

1. HILTINGBURY AND HOCOMBE PARK SPECIAL POLICY AREA

The Hiltingbury Special Policy Area is defined in the Eastleigh Borough Local Plan. It differs from many of the other areas described in this guidance in that it is afforded a degree of statutory protection from inappropriate development.

The local plan describes the area as well-wooded, consisting generally of large residential plots which are visually attractive and which help to meet a demand for such properties. The following local plan policy applies:

In order to protect the special character of Hiltingbury, the sub-division or redevelopment of plots will not be permitted unless all the following criteria are met:

- i. the size of any proposed plot is not significantly smaller than those in the immediate vicinity of the site;
- ii. the proposal does not involve the loss or prejudice the retention of existing healthy mature trees on the site;
- iii. the design, siting, scale and proposed development is compatible with the Arcadian character of the locality and does not involve back land or tandem development; and
- iv. the proposal is accompanied by a detailed planting scheme designed to assimilate the development into its surroundings.

When the opportunity arises it is proposed to extend the existing Special Policy Area boundary southwards along Winchester Road, as far as the junction with Merdon Avenue. It is also proposed to include the properties in Hocombe Park Close within the SPA, and all the main buildings at Sherborne House School, Lakewood Road. In the meantime these 3 areas will have the status of Special Character Area but will be subject to the advice above.

Other potential extensions have been considered but it was concluded that the designation of separate adjacent character areas would be preferable to ‘watering down’ the Special Policy Area by including too wide an area.



Lakewood Road (Northern Section)



Hiltingbury and Hocombe Park Special Policy Area

The status of the three hatched areas is that of Character Area. They are not yet part of the Special Policy Area, which is defined in the Local Plan Review.

Scale 1:11000

Map Ref SU4322

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