Outline Planning Design and Access Statement rev A

Job No. 7657

September 2015



1 Site at Maidenstone Heath, Blundell Lane, Bursledon, Hampshire SO31 1AA

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Background

Introduction

This Design and Access statement has been prepared in support of an Outline Planning Application for development at Maidenstone Heath,

Proposed changes to the Eastleigh Borough local Plan 2011-2019 has prompted the current owner to re evaluate the site potential for development.

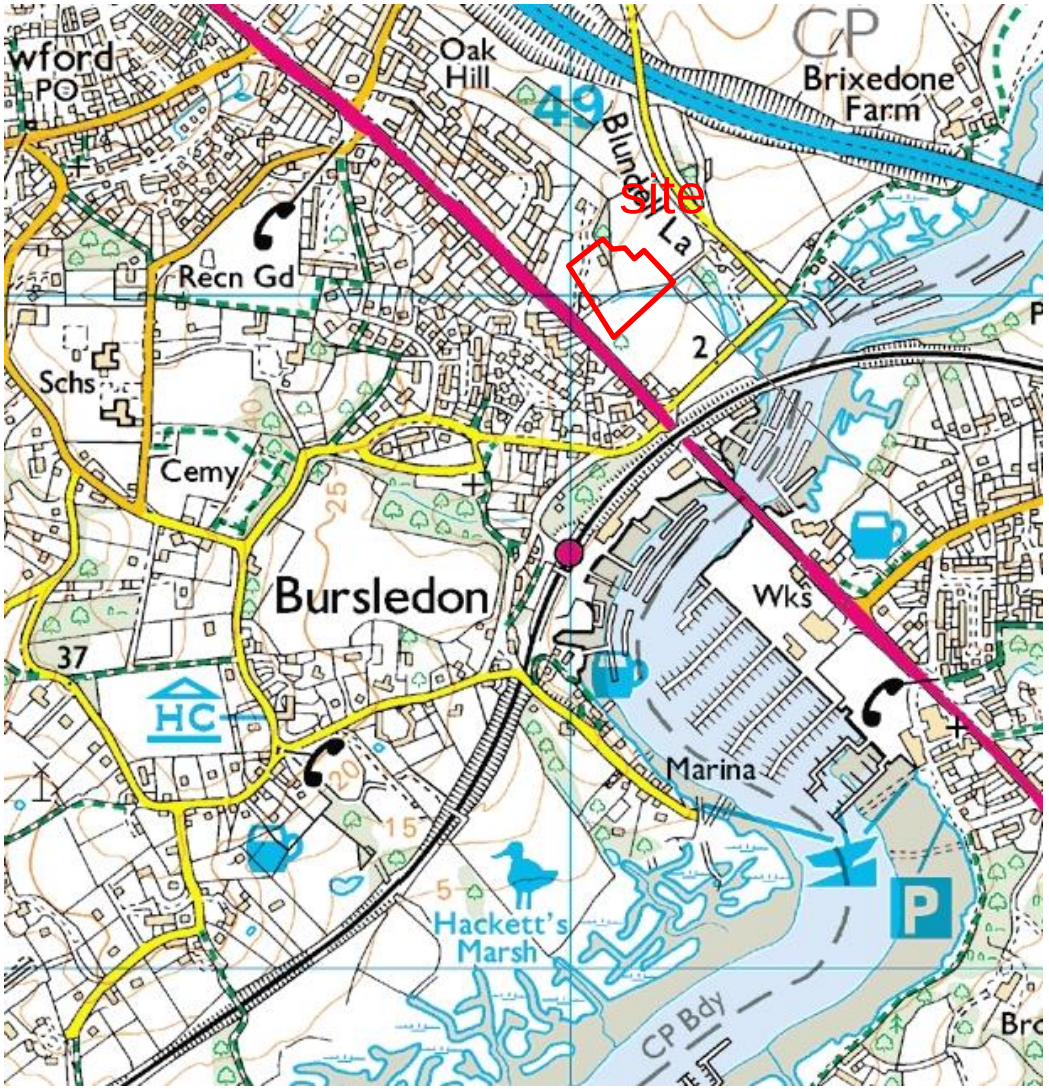
This application is submitted in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework (NPPF) where it is stated at paragraph 14 that development that is sustainable should go ahead without delay, and that a presumption in favour of sustainable development is the basis for every decision.

Site Location

The site is located to the North East edge of Bursledon and overlooks the River Hamble and Bursledon Railway Bridge.

Access is from Blundell Lane which runs around two sides of the site.

The site is well located for the station and bus stops.



Site at Maidenstone Heath, Blundell Lane, Bursledon, Hampshire SO31 1AA

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Site Analysis

Site Description

Maidenstone Heath is a significant property set in a substantial plot with a long drive and surrounding gardens which includes a large pond.

The site is approximately 1.3 hectares and is bounded by hedging and a brick walling along its north east boundary along Blundell Lane.

The main house has outbuildings which include an Oak framed barn with plain tiled roof. Also, a small property called Barn Owl Cottage.

The adjacent property to the North, 'The Stables', has a number of buildings which appear to have been at one time part of the same property.

The site is situated within the Old Bursledon Conservation Area.

As well as a significant pond much of the site is within Flood Zones 2 & 3.

Also, the site being adjacent to the River Hamble is close to the designated Solent Maritime SAC, the Solent & Southampton Water SPA and Ramsar site.

An overhead electricity cable runs through the middle of the site.

Blundell Lane along the South East boundary is a strategic footpath, cycleway and bridleway.

The main access is via a long drive off the southern part of Blundell Lane. There is a secondary access point off the northern part of Blundell Lane but with limited visibility.



Main House

The main house is a large detached two storey property (with attic accommodation) and is of some historic interest. The house has brick elevations and a tiled roof.

The property was for a time a Rest Home and returned to being a private house in 1994.



Planning History

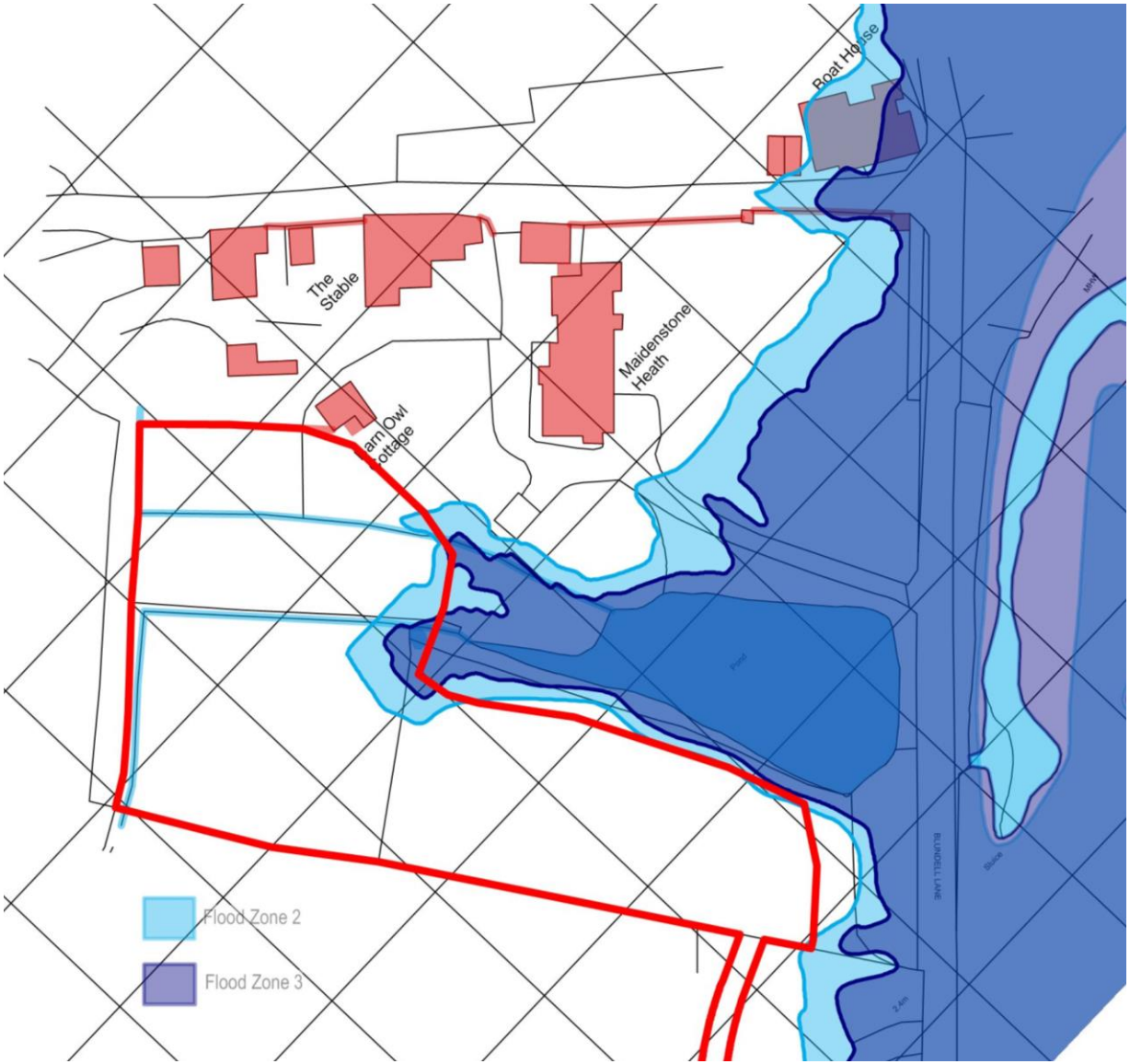
Ref C/18838/015/00
Alterations and Change of Use from Rest Home to private residence with ancillary accommodation.
Permitted 4th May 1994

Ref C/11/69455
(resubmission of lapsed granted approval C/05/55200 21st November 2005)
Conversion of existing detached store to one bed self contained annexe accommodation.
Permitted 8th November 2011

Site Analysis

Flood Zones

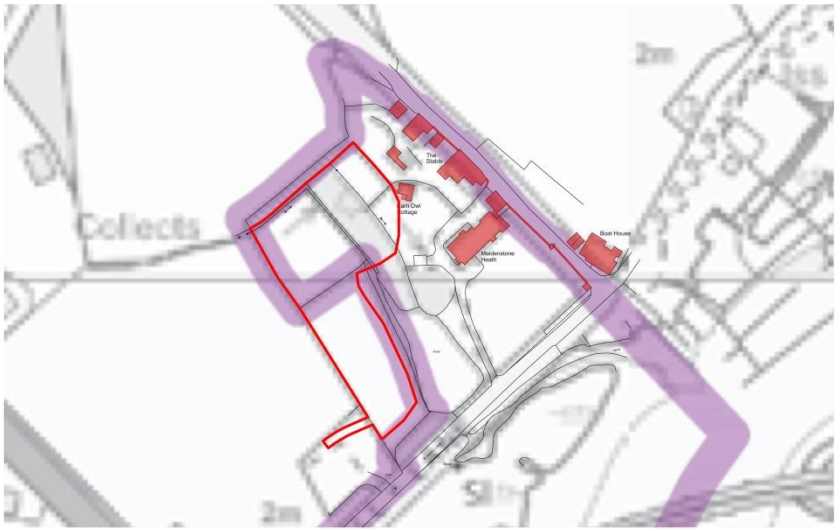
There are areas of the site in Flood Zones 1, 2 and 3.



Site Analysis

Old Bursledon Conservation Area

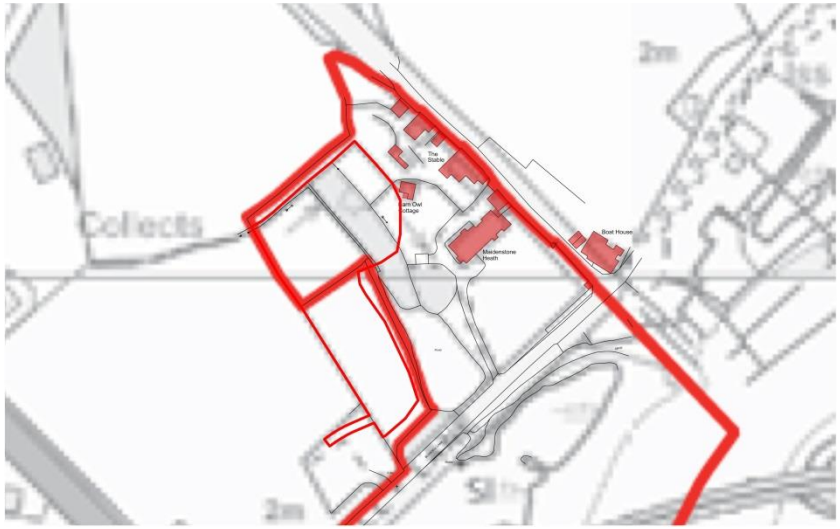
A significant part of the site is within the Old Bursledon Conservation Area which consists of low density housing, woodland, open fields and salt marshes adjacent to the River Hamble.



Old Bursledon Special Policy Area

A significant part of the site is within the Old Bursledon Special Policy Area which includes the Old Bursledon Conservation Area as well as Hungerford Bottom.

Described as semi rural in character. Development is permitted to existing buildings where this does not detract from the character of the area.



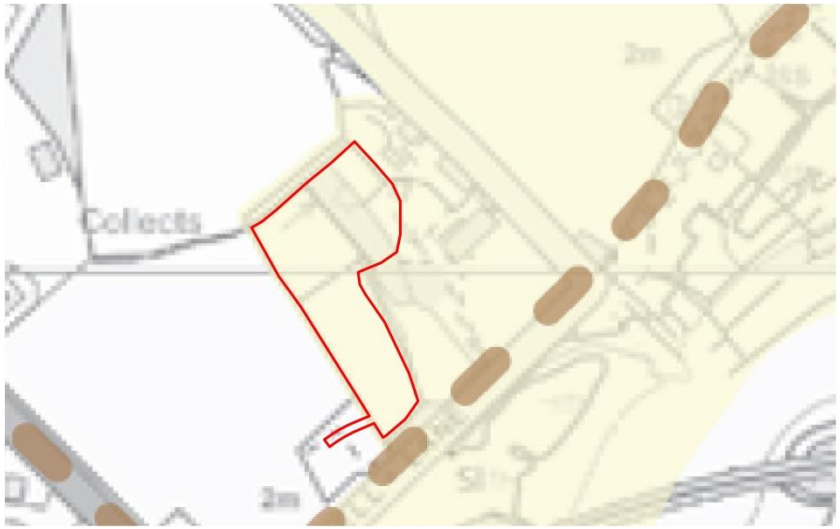
Extracts from the Revised Draft Eastleigh Borough Local Plan 2011-2019.

Site Analysis

Countryside Area and
Strategic Footpath/Cycleway/Bridleway

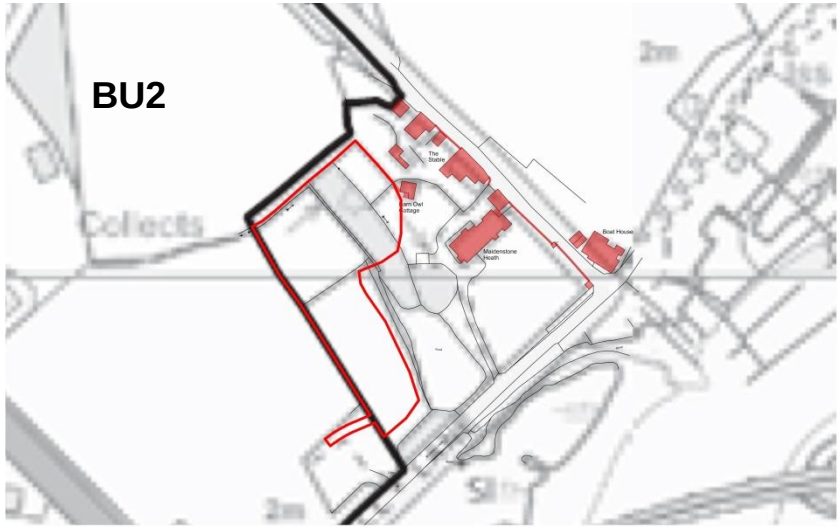
The site is totally within the Countryside.

The Strategic Footpath/Cycleway/Bridlewqy runs along Blundell Lane on the South East boundary.



Urban Edge

The Urban Edge or Settlement Boundary has been re located in the Revised Draft Local Plan to include Proposed Housing BU2 Policy Area and now abuts the site. The site is outside the Urban Edge / Settlement Boundary .



Extracts from the Revised Draft Eastleigh Borough Local Plan 2011-2019.

Site Analysis

Proposed Housing Policy Area

The New Proposed Housing BU2 Policy Area abuts the site.

Prior to the creation of the Proposed Housing BU2 Policy Area Maidenstone Heath was separated from the built up residential area of Bursledon by a green strip of greenfield countryside.

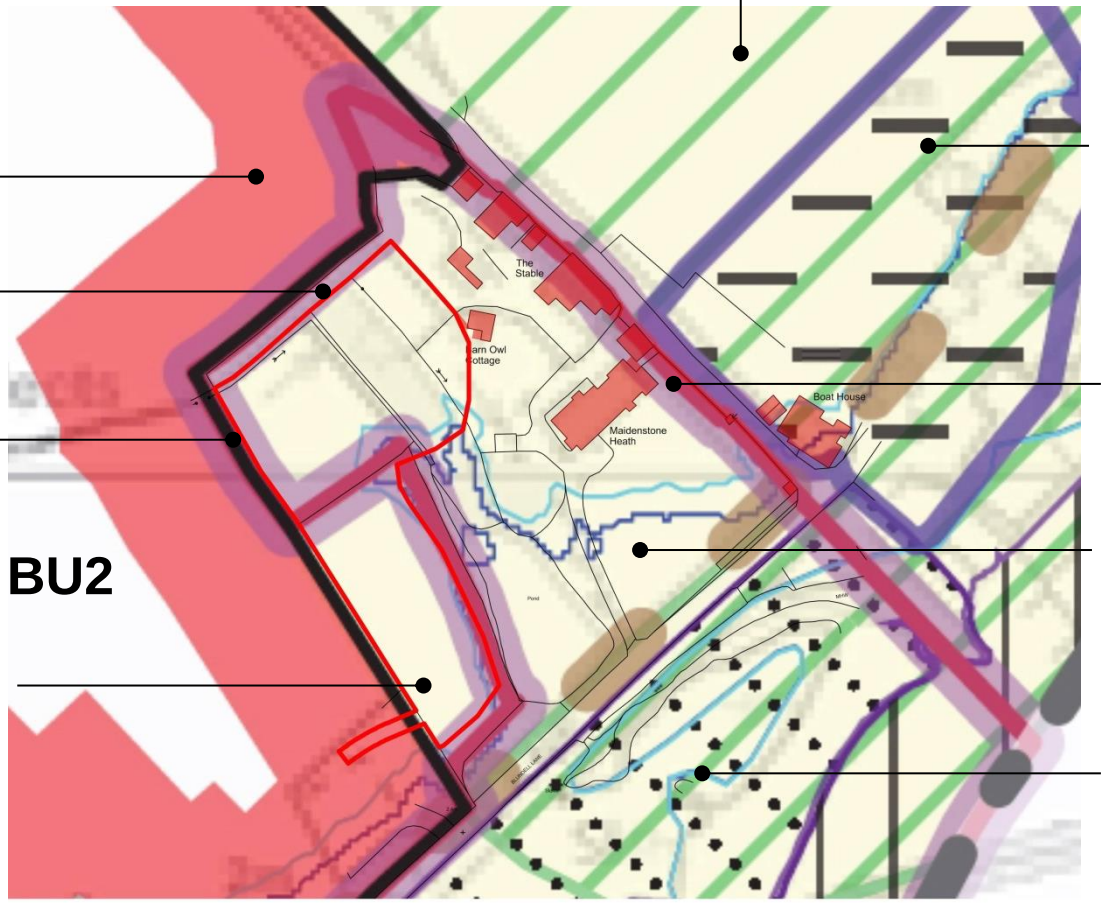


Outline Planning Application for 90 dwellings

There is now an approved Outline Planning Permission for 90 new dwellings on the Proposed Housing BU2 Policy Area immediately adjacent to the site ref)/13/73701



Site Summary



Gap

Proposed Housing Policy Area BU2
The New Proposed Housing BU2 Policy Area abuts the site.

Site Boundary

Urban Edge
The New Proposed Housing BU2 Policy Area abuts the site.

Portion of Land only zoned as Countryside

Proposed Policy Area BU5
Allocated for expansion of boatyard

Old Bursledon Conservation & Special Policy Area

Flood Zones

Nature Conservation Areas

Extracts from the Revised Draft Eastleigh Borough Local Plan 2011-2019.

General Planning Policy

Policy DM1, General criteria for new development

All new development should (as relevant):

i. not have an unacceptable impact on, and where possible should enhance:
   a. residential amenities;
   b. the character and appearance of urban areas, the countryside and the coast;
   c. biodiversity; and
   d. heritage assets;

ii. make efficient use of the site and have regard to and not impede potential development opportunities on adjoining land;

iii. take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with adjoining uses and well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views;

iv. not involve the loss of or damage to trees, woodlands, hedgerows, ponds or other landscape features of value to the character of the area, for appearance, biodiversity or for urban cooling unless they can be replaced with features of equivalent or enhanced value;

v. include a landscape scheme covering the design and layout of external space;

vi. for new development, achieve a net increase in green infrastructure in or around the site;

vii. provide satisfactory management arrangements for all landscape and green infrastructure;

viii. incorporate provision for disabled people;

ix. incorporate design measures to inhibit criminal and anti-social behaviour;

x. incorporate provision for on-site waste management; and

xi. include provision for public art associated with new development in accordance with the Council's adopted Public Art Strategy.

Extracts from the Revised Draft Eastleigh Borough Local Plan 2011-2019.

Pre Planning Advice

Pre Planning Advice Application

An Application for Pre Planning Advice was submitted on 7th May 2014 ref Q/14/7452. The submission included 3 different land use options for the proposed site and the existing Maidenstone House.

Option 1
Increase size of existing main house for a Nursing Home and Close Care Bungalow Units on the southern area of the site.



Option 2
Convert existing main house to Large Apartments with the remaining site for Large Executive Houses.



Option 3
Convert existing main house to Large Apartments with the remaining site for General Housing.



Pre Planning Advice

Pre Planning Advice Response

An Application for Pre Planning Advice was submitted on 7th May 2014 ref Q/14/7452 with an e-mail response received on 25th July 2014 with consultee responses.

Summary of Advice

The proposals were within the countryside so would be against Planning Policy, however, there may be overriding material considerations in the support of residential development generally and provision of accommodation for older people.

Blundell Lane is a narrow lane and is not suitable for significant additional development with visibility onto Bridge Road restricted due to a rail bridge.

Flood Zone limits some of the site ,a Flood Risk Assessment would be required.

The site had trees which were an important landscape value. A Tree Survey was required.

A Phase 1 Habitat Survey and Contaminated land assessment was also required.

A noise impact assessment will be required.

A full contaminated land risk assessment will be required .

Further Meetings

There was a subsequent site meeting with Planning Officer Nicola Reid on 15th September 2014 and a further meeting with Policy and Highways Officer on 8th January 2015.

It was concluded that a scheme of General Housing and conversion of the main house to smaller units with access from the adjacent new Bovis Housing Site so as not to intensify the use of the existing Blundell Lane maybe an acceptable proposal.

Design Proposals

Proposal

The proposal is to provide a total of 8 new houses (3 and 4 bed mix) on unutilised land within the Maidenstone Heath site of similar standard proposed for BU2 Housing Land to the southern edge of the site. Access will be from this BU2 Housing Land which is being developed by Bovis.

Car parking for 4 bed to be 3 spaces per unit and 3 bed to be 2 spaces per unit.

Cycle storage to be 2 per unit.

The existing main house and pond are to be excluded from the proposals.

Key Objectives

To leave the existing Maidenstone Heath house visually unaffected. Form a new access to the site from the adjacent housing site for new development so as not to further intensify the use of Blundell Lane. To avoid existing flood zones and to retain existing trees and ecology.



Site at Maidenstone Heath, Blundell Lane, Bursledon, Hampshire SO31 1AA

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Sustainability Assessment

This Sustainability statement has been prepared to accompany the outline planning application.

The Council adopted the Eastleigh Borough Local Plan Review (2001-2011) on 25 May 2006. A Supplementary Planning Document was adopted in March 2009 which included policies on Environmentally Sustainable Development.

Under policy note 4.1.3 'Compliance Stages for all Assessments' it is a requirement that at the pre-application stage a draft Sustainability Statement will need to be submitted which answers (where possible) all the Sustainability Checklist questions in Appendix 4 or 5 of this document. This is designed to show how the developer is expecting to achieve different elements of environmentally sustainable development.

Listed below are all the 'essential requirements' the development needs to achieve (at both the design stage and at the post-construction stage) in order to meet the Council's sustainable development policies and receive full planning permission. Against each policy we confirm how we intend to meet the policy requirements.

ESD 1.General Sustainable Development:
The policy refers to the Code for Sustainable Homes. This is to be discontinued by the government during 2015. In the absence of an alternative policy this scheme will continue to meet Level 4 as required within this policy.

ESD 2. Rainwater Harvesting and Greywater Recycling:
This policy relates to flats which is not applicable to this application.

ESD.3. External Water Consumption
Confirmation will be provided at design stage confirming that the specific Code FSH Wat 2 credit will be achieved by each property in the development. To reduce the consumption of potable water further, a system for collecting rainwater for use in irrigation will be provided in the form of suitably sized rain water butts attached to the dwellings rainwater downpipes.

ESD.4. Reducing Surface Water Runoff
Specialist engineers will design a SUDS drainage systems in line with current practices to include soakaways and permeable paving. The calculations from this will be used as evidence in the mandatory section of the Code for Sustainable Homes to achieve level 4. A drainage report will be provided confirming that surface water attenuation is at least as good as before development and that the surface water runoff from the whole finished development site will be managed by sustainable drainage systems to the attenuation levels required.

ESD 5. Passive Solar Heat Gain
Evidence will be provided at detailed design stage, and included within the final Design and Access Statement showing that the full potential for passive solar heat gain has been considered.

ESD 6. Carbon Dioxide Reduction
A copy of a BRE-licensed Assessor's Report will be provided demonstrating that 2 No Code FSH Ene 7 credits will be achieved. High levels of insulation with efficient heating and hot water will be provided to ensure that CO2 reductions of at least 15% will be achieved.

ESD 7 Green Roofs:
Relates to flats and non residential development.
See ESD 2 and 3.

ESD 8. Trees
At detailed design stage landscape proposals will demonstrate the following
• 1 street tree per 30 linear metres of new residential street.
• Existing trees to be retained where applicable or 1 tree will be provided per private back garden.

Sustainability Assessment cont.

Within Appendix 4 there is also a schedule of 'Issues with No Essential Requirements'. The following information is provided to respond to these requirements using the nomenclature within the schedule.

Clause 2.1: Water Consumption.
Homes will be designed to restrict the indoor water use to below 105 litres per person per day. This will be calculated by a Water Efficiency Calculator designed by the Communities and Local Government. See also response to ASD3.

Clause 3.1 Natural Daylight
Large windows with good daylight factors will be incorporated to improve the quality of internal environments in homes and to reduce the need for energy for lighting.

Clause 3.3: CO2 Reductions
The proposed development will consist of 8 new private dwellings built to energy standards that surpass those in the 2010 Part L1A (November 2013) building regulations
All dwellings will be built to level 4 of the code for sustainable homes. High levels of insulation with efficient heating and hot water will be provided to ensure that CO2 reductions of at least 15% will be achieved. See also ESD6 above. SAP calculations will be undertaken by an accredited assessor on each dwelling type to ensure that the criteria are met.

Clause 3.4 Exterior Lighting
Low energy exterior electrical lighting will be used and compliant lighting will be supplied with movement detecting control devices (PIR) and daylight cut off sensors.

Clause 3.6 Zero Carbon Residential Developments.
The new dwellings, whilst incorporating high levels of insulation and energy conservation measures, may not be able to achieve zero carbon emissions.

Clause 3.7 Natural Ventilation
All dwellings will be naturally ventilated using opening windows.

Clause 3.8 Drying
An external drying line in the form of a rotary dryer will be provided with a minimum of 6m of line.

Clause 4.1 Construction Waste.
The contractor will be required to provide a Waste Management Plan before construction commences. The aim is to promote the reduction and effective management of construction related Waste. The SWMP will include procedures and commitments for reducing waste generated on site in accordance with best practice and the defined waste groups. Also the SWMP will include procedures and commitments to sort and divert waste from landfill (re-use, recycle, compost or otherwise recover) according to the defined waste groups. This will be performed on site or through a licensed external contractor in accordance with best practice.

Clause 4.2 Construction Materials
The environmental impact of materials will be assessed using Code for Sustainable Homes methodology. There is a mandatory requirement to achieve a Green Guide rating of between A+ and D for at least three of the following elements of the building envelope ; roof, external walls, Internal walls and separating floors.

Clause 4.3 Waste Recycling
At design stage facilities for the adequate internal and external storage space for non recyclable waste and recyclable waste will be provided. Eastleigh Borough Council offer a household recycling service. Houses will have a recycling wheelie bin coloured green, a black Non-recyclable waste bin, and a brown food waste bin.
Internal recycling bins with a capacity of 30 litres will be provided to each dwelling. For houses external hard standing storage areas will be provided with a minimum turning circle of 1500mm, (disabled accessibility). These will have a minimum space for 240 litres for each 3 bedroom house and 310 litres for each 4 bedroom House. The facilities will be in a dedicated position and be accessible to disabled people.

Sustainability Assessment cont.

Clause 4.4 Composting
A composting bin is to be provided for each dwelling.

Clause 5.1 Green Infrastructure
See ESD 3 and 8 above.

Clause 6.1 Biodiversity
Under section 40: Natural Environment and Rural Communities Act 2006 national policy requires planning policy to minimise the impacts of development on biodiversity and geodiversity. In line with planning policy and code for sustainable homes level 4 requirements an ecological survey has been undertaken by ecological consultants Nicky-Britton-Williams and Adam Jessop dated June 2015. See attached report.

Clause 6.2 Noise
Noise pollution in dwellings will be dealt with in the following manner.
a) Considered in the design and layout of the site to shield noise.
b) The incorporation of double glazing to reduce sound transmittance.
c) The design and installation of sound insulated party walls where applicable and floors which are an improvement above Part E building regulations for impact and air transmitted sound.

Clause 6.3 Private Space
Each home will have a private garden with 1800mm high fencing providing privacy.
The design of the site and individual houses will comply with Secured by Design Standards.

Clause 6.4 Lifetime Homes
The development will be designed to comply with Lifetime Homes.

Clause 6.5 Pollution
Pollution will be considered in several categories.
Gas boilers are selected on the basis that the dry nitrogen oxides emissions are below 40 mg/Kwh, currently the best in the market.
2. Noise pollution in dwellings is described in 6.2 above.
3. Light Pollution in completed dwellings will be minimised by selection, design and the correct siting of exterior lighting to ensure that light spillage is kept to a minimum with low impact to the residential community, wildlife and the landscape. Security and space lighting will meet secure by design standards.
See also Clause 4.2 in relation to Green Guide to Materials.
4. Petrol and Diesel vehicles create emissions of carbon dioxide, carbon monoxide, oxides of nitrogen and other chemicals that have an impact on global warming and local air quality. To promote the use of bicycles the houses will all contain a secure weatherproof cycle store sited in such a position for ease of access and egress.
Each dwelling will have one room with the ability to provide space and services to be used effectively as a home office. The aim is to reduce the need to commute to work by providing residents with the necessary space and services to be able to work from home.

Clause 7.1 Construction Site Impacts
The chosen contractor will be required to be registered by the Considerate Constructors Scheme. Considerate constructors strive to promote and achieve best practice under the Code for site works.

Clause 7.2 Building User Guides
Building User Guides will be provided to occupants on completion in accordance with guidance provided by the BRE Trust and BREEAM. This will include the building's standard of performance, energy efficiency measures, water-saving measures, means of operating heating and lighting systems, access, security and safety systems and waste management.

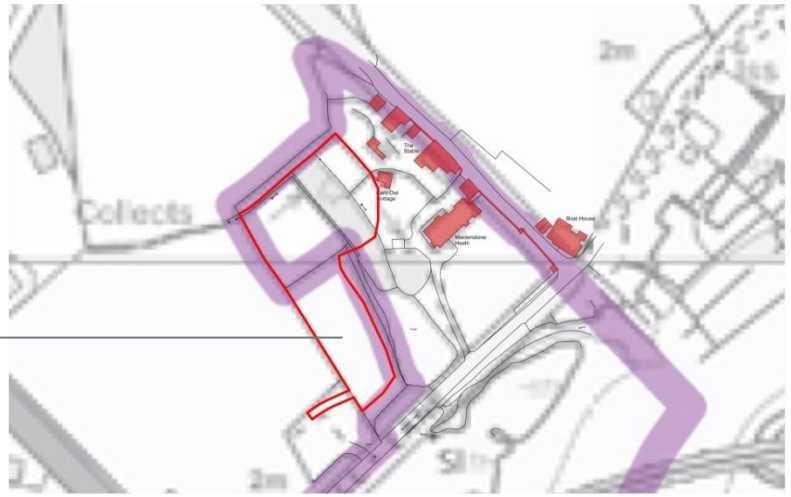
Heritage Statement

Application Site
Maidenstone Heath is a significant domestic property set in a substantial plot of 1.3 hectares with a long access drive and surrounding gardens which includes a large pond. The house is a large detached two storey property with attic accommodation and is constructed of brick with a tiled roof.

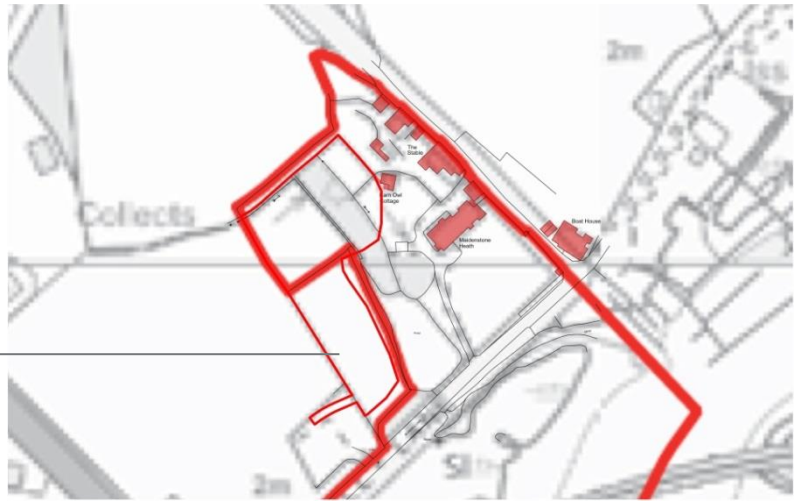
Historic Importance
The original property dates back to the sixteenth century when it was formerly known as Blundells Farm. A small central part of the original building remains but has been extended in the nineteenth century, to be used as a school and a nursing home.
The adjacent property to the North, 'The Stables', has a number of buildings which appear to have been at one time part of the same property. Barn Owl Cottage is a small independent dwelling, originally part of the main group surrounding Maidenstone Heath.

Maidenstone Heath is mostly within the Old Bursledon Conservation Area, which identifies the property as noteworthy, although not listed. A significant part of the overall site is also within the Old Bursledon Special Policy Area .
Part of the site is outside the Conservation Area and the Old Bursledon Special Policy Area and is identified on the site plans across. This area of the site is zoned as 'countryside'.

Old Bursledon has a number of historic properties in a range of sizes. The mix of properties would be typical for a village where its population ranged from fishermen and lightermen through to High Sheriffs and merchants. A feature of the character of Old Bursledon is also the relationship of plot to building size. Although there is variation, many large plots throughout the area are occupied by buildings of a size that create and maintain space and openness. As stated in the Supplementary Planning Document 'Old Bursledon Conservation Area Appraisal and Management Proposals' the LPA seek to retain the sense of space and openness within plots which makes a vital contribution to the character of the conservation area.



Conservation Area



Special Policy Area

Heritage Statement cont.

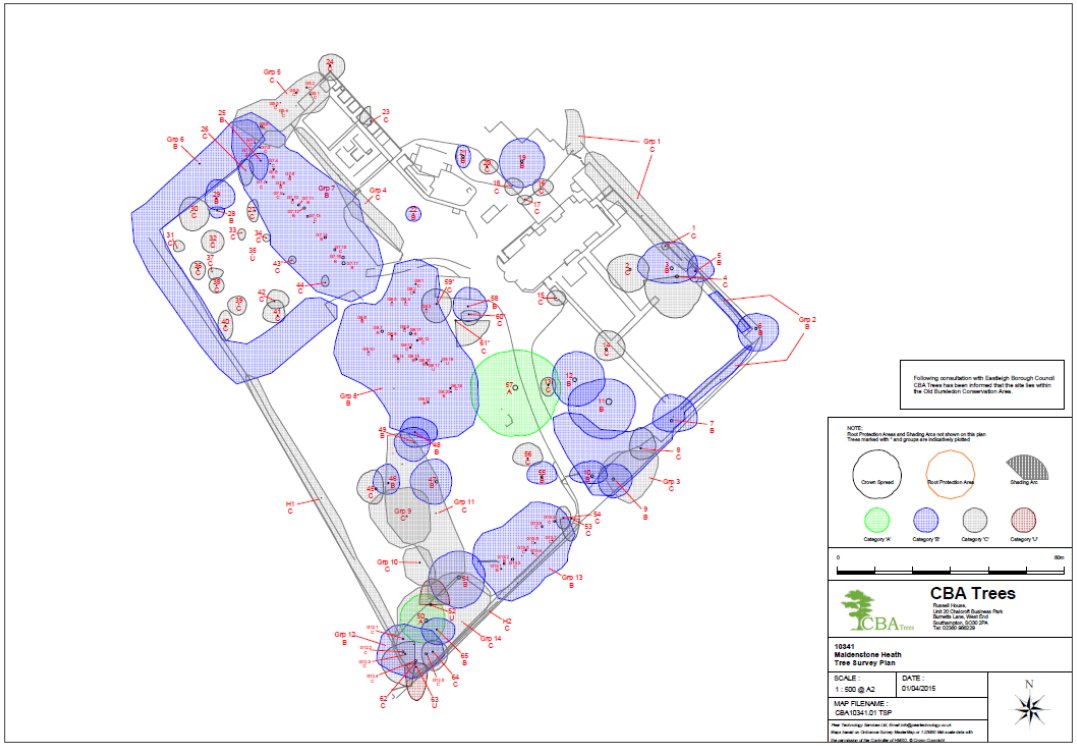
Archaeology

Within the conservation area there are a number of 'findspots' indicating a Roman presence, probably relating to trade up the Hamble River. Within the waterfront area and river itself there are also a number of wrecks dating back to medieval times, although there is also potential for the remains of earlier vessels.
A search of the Hampshire Archaeology and Historic Buildings Record does not indicate any records for this site.

Site Characteristics

Maidenstone Heath is a significant property in a large 1.3 Hectare site with many mature trees. This application proposes to separate the south west area of the site away from the main house and develop the site with 8 detached properties. The application site is naturally separated from Maidenstone Heath by a large pond and established trees. The extent of tree cover can be seen from the plan opposite which is taken from the Arboricultural Impact Assessment prepared by CBA Trees and included within this application. Most of the existing trees are to remain, especially trees separating Maidenstone Heath from the proposed development.
Maidenstone Heath will remain as a dwelling with its own independent access off Blundell Lane and will be largely unaffected by the proposed development. The property will sit within a site area of 0.78 hectares (2 acres) and will still reflect the conservation character of a significant house in large grounds.

An Outline Planning Application for the adjacent site has been granted for 90 dwellings as the plan overleaf, under ref 13/73701.



Heritage Statement cont.

Proposed Works and Site Impact

The proposal is to provide a total of 8 new 3 and 4 bed houses of similar standard proposed for BU2 Housing Land to the south western edge of the site which has received outline planning permission. The application site will form a natural extension to the housing development. Access will be from this housing development so as not to further intensify the use of Blundell Lane. All new services will also come onto the site from the adjacent housing development.

The development site is outside the existing flood zones and retains most of the important existing trees.

We do not believe the development will form a detrimental impact on the visual character of the Conservation Area.



Supporting Information

Topographical Survey by Digital Terrain Surveys LLP dated March 2015.

Ecology Assessment by Ecosupport Ltd dated June 2015.

Flood Risk Assessment by Paul Basham Associates Ltd dated May 2015.

Arboricultural Implications Assessment by CBA Trees Ltd dated June 2015.