



BOYLE + SUMMERS
ARCHITECTURE AND MASTERPLANNING



PROVIDENCE HILL, BURSLEDON

DESIGN AND ACCESS STATEMENT

May 2022





SITE LOCATION

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Document Check

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1 Introduction

1.1 Background & purpose

This Design and Access Statement has been prepared in support of a Detailed Planning Application for mixed use development comprising new vehicular access from Providence Hill, veterinary surgery and 16 residential dwellings with resident, visitor and customer car and cycle parking, pedestrian and cycle links to Providence Hill, sub-station, and sustainable urban drainage system, and soft and hard landscaping, including acoustic screening to Providence Hill. The application area covers 1.1ha of land west of Providence Hill in Bursledon, Southampton.

This Application is submitted on behalf of Vested Outsourcing Partners Limited by Boyle+Summers with contributions from the design team. It forms part of a suite of reports and technical information submitted in support of the application. It should be read alongside the other reports submitted with this Detailed Planning Application.

The development design team comprises:

Architects & masterplanners: Boyle+Summers & ACD Projects (veterinary practice)

Transport & Civils: Paul Basham Associates

Landscape design: Terra Firma Landscape Architects

Ecology: Aven Ecology

Drainage & Flood risk: Paul Basham Associates

Noise & Air Quality: Apple Environmental

Arboriculture: ACD Environmental

Utilities: BTP Consultancy

1.2 Summary of proposed scheme

In summary the main components of the scheme are:

- A new veterinary practice employing 21 professional and support staff
- 16 new homes
- Housing mix:
 - 6 no. 2 bed maisonettes
 - 2 no. 2 bed houses
 - 5 no. 3 bed houses
 - 3 no. 4 bed houses
- 6 affordable homes (35%)
- Residential buildings are 2 storey & 2.5 storeys. The Veterinary Practice is 2 storey
- Generous open green space, including Sustainable Urban Drainage (SuDS)
- An ecological area which includes a Reptile Protection Area & Reptile Movement Corridor
- Parking spaces:
 - Residential - a total of 39 spaces in a variety of on and off plot combinations (includes 4 visitor spaces)
 - Veterinary Practice - 19 spaces within a dedicated car park (includes 2 disabled bays).



ILLUSTRATIVE MASTERPLAN PREVIOUSLY SUBMITTED FOR PRE-PLANNING ADVICE IN FEBRUARY 2022

2. Site context

2.1 Site & wider surroundings

The site comprises 1.1ha of land located to the north east of Providence Hill in Bursledon, Southampton. It is currently a field laid to grass with shrubs and trees and part of it is used informally by neighbouring property 4 Brookfield. There are a number of small outbuildings used for storage but much of the site is overgrown. The site slopes noticeably downwards from the north-western corner of the site with the brook along the northern boundary.

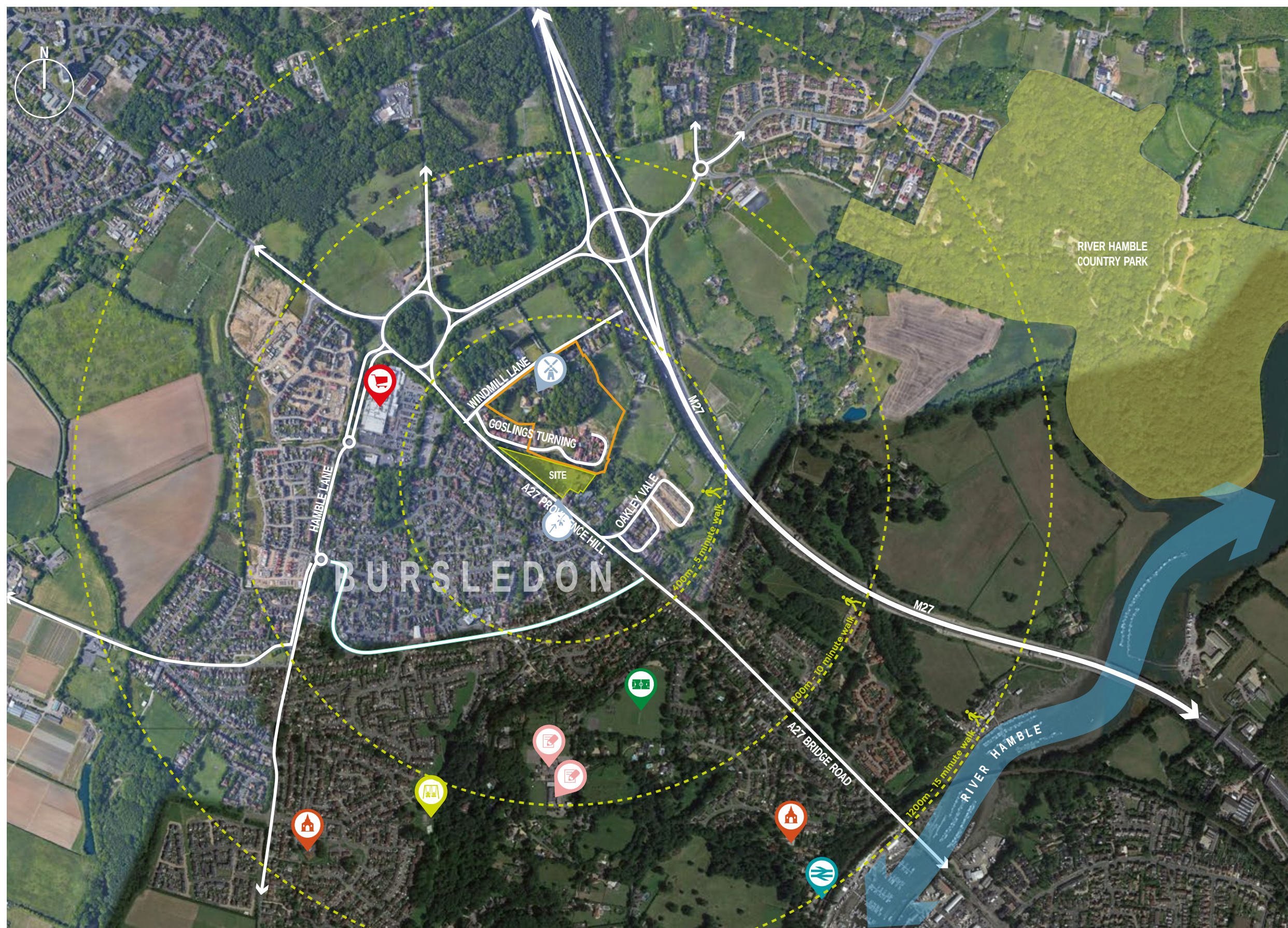
To the south west of the site lies Providence Hill (A27) which connects Bursledon to the village of Lower Swanwick, approximately 1.7km to the south east and to the M27 to the north west. Along a section of this boundary lie four residential properties with rear aspects overlooking the site and frontages to Providence Hill. To the north, beyond the brook, is a recently-built residential development called Goslings Turning. Beyond the residential development is Bursledon Windmill, which is Grade II* listed and dates from 1741. Alongside it is the associated Granary (Grade II listed) and woodland. This area of land immediately north of the site lies within Bursledon Windmill Conservation Area. There is a view of Bursledon Windmill from Providence Hill across the site.

Another new housing developments called Oakley Hill recently is situated to the east of the site off Providence Hill.



PUBLIC VIEW TO BURSLEDON WINDMILL

-  Application site
-  Walking distances radii
-  Bursledon Windmill Conservation Area
-  Key streets
-  Bursledon Windmill (Grade II* Listed)
-  Key view to Bursledon Windmill
-  Primary school
-  Church
-  Recreation Ground
-  Playground
-  Bursledon Station
-  Supermarket
-  River Hamble Country Park



KEY FACILITIES AND SERVICES

Key Connections

Road network

The site is situated in a sustainable location as it is well connected to Bursledon and beyond. The M27 is short distance from the site.

Providence Hill provides key road connections to the wider road network. It has a relatively urban character with a simple two-way carriageway, 2m footways on both sides and is subject to 40mph speed limit.



Bus routes and stops

The nearest bus route to the site is route X15 which operates two buses a day in both directions along Providence Hill providing connections to other areas of Bursledon between Hamble-Le-Rice and Eastleigh. Bus stops for this service is situated immediately to the north west of the site on Providence Hill.

Other bus services within walking distance of the site include;

- X4 Solent Ranger - Southampton City Centre to Portsmouth via Bursledon (every 40 minutes to an hour)
- X5 Solent Ranger - Southampton City Centre to Gosport via Bursledon (every 40 minutes to an hour)
- 501 - Merry Oak (once a day)

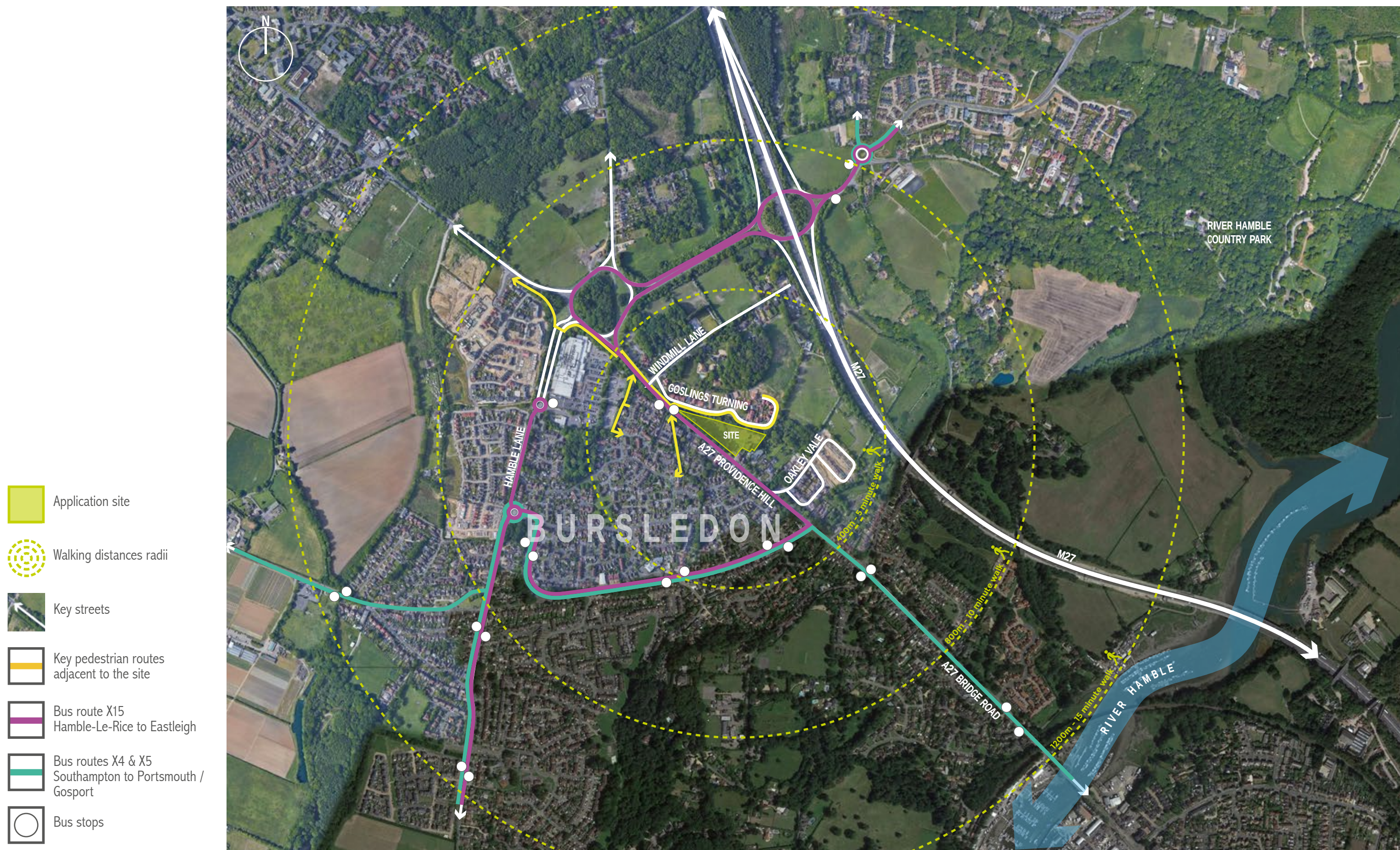


Walking & cycling

Providence Hill has footways on both sides of the vehicle carriageway providing easy access on foot to other residential areas and key facilities in Bursledon as well as the Tesco supermarket nearby. There are several Public Right of Ways (PROW) adjacent to the site providing traffic free walking routes from Providence Hill to other areas of Bursledon. Furthermore, there is a pleasant walking route from Providence Hill towards the new development of Goslings Turning which runs along the northern edge of the site.

To the north of the site there is a circular walking route around the woodland situated in the setting of Bursledon Windmill.



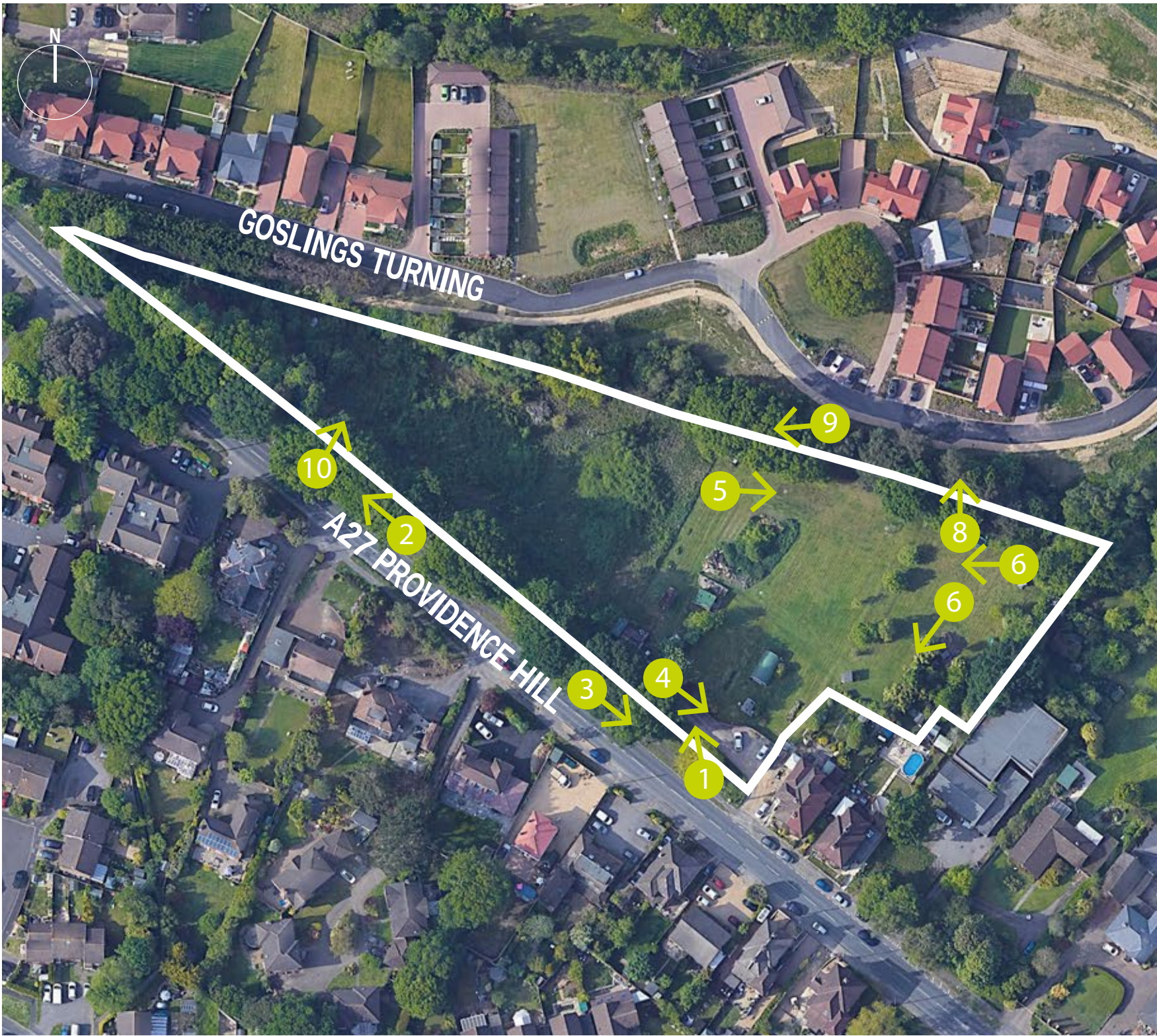


CONNECTIONS

Views

Views in and around the site are shown in the adjacent plan and site photographs.

Given the sites location immediately south of Bursledon Windmill Conservation Area, and with a key public view possible across the site towards Bursledon Windmill and associated Granary, it is important that the proposals reflect the sites sensitive setting and views. Photograph 1 (below) shows the key view of the windmill that will be preserved. There are also glimpsed views of Bursledon Windmill further along Providence Hill, shown in Photograph 10.





2.2 Constraints & opportunities

The main constraints and opportunities are listed below and shown on the plan opposite:

Constraints

- Key views into and out of the site need to be respected, particularly the view to Bursledon Windmill.
- There are Category A, B and C trees around the perimeter of the site which should be retained where possible (including the Root Protection Areas- RPAs). These mature trees around the periphery contribute to visually containing the site.
- Need to protect and enhance existing habitats for wildlife, including reptiles.
- Steeply sloping site .
- High noise levels from the A27 Providence Hill immediately adjacent to the site to the south west and the M27 to the north of the site.
- Adjoining properties which back onto the site. Ensure the amenity and privacy of existing and new residents.
- A small stream runs along the northern boundary of the site but the extent of risk of flooding for the site is very low (less than 0.1%) and therefore risk of flooding does not pose a constraint to the site.

Opportunities

- Provide new high quality homes (including affordable homes to meet local demand).
- Public access to a new veterinary practice.
- Work with the site's landscape features to create a strong sense of place and character through ensuring good quality development.
- Provision of new footpaths to link with existing footpaths to provide safe access for all residents & visitors.
- Preserve key views towards Bursledon Windmill and its setting within the Conservation Area by restricting development of buildings and structures within a view cone.
- Preserve existing site features, trees & hedgerows where practical, managing & creating a network of habitats & wildlife corridors including a Reptile Protection Area and Movement Corridor.
- Provide high quality green spaces which integrate sustainable drainage features.
- Respect adjoining properties amenity & privacy no.'s 1-4 Providence Hill.
- Build in the principles of sustainable design to create a long lasting & valued development capable of change over time.