

# 6.3 Chandler’s Ford and Hiltingbury

## Chandler’s Ford Parish

### Context and key issues

6.3.1 The parish of Chandler’s Ford is located to the north-west of Eastleigh west of and bounded by the M3, and merges with the Valley Park development in Test Valley Borough to the west. It includes Hiltingbury to the north and the Velmore area to the south where there has been substantial recent redevelopment of the housing stock. Originally a collection of farms, Chandler’s Ford was located on an important route between Southampton and Winchester, and started to grow when brick works became established in the area. Development has included substantial areas of employment, some based on the former brickworks site. In 2011 the population of the area was 23,916 and there were 10,270 dwellings (2011 Census). In 2015 the population had increased to 24,421 people<sup>71</sup>.

6.3.2 Although very substantially developed, Chandler’s Ford and Hiltingbury retain some important green spaces and amenity areas, some of local biodiversity interest, including the Flexford and Hocombe Mead Nature Reserves, the Lakes off Lakewood Road, Cuckoo Bushes and Ramalley Copse. Parts of the area, in particular at Hiltingbury, have been developed with larger houses set in mature grounds that

create a valued local character. However, access to larger areas of open space such as the country parks is limited and there is some evidence that Chandler’s Ford and Hiltingbury lack open space and sports facilities. Velmore has a significant green corridor running east to west on either side of Falkland Road and directly parallel to the north of Cambridge Drive and Nursery Gardens. This connects through to Fleming Park which provides a significant resource for the Velmore area.

6.3.3 The Borough Council has defined a number of Character Areas within Chandler’s Ford and Hiltingbury with a view to preserving and encouraging enhancement of their special qualities. There are no conservation areas and only three listed buildings within the area.

6.3.4 The Chandler’s Ford Industrial Estate west of Bournemouth Road is one of the largest in the Borough, while the Hampshire Corporate Park and the major new offices off Chestnut Avenue (west of the M3) are some of the most modern. Drapers Tools currently has its headquarters on Hursley Road but has recently been granted planning permission to redevelop its site for residential development and a care home. Drapers Tools will relocate to their site at North Baddesley.

6.3.5 There is a district centre of some size at Chandler’s Ford centred on the Fryern Arcade, with other shopping areas in close

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proximity such as Central Precinct. Some of these are in need of refurbishment or redevelopment, in particular the Fryern Arcade and Central Precinct. Frontages to Bournemouth Road and Hursley Road could also benefit from environmental improvements. The parade at Falkland Road is generally well used and occupied. On the southern edge of the parish is an Asda supermarket which attracts a significant number of shoppers and provides competition for the smaller retail businesses within the parish and beyond.

6.3.6 The parish's eastern boundary adjoins the M3. The M3 is designated as an air quality management area along the entire length that adjoins the parish boundary, reflecting the potential health impacts that the motorway can have on residents who live in close proximity.

6.3.7 Roads within the parish are well used as through-routes, particularly the links to junctions 12 and 13 of the M3 and junction 5 of the M27. There are concerns about the impact of development in Test Valley Borough and the implications this could have for traffic movements, particularly through Hiltingbury. Traffic management measures are in place to limit its impact. There is a local railway station in Chandler's Ford, successfully re-opened in recent years. There are frequent high quality bus services to Winchester and Southampton, but links to Eastleigh Town Centre have proven more difficult to maintain, especially from the Hiltingbury area.

6.3.8 Parts of Chandler's Ford contain some of the more expensive dwellings in the Borough, particularly at Hiltingbury, and there is a lack of affordable housing within the area. The population of these parishes is ageing and there is a higher proportion of older people than in the rest of the Borough. However, there remains a reasonable proportion of younger people,

and an associated need for facilities to meet their needs – there is some evidence of behavioural issues that could be addressed by provision of diversionary activities.

6.3.9 Elsewhere within the parish, there has been significant regeneration within the Velmore estate (an area with evidence of deprivation) where existing housing stock has been redeveloped and refurbished, along with the provision of enhanced community facilities.

6.3.10 The parish is well-supplied with schools and Thornden and Toynbee Schools are amongst the most popular in the Borough.

6.3.11 Chandler's Ford and Hiltingbury's 20-20 Vision sets out health priorities for the area. These include issues relating to young people including alcohol abuse, family and peer pressure, poor diet, lack of exercise and the need for diversionary activities. The Vision also refers to air pollution, public transport, promoting healthy activities in and around schools, and deterring the use of cars particularly for the school run. It also includes proposals for support for older people such as the Good Neighbours Scheme.

6.3.12 There may also be a need for additional cemetery provision, although there is capacity to serve this area in the cemetery at Brookwood in Eastleigh.

## Development proposals and special policies

6.3.13 The following policies apply in Chandler's Ford:

- CF1 Central Precinct, Chandler's Ford
- CF2 Land at Steele Close, Chandler's Ford
- CF3 Land south of the supermarket and east of Bournemouth Road, Chandler's Ford

6.3.14 In addition policy DM24, page 115 lists developments with planning permission or resolution to permit in the parish.

## Housing

### Central Precinct

6.3.15 An area of approximately 1.2 hectares at the Central Precinct, Chandler’s Ford currently accommodates a mixture of retail, residential and community uses. The buildings are of poor quality and some age and considered to be suitable for replacement. The site provides an opportunity for a more intensive and attractive development to be achieved.

6.3.16 Any redevelopment should ensure that that the main road frontage at ground floor level is retained for retail use with the remainder of the site in residential uses. The need to ensure continued access and unhindered operation of the commercial business to the immediate south-east of the site is recognised. The Borough Council has prepared a development brief for this site.

### Policy CF1, Central Precinct, Chandler’s Ford

**An area of approximately 1.2 hectares of land at Central Precinct, Chandler’s Ford, as defined on the policies map is allocated for redevelopment to accommodate approximately 85 dwellings and A1, A2 or A3 uses subject to the following conditions:**

- i. **ground floor town centre uses shall be retained on the frontage of the site onto Bournemouth Road;**
- ii. **the existing social club and snooker club shall be relocated within the site, or to an alternative off-site**

**location of equivalent or better quality and size;**

- iii. **the existing bus-stop facility adjacent to the site shall be retained;**
- iv. **development shall take place in accordance with the Borough Council’s development brief for the site; and**
- v. **a connection to the sewerage system shall be provided at the nearest point of adequate capacity as advised by Southern Water, and access to the existing sewerage infrastructure and water main shall be secured for future maintenance and upsizing purposes, or these shall be diverted to an accessible alternative route**
- vi. **a site level Habitats Regulation Assessment is required to demonstrate how this site will be delivered without adverse effect on any European site.**

6.3.17 A site level Habitats Regulations Assessment will be required to demonstrate the detail of how this site will be delivered without adverse effect on any European site. Particular reference should be made to the findings of the Habitats Regulation Assessment of the Local Plan with regards to the River Itchen SAC, Solent Maritime SAC, Solent and Southampton Water SPA and Ramsar site and the avoidance and mitigation measures identified. These include:

- a. careful design of new development, informing new residents and commitment to monitoring with regard to risk introducing invasive non-native species



- b. adherence to a Construction Environmental Management Plan and utilisation of standard pollution control guidance with regard to impacts on water quality; and
- c. avoidance measures with regard to disturbance of otters and protection of watercourses to preserve the otter movement network.

## Employment allocations:

### Land at Steele Close, Chandler's Ford

6.3.18 An area of 1.3 hectares of land at, Steele Close, Chandler's Ford is presently used as an operational fire station. A car rental business has recently been given planning permission to operate from another building on the site that was previously used as an ambulance station. A significant area of the south-western part of the site is identified by the Environment Agency as being within a functional floodplain (flood zone 3b). The site is immediately adjacent to junction 13 of the M3 which generates significant noise and air quality issues. In view of these constraints, the Council considers that if the site were to come forward for redevelopment, it should be re-used for commercial purposes rather than residential development.

### Policy CF2, Land at Steele Close, Chandler's Ford

**An area of approximately 1.3 hectares of land at Steele Close, Chandler's Ford, as defined on the policies map is allocated for B1(b), B1(c), B2, B8, car showroom or other similar sui generis uses subject to the following conditions:**

- i. **it is demonstrated that the site is no longer required by the emergency services;**

- ii. **proposals are supported by a flood risk assessment and flood mitigation proposals;**
- iii. **the proposals do not include noise-sensitive uses;**
- iv. **there is no significant impact on the amenities of surrounding occupiers; and**
- v. **it can be demonstrated that development would not have a detrimental impact on the air quality at the junction of Leigh Road and the northbound slip road at junction 13 of the M3.**

6.3.19 A site level Habitats Regulations Assessment will be required to demonstrate the detail of how this site will be delivered without adverse effect on any European site. Particular reference should be made to the findings of the Habitats Regulation Assessment of the Local Plan with regards to the River Itchen SAC, Solent Maritime SAC, Solent and Southampton Water SPA and Ramsar site and the avoidance and mitigation measures identified. These include:

- a. careful design of new development, informing new residents and commitment to monitoring with regard to risk introducing invasive non-native species
- b. adherence to a Construction Environmental Management Plan and utilisation of standard pollution control guidance with regard to impacts on water quality; and
- c. avoidance measures with regard to disturbance of otters and protection of watercourses to preserve the otter movement network.