

-  Approximate site boundary - 1.1ha
-  Total net developable area - 0.77ha
-  1m contours
-  Existing trees (Category A, B, C)
-  Root Protection Area
-  Listed building (Grade II*) - Bursledon Windmill
-  Listed building (Grade II) - Granary
-  Bursledon Windmill Conservation Area
-  Reptile Protection Area
-  Reptile Movement Corridor
-  Public view to Bursledon Windmill
-  Proposed access to the site from Providence Hill
-  Offset of 22m from existing properties to new development
-  Existing stream
-  Third Party Land



CONSTRAINTS AND OPPORTUNITIES



Bursledon Windmill (Grade II*)



Preserve key view to Bursledon Windmill



Retain Category A, B, C trees around periphery of site



Sloping site towards a stream on northern boundary



Opportunity for SuDS at lowest part of the site

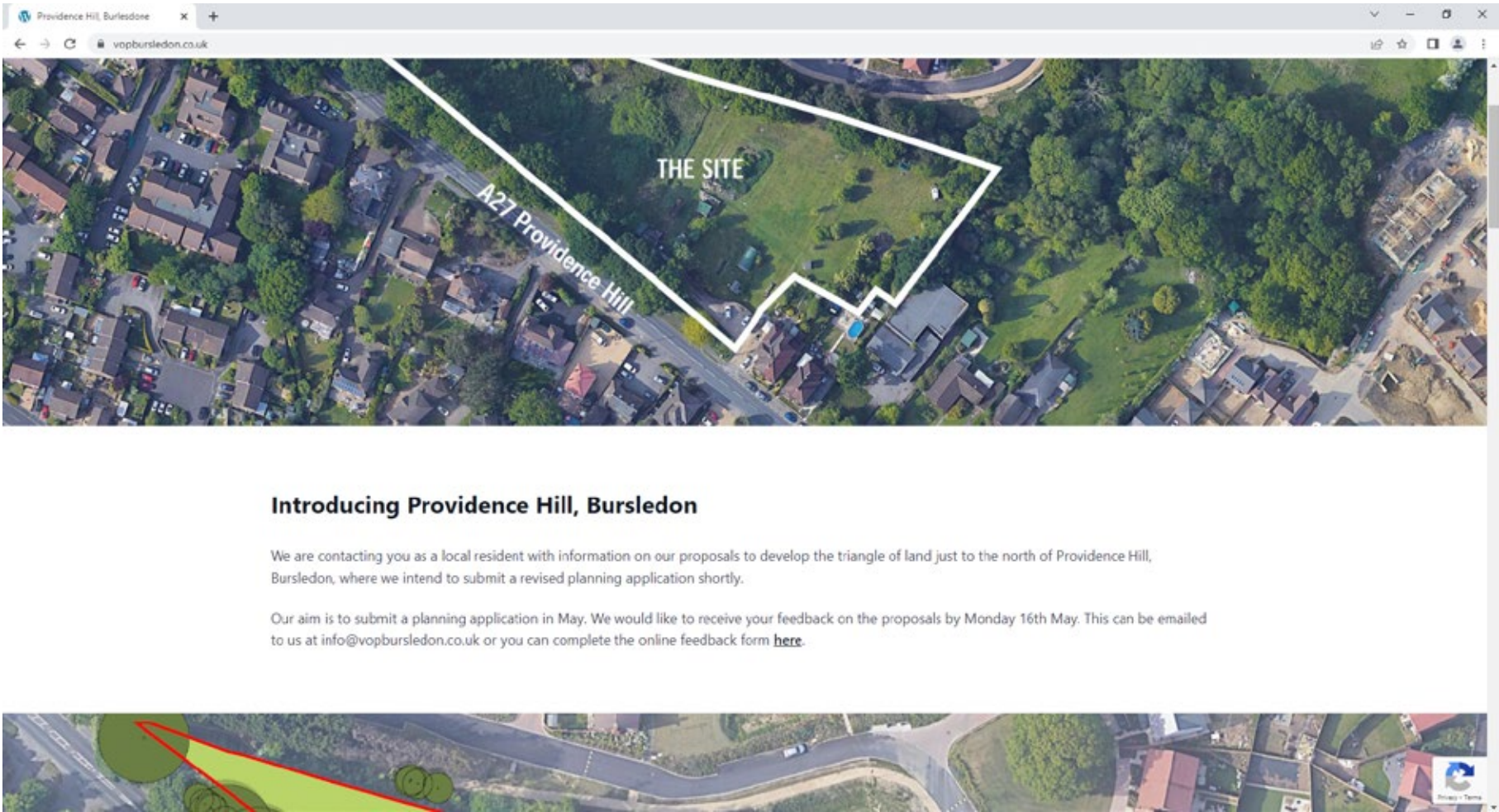
2.3 Public engagement

Public consultation was carried out from 28 April 2022 to 16 May 2022 to provide local residents with information about the proposals for the site at Providence Hill, Bursledon. It also gave residents a chance to comment on the proposals through online feedback forms and email.

A website was created for public comments on the proposed development at Providence Hill, Bursledon (<http://www.vopbursledon.co.uk>).

A double-sided colour leaflet was distributed to local residents to inform them of a forthcoming planning application for the proposed development. The leaflet (as shown over the page) provides information about the proposals and gives the resident an opportunity to comment and share their views about the design proposals.

Issues raised through the public consultation included the need for a veterinary practice, demand for housing, traffic concerns associated with the development, and the importance of the sites landscape setting near Bursledon windmill. For more information please refer to the Statement of Community Involvement submitted with this application.



EXTRACT FROM THE PUBLIC CONSULTATION WEBSITE



Main site frontage to Providence Hill



Towards the centre of the site looking east



Eastern boundary looking west across the site



Adjacent housing at Goslings Turning

Have Your Say

Providence Hill, Bursledon



This site is allocated for residential development (Policy BU1) in the adopted Eastleigh Local Plan (2022) and in July 2018 Eastleigh Borough Council had resolved to approve a scheme for 20 houses on the land.

Once our planning application is submitted and validated by Eastleigh Borough Council, you will have the opportunity to submit formal comments. We will provide the reference for the application on the project website with a link to the Council's planning page.

If planning permission is granted later in 2022, construction will take around 15 months. Work will start on the new access and veterinary practice first, before completing the new homes by early 2024.

We look forward to hearing your thoughts on our proposals.

We are contacting you as a local resident with information on our proposals to develop the triangle of land just to the north of Providence Hill, Bursledon, where we intend to submit a revised planning application shortly.

Our aim is to submit a planning application in May. We would like to receive your feedback on the proposals by **Monday 16th May**. This can be emailed to us at info@vopbursledon.co.uk or you can complete a response form on our dedicated website - www.vopbursledon.co.uk



Our Proposals

We have held pre-application discussions with Eastleigh Borough Council over the last few months and now want to share with you our proposals. These are for 16 homes of varying sizes and a new veterinary surgery to serve Bursledon and the surrounding area.



New veterinary practice employing 21 professional and support staff

Boundary trees retained, except where vehicle access created

Vehicle access as agreed in 2018

Pedestrian and wheelchair access from Providence Hill

16 two, three and four bedroom homes, of which 35% will be affordable

Vista towards Bursledon Windmill preserved

Ecological margin created alongside stream

Sustainable Urban Drainage on site

Housing arranged to preserve the amenities of neighbours

3. Design policy & guidance

3.1 National

This section of the Statement provides a summary of the relevant national and local planning policy shaping the development proposals. A more detailed assessment of both national and local planning policy is contained in the separate submitted Planning Statement.

National Planning Policy Framework (NPPF)

Section 12 of the NPPF deals with achieving well-designed places. Para 127 explains how planning policies and decisions should ensure that new developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

National Design Guide

The recently published Guide sets out 10 characteristics for creating beautiful, enduring

and successful places:

- Context - *enhances the surroundings*
- Identity - *attractive and distinctive*
- Built form - *a coherent pattern of development*
- Movement - *accessible and easy to move around*
- Nature - *enhanced and optimised*
- Public spaces - *safe, social and inclusive*
- Uses - *mixed and integrated*
- Homes and buildings - *functional, healthy and sustainable*
- Resources - *efficient and resilient*.

3.2 Local

Eastleigh Borough Council Emerging Local Plan (2016-2036)

The Eastleigh Borough Local Plan 2016-2036 was adopted in April 2022 and forms part of the Development Plan. Policy BU1 applies to the site, below:

An area of 1.1 hectare on the north side of Providence Hill is allocated for residential development of approximately 19 dwellings. Planning permission will be granted provided that detailed proposals accord with the development plan and meet the following specific development requirements:

- a. noise and air quality assessments are undertaken to confirm that the site can be developed satisfactorily for residential purposes given the proximity to the A27;**
- b. hydrological surveys are undertaken to identify the extent of the headwater system on site and the hydrological routes that feed the headwater and provide chemical and water quality testing to act as a baseline to monitor impact;**
- c. the development incorporates measures to safeguard the adjoining stream and Windmill Woods Site of Importance for Nature Conservation (SINC) with 20m undeveloped buffers;**
- d. to preserve water quality and flows into the unnamed watercourse to the**

north of the site details of Sustainable Urban Drainage shall be provided in accordance with policy DM6 as part of any application for outline or full planning permission;

e. ensure avoidance or mitigation of direct and indirect adverse impacts on habitats or species protected by legislation or identified as of principal importance within the NERC Act 2006 S41 lists and that there is a net gain in biodiversity;

f. the development provides a high quality landscaped setting which preserves or enhances the special interest, character and appearance of the adjoining Bursledon Windmill Conservation Area and safeguards the setting of the listed windmill;

g. a new vehicular and pedestrian access is provided from Providence Hill; and

h. occupation of the development is phased to align with the delivery of any necessary wastewater network reinforcement, in liaison with the service provider.

Supplementary Planning Documents and Guidance

Eastleigh Borough Council has a number of Supplementary Planning Documents (SPDs) and Guidance (SPG) notes setting out the approach, principles and requirements for new development. The key documents for this proposal are summarised below.

Quality Places SPD (2011)

This SPD sets out the Borough Council's expectations for the design of new development in the Borough of Eastleigh. It outlines the criteria by which all development proposals will be assessed and gives a variety of examples to show how design problems may be solved, applying best practice in urban design to deliver sustainable, attractive and safe places to live and work. It is divided into a number of themes: access to local facilities & public transport, integrating with movement networks, analysis of context, residential density, legibility, external space, boundary structures, underground services, public open space, public art, residential amenity.

Residential Parking Standards SPD (2009)

This document sets out the approved parking standards for Eastleigh Borough in respect of residential development. The parking standards for non-residential development

remain the responsibility of Hampshire County Council and are set out in Tables 2 to 8 of the Hampshire Parking Strategy and Standards (2002).

Bursledon Conservation Area SPD (2011)

Eastleigh Borough Council have carried out this appraisal to re-assess the existing Bursledon Windmill conservation area and to re-evaluate its special interest. The review provides a basis for management proposals that are aimed at preserving or enhancing the character and appearance of the designated area. It provides additional guidance supplementary to the council's local plan saved policies. In due course these saved policies will be superseded by the Local Plan. This SPD will continue to provide supplementary guidance to the Local Plan. It will be a tool to be used by residents and

developers when considering development within the conservation area. The borough council, as the local planning authority, will use it to inform planning decisions and future development. The SPD recognises the public view from Providence Hill of Bursledon Windmill (see adjacent plan & Bursledon Conservation Area SPD for further details).

Bursledon Character Area Appraisals SPD - Bursledon, Hmble-le-Rice & Hound SPD (2008)

The Bursledon Character Area Appraisal was adopted in 2008 to provide guidance to ensure new development is appropriate to its surroundings and to help retain the character of the area.

The site is situated within Character Area BHH 15 (refer to the extract opposite). In this area the streets are identified for their grass verges, semi-mature broadleaved/ mature broadleaved vegetation along the eastern edge of Providence Hill with prominent vehicular traffic. Buildings are predominantly 2 storey semi-detached or detached dwellings situated on large plots. Buildings materials used are mainly brick with tile roofs and there is a combination of regular & irregular facades with hipped roofs. Filtered views east to Providence Hill are recognised as important. The strength of the character area is classified as weak.

Design guidance for this Character Area:

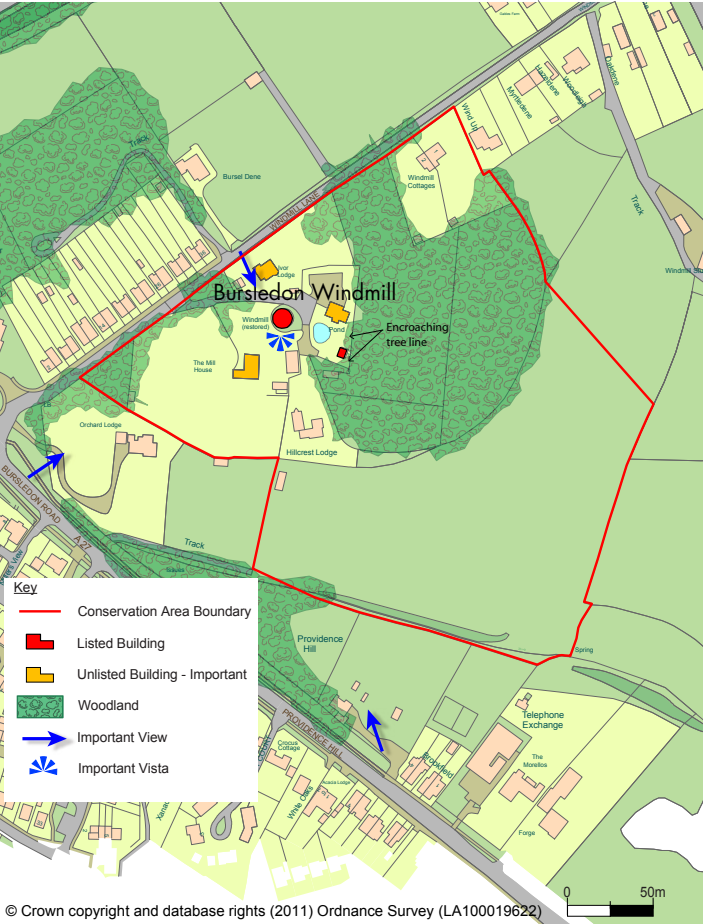
- Retain the grass verges and the semi-mature/mature broadleaved tree planting along the eastern edge of Providence Hill
- Maintain the importance of the views east to Providence Hill
- Maintain the predominant deep building setbacks in order to retain/reinforce the existing levels of on-plot planting
- Mitigate the effects of the heavy vehicular traffic on Providence Hill in new development using measures such as boundary planting, transition spaces and orientation of internal spaces.

3.3 Other guidance

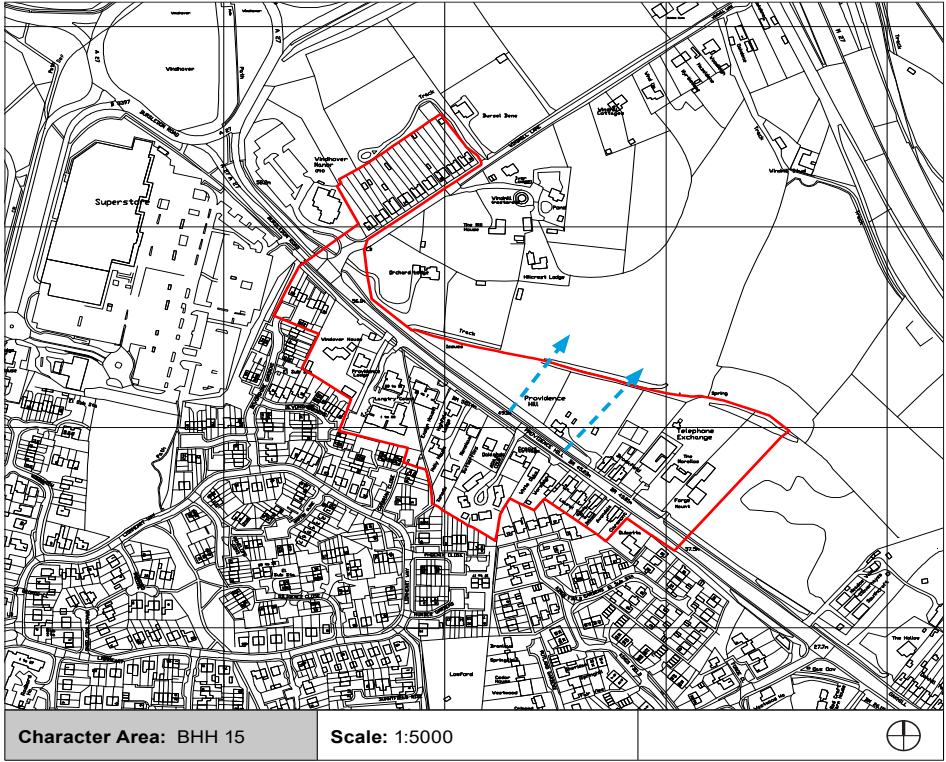
Other best practice guidance includes:

- Lifetime Homes

- Building for Life 12
- Secure By Design Homes 2016
- National Housing Foundation (NHF) Housing Standards Handbook
- Manual for Streets 1 & 2 (DOT/DCLG 2007/2010)
- Parking What Works Where (EP, 2006)
- Building Regulations 2010.



IMPORTANT VIEW TO BURSLEDON WINDMILL (BURSLEDON CONSERVATION AREA SPD)



Nodes/landmarks/views Filtered views east to Providence Hill (--->).

CHARACTER AREA BHH 15 (EXTRACT FROM CHARACTER AREA APPRAISALS SPD, 2008)