

# Chapter 5: Development Management Policies

5.1 The policies for managing development are grouped under the general headings of the Borough’s corporate priorities as set out in Chapter 2.

5.2 In shaping these policies, the Borough Council has had regard to:

- the issues to be addressed through this Local Plan, as set out in Chapter 2;
- the vision and objectives of this Local Plan, as set out in Chapter 3;
- the strategic policies of this plan as set out in Chapter 4;
- other policies and strategies pursued by Eastleigh Borough Council;
- the strategies of the Partnership for Urban South Hampshire and Solent Transport;
- relevant strategies of Hampshire County Council;
- relevant strategies of the utilities providers, e.g. Southern Water;
- relevant strategies of the Environment Agency;
- the National Planning Policy Framework (NPPF).

References to these are included at the beginning of each section of the policies.



# A green Borough

## General criteria for new development

### Relevant issues and objectives

**Issues (Chapter 2): G3, G4, G6, G8, G10, C5, C6**

**Objectives (Chapter 3): ii-viii, x, xi, xiii**

Related local and national strategies and policies (see Appendix B)

Source	Reference/ title
Eastleigh Borough Council's SPD and strategies	Supplementary Planning Documents <sup>27</sup> : <ul style="list-style-type: none"> <li>Quality Places (2011)</li> <li>Urban Character Area Appraisals (2005 &amp; 2008)</li> <li>Environmentally Sustainable Development (2009)</li> <li>Planning guidance – shopfronts and signs (1996)</li> </ul> Public Art Strategy 2015-2019 Equality and Diversity Strategy Accessible Homes Strategy 2008-2011
Eastleigh Borough Council and partners	The Community Safety Partnership Plan 2016-2017 (updated annually)

Source	Reference/ title
PUSH	Sustainability policy framework <sup>28</sup> , and Quality Places initiative which includes a Quality Places Charter and a Cultural Strategy <sup>29</sup>
NPPF	Paragraphs 56-66

### Policy DM1, General criteria for new development

**All new development should (as relevant):**

- i. **not have an unacceptable impact on, and where possible should enhance:**
  - a. **residential amenities of both new and existing residents; the character and appearance of urban areas, the countryside and the coast;**
  - b. **biodiversity; and**
  - c. **heritage assets;**
- ii. **make efficient use of the site, maximise opportunities to increase density and have regard to potential development opportunities on adjoining land;**
- iii. **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**

<sup>27</sup> [www.eastleigh.gov.uk/supplementaryplanningdocuments](http://www.eastleigh.gov.uk/supplementaryplanningdocuments)

<sup>28</sup> [www.push.gov.uk/pjc-080318-r03-abi.pdf](http://www.push.gov.uk/pjc-080318-r03-abi.pdf)

<sup>29</sup> [www.push.gov.uk/work/qualityplaces.htm](http://www.push.gov.uk/work/qualityplaces.htm)

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;

- iv. **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;**
- v. **include a landscape scheme covering the design and layout of external space;**
- vi. **provide fully connected green infrastructure that interlaces the development and connects into the wider network;**
- vii. **provide satisfactory management arrangements for all landscape, green infrastructure and biodiversity enhancement;**
- viii. **incorporate provision for disabled people;**
- ix. **incorporate design measures to inhibit criminal and anti-social behaviour;**
- x. **incorporate provision for on-site waste management; and**

- xi. **include provision for public art associated with new large scale development in accordance with the Council's adopted Public Art Strategy.**

5.3 Other policies of this Local Plan address the principles of sustainable construction and layout and impacts on local communities (DM2), internal space standards for residential development (DM32), pollution (DM8), and access and parking (DM13 and DM14).

5.4 The Borough Council is strongly committed to promoting good design in all new developments and to improving the quality of public spaces. As well as making sure that so far as possible new developments fit in with their surroundings, good design includes meeting the needs of occupiers and users of the spaces and buildings including those with disabilities, and must make provision for adequate living space (DM32). It also includes creating places where people feel safe, opportunities for anti-social and criminal behaviour are limited and access to green space to encourage play and exercise. Green infrastructure and other building design measures can also help to limit the heating effects that can arise through the concentration of buildings and vehicular activities in urban areas (known as the 'heat island effect') – such measures are referred to as 'urban cooling'. The Borough Council's Supplementary Planning Documents 'Quality Places'<sup>30</sup> and 'Character Area Appraisals'<sup>31</sup> provides more detailed information on the principles of design and layout.

30 [www.eastleigh.gov.uk/supplementaryplanningdocuments](http://www.eastleigh.gov.uk/supplementaryplanningdocuments)

31 [www.eastleigh.gov.uk/supplementaryplanningdocuments](http://www.eastleigh.gov.uk/supplementaryplanningdocuments)



- 5.5 New development will be assessed to consider its impact on residential amenity. This covers the amenity of existing residents living at or near the development and also the amenity of new residents. Residential amenity covers a variety of issues including overlooking, loss of daylight, loss of outlook, noise, fumes and dust and the impact of floodlighting and security lighting. It includes the design of garden space and parking arrangements in addition to building design.
- 5.6 All major development proposals should be accompanied by a Planning Statement which should explain the basis for the design of the scheme, including how it accords with this Local Plan, the supplementary planning documents and other documents as referenced in these, and with the National Planning Policy Framework.
- 5.7 The Planning Statement should also explain and justify the removal of site assets such as landscape features and propose suitable mitigation for their loss. In the case of trees which may be adversely affected by the proposed development, the Council will require the applicant to submit a tree survey in accordance with the methodology set out in BS5837:2012 'Trees in relation to design, demolition and construction – recommendations' and an Arboricultural Impact Assessment and method statement. The Council may make a Tree Preservation Order covering trees on the site to prevent the loss of trees during the planning process. Trees having a high arboricultural or landscape value should not be removed unless:
- the benefits of the development clearly outweigh the value of the tree;
  - the loss of the tree is unavoidable; and
  - suitable new trees can be planted to replace any tree removed.
- 5.8 All developments that involve the provision of additional housing or employment and will lead to the loss of any green space should be accompanied by a Phase 1 Extended Habitat Survey. If recommendations are made for further species specific surveys these should be carried out before the application is submitted.
- 5.9 Green infrastructure should be integrated into the design of new development as part of the overall design of the landscape and external environment, and the developer should submit a Green Infrastructure Checklist to demonstrate that a net overall increase will be achieved which can be attributed to the development scheme (policy S10). Native planting should be used to form the structural landscape of new development schemes connecting with adjoining green infrastructure. Where public rights of way run through a development site, they should be retained within an attractive setting, and contributions sought to enhance the local public right of way network.
- 5.10 The Borough Council achieves very high rates of recycling of domestic refuse, and wishes to ensure that this success is continued. Developers should make provision for the storage of waste and recyclable materials as part of the design of external Space in accordance with the Council's Quality Places SPD.
- 5.11 In addition, the Borough Council is pursuing measures relating to:
- Community safety, through working with other organisations

and authorities on the Community Safety Partnership Plan<sup>32</sup>. This takes as its starting point the Crime and Disorder Act 1998, which requires local authorities to do all they can to prevent crime and disorder in their area.

- Provision for disabled people, through its Equality and Diversity Strategy<sup>33</sup> and Accessible Homes Strategy<sup>34</sup>. Most provisions for disabled people are dealt with under the Building Regulations, which are separate from planning legislation. However, developers should be aware of these requirements throughout the design process.
- The provision of public art through its Public Art Strategy<sup>35</sup>. This aims to support PUSH cultural initiatives by promoting the highest standards of design for new development with integrated public art which in turn provides opportunities for community engagement and creative industries to participate in the economic growth of the area.

The Council's strategies for these matters should be taken into account when preparing development proposals.

## Climate change

### Relevant issues and objectives

**Issues (Chapter 2): P7, G8-G10**

**Objectives (Chapter 3): iii, vi**

Related local and national strategies/policies (see Appendix B)

Source	Reference/ title
Eastleigh Borough Council	Environmentally Sustainable Development SPD Climate Change Strategy Joint Municipal Waste Strategy (with HCC)
PUSH	Climate change strategy Integrated Water Management Strategy Strategic Flood Risk Assessment North Solent Shoreline Management Plan Client Steering Group

32 The Community Safety Partnership Plan is on Eastleigh Borough Council's website  
 33 The Council's work on equality and diversity can be seen at: <http://www.eastleigh.gov.uk/equality-and-diversity.aspx>  
 34 [www.eastleigh.gov.uk/housing/our-housing-strategies-policies-and-plans](http://www.eastleigh.gov.uk/housing/our-housing-strategies-policies-and-plans)  
 35 The Public Art Strategy can be viewed at: [www.eastleigh.gov.uk/arts-and-culture/publicart](http://www.eastleigh.gov.uk/arts-and-culture/publicart)

