



Appeal Statement

25 Southern Road, West End, Southampton, SO30 3ES

29 September 2023

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1 QUALIFICATIONS AND EXPERIENCE

QUALIFICATIONS AND EXPERIENCE

- 1.1 I hold a 2:1 Planning Studies Bachelor of Arts Honours degree and a Diploma in Urban Planning from Oxford Brookes University. I am a member of the Royal Town Planning Institute.
- 1.2 I have worked in Hampshire since 1996. From 1996 to 2014 I worked at Eastleigh Borough Council as a Senior Planning Officer and then as a Principal Planning Officer in the Major Applications Team.
- 1.3 I have practised as a planning consultant since September 2014. I established my Town Planning practice, Wessex Planning Ltd, in September 2016, specialising in small to medium scale residential development.
- 1.4 I was instructed to appeal against the refusal of planning permission H/23/95400.

2 REFUSAL REASONS

- 2.1 Planning permission for the Erection of front boundary fencing (Retrospective Application), application reference H/23/95400, refused by the LPA on 4th September 2023 for the following reason:

The front boundary fencing, by reason of its design, height and prominent siting, results in a discordant addition. It has an unacceptable effect on the character and appearance of the street scene. The proposal is therefore contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), Quality Places SPD (2011), and the contents of the National Planning Policy Framework (2021).

3 REBUTTAL OF REASON 1

REBUTTAL OF REASON 1

- 3.1 The Local Planning Authority (LPA) consider the proposal to be contrary to Local Plan Policy DM1. The relevant parts of this policy state that all development should not have an unacceptable impact on the character and appearance of urban areas.
- 3.2 Additionally, the LPA also usually uses its 'Quality Places SPD' (see Appendix 1) when considering the design of proposals. In terms of boundary structures, page 23 of this SPD states:
- "For existing properties, the boundary treatment should be reflective of the general character of an area."*
- 3.3 As evidenced in the planning statement supporting the retrospective application, there are numerous examples of similar boundary fencing within the area, with the examples shown below and comparison with this proposal, for ease of reference.

25 Southern Road (the appeal proposal)



Southern Road



Beacon Road



Southern Road



Western Road



REBUTTAL OF REASON 1

- 3.4 As a close-board timber fence, the boundary fence the subject of this proposal will 'weather' over time. This will cause the existing fence to darken in colour and closely resemble the boundary fences shown in the examples above, all of which are viewable within this established residential area.
- 3.5 The Inspector is encouraged to walk the surrounding area in order to appreciate the general character of the area and the myriad of different plot enclosures, including high fencing.
- 3.6 It is worthy of note that during the determination process, (on 10th August) the case officer e-mailed to confirm that the fence would be capable of officer support (please see Appendix 2). However on 28th August, the case officer e-mailed to confirm that the fence would now not be supported after discussion with 'managers'. The reason given was that *"properties along Southern Road maintain a low boundary, which is a characteristic of the street. This element creates an open and unobstructed view of the front of all buildings, with the only elements blocking these views being hedges. Consequently, the current front boundary fence, due to its height and nature, does not align with the existing character of the street and is deemed unsupportable"*
- 3.7 Whilst the majority of the dwellings in the road do have low boundary walls and frontage hedging, it is plainly not the case that none have high frontage boundary fencing, particularly around junctions. The LPA suggested in the case officer's e-mail that, due to the location of 25 Southern Road at a junction point the impact is 'potentially more disruptive'. However, if the Inspector were to walk the Western/ Eastern/Southern Road loop, at least 5 examples of high close-boarded fencing along the highway boundary would be seen.
- 3.8 Neither the Local Plan policy nor the Quality Places SPD require boundary treatments to match the majority of existing boundary treatments. This fence is a good quality close-boarded fence that is also 'softened' by the beech hedge which has been planted behind it, and rises approximately 0.5m above the fence. Many of the other high fences in the area do not have this softening feature.
- 3.9 The Hedge End, West End and Botley Character Appraisal (See Appendix 3), whilst stating that boundaries are predominantly brick walls, does not insist that all new boundary treatment should be the same. Indeed in the initial paragraphs of this character appraisal when giving guidance on how to use the document, it is stated: *"In the use of this report, it is important to recognise that the guidance does not prescribe hard and fast rules on the design of new development"*
- 3.10 It is noteworthy that the Urban Design Officer's comments for the accompanying cladding application including a comment about the fencing. These comments appear to have been taken at face value with regard to the impact of the fencing on the street scene without any independent analysis of whether the harmful impact suggested actually existed. This is considered unreasonable.
- 3.11 Should the Inspector consider that the fence should be stained a darker colour now, rather than be allowed to weather naturally, the appellant is willing to accept a condition requiring details of the maintenance of the fence, which should include the colour of the stain to be used, or a condition with similar wording.
- 3.12 But, overall, it is contended that, with very similar high fences in close proximity, the decision to refuse this proposal was unreasonable.

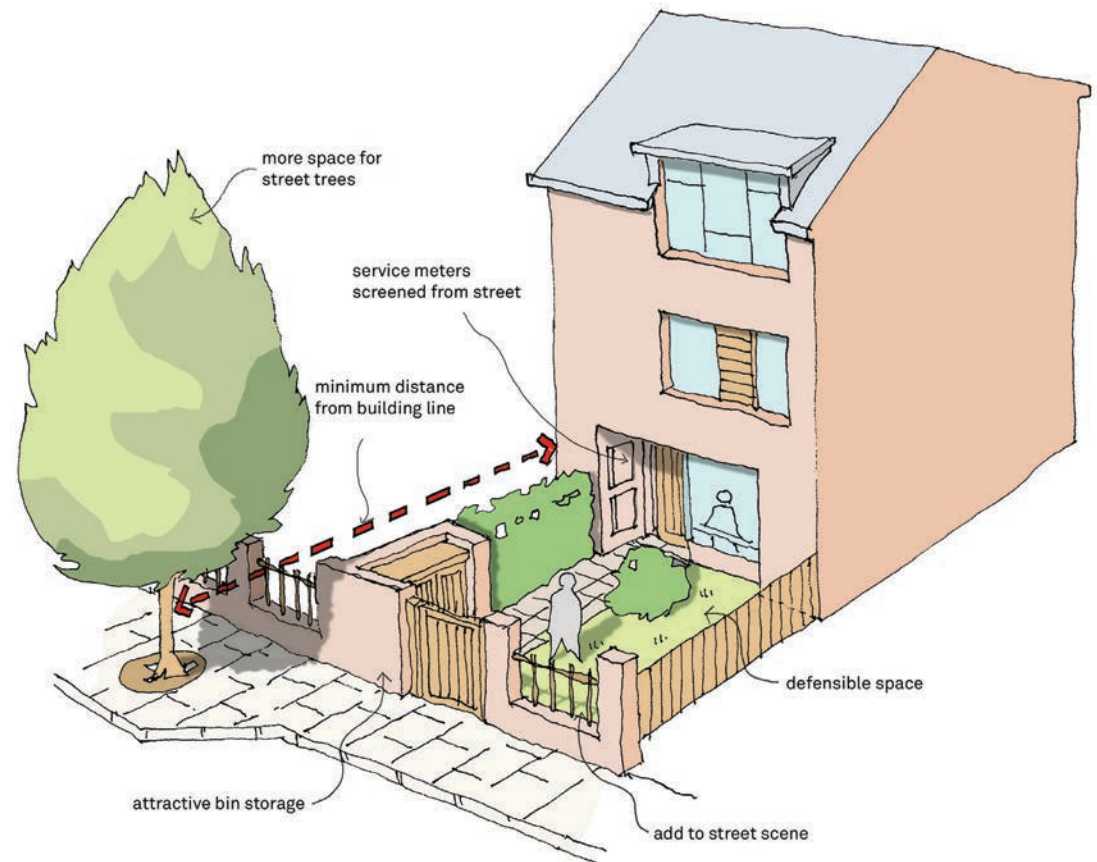
4 CONCLUSION

CONCLUSION

- 4.1 The high close-boarded fence is a high quality fence softened by an existing mature beech hedge which rises above by approximately 0.5m. Whilst currently bright in colour, due to the fact that the fence is newly installed, the fence will weather down to a darker brown/grey over time and better blend in with the existing high fences in the area.
- 4.2 Whilst the frontage boundary treatment in the area is predominantly low brick walls and vegetation, there is an abundance of similar high close-boarded fences along highway boundaries. It is contended that this existing diversity of boundary treatment is part and parcel of the character of this suburban area. As such a new high close-boarded fence is in keeping with the character of the area. It is certainly not considered so out-of-keeping as to be materially harmful to the character of the area.
- 4.3 The Character Appraisal for the area does not require replication of the predominant frontage boundary material, nor does the Quality Places SPD.
- 4.4 It is therefore the appellants case that the fence is in accordance with Local Plan policy DM1 in that it is not harmful to the character or appearance of this established residential area.

Quality Places

Supplementary Planning Document



ADOPTED
NOVEMBER 2011

Preface

Title of Document:

Quality Places Supplementary Document

Purpose of the Document

This document provides detailed guidance in support of the Local Plan Policy 59.BE which relates to the design of development buildings and spaces in Eastleigh Borough.

The PUSH Quality Places Charter

Eastleigh Borough Council is committed to creating good quality places. As part of its commitment in October 2010 the Leader of the Council, along with the Leaders of all the other authorities in the Partnership for Urban South Hampshire (PUSH), signed the PUSH Quality Places Charter.

A quality place has a number of essential components which are identified in the PUSH Quality Places Charter diagram fig1.

Fig 1: Extract from PUSH Quality Places Charter



This Supplementary Planning Document provides guidance for all those involved in creating new buildings and spaces in the Borough of Eastleigh. Good urban design is an essential part of our plans for delivering high quality sustainable development. New development should respect, enhance and create places which are attractive and of real quality. New places should connect to local facilities by effective sustainable transport.

New development should be designed to meet the practical, everyday needs of residents, visitors and employees. Layouts and spaces which provide safe streets and pedestrian routes, convenient and well-integrated parking and carefully sited refuse facilities raise the quality of life for everyone.

Attractive homes and places of work or leisure that are a pleasure to live in, visit or work in with beautiful streets, gardens and open spaces should be created. New homes should be built to last, have enough space to meet the requirements of modern living and be adaptable as people's needs change through life.

This document clearly outlines the criteria by which all development proposals will be assessed, from one house to the largest estate or commercial project. A variety of examples show how design problems may be solved, applying best practice in urban design to deliver the sustainable, attractive and safe places we need. By following the guidance and working closely with our design and planning officers everyone involved in delivering new development will find the process of achieving planning permission a positive and rewarding experience.

Keith House

Leader of Eastleigh Borough Council



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

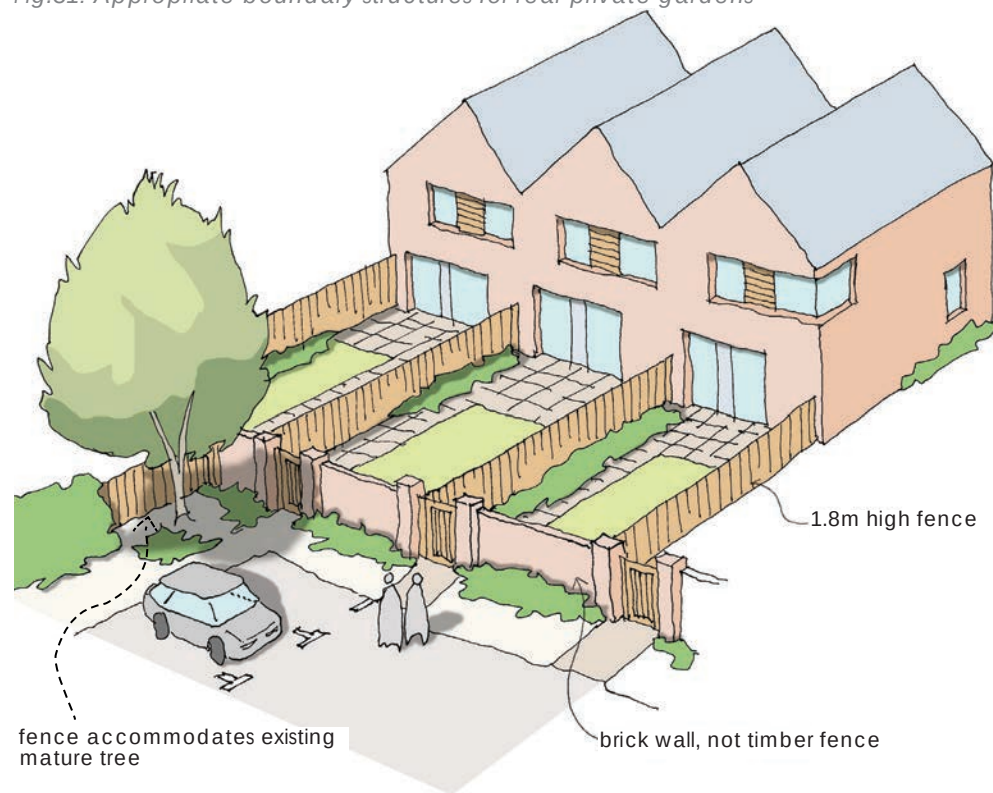


Fig.32: Appropriate boundary structures for front private gardens



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

From: [Hei-Tung-Hoh, Dorothy](#)
To: [Joe Cutts](#)
Cc: [Louise Cutts](#)
Subject: RE: H/23/95400 - 25 Southern Road, West End, SO30 3ES
Date: 10 August 2023 15:53:52
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image008.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
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[image014.emz](#)
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[image022.emz](#)
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[image009.png](#)
[image861573.png](#)
[image898457.png](#)
[image830605.png](#)
[image540298.png](#)
[image277292.png](#)
[image340570.png](#)

Hi Joe,

Thank you for the amended block plan.

Yes, The proposal would be capable of officer support and can be determined under delegated powers.

Kind regards,

Dorothy Hei-Tung-Hoh

Planning Officer

Planning & Environment - Planning/Development Management

023 8068 8314



Eastleigh Borough Council | Eastleigh House | Upper Market Street | Eastleigh | SO50 9YN

From: Joe Cutts <joecutts@wessexplanning.com>

Sent: 10 August 2023 15:02

To: Hei-Tung-Hoh, Dorothy <Dorothy.Hei-Tung-Hoh@eastleigh.gov.uk>

Cc: Louise Cutts <louisecutts@wessexplanning.com>

Subject: RE: H/23/95400 - 25 Southern Road, West End, SO30 3ES

Hi Dorothy,

Further to the below, please find attached amended block plan with the fence line more clearly marked.

I also confirm that on the basis that the application is positively determined, the client will continue the planting to the end of the fence line towards the entrance and will also replace the tree.

Please could you advise if the application will be determined under delegated authority or whether it will be called into committee? Also, please could you advise whether you are minded to recommend approval of this application?

Thanks,

Kind Regards

Joe Cutts

Director



Meadowsweet Cottage, Morleys Lane, Ampfield SO51 9BJ

Tel: 07825 363850

Email: joecutts@wessexplanning.com

Website: <http://www.wessexplanning.com/>

From: Hei-Tung-Hoh, Dorothy <Dorothy.Hei-Tung-Hoh@eastleigh.gov.uk>

Sent: Thursday, August 10, 2023 12:34 PM

To: Joe Cutts <joecutts@wessexplanning.com>

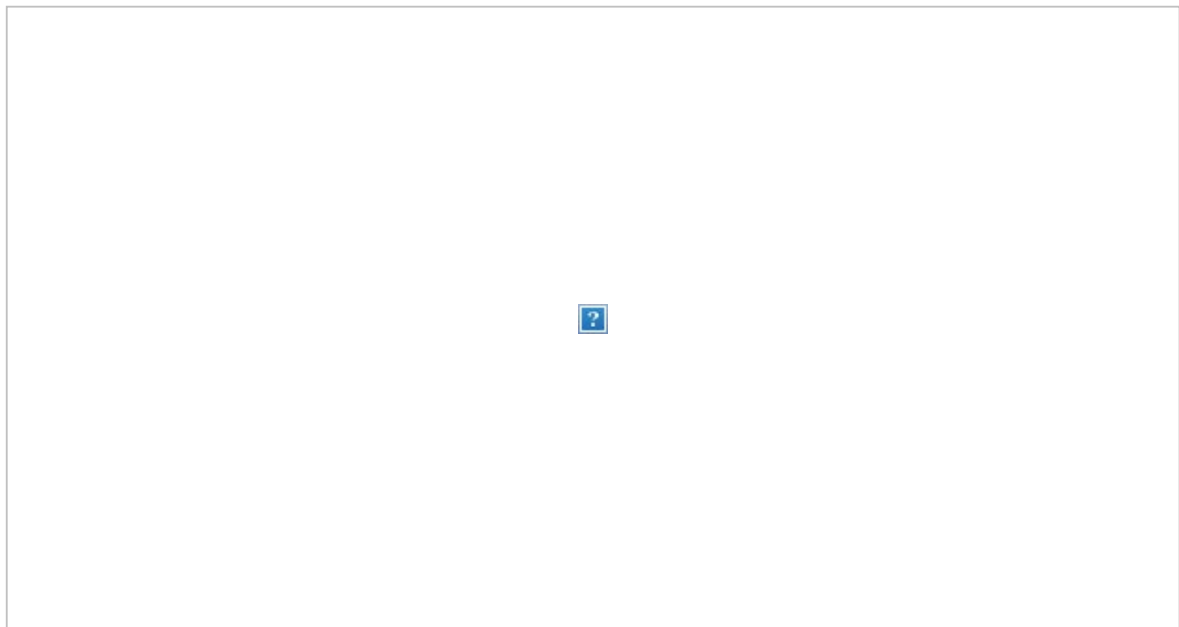
Cc: Louise Cutts <LouiseCutts@wessexplanning.com>

Subject: RE: H/23/95400 - 25 Southern Road, West End, SO30 3ES

Hi Joe,

There are some outstanding matters to be addressed before I can put forward the application for a decision.

- Please can the fence line be clearly shown on the proposed block plan?
- Is the applicant intending to replace the sycamore tree that has been removed?
- Will the applicant continue the planting to the end of the fence line, up to the entrance (as shown)?





Many thanks

Dorothy Hei-Tung-Hoh

Planning Officer

Planning & Environment - Planning/Development Management

023 8068 [8314](tel:02380688314)



Eastleigh Borough Council | Eastleigh House | Upper Market Street | Eastleigh | SO50 9YN

From: Joe Cutts <joecutts@wessexplanning.com>

Sent: 08 August 2023 12:17

To: Hei-Tung-Hoh, Dorothy <Dorothy.Hei-Tung-Hoh@eastleigh.gov.uk>

Cc: Louise Cutts <louisecutts@wessexplanning.com>

Subject: RE: H/23/95400 - 25 Southern Road, West End, SO30 3ES

Hi Dorothy,

Thanks for coming back to me.

With regard to the Parish Council's objection, on the grounds of the proposal not being in keeping with the street scene, you are naturally aware of the many other examples of 1.8m fences within the surrounding area, as evidenced in the supporting planning statement. For ease, I replicate the examples below:

Given the prevalence of similarly high fencing within the street scene, it is difficult to understand this objection as clearly the proposals are in keeping with the street scene.

I trust you will take the above into consideration in balancing the parish council's objection with your own

assessment, in determining this application.

Kind Regards

Joe Cutts

Director



Meadowsweet Cottage, Morleys Lane, Ampfield SO51 9BJ

Tel: 07825 363850

Email: joecutts@wessexplanning.com

Website: <http://www.wessexplanning.com/>

From: Hei-Tung-Hoh, Dorothy <Dorothy.Hei-Tung-Hoh@eastleigh.gov.uk>

Sent: Tuesday, August 8, 2023 11:59 AM

To: Joe Cutts <joecutts@wessexplanning.com>

Cc: Louise Cutts <LouiseCutts@wessexplanning.com>

Subject: RE: H/23/95400 - 25 Southern Road, West End, SO30 3ES

Morning Joe,

Thank you for your email.

Two letters of representations were received to the application. 1.no was supporting and 1.no was objection. Please check via the following link:

<https://planning.eastleigh.gov.uk/s/papplication/a1M4J000001gtLr/h2395400>

Regards,

Dorothy Hei-Tung-Hoh

Planning Officer

Planning & Environment - Planning/Development Management

023 8068 [8314](tel:02380688314)



Eastleigh Borough Council | Eastleigh House | Upper Market Street | Eastleigh | SO50 9YN

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Eastleigh Borough Council

From: Joe Cutts <joecutts@wessexplanning.com>

Sent: 08 August 2023 09:02

To: Hei-Tung-Hoh, Dorothy <Dorothy.Hei-Tung-Hoh@eastleigh.gov.uk>

Cc: Louise Cutts <louiseCutts@wessexplanning.com>

Subject: H/23/95400 - 25 Southern Road, West End, SO30 3ES

Hi Dorothy,

I hope you are well.

I note that the consultation period for the above application expired yesterday (7th August) and having reviewed the LPA's planning website, I see that no public or statutory consultee responses have been uploaded.

Please can you confirm that no objections to the application have been received and therefore you can move forward towards a positive determination of this application?

If consultee responses have been received, please could you share the responses with me so that I can review and comment as appropriate.

Thanks,

Kind Regards

Joe Cutts

Director



Meadowsweet Cottage, Morleys Lane, Ampfield SO51 9BJ

Tel: 07825 363850

Email: joecutts@wessexplanning.com

Website: <http://www.wessexplanning.com/>

From: [Hei-Tung-Hoh, Dorothy](#)
To: [Joe Cutts](#)
Subject: H/23/95400 - 25 Southern Road, West End, SO30 3ES - decision
Date: 24 August 2023 17:14:02
Attachments: [image234432.png](#)
[image999405.png](#)
[image951097.png](#)
[image706576.png](#)
[image240423.png](#)
[image543060.png](#)

Dear Joe,

I hope this email finds you well. I am writing to inform you of the decision regarding your retrospective application for the front boundary fence at 25 Southern Road.

Initially, I conveyed that the proposed scheme appeared to be supportable; however, following a thorough management review and consultation, I regret to inform you that the planning manager has decided not to authorise it.

The main reason for this refusal is based on our findings that the properties along Southern Road maintain a low boundary, which is a characteristic of the street. This element creates an open and unobstructed view of the front of all buildings, with the only elements blocking these views being hedges. Consequently, the current front boundary fence, due to its height and nature, does not align with the existing character of the street and is deemed unsupportable.

Furthermore, it's worth noting that the application property is situated at a prominent junction. As such, the visual impact of any changes to the front boundary, such as a higher fence, becomes even more significant and potentially disruptive to the overall streetscape.

I understand that this may be disappointing news, but as this is a retrospective application, our ability to make amendments is limited. Therefore, I will recommend refusal in line with the planning manager's decision.

Thank you for your understanding and cooperation throughout this process.

Kind regards,

Dorothy Hei-Tung-Hoh

Planning Officer

Planning & Environment - Planning/Development Management
023 8068 8314



Eastleigh Borough Council | Eastleigh House | Upper Market Street | Eastleigh | SO50 9YN

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Eastleigh Borough Council

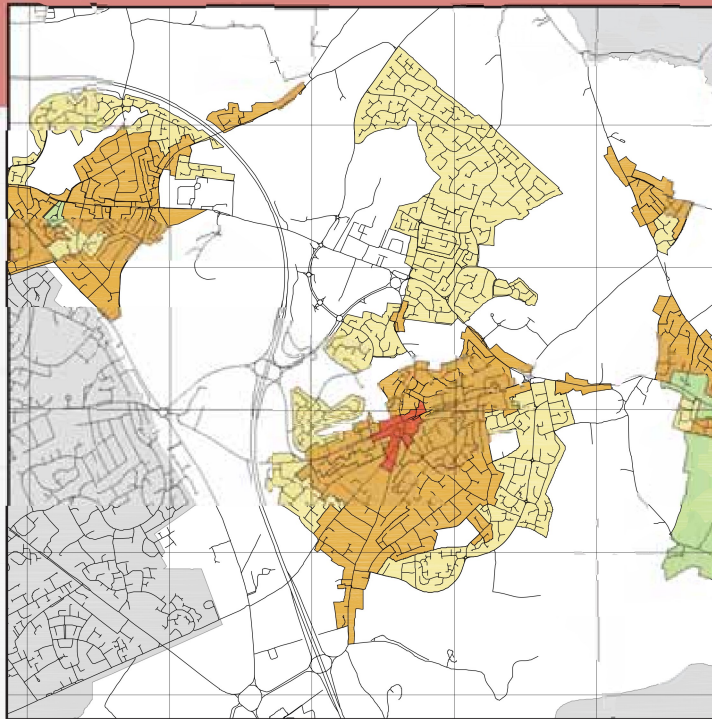
EASTLEIGH BOROUGH COUNCIL

LOCAL DEVELOPMENT FRAMEWORK

Character Area Appraisals

Hedge End, West End and Botley

SUPPLEMENTARY PLANNING DOCUMENT



**THE ADOPTED
DOCUMENT**

JANUARY 2008

URBAN CHARACTER AREA APPRAISALS
HEDGE END, WEST END AND BOTLEY

SUPPLEMENTARY PLANNING DOCUMENT

**ROGER EVANS ASSOCIATES
FOR EASTLEIGH BOROUGH COUNCIL**

JANUARY 2008

This document is one of four Character Area Appraisals produced by Roger Evans Associates Limited in collaboration with Eastleigh Borough Council in 2007. Each of the Appraisals is a Supplementary Planning Document and was informed by feedback from a public exhibition and Area Committee review.

For further information and copies please contact:

Head of Regeneration and Planning Policy

Eastleigh Borough Council
Civic Offices
Leigh Road
Eastleigh, SO50 9YN

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1. INTRODUCTION

1.1 Purpose

The purpose of this urban character area appraisal is to provide guidance to development control staff and prospective planning applicants to ensure that new development in Eastleigh Borough is appropriate to its surroundings and helps to retain the character that gives each area its identity.

The guidance covers small-scale development within the existing urban areas of the Borough, but does not apply to comprehensive redevelopment as this will be covered by other documents within the planning system. The guidance should not be seen as a means of preventing well-designed development. Neither is it intended to be used to identify potential development sites, although the work will be useful in supporting future urban capacity studies.

1.2 Relationship to the Local Development Framework

This report will be adopted as a Supplementary Planning Document (SPD) in the Eastleigh Borough Local Development Framework and will support the Chandler's Ford and Hiltingbury Character Areas SPD adopted by Eastleigh Borough Council in January 2005.

The appraisal should be considered in relation to policy 59.BE of the Eastleigh Borough Local Plan Review (adopted May 2006) on the promotion of good urban design.

This policy states that development proposals will need to:

'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'.

The following policies from the Local Plan Review should also be given particular consideration in relation to the report:

- Policy 179.LB - Old Bursledon Special Policy Area;
- Policy 183.LB - The Aviary Estate Special Policy Area;
- Policy 184.LB - Special Policy Areas in Campbell Road (Eastleigh) and Crowsport (Hamble); and
- Policy 175.LB - Buildings of Local Importance.

1.3 Consultation

In line with the requirements of PPS12 and the Eastleigh Borough Council Statement of Community Involvement, this report has involved active public participation through public exhibitions carried out for each of the four local areas. The public concerns identified at these exhibitions were then used to inform the final version of the report. The consultation process also involved consideration of the appraisal by the four Area Committees before and after the public exhibitions.

1.4 Area of study

The area covered by the urban character area appraisals includes the towns of Eastleigh and Hedge End and the villages of Bishopstoke, Fair Oak, Horton Heath, West End, Botley, Bursledon, Hamble and Netley. These settlements are grouped into four local areas which are each covered in a separate report.

The main commercial centres of Eastleigh, Hedge End, West End and Fair Oak are excluded from the report, as are all Conservation Areas, these being reviewed separately by Eastleigh Borough Council. However, the Old Bursledon Special Policy Area is included in the appraisal.

1.5 Report structure

Following on from this introduction, Section 2 of the report outlines the methodology used to complete the urban character area appraisal. Section 3 then sets out a brief history of the key settlements in the local area as a context for the appraisal and identifies the principal generic development types found in the areas. This section also defines the character area boundaries and sets out how this report should be used by development control staff and prospective planning applicants to guide future development. Section 4 forms the main output of this appraisal and provides the detailed and summary character area appraisals respectively.

2. METHODOLOGY

2.1 Approach

The approach applied to the urban character area appraisal combines traditional townscape analysis with both urban morphological and route structure analysis. The appraisal uses the key attributes and characteristics listed in **Annex A** which were identified on the basis of emerging best practice.

Unlike the Chandler's Ford and Hiltingbury study, the scope of the Eastleigh urban character area appraisal was not restricted to a number of specially selected areas. Instead, a comprehensive approach was taken in which the aim was not to say that some areas are special and others are not, but to say what makes each area distinct and give guidance on how to accommodate change in each.

The approach also recognises that some areas have a distinct identity because they have a characteristic mix of features. The urban character area appraisal therefore aims to identify not only the more uniform character areas, but also those which are valued for their diversity.

The appraisal was carried out in five key stages:

- data review
- desktop analysis
- field survey
- characterisation and guidance
- consultation and revision

2.2 Data Review

Data sources used in the urban character area appraisal included Ordnance Survey maps, GIS layers, aerial photographs and historic maps.

2.3 Desktop analysis

Desktop analysis was principally undertaken using OS 1:2,500 maps, aerial photography and historic maps. This step in the process involved the consideration of higher level attributes and characteristics including:

- land use
- route structure
- route geometry (street/block pattern)
- street place type
- patterns of plot series and plots
- plot types

Further attributes noted included:

- relative location: central, corridor, intermediate or peripheral
- position relative to principal lines of movement
- position relative to topography
- period of origin
- uniformity/diversity
- size
- rarity

The result of the desktop analysis was the identification of draft character areas and generic character types. Character areas were outlined on the OS base and a tabular pro-forma filled out for each area setting out the defining characteristics at this level.

Interim review

The draft maps and descriptions were presented to Eastleigh Borough Council for initial review prior to the field survey and more extensive workshop review.

At this stage the character areas which had been identified were divided into two levels for analysis. Those character areas which covered large estates dating from the 1970s to the present day were designated for summary descriptions only, as their layout and density was deemed to limit the potential for future infill development. The remaining character areas were designated for detailed appraisal.

2.4 Field survey

The field survey provided an opportunity to check the draft character area boundaries identified in the desktop study, investigate the characteristics at a more detailed level, and make judgements about the perceptual aspects of the areas.

The field survey was carried out by walking selected streets within each of the draft character areas and completing pro-forma sheets (**Annex B**). The pro-forma sheets included the attributes listed above that could not be covered through the desktop analysis. These included:

- Street details and materials

- Frontage features and materials
- Dwelling and plan type
- Storey height
- Façade
- Roof form
- Architectural language and detailing
- Materials
- Perceptual aspects

Photographs were taken to illustrate the areas and accompany the written descriptions.

In addition, in order to further refine the basis for evaluating the different areas, initial judgements were also made about the strength of character based on the range of different features that define an area and the extent to which they are represented on the ground.

The summary quantitative measures were also compiled at this stage. This was done by taking measurements from a representative sample of examples from each character area and stating the measures as a typical range rather than a fixed single dimension.

Workshop review

A review of the draft work provided an opportunity for Eastleigh Borough Council to actively comment on and discuss the draft character area boundaries and descriptions and make recommendations for revisions and/or refinements based on their knowledge of the area.

2.5 Characterisation and guidance

After completing the revisions to the character area boundaries the plans, photographs and description tables for each of the character areas covered at detailed level were compiled. Based on this information, guidance principles for each of these areas were then produced, identifying the key features to be retained, respected or enhanced.

The different elements were then compiled into a separate colour A4 report for each of the four local areas covered by the urban character area appraisal.

2.6 Consultation and revision

Presentation to Area Committees

A presentation to the Area Committees was prepared in consultation with Eastleigh Borough Council. This provided an opportunity for Committee members to discuss the results and recommend any revisions and/or refinements.

Public exhibitions

After making the revisions to the report identified at the Area Committees, exhibition panels were prepared summarising the results of the character area appraisal.

As with the presentation to the Area Committees, the public exhibitions allowed for active input on the boundaries of the character areas and the key area characteristics.

People attending the exhibition were also encouraged to make their own judgements regarding the most appropriate approach to change and to state which areas they value most and for what reasons.

People were particularly encouraged to make judgements on strength of character by identifying key positive and negative features for each of the character areas. These judgements were used in conjunction with the field survey results to assess the range of key features found in each area against the number of each kind. The results of this evaluation were then used to determine the strength of character for each area and a broad approach to the evaluation of new development.

Review and revision

A further review session provided the opportunity to examine the results of public exhibitions and come to a consensus on the character area boundaries and descriptions.

The character area boundaries and descriptions were revised based on the results of the workshop review. The final draft appraisals were then presented to each of the Area Committees for adoption.

3. CONTEXT

3.1 The appraisal area

The character areas covered by this appraisal are shown in Figure 1 and are allocated the character area code HEWEB. The appraisal includes the town of Hedge End and the villages of West End and Botley. The appraisal excludes the commercial centres of Hedge End and West End and the Botley and Orchards Way Conservation Areas.

3.2 Development history

As highlighted in Section 2, the approach adopted in this urban character appraisal has combined traditional townscape analysis with urban morphological and route structure analysis.

Route structure analysis is particularly important with regard to understanding the development history of the settlements in this area, as certain route structures can usually be associated with specific periods of development and their typical characteristics.

The route structure analysis used in this report is based on the following route structure types:

Main thoroughfares - routes connected at one or both ends to a settlement centre i.e. a core providing at least three attractors such as a pub, church or post office.

Secondary thoroughfares - routes connected to main thoroughfares at both ends.

Local thoroughfares - all other routes connected to thoroughfares at both ends.

Loops - routes that are connected at both ends to the same route.

Multi-headed cul-de-sacs - routes that are connected to a thoroughfare at one end only, but still offer a choice of routes.

Cul-de-sacs - routes that provide no other route choices and must be exited via the point of entry.

These types are distinct in character both because of their position in the hierarchy of routes and because of their correspondance with other aspects such as levels of movement, period of origin and associated built development.

The rest of this section provides a brief history of the key settlements covered in this report.

West End

The historic core of West End developed along the main route linking the village with Botley to the east. In the last thirty years there has been significant growth to the north of the village, adjacent to the M27. There has also been significant development to the west of the A27. As a result, West End is now joined by continuous urban development with Southampton.

Hedge End

The core of the town of Hedge End dates from the early 18th century. It is located on what was originally the main thoroughfare between Bitterne and Botley at the point where it intersects with the two main thoroughfares running to the south west. Until 1863 development within the settlement was restricted to a few cottages. However, with the

enclosure of Botley Common the settlement began to expand. During the inter-war/immediate post-war period the settlement expanded incrementally along and between the main thoroughfares to the west and south-west of the town. However, since the 1960s the town has experienced substantial growth. Most recently there has been significant development along the south eastern fringe of the town and to the north in Wildern.

Botley

The historic core of Botley is located immediately to the west of the River Hamble at what was originally the intersection of the main thoroughfares linking the settlement with Bitterne and Fair Oak. The village obtained a charter for a market in 1267, but there has been a settlement there since the 10th century. During the first half of the 20th century development was largely restricted to incremental growth along the two main thoroughfares running through the village. However, during the 1960s and 1970s a number of large estates based on loops and cul-de-sac route structures were constructed to the north west of the village centre.

3.3 Character types

Using the townscape, urban morphological and route structure analysis techniques described in section 2, it is possible to identify a number of generic character types which are common to the development of the settlements described above. These character types are set out below and were principally used to help identify the character areas at desktop level.

- A Victorian linear cores - terraced, semi-detached and detached development on main and secondary thoroughfares.
- B Large Victorian to present day detached development set in large plots on main, secondary and local thoroughfares.
- C Victorian terraced and semi-detached development on regular or skewed grids.
- D Inter-war/immediate post-war linear expansion - semi-detached development along main, secondary and local thoroughfares.
- E Inter-war to present-day linear expansion - detached development on main, secondary and local thoroughfares.
- F Inter-war/immediate post-war estates - terraced, semi-detached and detached development on loops and cul-de-sacs.
- G Inter-war/immediate post-war estates - terraced, semi-detached and detached development on interconnected networks.
- H 1960s/1970s terraced and semi-detached and detached development on loops and cul-de-sacs.
- I 1960s to present day detached (multi-family) development on main, secondary, local thoroughfares, loops and cul-de-sacs.

J 1970s to present-day terraced, semi-detached and detached development on loops and cul-de-sacs (areas of this type are covered at summary level only).

K Other character types.

3.4 How to use this report

Guidance

Section 4 of this report provides the detailed and summary appraisals for the HEWEB character areas shown in Figure 1. A glossary of the terminology used in this section is provided in **Annex C**.

For each of the detailed character areas a series of guidance principles is provided based on the data obtained from the site surveys. This guidance forms the key outcome of this report and has the principle aim of helping development control staff and prospective planning applicants ensure that new development serves to retain the character that gives each area its identity.

Where character areas are consistent with Special Policy Areas, the key policies have been included in the guidance section along with any additional principles identified in the character area appraisal. The character area appraisal is intended to supersede the freestanding Special Policy Area documents. However, **Annex D** provides a summary of the original document for each of the Special Policy Areas covered in the appraisal.

In the use of this report, it is important to recognise that the guidance does not prescribe hard and fast rules on the design of new development, or preclude new

development in the majority of cases. For example, where future development may have an impact on a key feature, it cites the need to maintain the *importance* of that feature, but does not seek to retain the feature in its exact present state.

It is also important to recognise that the principles identified in this appraisal are intended as guidance only. Each individual development proposal should be carefully considered on its own merit.

Description tables

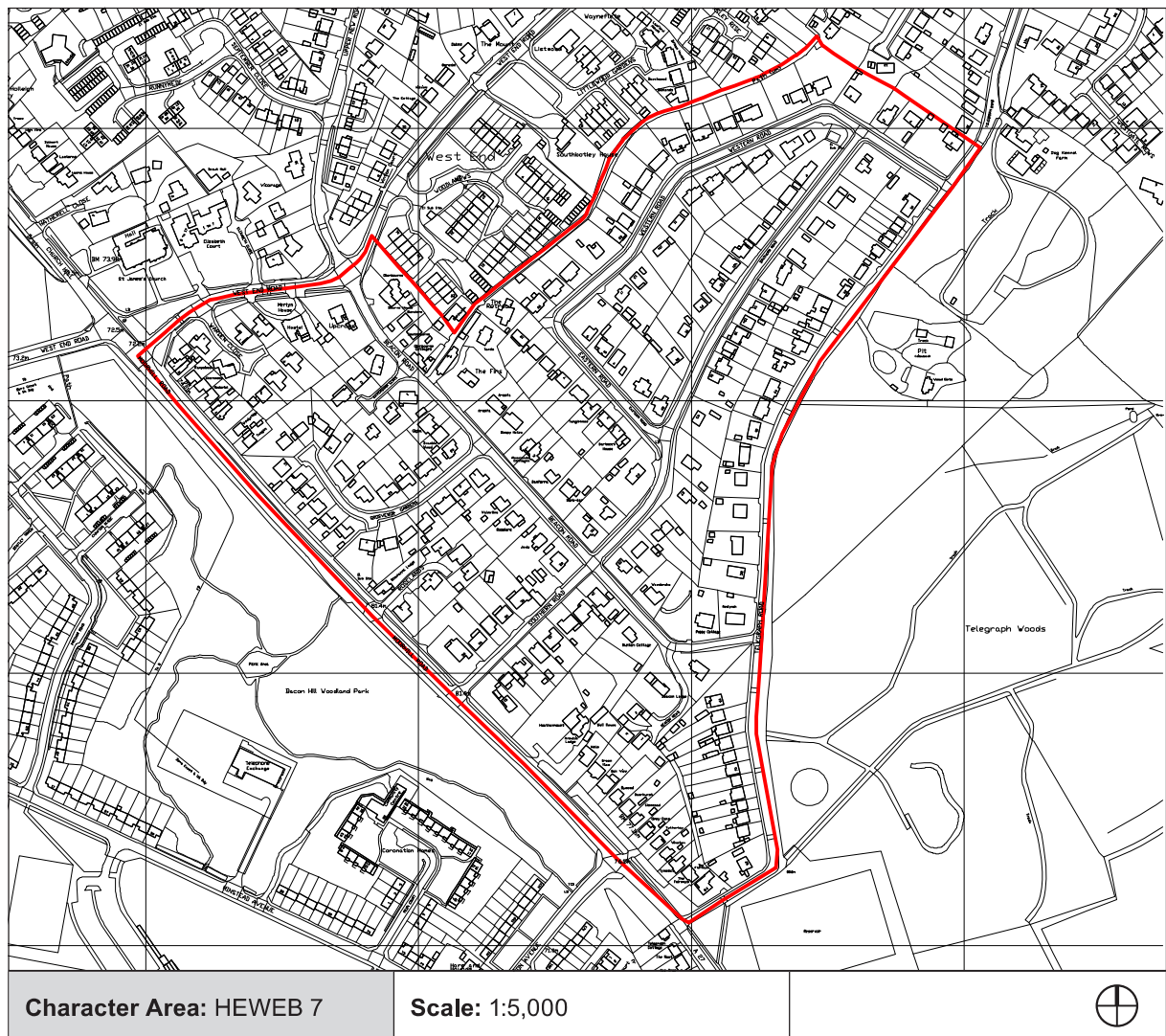
Section 4 of this report also provides a description table for each of the detailed character area appraisals.

These tables identify the characteristics of each area for a selection of key criteria ranging from neighbourhood level down to the design of individual buildings. A brief explanation of these criteria is provided in the table template in **Annex E**.

The purpose of this table is to effectively provide development control staff and prospective planning applicants with a design code for the make-up of each character area which can be used to ensure that new development retains the character that gives each area its identity.

In particular, the table should be used to obtain the more detailed information required to implement the guidance principles identified.

4 CHARACTER AREA APPRAISALS



GUIDANCE

- Maintain the predominant orientation of ridgelines in the existing development relative to the slopes on Western Road and Southern Road.
- Retain the grass verges.

CHARACTER AREA: HEWEB 7	
NEIGHBOURHOOD	
General description	Type F/G. Inter-war/immediate post-war development on the south eastern edge of West End, off Moorhill Road and Telegraph Road. Fair condition.
Route structure	Interconnected network/loop/cul-de-sac.
Landform	Moderate slope down to north on Western Road and Southern Road.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Grass verges.
Tree cover	Insignificant.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Insignificant - on-street.
Traffic	Apparent - motor car.
PLOTS	
Dimensions	Widths: 9-25m. Depths: 30-67m.
Position of building within plot	Detached. Front-on. Setback: 3-14m.
Plot boundaries	Brick walls.
Parking	Apparent.
Planting	Apparent - coniferous/semi-mature broadleaved/mature broadleaved.
BUILDINGS	
Period/type	Inter-war/immediate post-war villas/bungalows.
Storey height	1 / 1.5 / 2.
Façade/roof form	Regular/irregular façades. Dormer/gabled roofs.
Facing materials	Brick walls. Tile roofs.
OTHER FEATURES	
Strength of character: moderate.	

CHARACTER AREA: LOCAL AREA CODE AND CHARACTER AREA NUMBER	
NEIGHBOURHOOD	
General description	Period, position within settlement and condition. Identification of specific planning policies or designations.
Route structure	Route structures as identified in Chapter 3.
Landform	Location of settlement cores relative to landform/watercourses. Topography within character area.
Non-residential uses	Other uses where significant i.e. shopping precincts as opposed to corner shops.
STREETS/SQUARES	
Features	(excluding tree cover) e.g. grass verges, islands etc.
Tree cover	Level of significance and type.
Spatial enclosure	Ratio of street widths to building heights. Separate ratios supplied where building heights vary across streets.
Nodes/landmarks/views	Type and location of node/landmark. Type, direction and location of view.
Parking	Level of significance and type.
Traffic	Level of significance and type.
PLOTS	
Dimensions	Widths and depths - fixed range provided based on a representative sample of examples.
Position of building within plot	Predominant orientation and relationship with adjacent buildings. Depth of plot frontages - fixed range provided based on a representative sample of examples.
Plot boundaries	Predominant front boundary type.
Parking	Level of significance and whether converted for use.
Planting	Level of significance and type.
BUILDINGS	
Period/type	Predominant period of construction and building type.
Storey height	Range based on representative sample.
Façade/roof form	Predominant building features and façade/roof form.
Facing materials	Predominant wall and roof materials.
OTHER FEATURES	
Further information and/or details of sub-areas with different characteristics from those of the main character area.	