

ANNEX TO BASSETT NEIGHBOURHOOD PLAN

RATIONALE AND JUSTIFICATION OF DENSITIES AND CHARACTERISTICS OF AREA DEFINED ON THE DENSITY MAP

The Ward of Bassett contains a high mix of house sizes and styles. This Annex describes the various areas, (using the Residents Associations Area Map) explaining the local character and densities needed to retain the overall character of the areas, and where and how development can be supported. This is part of the evidence base that was contributed by these associations and informs the Bassett Neighbourhood Plan although it does not form part of the plan's policies.

Map reference in headings refers to the Map of Residents Associations and Areas (see Figure 4 on page 30 for further details).

A1. LOW DENSITY AREAS – up to 35 dph

- A1.1 In order to retain the character and mix of housing size and styles in the Bassett area, the larger detached family homes are an essential part of the overall sustainable development. The community has expressed a need for the character, styles and sizes to take precedence over the perceived need to increase densities. There is a shortage of these types of houses in Southampton for which there is a significant demand. They supply an important sector of housing need for which the area is noted.
- A1.2 The National Planning Policy Framework Section 6 (paragraph 50) states that we should deliver a wide choice of high quality homes, plan for the various groups in the community such as families with children, older people and identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand. As part of delivering that wide choice of family homes there is a need for the larger detached family homes of high quality.
- A1.3 The location and character of these areas should be retained and identified in the Neighbourhood Plan as areas of Large Detached Family / Executive Houses. At present there are low densities in these areas, from 8 dwellings per hectare to 15 dwellings per hectare, especially where the majority of houses were built in quarter acre plots and have covenants on the land to restrict them to such. There is a need to ensure these lower densities prevail in order to maintain the character and spacious feel of that area.
- A1.4 This stock of houses are part of our sustainable character and design, and not easily replaced. It appeals to a particular demographic that forms an important part of Southampton's overall community, and an important contributor to Southampton's economy. It is damaging to deplete the stock of this style of housing, and reduce the choice for large family homes.
- A1.5 It is accepted that some of these larger houses may need to be replaced. Where this is proposed by developing more than one house on the larger sites, especially where there are adjacent plots being developed, these should be of a density compatible with the character of the area, size and style of nearby housing and the sustainability of the area as that of large family houses, and not overdeveloped. They should also reflect the open aspects and larger garden sizes of the area.
- A1.6 The issue of maintaining low densities has been supported many times by appeal inspectors decisions, where the inspector has supported the retention of large family houses as part of the character of the area and a valuable asset (e.g. Southampton APP/D1780/A/13/2190706 28 Bassett Wood Avenue).

A1.7 NWBRA (Map reference)

Bassett Heath Avenue, Bassett Dale, Saxholm Way, Saxholm Dale and Pinehurst Road

all have large detached family houses. These roads should be regarded as areas of Large Detached Executive Family Houses and have a low housing density. (Most are quarter acre plots.)

- A1.8 The design of the houses in Basset Heath Avenue, Bassett Dale, Saxholm Way, Pinewood and Saxholm Drive are such that they are narrow and long plots and it would be difficult to increase the density without adversely affecting the character of the area. There is a density of between 10 and 20 dwellings per hectare in these roads.

A1.9 RARA (Map reference)

Ridgemount Area Residents Association area has one entrance onto Bassett Avenue. It is characterised by, and is an area of, Large Detached Executive / Family Houses, apart from Bassett Mews, which has a development of smaller higher density dwellings.

- A1.10 Ardnave Crescent, Greenbank Crescent and Ridgemount Avenue are all large detached family houses with large gardens.

- A1.11 The important consideration in this particular locality is that it provides an important stock of larger executive style family housing, of a type that is less commonly built today.

- A1.12 It is a very sought after area for business people and entrepreneurs who want a large family house, local to their business or industry. As such it is regarded as a very desirable area to live in. It is an area of large executive / family houses and therefore to retain its character, a low density of Housing is required.

- A1.13 There are pressures for development in this area due to the size of the plots, exacerbated by the fact that some houses need modernising or even replacing. It is possible that redevelopment is an option. Where there is development the density should be such that the area retains its character and densities which at present is between 8 and 15 dwellings per hectare.

A1.14 NEBRA (Map reference)

The NEBRA area has a varied mix of housing, but the predominant character is of detached family executive houses, plus a high proportion of detached bungalows. Additionally there are council flats, student Halls of residence, maisonettes and modern flats, plus a small number of terraced houses and even thatched cottages.

- A1.15 Monks Wood Close is a late 1970's / 1980's development of 35 large detached houses situated on land between the M27 motorway and A27. There is little room for any development and is a quiet family area. It is not shown on the low density development map as it is fully developed, with no room for further development.

- A1.16 Bassett Wood Drive has larger style detached family executive houses set in quarter acre plots. The houses have a very low number of dwellings per hectare, and any development should be in sympathy with this in order to retain the character of the road.

- A1.17 Bassett Green Drive, Bassett Green Road (part) and Northwood Close are a mix of large houses, single level and split-level bungalows. The properties have a low number of dwellings per hectare and any development should be in sympathy with this in order to retain the areas character.

A1.18 TRA (Map reference)

The area between Bassett Avenue to the West, Bassett Green Road to the Northern side and Bassett Wood Road to the southern side. The Spinney is a short road, which goes into the area from Bassett Avenue.

- A1.19 This was an area of very large properties, which has over the years been redeveloped by replacing some of the houses on the western side with higher density housing.
- A1.20 The large family properties that remain are under constant pressure to be redeveloped.
- A1.21 Apart from a development of flats and a few terraced houses, the remaining properties are the larger executive family homes.
- A1.22 The flats and terraced housing have had a significant effect on the character of the area, and have created some parking issues.
- A1.23 These larger properties have become scarce in this area, and it is felt that those remaining should be retained, or if re-developed, they should be replaced by large executive / family homes of a density that is in keeping with the character of the area. Present densities range up to an acre.
- A1.24 This view has been supported by appeal decisions where the inspector has supported the retention of large family houses as part of the character of the area and a valuable asset.

A1.25 HHRA (Map reference)

Holly Hill Neighbourhood Association covers a large close with one entrance onto Bassett Avenue. The houses are mainly large family / executive houses, with a few semidetached and maisonette style houses. Providence Park runs off Holly Hill near its junction with Bassett Avenue and is referred to in the High Density Areas (PPRA).

- A1.26 As with RARA area, the important consideration in this particular locality is also that it provides an important stock of larger executive style family housing, of a type that is less commonly built today.
- A1.27 The area is an attractive one for families and the majority of houses that are larger family style houses should be retained as an area including large executive family houses with an appropriate low density, apart from some semi-detached properties and a small block of maisonettes which were built a few years ago at the bottom end of Holly Hill.

A1.28 TWRA (Map reference)

Tower Gardens runs off Bassett Avenue and its corner with Winchester Road. It has large detached family houses with a distinctive character. Any development of these houses should reflect the character, size and density of the neighbouring properties in that road.

A2. MEDIUM DENSITY AREAS – 35 dph to 50 dph

- A2.1 This density covers the majority of the Bassett Ward, and maintains the supply of family houses, bungalows and flats for which there is a constant need.
- A2.2 It is important that development follows the character of the area involved including density, particularly semi-detached and terraced family houses in areas of close communities of which there is a shortage in the Ward.
- A2.3 The National Planning Policy Framework Section 6 (paragraph 50) states that we should deliver a wide choice of high quality homes, plan for the various groups in the community such as families with children, older people and identify the size type, tenure and range of housing that is required in particular locations, reflecting local demand. As part of delivering that wide choice of family homes there is a need in these areas for smaller family homes of high quality.

A2.4 We are told there is a pressing need for family houses. The Southampton City Council figures for 2011 published in April 2012 showed the following numbers on the housing registers.

These figures show the following need –

- 1 bedroomed = 8,913 families waiting
- 2 bedroomed = 3,311 families waiting
- 3 bedroomed = 1,979 families waiting
- more than 3 bedroomed = 539 families waiting
- unspecified number of bedrooms or registered more than once = 1,516 families waiting
- Total households on waiting list = 16,258
- Number of actual homeless in Southampton = 55

A2.5 We have lost many of our family houses, especially at the southern end near the university, and the western side, near the hospital, through conversions to HMOs and small flats. Although this has serviced a need, it has been to the detriment of family homes. There is a need therefore to retain the remaining stock of family houses and resist further losses. Development of family housing is to be encouraged provided it stays within the character of the surrounding area.

A2.6 We also need to maintain a supply of houses for the older residents, especially those who wish to remain independent, with suitable property, especially bungalows, which are in short supply. NPPF states (para 159 Housing) the plan should address the need for all types of houses by the different groups of the community such as families with children, older people, and those with disabilities, and cater for the housing demand they require.

A2.7 The housing needs survey and city figures showed that only a total of 1228 were housed in 2011 as follows:

- Studio /1 bed flats 480
- 2 bedroomed 590
- 3 bedroomed 134
- 4 bedroomed 22
- 4+ bedroomed 2

A2.8 NEBRA (Map reference)

Bassett Green Close has approximately one third houses and two thirds bungalows, which translates to just over a quarter of all homes in the NEBRA area being bungalows, and is one of the very few areas of this type of housing in this Ward and the city. Bungalows are rarely built and as such are a valuable asset, and every effort should be made to retain these as part of the area's housing mix. Any development or redevelopment in these areas must take into account the character of the area and on the impact on its immediate neighbours.

A2.9 Bassett Green is an old village with a village green, and is set in a close. Part of the village has Conservation Area Status. The remaining housing stock is a mix of houses and council owned / sheltered flats. The houses vary in size and style.

A2.10 URRRA (Map reference)

Redhill, Redhill Close, Boldrewood Road, Underwood Road, and Overcliff Road are a built-up area with dwellings of medium density family housing. Any development should be in keeping with its present character and density.

A2.11 VCRA (Map reference)

Vermont Close is at the northern end of the area and has a road going off, which runs down to the Ski Slope car park. This road also contains two schools (special needs), a community swimming pool, and council yard. The Firs are larger family houses and this area is well developed with little development potential.

A2.12 The Firs contains terraced and detached family houses. Accordingly, there is a mix of densities, and any development should be sympathetic to the surrounding properties.

A2.13 AREA D (Map reference)

LORDSWOOD

This is an area is mainly detached family housing.

A2.14 Lordswood Road and Lordswood Close. These two roads have a proportion of large detached family homes. Any development here should retain the character of the area and surrounding properties.

A2.15 Lordswood Gardens is a quiet road with larger style family detached houses. It is a small community of families in a quiet close. The road is fully developed and any redevelopment should be in character of the area of family houses. Lordswood Close has an unmade road and is a small private and very quiet close.

A2.16 OBRA (Map reference)

Pointout Road is characterised by detached, semi-detached and Victorian terraced smaller family houses in a fairly high density but of a distinctive urban design. The area is a quiet and safe area for families to grow up in and for that reason is a very popular and sought after area.

A2.17 Pointout Close runs off Pointout Road. This is a newer development of terraced family houses. It is a quiet close with a mixture of smaller family houses. At the rear of Pointout Close is Chestnut Lodge. This is sheltered accommodation and a very quiet location backing onto the houses in Pointout Close.

A2.18 The density of houses in this area gives little room for further development. It is a highly developed area, and the houses are distinctive medium-sized family houses all in similar character. Any development or redevelopment should keep the quiet character and density of the current family houses.

A2.19 Winchester Road from Pointout Road to Hill Lane has a mixture of housing styles and densities and although there is no distinct style of property, any development should be in sympathy with surrounding property.

A2.20 Hill Lane to the north of the junction with Winchester Road has detached and semidetached family houses. These are quite attractive older style family houses, but many have been converted into houses of multiple occupation.

A2.21 Rockleigh Road, Highclere Road and Thornhill Road are all, well established, family houses. Density is typically urban and there is little room for development. Any development or alterations should reflect the character of the area.

A2.22 EBRA (Map reference)

This is a large area with a high mix of housing styles and densities.

A2.23 Most of the housing is of medium density, apart from some houses at the western end of Glen Eyre Drive that are in large plots. These are predominantly family houses, which should be retained; residential development should be in terms of the impact upon character considered against Policy NP3 Character and design and NP4 housing density.

A2.24 There is high density housing in the Flower Roads and parts of Copperfield Road, some of which is Social and / or affordable housing. Densities in these roads tend to be at the higher end of 35-50+ dwellings per hectare.

A2.25 Elmsleigh Gardens, Bassett Crescent East, Denbigh Gardens, Chetwynd Road, Chetwynd Drive and Oaklands Way all have family homes with a variety of densities from 8 dph upwards. It is accepted that some of the larger plots may well be developed in the future, but in order to retain the character of the area, which is mainly large executive detached family houses, the density of the immediate surroundings of the property should be taken into account, and the fact that there is high density housing either side of these roads is an important factor in the area's character and density, when trying to retain a good mix of housing types and densities.

A2.26 AREA B (Map reference)

BASSETT CRESCENT WEST AREA

Bassett Crescent West is mainly large detached family houses.

A2.27 There were several large houses in this road, but most of these have been redeveloped. There is a large block of flats at the eastern end with the remainder of the road as family detached houses. There is a mix of densities from as low as 8 dwellings per hectare to nearer 35, apart from the flats. The larger family houses predominate, and any redevelopment should maintain and reflect the character of the surrounding property. Bassett Wood Mews, Tudor Wood Close, Bassett Gardens and Bassett Meadow all run off Bassett Crescent West, and are all well-developed family houses.

A2.28 Butterfield Road runs between Winchester Road and Burgess Road. The houses either side of this road are all detached family houses. There is a Care Home at the southern end of this road at its junction with Burgess Road.

A2.29 Meadowhead Road is a cul-de-sac that runs off Burgess Road and is a small community of family properties.

A2.30 The properties in Bassett Avenue and Burgess Road are a mixture of family homes, houses of multiple occupation and flats. It is difficult to identify any specific densities on these roads, and development should be sympathetic to the surrounding properties and area.

A2.31 AREA C (Map reference)

HOLLY BROOK

This is an area of medium and small terraced, semi-detached and detached family houses. It is a typical urban area with many of the houses having no car parking spaces. It is a popular area for families with little scope for further development other than replacement houses.

- A2.32 Dale Valley Road has mainly semi-detached private family housing although there is some social housing at the northern end. Dale Valley Close and Dale Valley Gardens are mainly bungalows. There are very few areas of bungalows and as such is a very valuable asset, which helps provide the mix of housing stock. They should be retained as part of the area's character, and should only be developed by replacement of bungalows with bungalows in order to retain ridge height and density.
- A2.33 Norham Avenue, Seymour Road, Vincent Avenue, Bladon Road, Malwood Avenue and Holybrook Close have mainly family houses, with some social housing and flats. This has created a good local community. There is no real development potential with this typical urban area, but should there be any re-development, consideration should be given to maintaining the character of the area.
- A2.34 Linford Crescent has high density flats and has no scope for further expansion. It has valuable open space and as such is a site of importance for nature and conservation to the west with allotments behind that.
- A2.35 Seagarth Lane has junior and infants schools. There are other buildings on its northern side that have some development potential, but the road is very narrow, and highway and parking issues must be a consideration in allowing any development in this area.

A2.36 AREA E (Map reference)

PINE CLOSE

This is a small area between the Motorway and Chilworth Road. It was a few large detached houses, but many of these have been redeveloped, and there is now a mix of large detached houses and high quality flats designed to blend into the area of large character housing.

- A2.37 Further development in this area should reflect these high quality design characteristics, and follow the adjoining Test Valley plan as follows:

"In order to protect their special character, the sub-division or redevelopment of plots within these areas will not be permitted unless the following criteria are met:

- a. the size of any proposed sub-divided plot is not significantly smaller than those in the immediate vicinity of the site;
- b. the proposal does not involve the loss of, or prejudice the retention of existing healthy trees on the site;
- c. the development's size, scale, layout, type, siting and detailed design are compatible with the overall character of the area; and
- d. it would not be poorly screened or intrusive in views from areas of adjoining countryside."

A3. HIGH DENSITY AREAS – 50 dph upwards

- A3.1 This density is an important part of the Ward. It covers the higher density developments of flats and students bespoke accommodation as well as some social and affordable housing, small flats and single accommodation. There is a need for a few of these areas to cater for residents needing smaller and more affordable homes. There is some scope in these areas where windfall sites come forward for re-development. The National Planning Policy Framework Section 6 (paragraph 50) states that we should deliver a wide choice of high quality homes and plan for the various groups in the community.

A3.2 NWBRA (Map reference)

LINGWOOD AREA

There are high-density houses and flats (including affordable housing) in Lingwood Close and Fitzroy Close. This area is regarded as a high-density development area. There may be development or re-development potential in this area.

A3.3 NEBRA (Map reference)

REDWOOD WAY is high density area with 20 terraced maisonettes and two blocks of flats. It has some development potential.

A3.4 VCRA (Map reference)

TALBOT CLOSE

There are purpose built high density flats in this area, and these must be restricted to residents over 60 years of age. There is some room for development or re-development in this area for similar housing.

A3.5 AREA D (Map reference)

DUNKIRK ROAD

This is an area, which contains a mixture of high density housing including some social and affordable houses and blocks of flats. Arnheim Road, Dunkirk Road and Dunkirk Close are high density housing. There is some scope for development of a similar nature.

A3.6 EBRA (Map reference)

STUDENT HALLS of residence in Glen Eyre Road are purpose built student accommodation. These are two large student accommodation complexes. One situated between Glen Eyre Road, Copperfield Road, The Parkway and Glen Eyre Drive, and the other between Glen Eyre Road, Chetwynd Road, Chetwynd Drive and Elmsleigh Gardens. These are high density developments containing up to 2000 students and the area is suitable for such development densities. This high density area has residential development potential.

A3.7 AREA F (Map reference)

FLOWERS ESTATE and SCHOOL

These were formally council family homes, semi-detached and terraced properties. Many of these have been sold and are now HMO properties. This area is fully developed but would have residential potential for high density re-development.

A3.8 PPRA (Map reference)

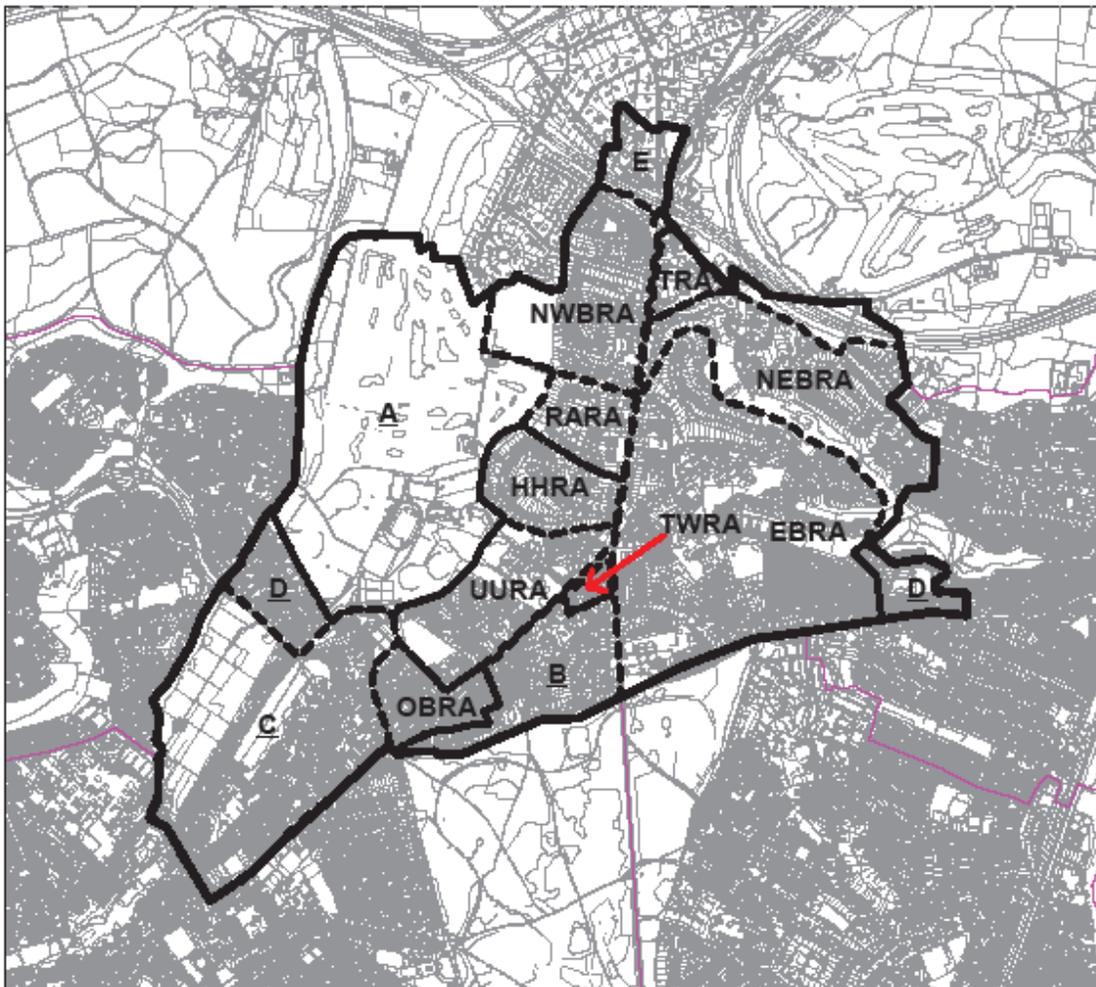
Providence Park is an enclosed residential development off Holly Hill that consists of flats and Town Houses. It has some higher densities. The applied maximum parking standards have not prevented cars being the dominant mode of transport for residents in this area and there are ongoing parking issues, but no further development on site is anticipated.

A3.9 OBRA (Map reference)

WINCHESTER ROAD

Winchester Road has a mix of housing types along its length, with many flats and HMO type properties. The Range site has been identified as a one that could potentially accommodate higher densities, should it come forward for re-development. 446-448 Winchester Road and 14 Abingdon Gardens could also accommodate residential densities above 50 dph. There are some commercial buildings, which could have development potential, and this is an area that could support high density development.

FIGURE 4: MAP OF BASSETT RESIDENTS ASSOCIATIONS AND AREAS



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright 2016. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Southampton City Council 10001967