

# Totton & Eling Neighbourhood Plan



# Neighbourhood Plan Consultation

Totton and Eling is a town with deep history and rapid growth, from its mention in the Domesday Book to becoming a modern community within a century. This mix of rural roots and contemporary development creates unique opportunities for the future.

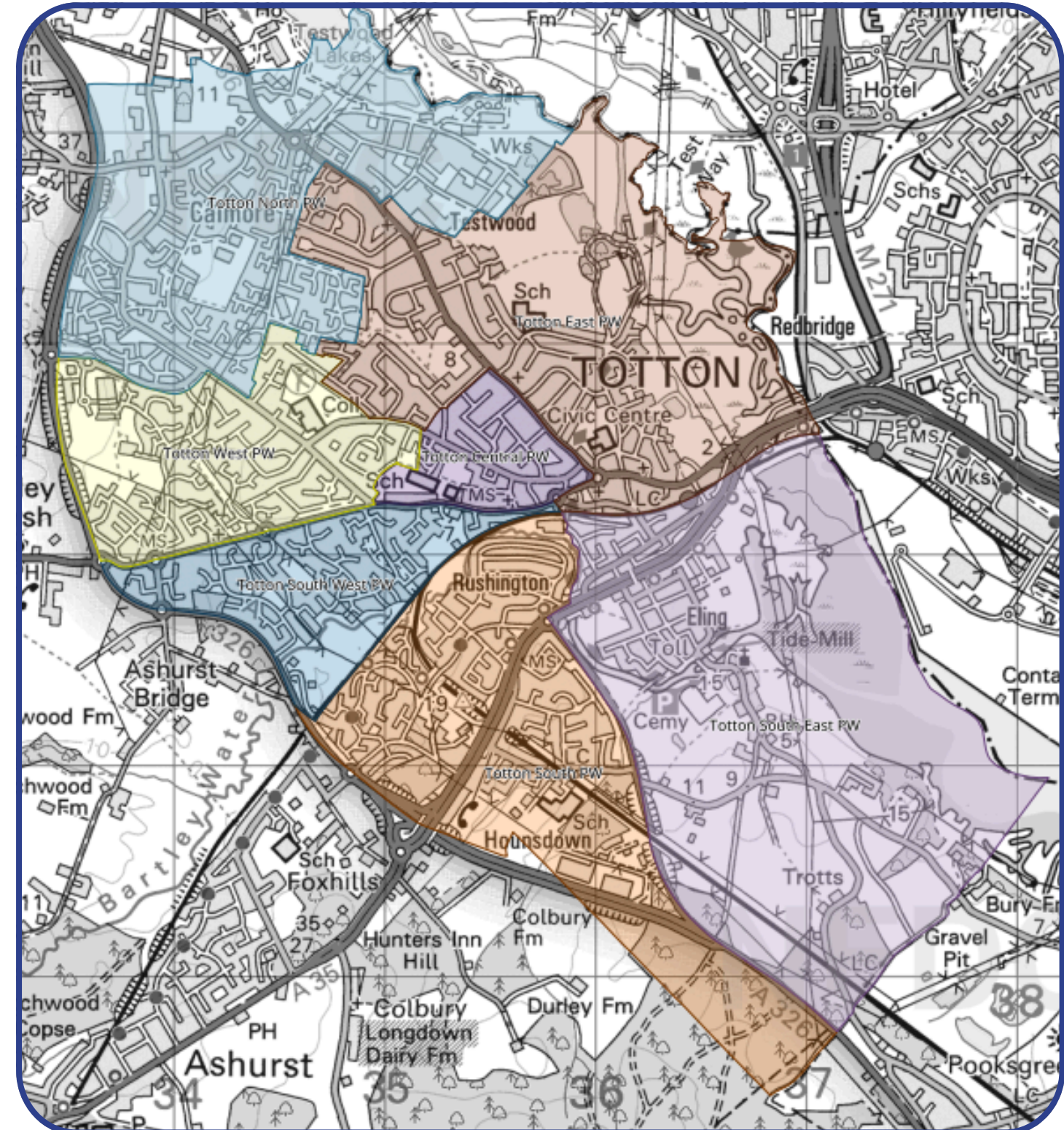
What the Neighbourhood Plan aims to do:

- Protect Bartley Water and the town's rural character
- Ensure new buildings and design reflect local identity
- Improve community connections through better cycling, walking, and wheeled routes
- Enhance biodiversity by linking and protecting green spaces
- Safeguard local character through recognition of non-designated heritage assets

The plan looks ahead to a town that is vibrant, cohesive, and fit for future generations, combining local character with modern opportunities.

**What do you think of the Neighbourhood Plan?**

Please send your comments to: [caroline.rackham@tottoneling-tc.gov.uk](mailto:caroline.rackham@tottoneling-tc.gov.uk)





## Vision, Objectives and Policies

Totton and Eling will be a thriving community with great amenities, attractive green spaces, and a vibrant town centre, a place residents are proud to call home, now and in the future.

The Neighbourhood Plan aims to:

- Improve the built and natural environment, with a focus on sustainable travel
- Help meet climate targets
- Strengthen the vitality of the town centre
- Protect and enhance green areas and biodiversity
- Encourage high-quality, sustainable design and landmark buildings
- Support the town's distinctive character as it develops
- Create better physical connections across the community

The plan includes eight policies, each designed to deliver these objectives. Policies are clearly set out with supporting text to explain their purpose, how they should be applied to planning applications, and where they relate to specific sites.



# Totton Town Centre Design Principles

Proposals for the redevelopment and intensification of land in Totton Town Centre, will be supported provided they have full regard to the following design principles:

- Protect views of listed buildings and heritage assets
- Allow gradual increases in building height, up to a maximum of 8 storeys
- Taller buildings may be used to mark key views, but must complement surrounding heights
- The Shopping Core is the focus for the tallest cluster of buildings, defining its civic and commercial role
- Commercial Road: new buildings limited to 4 storeys, with taller buildings set behind
- Station Road North (westside): limited to 3 storeys to preserve historic character
- High Street: limited to 4 storeys, built to the pavement edge to reflect traditional street form and enhance the setting of Eling Field House
- Station Road South (rear of former Station Hotel): limited to 3 storeys, with design and roofscape sympathetic to the listed building





## Green and Blue Infrastructure

The Neighbourhood Plan protects a Green and Blue Infrastructure Network of rivers, meadows, woodland, trees, and community spaces, helping nature thrive, connecting habitats, supporting recreation, and tackling climate change.

Development requirements:

- Development must protect and enhance the Green and Blue Network; harmful schemes will not be supported
- Open spaces should be well-designed, linked to nearby green areas, and managed long-term
- Trees and hedgerows must be kept; if lost, replace with native species (two for one)
- Habitats should connect, and rare species must be safeguarded
- Larger sites (0.5ha+) must achieve 20% tree canopy cover or use alternatives like green roofs/walls

Proposals supporting priority projects will be encouraged:

- Improve Bartley Park and Bartley Water
- Create green links to Southampton
- Extend connections to Marchwood waterfront
- Boost biodiversity and public access along Bartley Water



## Local Green Spaces

The Neighbourhood Plan designates a number of Local Green Spaces across Totton and Eling, including parks, recreation grounds, play areas and valued community spaces which include:

- Calmore Recreation Ground
- Bartley Park & Bartley Water
- Testbourne Playground including Briarwood
- Goatee Beach
- Land beyond Hawkers Close, near Salmon Leap allotments
- Civic Green

The following factors have been considered to ascertain why each one of these spaces is 'special' to the parish:

- Beauty
- Historic significance
- Recreational value
- Tranquillity
- Richness of wildlife

New development will not be permitted on land designated as Local Green Space except in very special circumstances or where it is ancillary to the use of the land for public recreational purposes.



## Local Green Spaces

The jewel in the crown for Totton and Eling is Bartley Water, a New Forest stream, influenced by the local geology (sands and clays). It is one of two watercourses that make their way through Totton and Eling – The Test being the other. Although the Bartley Water is much smaller and less well known than the larger Test, it has been greatly improved in terms of biodiversity over the past decade. It is highly valued as a local recreational asset for the people of Totton and Eling, as it passes through a number of proposed Local Green Spaces. It plays a key role in defining the character of the area, as well as being an important social and environmental asset for the local community.

The tidal part of the river (but not the natural low water flow) drives the working historic Eling Tide Mill at Eling, where a toll road crosses the river.

The river itself is also an important recreational facility and wildlife haven, especially at the tidal, Eling end of the river.

**Would you like the Bartley Water through Totton and Eling to be a Country Park?**



## Design Principles

We want new development in Totton and Eling to be well-designed, sustainable, and distinctive, helping the town feel more attractive and connected.

Key points:

- Fit with the scale, density and character of neighbouring properties
- Protect green space and use greenery to support wildlife
- Safeguard non-designated historic assets
- Create accessible, well-connected neighbourhoods with safe walking and cycling routes
- Encourage innovative, high-quality design that builds a stronger identity for Totton
- Ensure all development is zero carbon ready and resource-efficient
- Include public art in larger schemes to celebrate local heritage and landscape

Our aims:

- High-quality design, good access and landmark buildings
- A stronger, distinctive character for Totton and Eling
- Improved town centre and public spaces





## Eling Conservation Area

Any development in or around Eling Conservation Area must protect its historic landmarks, rural character, and natural habitats. New proposals should avoid urbanising infill, keep the area's openness and rural feel, and use traditional local materials. Key views across the creek, causeway, and Southampton Water must be preserved, with opportunities to improve riverside access for the public. High-quality redevelopment, such as at Eling Wharf, is encouraged where it enhances the riverside setting, links town and countryside, and maintains the green gap between Eling and Marchwood to prevent settlements merging.

- **Heritage:** Respect views of Eling Tide Mill, St Mary's Church, Cole's Farmhouse, and historic village buildings
- **Nature:** Safeguard Bartley Water's salt marshes, reed beds, and wildlife
- **Character:** Keep rural openness, avoid urbanising infill, and use traditional local materials
- **Views & Access:** Preserve key vistas across the creek and water, and improve public access to the riverside
- **Redevelopment:** Support high-quality schemes (e.g. Eling Wharf) that enhance the riverside setting and link town, countryside, and waterfront
- **Settlement Gap:** Maintain the green space between Eling and Marchwood to prevent coalescence



## Non-Designated Heritage Assets

### What is a non-designated Heritage Asset?

It is a building, site or landscape with local historical, architectural or cultural importance that isn't officially listed but holds significance and must be considered in planning decisions.

The Neighbourhood Plan identifies the following buildings and structures as Local Heritage Assets:

- Batts Corner, Rumbridge Street
- 1-3 High Street
- 38 Rumbridge Street
- Sweet Thoughts, Eling Lane
- Henry Powell Funeral Directors, Eling Lane
- Savoy Cinema, Junction Road
- St Mary's Hall
- Maydays, 11 Rumbridge Street
- Riverside Studios, 32 Windsor Road off Rumbridge Street
- 62 Rumbridge Street
- Corals Betting Shop, 17 - 19 Rumbridge Street
- Calmore Village Hall, Pauletts Lane, Calmore
- Commercial Road Shops
- Telephone Exchange, Junction Road

### Would you like these buildings protected?

When considering planning applications that directly or indirectly affect Local Heritage Assets, a balanced judgement will be required, having regard to the scale of any harm or loss and the significance of the Heritage Asset.



## Active Travel - Local Cycling & Walking

New developments must support walking, cycling, and public transport by connecting to local routes, providing accessible paths and cycle parking, and improving bus services. Designs should protect existing networks, use inclusive standards, and make everyday services reachable within 15 minutes on foot, bike, or wheelchair.

The Neighbourhood Plan aims to:

- Follow the Local Cycling and Walking Infrastructure Plan (LCWIP) to prioritise active travel and connect to the wider network
- Protect and, where possible, enhance walking and cycling routes through good layout, access, and landscaping
- Meet Government standards (LTN1/20) for cycling and Inclusive mobility guidance for walking, ensuring accessibility for all, including wheelchair users and people with sensory disabilities
- Provide convenient, secure cycle parking, with at least 5% for non-standard bikes (e-bikes, cargo bikes, adapted cycles)
- Support improvements that make local services reachable within a 15-minute walk, wheel, or cycle

