PLANNING DOCUMENT
FOR
CHANDLER'S FORD AND
HILTINGBURY

Adopted January 2005

Following consideration by the Chandler's Ford and Hiltingbury Local Area Committee on 5 January and the Council Executive on 6 January 2005.

If you require further information please contact a member of the Planning Policy & Design Team on 023 8068 8242 or the Area Coordinator on 023 8068 8438.

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PLANNING STATEMENT FOR CHANDLER'S FORD AND HILTINGBURY – CONSULTATION DRAFT

INTRODUCTION

1. The Council is keen to ensure that effective use is made of urban land whilst retaining the character of the area.
2. It is therefore proposed to identify those elements of the built environment which are particularly valued. Even in those parts of the area which are not specifically identified in this document, the LAC will continue to apply the policies on land use, layout and design which are contained in the Eastleigh Borough Local Plan Review (2001-2011).
3. Whilst it is considered important to make the best use of land in urban areas, the Government has made it clear that a high quality of layout and design should be achieved. It states in Planning Policy Guidance Note 3 on Housing that:

“New housing development of whatever scale should not be viewed in isolation. Consideration of design and layout must be informed by the wider context, having regard not just to any immediate neighbouring buildings but the townscape and landscape of the wider locality”.
4. The quality of the residential environment is one of the key factors in determining people's quality of life.
5. The broad purpose of this document is to establish the components which make up the character of Chandler's Ford and Hiltingbury – “the wider context” and to establish guidelines to ensure that new development respects that context.
6. It will be used by the Council as Supplementary Planning Guidance:
 - to guide development and provide developers with a clear understanding of what is expected when submitting planning applications;
 - to protect the valued, improve the unattractive and ensure that new development is appropriate to the locality;
 - to ensure consistency in decision making; and
 - to expand on Policy 60.BE of the Eastleigh Borough Local Plan Review (Second Deposit: 2003) by identifying the character and appearance that needs to be taken into account.

RELATIONSHIP TO THE DEVELOPMENT PLAN

7. All Supplementary Planning Documents (SPD) must relate to a specific policy or proposal in a Development Plan Document.

8. This SPD relates particularly to criteria (i), (ii), (iv), (viii) and (ix) of policy 60.BE of the Eastleigh Borough Local Plan Review (Second Deposit), which states:

60.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. 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 and trees worthy of retention;
- ii. do not result in an over development of the site;
- iii. incorporate an appropriate mix of dwelling type and land-use where appropriate;
- iv. provide a high standard of landscape design and appropriate planting where required. Development should promote use of native, locally sourced 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. 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. are appropriately related to public transport services and do not generate levels of traffic which would be detrimental to the environment or convenience of users of the

N.B. now superseded by
Policy DM1

existing transport network or would threaten the safety of users of the existing transport network or would compromise the achievement of the Borough Road Traffic Reduction Act targets ;

viii. retain and where appropriate improve beneficial landscape, wildlife, ecological or architectural features and, where appropriate, include details of measures to enhance the natural environment;

ix. 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;

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

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

xii. avoid placing undue burden on existing services or other infrastructure.

N.B. now superseded by
Policy DM1

THE OBJECTIVES FOR CHANDLER'S FORD AND HILTINGBURY

9. The following objectives are considered appropriate for the area:

- to maximise the use of urban land
- to improve the appearance and character of the existing built environment where appropriate
- to ensure that the form, scale, height, style and setting of new buildings is appropriate to the character of the locality and to reject poor design
- to retain buildings and features of historic, landscape, open space or nature conservation interest
- to protect the character and local distinctiveness of the area, particularly the wooded nature of much of the locality

THE POLICY FRAMEWORK

Planning Policy Guidance

10. **PPG1: General Policy and Principles**, is published by the Government and states that applicants for planning permission should be able to demonstrate how they have taken into account the need for good design in their proposals. It advises local authorities to reject poor design and seek to promote local distinctiveness.
11. **PPG3: Housing**, (also published by the Government) requires proposals to be informed by the wider context and to add to the quality and attractiveness of residential areas. Poor design should be rejected.
12. **PPG.3** (para 58) requires the Council to avoid development with a net density of less than 30 dwellings per hectare and includes an expectation that density should be between 30 and 50 dwellings per hectare. In assessing the potential density of a site there are certain constraints which should be excluded from the calculations. The Eastleigh Borough Local Plan Review (policy 75.H) includes "the canopy spread or potential canopy spread of trees worthy of retention" as one of the constraints which should be excluded. Therefore in many parts of Chandler's Ford and Hillingbury, where there are significant numbers of trees, the actual net developable area is comparatively small.
13. **Hampshire County Structure Plan**, policy UB3, requires all development to be appropriate in design, scale, layout and density to its surroundings and contribute to the quality of the built environment.
14. **Eastleigh Borough Local Plan Review** (Second Deposit) requires applicants to include a statement with their application which sets out the planning and design principles adopted (policy 59.BE). Policy 60.BE requires proposals to take account of the context of the site and to be of an appropriate layout and design.
15. Policy 80.H of the local plan review seeks to secure the provision of affordable housing and this policy will be implemented where appropriate, throughout Chandler's Ford and Hillingbury.
16. The Council has also recently published for consultation, Supplementary Planning Guidance on Design, which will also be used in the consideration of development proposals. Similarly the adopted Supplementary Planning Guidance on Housing Mix, will be applied where appropriate.

N.B. all now superseded

PROPOSALS FOR DEVELOPMENT

18. All proposals in Chandler's Ford and Hillingbury whether or not they are within a character area, will be welcome, where they respect, maintain or enhance local distinctiveness.
19. As set out in the second deposit version of the Local Plan Review policy 59.BE, all planning applications should be accompanied by a statement of the planning and design principles which have been adopted in drawing up the scheme.
20. It is difficult to generalise but the following characteristics help to define local distinctiveness in Chandler's Ford and Hillingbury:
 - Plot size and plot ratio
 - Building line
 - The separation between buildings
 - The street-scene
 - Trees and other landscape features
 - Boundary treatments/open plan
 - Dwelling types and style
 - Greenways and footpath links
 - Materials used
 - Plot access
 - Building height
 - Building scale and mass
 - Features and views which make the locality distinctive
21. It is worth noting that some of these characteristics may contribute more to local distinctiveness than others, depending on the location.
22. Developers will be expected to demonstrate that they have taken into account the characteristics listed above, as they relate to the context of the development proposed. Also issues of noise, amenity, overlooking, parking, garden space and access will continue to be considerations. Where backland development is proposed it must take into account the context of the site and respect the appearance of the local street-scene.

23. New development in the character areas will be judged principally against the style and form of adjacent buildings as viewed from the public realm, unless the adjacent buildings are not representative of the character of the locality.

BACKLAND DEVELOPMENT

24. Where backland development is proposed, careful consideration will be given to all design issues but particular attention should be given to the following factors:

- The scale of building and plot size which should generally be subordinate to the frontage housing.
- The privacy and outlook from existing houses and gardens.
- The impact of any demolition required in order to gain access to a site, especially if this would result in an unsightly gap in a continuous street frontage.
- Access which causes significant nuisance to neighbouring properties will not be permitted. The extent of the problem will depend on the design and the level of traffic generated. Schemes involving small numbers of units are not likely to result in detriment.
- Sufficient garden depth and area should be retained by existing dwellings commensurate with their size and character.

CHARACTER AREAS

25. Whilst the Council is keen to ensure that all development in the Borough achieves high standards of layout and design, there are a number of areas within Chandler's Ford and Hillingbury which display elements of local distinctiveness. It is important that this distinctiveness is not diluted and that any new development reflects and where possible improves the qualities and characteristics which are important to local residents. The most important aspects of local character to be taken into consideration are those which have a direct impact on the street scene.

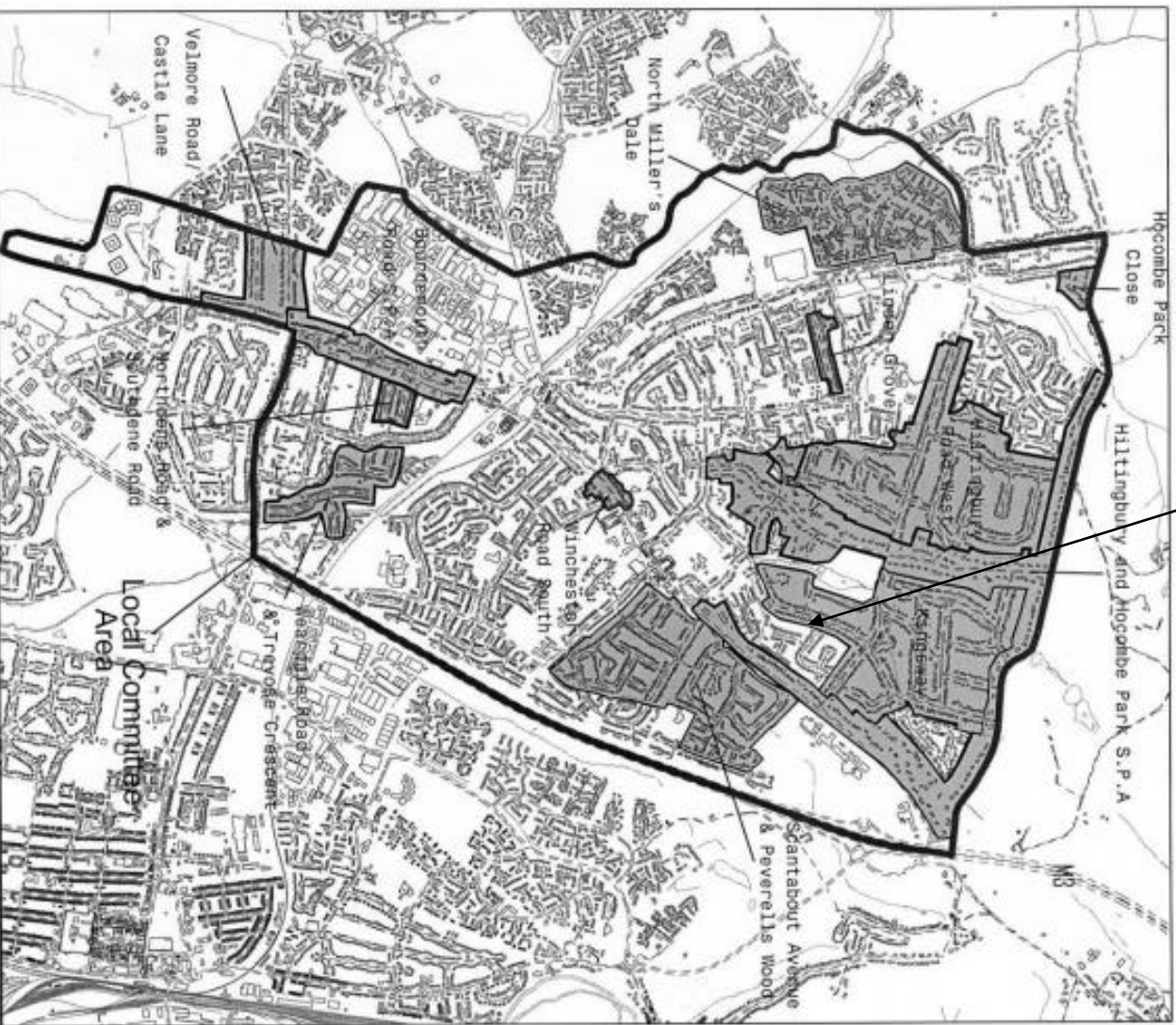
26. A high proportion of the properties within the character areas are of good quality, sound construction and include all modern amenities. There is, however, a range of designs, sizes and dwelling types, and this results in the area incorporating a number of distinct pockets of housing.

27. The following pages include plans and a brief description of a number of character areas which each display elements of local distinctiveness. At the bottom of each page in *italics*, is a summary of the issues to be considered.

CHANDLER'S FORD AND HILTINGBURY

CHARACTER AREAS

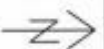
1. Hiltingbury and Hocombe Park Special Policy Area
2. Hiltingbury Road West
3. Kingsway
4. North Millers Dale
5. Linden Grove
6. Winchester Road South
7. Scantabout and Peverells Wood
8. Bourne mouth Road Special Policy Area
9. Velmore Road/Castle Lane
10. Northdene Road/Southdene Road
11. Weardale Road and Trevoise Crescent



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TITLE Chandler's Ford
Character Areas

Map Ref SU4320 Date 13/01/2005
Scale 1:22000
Name

3. KINGSWAY

This area includes a range of detached dwellings, many with individual characteristics. The average plot size is about 0.11 hectares. There are many mature trees in the locality.

Development proposals should ensure that:

- *sufficient garden depth and area is retained by existing or replacement dwellings, commensurate with their size and character, which can accommodate appropriate tree planting in keeping with the character of existing plots.*
- *no healthy or mature trees would be felled or likely to be damaged*
- *the design of new building work, including extensions, is compatible with the character of good quality adjacent properties and fits well into the overall street-scene*



Junction of
Kingsway Gardens



Kingsway (North Section)

