



Heritage Statement

Cherry Court, Salterns Land, Bursledon, SO31 8DH

25 October 2023

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1 INTRODUCTION

INTRODUCTION

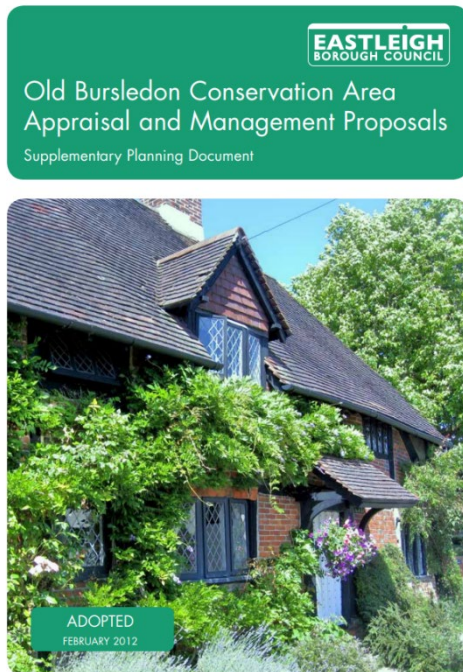
- 1.1 This heritage statement has been prepared by Wessex Planning Ltd on behalf of Mr Patrick Reilly in support of a planning application for the demolition of the existing dwelling and replacement with a new dwelling at Cherry Court, Salterns Land, Bursledon, SO31 8DH.
- 1.2 Cherry Court lies within the Old Bursledon Conservation Area
- 1.3 The local planning authority are required to determine any planning application for development within a conservation area with due regard to the statutory duty under S72 Planning (Listed Buildings and Conservation Areas) Act 1990 which states:

“Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”
- 1.4 This report considers the impact of the proposed development on the Conservation Area.

2 OLD BURSLEDON CONSERVATION AREA

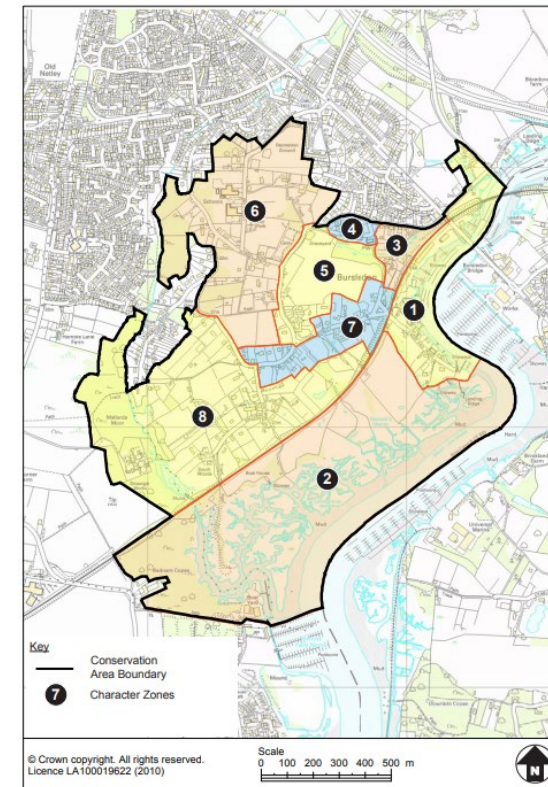
OLD BURSLEDON CONSERVATION AREA

- 2.1 The Old Bursledon Conservation Area was designated on 16th December 1982.
- 2.2 Eastleigh Borough Council adopted the Old Bursledon Conservation Area Appraisal and Management Proposals SPD in February 2012.



- 2.3 This document provides a detailed assessment of the conservation area and an overview of the elements that give the conservation area its distinct and unique character, identifying special qualities and highlighting features of particular significance including historic development; landscape and topography; style, type and form of the buildings, and the spaces between buildings, materials, textures, colours and detailing.

- 2.4 The Conservation Area Appraisal states that the character of the Conservation Area is quite diverse, although certain elements, such as a strong landscape of trees, persist throughout. The Conservation Area was broken down into zones 1 to 8 with each of the zones identified to have their own character.



- 2.5 Cherry Court is located with zone 8, as defined by the Conservation Area Appraisal.

- 2.6 Zone 8 is defined as mainly residential with houses set in large gardens, with some views between houses from Kew Lane towards Mallard Moor.
- 2.7 The Appraisal states that the character of the zone is difficult to define as it has been undermined by some unsympathetic modern development, particularly in Salterns Lane. There have been a number of large extensions, a series of smaller extensions to individual properties, or replacement buildings which have created large, visually intrusive properties that can have a negative urbanising affect.
- 2.8 The Appraisal also states that the large plot size and generous space around buildings combines with the undeveloped land outside plots to make a significantly positive contribution although recent development undermines this contribution.
- 2.9 With regard to replacement dwellings, the Appraisal states that they should not be disproportionately larger than the existing building to reflect the importance of development being in harmony with the plot, surrounding properties and area.

3 LEGISLATIVE AND POLICY FRAMEWORK

Planning (Listed Buildings and Conservation Areas) Act 1990

- 3.1 The local planning authority are required to determine any planning application for development within a conservation area with due regard to the statutory duty under S72 Planning (Listed Buildings and Conservation Areas) Act 1990 which states:

“Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”

National Planning Policy Framework

- 3.2 Under the NPPF there are heritage specific policies that are applied in the determination of applications affecting heritage assets. Cherry Court lies within a conservation area which is designated as a heritage asset under the provisions of Annex 2, NPPF (2023). The paragraphs which apply to the determination of an application affecting this designated heritage asset accounting for the nature of the proposals put forward are as follows:

Paragraphs 194 and 195 - These require the significance of heritage assets to be identified and understood as part of the decision-making process. The applicant has a responsibility to *“describe the significance of any heritage assets affected, including any contribution made by their setting”* noting that *“the level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”*.

Paragraph 197 – This explains how local planning authorities shall determine heritage based applications, taking account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
c) the desirability of new development making a positive contribution to local character and distinctiveness

Paragraph 199 – This covers the considerations that would be given to this proposal which affects a designated heritage asset. The requirements are that great weight is given to the assets conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 200 - This covers the consideration that would be given to this proposal which affects a designated heritage asset and requires that *“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification”*.

Paragraph 202 – This is specific to the consideration of loss which is weighted as less than substantial harm and states *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”*.

Eastleigh Borough Local Plan 2016-2036

- 3.3 **Strategic Policy S8** - This policy relates to the Historic Environment and states that the Council will continue to conserve and/or enhance the Boroughs heritage assets in a manner appropriate to

their significance. This includes all heritage assets including listed buildings and structures, Conservation Areas as designated on the policies map, landscapes and archaeology. This will be through the preparation of Conservation Area Appraisals and Management Plans and other strategies and in the determination of planning applications for new development (see policy DM12). This will involve:

- a. identifying the assets by means of an on-going programme of survey and review;
- b. identifying their key features and measures to manage and enhance these, e.g. through Conservation Area Appraisals;
- c. restricting development likely to harm them or their settings through management of development proposals; and
- d. encouraging development that enhances them, ensures their long-term management and maintenance and where possible, enables public enjoyment and the interpretation of the asset."

3.4 **Policy DM12** – This policy relates to the management of proposals affecting heritage assets and requires that the 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.

3.5 Policy DM12 also states that development which involves the demolition or destruction of any part of a heritage asset 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.

3.6 Development is considered permissible if it achieves a high standard of design which respects and complements the character and qualities of the heritage asset.

3.7 The policy requires a heritage statement to accompany applications 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. Such a statement is also required to explain 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.

Historic England Guidance

3.8 Historic England are the public body that champions and protects England's historic places. It also produces guidance to aid decision making. The following guidance has been considered in context of proposals for Cherry Court

- Historic England, Conservation Principles, Policy and Guidance (April 2008)

4 PROPOSED WORKS – SIGNIFICANCE, VALUE AND IMPACT

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- 4.1 The Historic England guidance explains that the significance of a place embraces all the diverse cultural and natural heritage values that people associate with it, or which prompt them to respond to it. These values tend to grow in strength and complexity over time, as understanding deepens and people's perceptions of a place evolve.
- 4.2 In order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider:
- who values the place, and why they do so
 - how those values relate to its fabric
 - their relative importance
 - whether associated objects contribute to them
 - the contribution made by the setting and context of the place
 - how the place compares with others sharing similar values.
- 4.3 Heritage values range from evidential, which is dependent on the inherited fabric of the place, through historical and aesthetic, to communal values which derive from people's identification with the place.
- 4.4 In this case the value of the Old Bursledon Conservation Area is mainly aesthetic and communal, as Salterns Lane contains several, large attractive dwellings in large plots where the pattern of development makes a positive aesthetic contribution to the character of the area and the Conservation Area. As part of the streetscape, there is some communal value.
- 4.5 Whilst the Conservation Area appraisal states that the character of the area has been undermined by some unsympathetic modern development; several large extensions and series of smaller extensions to individual properties; and replacement buildings which have created large, visually intrusive properties, this proposal benefits from the restrictive new policy limiting any extension of this property to 25%.
- 4.6 Additionally, rather than refurbishing and extending the existing property, which is uninsulated and wholly inadequate for modern living, the complete demolition and rebuild in current contemporary style provides a more comprehensive improvement for the Conservation Area, which can only enhance its significance.
- 4.7 The significance of this part of the Conservation Area therefore primarily derives from its spacing of large, detached dwellings in large plots.
- 4.8 With a 25%, policy-compliant, increase in size over the original dwelling limiting any impact upon the conservation area characteristics, and a contemporary design approach which mirrors the contemporary approach of the existing building when it was first constructed, the significance of the Conservation Area remains unharmed.
- 4.9 The proposals for a modern and contemporary dwelling simply update what was originally a modern and contemporary dwelling of its time, when originally constructed.
- 4.10 Located in a similar position to the existing dwelling, within the plot, the replacement dwelling maintains the generous space around the dwelling, thereby positively contributing to the character of the conservation area.
- 4.11 The proposed increase in volume of the new dwelling of 25.19% is materially in accordance with the requirements of the Local Plan and is not disproportionately larger than the existing dwelling, thereby according with policy requirements and the Conservation Area appraisal management principles.

5 CONCLUSION

CONCLUSION

- 5.1 The Conservation Area Appraisal and its management principles have been examined in detail in line with advice from Historic England.
- 5.2 The characteristics for which the Conservation Area was designated are maintained by this proposal.
- 5.3 The size of the proposal is controlled by Eastleigh's recently adopted 25% increase policy which means that the new dwelling will not be disproportionately larger than the one it replaced.
- 5.4 The replacement dwelling maintains the valued spatial pattern qualities of the Conservation Area.
- 5.5 As such, it can be concluded that the proposals will cause no harm to the character of the conservation area.
- 5.6 In terms of the legislation governing development in Conservation Areas the proposal, at the very least, preserves the character of the Conservation Area. It is contended that it also enhances its character.
- 5.7 As such the proposal accords with policy S8 and DM12 of the Eastleigh Borough Local Plan (2016-2036).