

Highcliffe and Walkford

Highcliffe and Walkford ward is located on the far east of the BCP area. Its western boundary lies adjacent to the Mudeford, Stanpit and West Highcliffe ward. Its eastern edge forms the boundary with New Forest District Council, close to the boundary of the New Forest National Park. Pockets of the ward at Cranemoor Common, Chewton Bunny, Chewton Common and Chewton Farm, the area between Ringwood Road and Chewton Farm Road fall within the Green Belt.

Sustainable neighbourhoods

Highcliffe and Walkford contains two sustainable neighbourhoods:

- **Highcliffe and Walkford Sustainable Neighbourhood** is based on the approximate walking catchment of the Highcliffe District Centre on Lymington Road, a busy linear street offering a good range of everyday and independent shops and services, cafes and pubs. The area contains Highcliffe St Mark Primary School and Highcliffe Secondary School and Sixth Form both towards the west of the ward. The ward also has access to doctors' surgeries.
- **West Highcliffe Sustainable Neighbourhood** is one of the less sustainable areas within the BCP area. The area does not fall within the walking catchment of a retail centre or doctors' surgery, although it does include a neighbourhood parade at Saulfland Place. Proposals to introduce new local community shops and facilities will be supported within the area where a need is demonstrated. Most of the area within this ward is more than a 15-minute walk from primary schools, larger open spaces and play areas, and the area is not served by high frequency buses. However, the area benefits from easy access to Hinton Admiral Train Station (located to the northeast of the area) and is within 30-minute walk or bus journey of a secondary school.

Active travel infrastructure, open space, and recreational facility enhancements

The walking and cycling experience within the ward is varied, there are high quality walking opportunities in some locations (including along the coast) but relatively high traffic volumes, speeding traffic and lower quality pedestrian and cyclist infrastructure result in a lower quality experience in some locations, most notably Lymington Road. Addressing these issues should be considered a priority when delivering public realm improvements. Opportunities to enhance the pedestrian and cyclist environment and infrastructure, and the public realm on or around key streets within the areas have therefore been identified and will be explored. In particular, the public realm could be improved in some locations to increase the feeling of safety in the evening, including through appropriate lighting, and opportunities to improve overlooking will be encouraged as part of any new development in the Highcliffe District Centre.

Residents are well served by many high-quality open spaces. These include two local nature reserves at Nea Meadows (also an SNCI) in the centre of the ward and Steamer Point adjacent to the coastline (SSSI). Cranemoor Common (south of the railway line), Chewton

Common, Chewton Bunny and Chewton Glen Farm. We have identified enhancements to existing open spaces and recreational facilities that would be supported.

Broad townscape characteristics

Development within the ward predominantly consists of residential uses. Existing residential development within these areas is a mix of interwar/postwar suburban detached or postwar estate housing, largely featuring well-landscaped plots and tree planting. Houses dating from the Victorian era can be found in proximity to the centres, which feature parades of shops of varying quality from various periods.

Some streets within the area have a rural character, such as Chewton Farm Road, Seaview Road and Elphinstone Road, and sections of Lymington Road, Ringwood Road and Hinton Wood Avenue, the character of which should be preserved. Waterford Road and connecting streets, and streets along the cliff top, conversely feature a large number of postwar purpose-built flatted developments, although these are generally modest in style and design.

New development within the ward should typically incorporate good quality soft landscaping and front boundary treatments, integrate with the positive characteristics of existing development while adding appropriate interest, and strengthen the relationship between buildings and the street where this is presently weak. In areas featuring period buildings, new development should typically take design cues from their positive characteristics,

including articulation, materials, detailing and the proportions of key architectural features, while avoiding poorly executed pastiche.

Retail areas

There are three retail areas at Highcliffe District Centre on Lymington Road, Walkford Local Centre on Ringwood Road, and a smaller neighbourhood parade at Saulfland Place. These are shown on the policies map and are the focal points of the sustainable neighbourhoods. Development proposals within these areas should maintain or enhance their vitality, viability, and diversity.

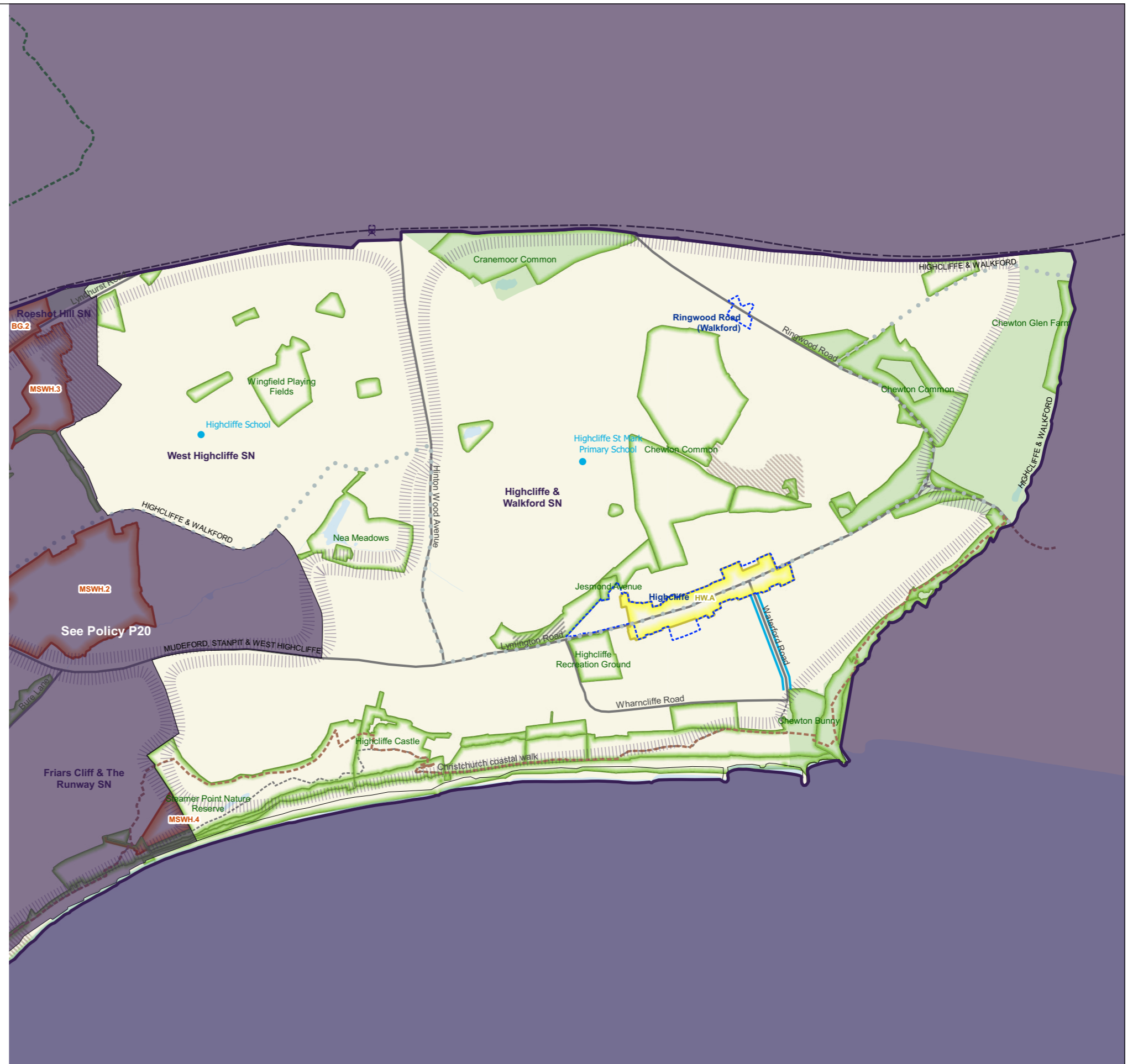
Within the West Highcliffe Sustainable Neighbourhood, we will support proposals to introduce new local community facilities and new local community shops selling local convenience food and other essential goods (e.g. chemists) where a need is demonstrated.

Housing

We expect around 545 homes to be built in the ward, 135 homes have planning permission, and we expect 410 to come forward as windfall opportunities, most likely as a result of rear infill development on larger plots and some intensification along public transport routes. Provision of new homes is encouraged within the local opportunity areas and on the local opportunity streets where there is potential for regeneration and/or enhancements to townscape character. There are no allocations in the ward. In the adjacent Mudeford, Stanpit and West Highcliffe ward, strategic

Highcliffe & Walkford key diagram

- ||||| Sustainable neighbourhood boundaries
- Site allocation
- Local opportunity area
- Local opportunity street (frontages)
- Retail centre
- School
- Other key bus routes
- Key trail
- Open space*
- Conservation Area
- Green Belt
- Land safeguarded for cemeteries
- Ward boundaries
- Other wards and areas outside BCP
- BCP boundary



*Only public open spaces over 0.1ha in size are shown.

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sites will deliver modern family homes including Hoburne Farm Estate and at Roeshot Hill.

Local opportunity areas

Lymington Road (Highcliffe) (HW.A) Local Opportunity Area is focused on the Highcliffe District Centre, which has a varied townscape character. There is potential for new development to enhance the area's townscape and strengthen local distinctiveness. Development should take design cues from positive period architectural characteristics within the area while avoiding poorly executed pastiche. Historic buildings and frontages that make a positive contribution to the area's townscape, such as 397 Lymington Road, should be retained and restored.

Local opportunity streets

Sections of Waterford Road have been designated as local opportunity streets where gentle increases in height may take place to either enlarge existing properties, or create additional properties, where appropriate. All development should provide a fine-grained character and provide soft landscaping and tree planting to the front of plots where development is set back from the street.

Strategic Policy P16: Highcliffe and Walkford

1. Sustainable neighbourhoods

The sustainable neighbourhoods within Highcliffe and Walkford will be enhanced by:

- a. Strengthening the role of Highcliffe District Centre;
- b. Strengthening the retail and community facility offer, and townscape quality of the Walkford Local Centre and Saulfland Place Neighbourhood Parade;
- c. Supporting provision of local community shops and facilities within the West Highcliffe Sustainable Neighbourhood where a need is demonstrated;
- d. Exploring opportunities to enhance the public realm and improve pedestrian and cycling infrastructure and safety at/around the following streets, roads and locations (or surrounding routes):
 - Between Lymington Road and the seafront
 - Lymington Road
 - Walkford Local Centre
- e. Improving the safety and attractiveness of walking and cycling routes to and around schools;
- f. Supporting proposals to develop new infrastructure or enhance existing infrastructure including community facilities, schools, health services, open spaces and play areas, including:
 - Seafront, including providing showers and lockers, improving biodiversity and maintaining the undeveloped nature of the seafront in accordance with the Seafront Strategy
 - Highcliffe Recreation Ground
 - Nea Meadows
 - Wingfield Playing fields
 - Steamer Point Nature Reserve, including improvements to visitor centre
 - Cranemoor Common
 - Chewton Common
 - Chewton Bunny
 - Chewton Glen Farm
 - Jesmond Avenue
 - Roeshot Hill strategic greenway
- g. Working with public transport operators to explore opportunities to improve bus services within the area.

2. Retail

In the West Highcliffe Sustainable Neighbourhood, the following will be supported where a need is demonstrated:

- a. Local community shops selling local convenience food and other essential goods that do not exceed 280 sqm (net) floor space; and
- b. Local community facilities.

3. Housing

Development within Highcliffe and Walkford will deliver a minimum of 545 homes.

4. Local opportunity areas

a. Lymington Road (Highcliffe) (HW.A)

Development is encouraged that enhances their quality and character. Development proposals must:

- i. Be up to and not in excess of three and a half storeys (approximately 12 metres) in height on the road frontage ;
- ii. Integrate with and enhance the area's positive historic characteristics; and
- iii. Enhance the district centre's retail, cultural and community facility offer.

5. Local opportunity streets

The local opportunity street on Waterford Road, as shown on the policies map, will be suitable for proposals that result in building heights equivalent to no more than one additional storey (approximately three metres) above the building context height. Proposals will need to preserve the setting of the grade II* listed Greystones.