

March 2011 (updated January 2013)



**DEVELOPMENT PRINCIPLES (Non Statutory Guidance)
SITE; Land between No.40 and No.41 The Crescent, Netley Abbey**

Introduction;

This document sets out principles of residential development for the site identified on the attached plans which Eastleigh Borough Council own and wish to sell for residential use. The purpose of this informal guidance document is to;

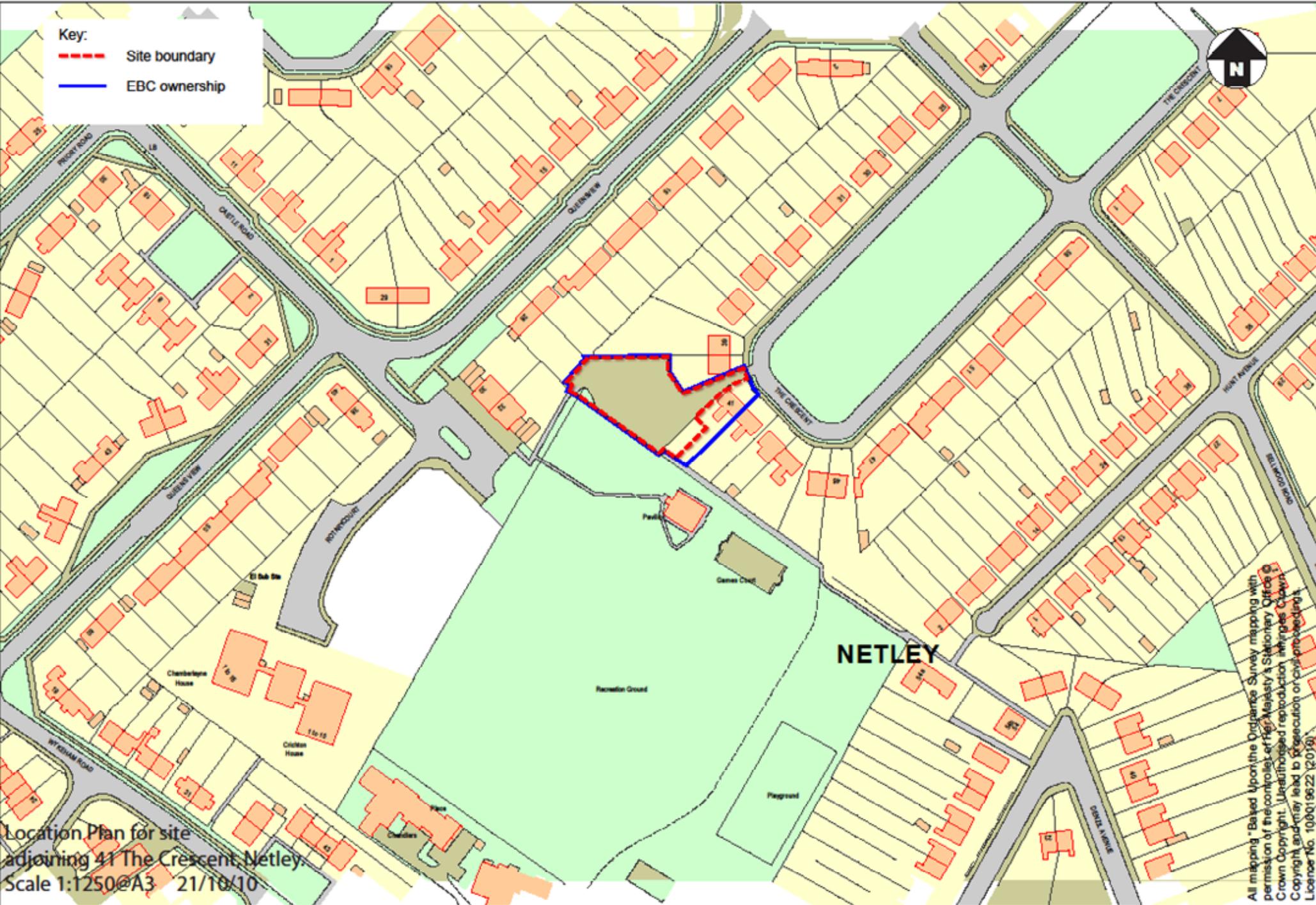
- **Provide a strong steer on development principles appropriate in planning terms for this site**
- **Reduce uncertainty and simplify the process of securing planning consent for development**

Site Information, Context ;

This site is vacant, most having previously been used as a garage court /car park with space for 18 cars, with vehicular access between No.40 (single storey) and No.41 (two storey) The Crescent. The site has been cleared of buildings and extended by including part of the former rear garden of No.41 The Crescent and by widening the access slightly adjoining No 41. There is a public footpath (right of way) route running through the south eastern side of the site which connects The Crescent with the rear pedestrian access serving properties backing onto the Recreation Ground to the south. The site has also provided an unofficial pedestrian route in the past to The shops in Queensview via a track outside the western edge of the recreation ground which is also owned by the Borough Council.

The site is surrounded on three sides by garden boundaries comprising a mixture of evergreen hedges and fences and on the south side by Netley Recreation Ground and a new pavilion, separated from this site by a line of trees and undergrowth. The site also contains vegetation including a number of small trees.

Key:
- - - Site boundary
— EBC ownership



Location Plan for site
adjoining 41 The Crescent, Netley.
Scale 1:1250@A3 21/10/10

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Site entrance, No.41 to right



Site entrance, existing boundary with No.40



Boundary with No.40



Boundary with No.39



Boundary with No.28 Queensview



Western corner of site



South west boundary



View into recreation ground



View to site from Recreation Ground



View from Recreation Ground, rear of No. 41



Design & Layout Principles for site adjoining 41 The Crescent, Netley.

Scale 1:200@A3 13/12/10

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Policy Framework;

In principle, development of this unused, brown field site is supported by national and local planning policies: The site lies within the urban edge of Netley, adjoining established residential development, and the Recreation Ground . Within the urban edge there is a presumption in favour of appropriate development or redevelopment, subject to the saved policies of the Eastleigh Borough Local Plan Review (2001-2011). Of particular relevance is **Policy 59.BE** which seeks to promote design quality and sets out principles which should be followed; <http://www.eastleigh.gov.uk/pdf/090514%20SoS%20Direction%20re%20saved%20policies-web.pdf> **Policies DM1, General Criteria for New Development, DM2, Environmentally Sustainable Development and DM29 , Internal Space Standards for Residential Development, contained in the Pre Submission Eastleigh Borough Local Plan** http://www.eastleigh.gov.uk/PDF/EBCLocal%20Plan2011-2029_PreSub.pdf

Site Appraisal, Constraints and Opportunities;

Development proposals should respect the amenity of adjoining existing properties in terms of the impact on privacy, daylight, sunlight and local character. Proposals should take into account Borough Council's Quality Places SPD (2011) <http://www.eastleigh.gov.uk/PDF/QualityPlacesCabinetRP-27-0611v5.pdf>

The locality is characterised by inter/post war housing on generous plots. The existing Crescent development encloses a green, with trees and a carriageway with grass verges. The existing house layout is based on a formal composition around the central green. By ensuring that the impact of the proposed development on the frontage of the Crescent is minimised and relates primarily to the recreation ground to the south, some freedom to develop an individual scheme in terms of architectural design is available, although it is also important to respect the scale and form of established buildings, in particular taking the single storey property (no 40) into account.

The existing trees in Recreation Ground on the southern boundary in particular must be considered and protected from damage, both during the construction and after.

As far as is known , there are no major underground services which represent a constraint to development but any prospective purchaser should satisfy themselves re this and the alignment of minor service routes within the site.

Layout

In principle the rear gardens of new properties should back onto the adjoining, existing rear garden of 39 The Crescent to maintain privacy. Frontages should face the south, towards the recreation ground, across space allocated for access and parking with some private frontage space.

Access and Parking

Vehicular and primary pedestrian access will be from between Nos 40 and 41 The Crescent and may comprise a shared surface, minimum clear width 3.7 m. For 4 houses of up to 3 bedrooms, with allocated parking arranged in a courtyard a minimum of 8 spaces would be required. The indicative layout shows how this approach could be combined with pedestrian access, the public existing right of way and space for turning. The boundary of 41 the Crescent is shown amended to accommodate these arrangements. It is expected that the right of way will be picked out with a clear change of surface materials by the developer and that a new footpath sign will be provided by the Borough Council at the entrance from The Crescent. The indicative plan shows the existing unofficial track leading from the site to the local shops and Queensway formalised and connected to the definitive footpath.

The developer of the site would be expected to ensure that suitable arrangements were made to provide appropriate external lighting for the parking and pedestrian access routes within the site.

Refuse Disposal and Bicycle Storage

New houses are expected to provide for storage of waste and recycling. The indicative plan shows semi-detached houses which have side access to rear gardens. If proposals are developed on this basis then provision for storage can be made in each rear garden.

Similarly, the layout shown would also enable the provision of cycle storage in each rear garden, in a shed or purpose built store.

If houses are proposed without rear access, then the applicant would need to demonstrate how storage for waste, recyclables and bikes would be provided in an accessible location.

The layout must allow for the weekly collection of waste and recyclables, from a location no more than about 10m from the kerbside of The Crescent. The location must be positioned to avoid blocking the main access. The indicative plan shows a possible location for this purpose.

Scale and Appearance

To respect the existing character and amenity of the area, new houses should not be more than 2 storeys with pitched roof in height and should be designed to avoid an excessively bulky or dominating form in the context of the area, as viewed from The Crescent, adjoining premises and the Recreation Ground. Because the development will not be seen as part of the street scene, the detailing and materials do not need to slavishly follow the style of the existing houses around The Crescent, but should make a very positive contribution to views from the Recreation Ground.

Boundary Treatment, Planting and Paving

Boundaries separating the plots of No's.40 and 41 from the access and parking would need to be upgraded to 1.8 m high brick walls, to reduce the noise and disturbance to residents from moving vehicles. Railings or lower walls would be acceptable towards the frontage.

It is suggested that the existing overgrown undergrowth on the boundary with the recreation ground would best be replaced with a robust, attractive steel railing to allow views through the trees.

The rear gardens of the new properties can be enclosed with 1.8 m high close board fences, (probably after cutting back the overgrown evergreen hedges) frontage garden space could be enclosed with low railings. The indicative plan shows how these boundary treatments could be arranged, supplemented with hedge planting and small trees in appropriate locations.

Opportunities to soften the appearance of the access, parking and turning area with shrub and tree planting should be taken and are illustrated on the indicative layout plan.

The opportunity should be taken to choose paving materials for the access, turning and parking areas other than black tarmac to improve the appearance and quality of the area.

Management of Communal Areas

The developer of the site will need to ensure that arrangements are in place to maintain and manage all the land within the site outside the curtilage of individual houses as none of the land will be adopted by the Borough Council.

Supporting Information Required

It is expected that The Council will require a planning application for this site to be supported by ;

a) Environmental Sustainability Proposals

The development will be subject to the 'essential requirements' set out in the EBC Environmentally Sustainable Development (ESD) SPD which was adopted in March 2009. All of the documents related to this SPD can be found on the following link:

<http://www.eastleigh.gov.uk/planning--building-control/planning-policy-and-design/planning-policy-documents.aspx> with the main document found at: <http://www.eastleigh.gov.uk/pdf/ppdenvsusspd.pdf> .

A sustainability statement will be required at the planning application stage which sets out how the development is designed to comply with the ESD SPD, including a 'pre-assessment estimator of the Code for Sustainable Homes (CfSH) standard to be achieved. At present a CfSH level 4 standard is required. It is

expected that by 2016 the code level will be raised again for new development to CfSH level 5, in accordance with the draft policies of the pre-deposit Local Plan . The appointment of a licensed CfSH assessor at the earliest possible stage is strongly encouraged as this will minimise the need for costly design changes later.

b) Environmental Health Requirements

An adequate survey would be required to check the likelihood of ground contamination to accompany a planning application. Mitigation measures to reduce the impact of noise and dust during construction would be required and are likely to be imposed as a planning condition.

c) A Design and Access Statement

d) Tree survey

e) Landscape scheme and management proposals

Developer Contributions

The required contribution formulae are set out in the **Planning Obligations SPD published by the Borough Council**; <http://www.eastleigh.gov.uk/pdf/SPDAdoptedJuly%2008.pdf>

