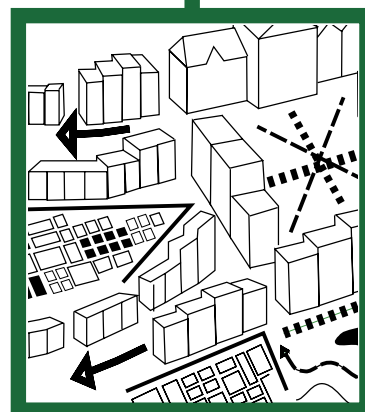


Chandler's Ford and Hiltingbury Character Areas

Supplementary Planning Document

Adopted: January 2005
£5.00

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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 Co-ordinator 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

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.

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 Hiltingbury, 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 Hiltingbury.
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.

PROPOSALS FOR DEVELOPMENT

18. All proposals in Chandler's Ford and Hiltingbury 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 Hiltingbury:
 - 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 Hiltingbury 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.