

**NPPF extracts:**

**8.** Achieving sustainable development means that the planning system has 3 overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure
- **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

**47.** Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

**135.** Planning policies and decisions should ensure that developments:

- (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- (d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- (e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

## Planning Policy Extracts

(f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

**139.** Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes. Conversely, significant weight should be given to:

(a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes; and/or

(b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

# Eastleigh Borough Local Plan (2016-2036)

Adopted April 2022



# Planning Policy Extracts

## 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;

<sup>7</sup> <http://www.eastleigh.gov.uk/supplementaryplanningdocuments>

<sup>8</sup> <https://www.porismouth.gov.uk/wp-content/uploads/2020/05/development-and-planning-developing-push-sustainability-policy-framework.pdf>

<sup>9</sup> <https://www.push.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.

EASTLEIGH BOROUGH COUNCIL

LOCAL DEVELOPMENT FRAMEWORK

# Character Area Appraisals

Bursledon, Hamble-le-Rice and Hound

SUPPLEMENTARY PLANNING DOCUMENT



THE ADOPTED  
DOCUMENT

JANUARY 2008

**EASTLEIGH**  
BOROUGH COUNCIL

## 4 CHARACTER AREA APPRAISALS



### GUIDANCE

- Retain the soft verges and supplement with additional planting in order to maintain the 'lane' character.
- Retain and extend the continuity in building line at the southern end of Satchell Lane.
- Ensure that any backland development is subordinate to the existing development and serviced via a separate access road.
- Maintain the predominant deep building setbacks in order to retain/reinforce the existing levels of on-plot planting.

| CHARACTER AREA: BHH 32           |                                                                                                                             |
|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| NEIGHBOURHOOD                    |                                                                                                                             |
| General description              | Type A/D/E. Victorian to present day linear development in north Hamble, immediately west of Satchell Lane. Fair condition. |
| Route structure                  | Main thoroughfare.                                                                                                          |
| Landform                         | Flat.                                                                                                                       |
| Non-residential uses             | None.                                                                                                                       |
| STREETS/SQUARES                  |                                                                                                                             |
| Special features                 | Steep grass bank/wall on plot frontages at southern end of Satchell Lane. No curb/pavement along some sections.             |
| Tree cover                       | Insignificant.                                                                                                              |
| Spatial enclosure                | >5:1.                                                                                                                       |
| Nodes/landmarks/views            | None.                                                                                                                       |
| Parking                          | Apparent - on-street.                                                                                                       |
| Traffic                          | Apparent - motor car.                                                                                                       |
| PLOTS                            |                                                                                                                             |
| Dimensions                       | Widths: 4-5m (terraces), 6-42m (other). Depths: 37-98m.                                                                     |
| Position of building within plot | Terraced/detached. Front-on/skewed. Setback: 5-23m.                                                                         |
| Plot boundaries                  | Brick walls/fences/hedges/trees.                                                                                            |
| Parking                          | Apparent.                                                                                                                   |
| Planting                         | Prominent - coniferous/semi-mature broadleaved/mature broadleaved/mixed ornamental.                                         |
| BUILDINGS                        |                                                                                                                             |
| Period/type                      | Victorian to present day cottages/villas/bungalows.                                                                         |
| Storey height                    | 1 / 1.5 / 2.                                                                                                                |
| Façade/roof form                 | Regular/irregular façades. Dormer/gabled/hipped roofs.                                                                      |
| Facing materials                 | Brick/render walls. Tile roofs.                                                                                             |
| OTHER FEATURES                   |                                                                                                                             |
| Strength of character: moderate. |                                                                                                                             |

## Planning Policy Extracts

### 3.3 Character types

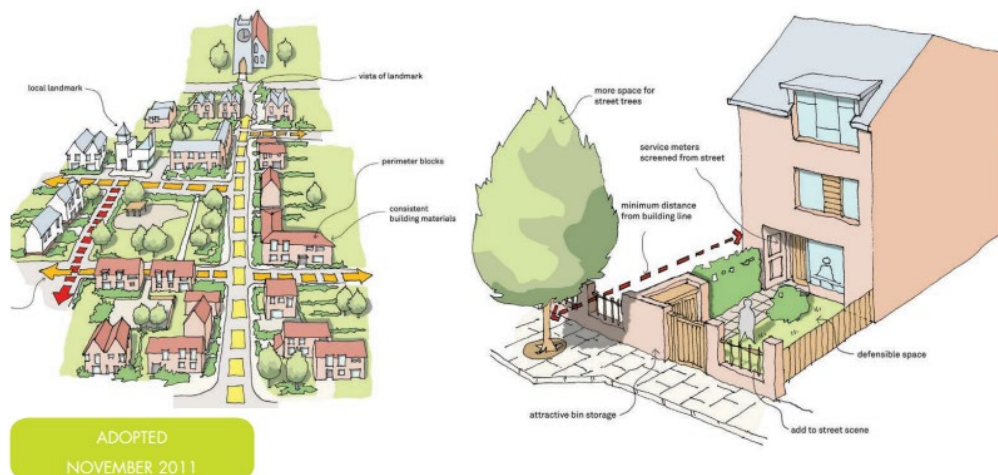
Using the townscape, urban morphological and route structure analysis techniques described in section 2, it is possible to identify a number of generic character types which are common to the development of the settlements described above. These character types are set out below and were principally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

| CHARACTER AREA: BHH 32 |                                                                                                                             |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| NEIGHBOURHOOD          |                                                                                                                             |
| General description    | Type A/D/E. Victorian to present day linear development in north Hamble, immediately west of Satchell Lane. Fair condition. |

## Quality Places

Supplementary Planning Document



ADOPTED  
NOVEMBER 2011

### 12 Site Context

#### Massing and its impact on neighbours:

The massing of a building relates to its scale, size and height. (refer to Planning Portal outline planning requirements for massing). The impact of a new building, on its neighbours will often be exacerbated by issues of overlooking and shadowing. Orientation, topography, context and the character of the surrounding area are all matters which must be thoroughly addressed and considered together with scale and massing to achieve a positive outcome.

The size of new buildings need to respect the setting in which they are built. If the area is covered by a character area appraisal it will detail the local context and include key elements such as predominant storey heights. A common criticism is that new buildings are perceived to be 'overbearing'.

Fig.12: New development should generally not be more than 1 storey higher where it directly adjoins or is close to existing residential development.



Fig.13: Inappropriate building mass can render under-proportioned open space and gardens uncomfortable for users



## Residential Privacy

### Front Privacy:

The 'public' front of residential properties should achieve a balance between natural surveillance of the street from inside the property and reasonable privacy from passers by.

- Developers of ground floor flats are encouraged to provide private outdoor sitting space wherever possible. Where direct access to communal space is provided from ground floor flats, some defensible space should be provided which may include

planting, to safeguard the privacy of residents from other users of the communal space (see fig 49).

### Rear Privacy:

On the non-public side, (normally the rear of the building), a high standard of privacy is required for the windows of living rooms and outdoor private garden space (particularly near the house). Some overlooking of gardens from the upper storeys of adjoining dwellings will be unavoidable in most urban and suburban housing layouts. Rear privacy can best be assured by arranging garden boundaries back to back, and not adjoining a public space.

Fig.47: Privacy for street elevations

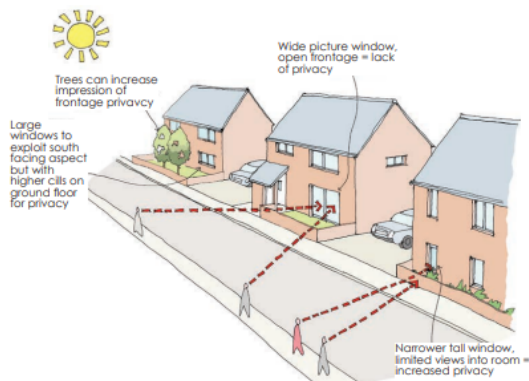
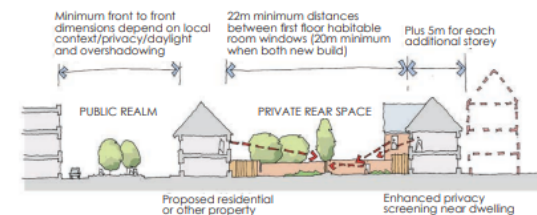


Fig.48: Rear residential privacy



Where private gardens must adjoin a public space they should be enclosed with brick walls of an appropriate height (rather than timber fences).

- Proposals for housing significantly higher than existing dwellings are unlikely to be approved where habitable rooms directly overlook the back of existing properties.
- Apartments looking onto other apartments, separated exclusively by public or communal space, should be a minimum distance apart between windows of habitable rooms to ensure satisfactory standards of privacy and day light considerations and to prevent unacceptable levels of overshadowing (see fig 44).
- Beyond a distance of about 35m, reasonable privacy is achieved by remoteness.
- For conventional houses with private rear gardens, the front of one house should not face the rear windows of another, for reasons of privacy and informal surveillance. Exceptions to this rule will require a combination of increased separation distance (above the accepted back to back minimum) and privacy screening.
- These principles should also be applied to rear extensions, where consideration should be given to the potential impact of side windows above ground floor level on adjoining properties.
- Overlooking can also be a particular problem on sloping sites. Changes in orientation, the arrangement of rooms and the presence of established vegetation may be used to help mitigate rear overlooking problems.