

Eastleigh Borough Local Plan (2016-2036)

Adopted April 2022

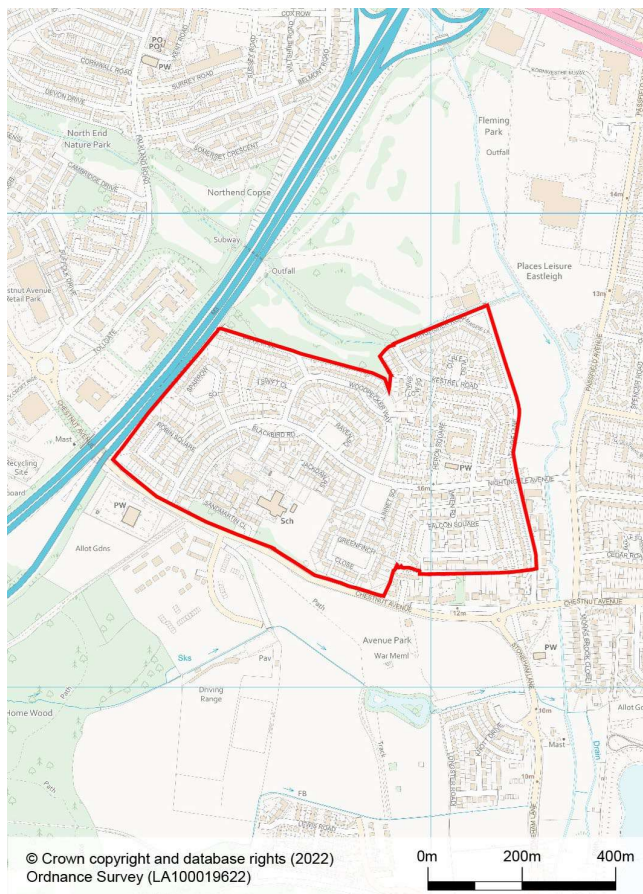


Heritage

Aviary Estate, Eastleigh

Policy E10, Aviary Estate, Eastleigh

1. In order to protect the special character of the Aviary Estate as shown on the policies map, development including extensions will not be permitted unless all the following criteria are met:
 - a. the size, scale, architectural style, materials and detailing of the proposals closely reflects the character of the existing development; and
 - b. the open spaces identified on the policies map are retained and their settings are not adversely affected.



- 6.4.59 This estate of former public housing has a pleasing and distinctive character. The estate is typified by housing grouped around open spaces of various sizes. The housing has a number of rustic architectural features. While the development is typical of the era in which it was built, the Aviary Estate is a particularly good example which has been largely unspoilt over the years either by the development of inappropriate extensions or by the development of key open spaces.

Allbrook and North Boyatt parish

Context and key issues

- 6.4.60 Allbrook and North Boyatt parish is the smallest in the Borough. It lies north of Eastleigh adjoining the northern edge of the Borough and Winchester district. In 2011 the population was 1,755 and there were 758 dwellings (2011 Census). In 2015 the population had fallen to 1,676⁶⁶.
- 6.4.61 The settlement has its origins in the small village of Allbrook that now forms part of the northern extremity of the built-up area of Eastleigh. It includes an area of countryside centred on the former clay pit (now a lake) that forms a settlement gap between an outlying part of the settlement at Pitmore Road and rest of the parish at North Boyatt.
- 6.4.62 The parish has very little employment, being primarily residential. However, it has good access from the M3 via junction 12 and Allbrook Way. There are also strong road links to Eastleigh town centre via Twyford Road and Woodside Avenue. Public transport comprises bus links to Eastleigh and Winchester. There is no local centre.
- 6.4.63 Despite its close proximity to Eastleigh, Allbrook has quite a strong sense of community and local identity. Existing scout halls in Boyatt Lane and Allbrook Hill provide useful community facilities.
- 6.4.64 There is a former infant school in the parish at Rookwood. Although not currently in use as a school it is still in the ownership of the Education Authority and although the buildings are in need of improvements, it remains suitable for educational uses.
- 6.4.65 There is currently no parish plan.

Development proposals and special policies

- 6.4.66 The following policies apply in the parish of Allbrook:

- AL1 Land east of Allbrook Way
- AL2 Land west of Allbrook Way

⁶⁶ Small Area Projections 2015 published by Hampshire County Council