

Eastleigh Borough Local Plan (2016-2036)

Adopted April 2022



- 5.73 Habitats and features that are important for wildlife but outside designated nature conservation sites are also necessary to maintain the biodiversity of the Borough. The revised Eastleigh Borough Biodiversity Action Plan (July 2012⁴⁵) sets out ways in which the Borough's biodiversity can be conserved and enhanced, and defines Priority Biodiversity Areas and Priority Biodiversity Links. These are areas with the greatest concentrations of priority habitats and species or potential to enhance or restore priority habitats and links where there is opportunity to enhance, restore or create areas, corridors or stepping stones of habitat to facilitate the movement of priority species.
- 5.74 There are ten priority biodiversity areas in the Borough at: Flexford and Hocombe, Chilworth, Allbrook, Lakeside and Fleming Park, Itchen Valley, Wyvern, Stoke Park, Moorgreen, Netley and Bursledon Commons, Solent Coast, Hamble Estuary and Ford Lake. Priority biodiversity links have been defined at the Hampshire Corporate Business Park (Chandler's Ford), Monks Brook, the M3 and M27 corridors, all the rail corridors, Bowlake (Bishopstoke), Knowle Park (Fair Oak), Chalcroft (Horton Heath), Moorgreen Stream (West End), Cricket Ground (adjoining the Ageas Bowl), Wildern (Hedge End), Marks Farm (Boitley), Old Netley, Tickleford Gully (Netley), and Hamble Airfield.
- 5.75 The local ecological network comprises the international, national and locally designated sites of importance for biodiversity, land functionally linked to these designations, local nature reserves, ancient woodland and veteran trees, protected and notable species and their habitats, sites identified for habitat restoration and/or the creation of compensatory measures for the adverse effects on biodiversity, appropriate buffer zones, and wildlife corridors that connect the above features (for example important hedgerows and watercourses). Planning applications should be supported by an adequate and proportionate assessment of their effect on the network, and by mitigation or compensation and biodiversity net gain proposals as required.
- 5.76 In accordance with the Biodiversity Action Plan 2012-2022 and the NPPF, the Council will through the planning process (including financial contributions through CIL or other mechanisms) secure the enhancement of existing and the creation of new areas of nature conservation value- for example as part of landscape schemes, environmental improvements and countryside management schemes associated with new development. Such enhancement and creation of biodiversity interest will be sought particularly within the Eastleigh Biodiversity Priority Areas and Priority Links. The Council will also have regard to opportunities to manage wetland habitats in ways that assist delivery of the Environment Agency's River Basin Management Plan⁴⁶.
- 5.77 All applications affecting greenfield sites or known biodiversity interests should be accompanied by a Biodiversity Mitigation and Enhancement Plan (BMEP), agreed by the Council Ecologist at an early stage in the planning process. This will demonstrate how the proposal delivers a net gain in biodiversity.
- 5.78 Other policies in this Local Plan, for example those seeking to limit the use of the private car, and those relating to climate change and sustainable drainage will also assist with the mitigation of impacts on biodiversity interests.

Policy DM12, Heritage Assets

1. **Development of a heritage asset or within its setting will be permitted provided it does not harm or detract from the significance or special interest of the asset, and sustains and enhances its special character and qualities. The more important the asset, the greater the weight that should be**

45 The revised Eastleigh Biodiversity Action Plan updated in July 2012 can be seen at: www.eastleigh.gov.uk/biodiversity

46 <https://www.gov.uk/government/collections/river-basin-management-plans-2015#south-east-river-basin-district-rbmp-2015>

accorded to this criterion. Permission for development which results in substantial harm to, or loss of, designated assets of the highest significance will be wholly exceptional. Development which involves the demolition or destruction of any part of other heritage assets will not be permitted unless its removal or replacement would enhance or better reveal the significance of the asset. In these circumstances, the developer will be required to record and advance understanding of the significance of any heritage assets to be lost, in a manner appropriate to their importance and the impact, and to make this evidence publicly accessible.

- a. Development that affects an archaeological site either above or below ground that is already identified or discovered through development proposals will only be permitted provided:
 - i. if the remains cannot be preserved in situ, the clear and convincing overriding public benefits of the development that cannot be achieved by any other means is sufficient to outweigh the value of the remains;
 - and
 - ii. prior to the commencement of the development, provision has been made for a programme of archaeological investigation and recording and for this evidence to be made publicly accessible;
 - b. It achieves a high standard of design which respects and complements the character and qualities of the heritage asset(s);
 - c. Where necessary, it secures the long-term future maintenance and management of the asset;
 - d. Where possible, it enables public enjoyment and interpretation of the asset; and
 - e. A heritage statement is submitted with the application explaining the significance of the assets affected including the contribution made by their setting, at a level of detail proportionate to the asset's significance; the impact of the proposal on the significance of the asset; and how proposals have been developed to avoid harm or, if this is not possible, minimise the harm; with mitigation measures proposed.
2. In permitting development involving a heritage asset the Borough Council may seek a legal agreement to secure the long-term management and enhancement of the asset.
 3. The Council will monitor buildings or other heritage assets at risk through neglect, decay or other threats, proactively seeking solutions for assets at risk through discussions with owners and willingness to consider positively development schemes that would ensure the repair and maintenance of the asset, and, as a last resort, using its statutory powers.

5.79 Local authorities are required by the Planning (Listed Buildings and Conservation Areas) Act 1990 to give specific protection to buildings and areas of special architectural or historic interest. This includes identification of those parts of the Borough that should be included in conservation areas. All the conservation areas have conservation area appraisals and most have been updated in recent years including reviews of their boundaries as Supplementary Planning Documents. Designation of conservation areas means that the Borough Council values and is committed to protecting the character of the areas, and is also looking for ways in which they might be improved. It seeks to ensure development makes a positive contribution to local character and distinctiveness, not to prevent development. When dealing with proposals for development in these areas, particular attention will be paid to the details of design, to ensure that the character of these areas is as a minimum sustained, and where possible enhanced. In the case of commercial premises in conservation areas, the Council will seek to achieve a high standard of shopfront design and

signage related sympathetically to the character of the building and the surrounding areas, avoiding proliferation of signs.

- 5.80 For development in conservation areas outline applications will not normally be acceptable. The Council will normally require detailed plans showing elevations, materials and relationship to the neighbouring buildings and spaces including trees and other landscape features. Those seeking to develop within conservation areas should have regard to the Council's Conservation Area Appraisals Supplementary Planning Documents'⁴⁷
- 5.81 The Borough contains 184 buildings nationally listed as being of special architectural or historic interest, of which 9 are Grade II* listed and the rest are Grade II (there are no Grade I listed buildings). The Council has a statutory duty to protect these from the adverse impacts of development and from demolition and will continue to work with owners and agencies to seek to find viable uses for heritage assets that may be at risk. Many of these buildings also contribute to local character and identity. The policy is designed to avoid damage to or loss of such buildings and their immediate surroundings.
- 5.82 The Council has also identified buildings suitable for inclusion on a local list of buildings important for local heritage reasons. The Council maintains records of listed building quality and condition, and is identifying and listing buildings of local heritage value. They are buildings that contribute to local identity and reflect locally significant parts of the Borough's history. Although they have no statutory protection, the Council is keen to conserve these buildings for these reasons.
- 5.83 In addition to buildings, there are parts of the Borough's countryside that are of historic value, in particular parks and gardens. These again represent the history of the Borough and contribute to its character and identity, and wherever possible, they are to be protected from the adverse impacts of development. The Council works with other bodies including Hampshire County Council, the Hampshire Gardens Trust, Historic England and local interest groups in the identification and conservation of these and other heritage assets. In cases where the character of a local historic landscape has already been eroded to a significant extent, development may be permitted that affects the landscape providing it is sympathetic to the remaining character of the area and the development includes a legal agreement to secure the long term management and enhancement of the remaining historic landscape asset. In this context, 'eroded to a significant extent' means that features that were characteristic of the historic landscape have been lost.
- 5.84 Scheduled Monuments are protected by The Ancient Monuments and Archaeological Areas Act 1979. These are only one type of archaeological site. The Borough contains a variety of archaeological sites including some of more recent origins such as the Itchen Navigation, remains of the old water meadows in the Itchen valley, and old green lanes. All these archaeological remains are by their nature finite resources, and vulnerable to damage and destruction. The policy seeks to protect them so far as possible from the adverse effects of development.
- 5.85 It is obviously preferable that heritage assets are used for the purpose for which they were originally intended. However, given the age of some of them this may not always be possible, and the policy allows for alternative uses that do not damage their character and would contribute to maintaining their heritage value.
- 5.86 In some cases, development that would not normally be allowed may be justified as an exception to policy on the grounds that it provides the resources to secure the future of the heritage asset ('enabling development'). The Council

47 <http://www.eastleigh.gov.uk/supplementaryplanningdocuments>

will wish to be sure that applicants have explored all possible uses for the asset that are allowable under policy before making an exception, where necessary via a marketing exercise. The optimum use will be assessed in the context of the conservation of the asset rather than maximising financial gain. The applicant may be required to enter into a legal agreement securing the future of the asset and its historic features.

- 5.87 The value of heritage assets is enhanced if they can be enjoyed and understood by visitors. Such activity can also contribute to the local economy. Policy DM 12 therefore enables the provision of facilities for interpretation provided these do not have adverse impacts on the heritage asset or other interests.

Transport

- 5.88 Transport infrastructure includes:

- Roads and motorways
- Public transport facilities including rail facilities and bus routes
- Footpaths, cycleways and bridleways
- Vehicle parking

Southampton Airport also forms part of the Borough's transport infrastructure

(see Policy E9, Chapter 6, section 6.4).

Relevant issues and objectives

Issues (Chapter 2): G11-17

Objectives (Chapter 3): i, v, xi, xiii

Related local and national strategies/policies (see Appendix B)

Source	Reference/title
Eastleigh Borough Council	Cycling Strategy
	Walking Strategy
	'Residential Parking Standards' SPD ⁴⁸
	Revised Parking Standards SPD

48 <http://www.eastleigh.gov.uk/supplementaryplanningdocuments>