



Planning, Design and Access Statement

Cherry Court, Salterns Lane, Bursledon, SO31 8DH

15 January 2024

CONTENTS

1	INTRODUCTION	3
2	SITE CONTEXT AND HISTORY	5
3	PROPOSAL	19
4	POLICY CONTEXT	25
5	OTHER MATERIAL CONSIDERATIONS	27
6	PLANNING ASSESSMENT	29
7	CONCLUSION	37
8	APPENDIX 1 - POLICIES	39

1 INTRODUCTION

INTRODUCTION

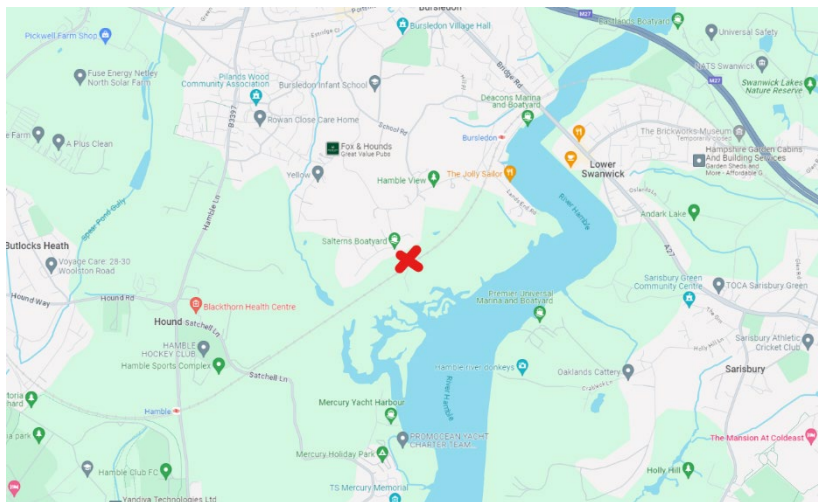
- 1.1 This statement has been prepared by Wessex Planning Ltd on behalf of Mr Patrick Reilly in support of a planning application for the demolition of the existing dwelling and replacement with a new dwelling at Cherry Court, Salterns Lane, Bursledon, SO31 8DH.
- 1.2 The submission includes the following:
- Ecology Report
 - Arboricultural Report
 - Heritage Statement
 - Location Plan
 - Site Plan
 - Proposed Floor Plans
 - Proposed Elevations
 - Massing/Volume Plans
 - Height Comparisons
 - Sections

2 SITE CONTEXT AND HISTORY

SITE CONTEXT AND HISTORY

Locational Context

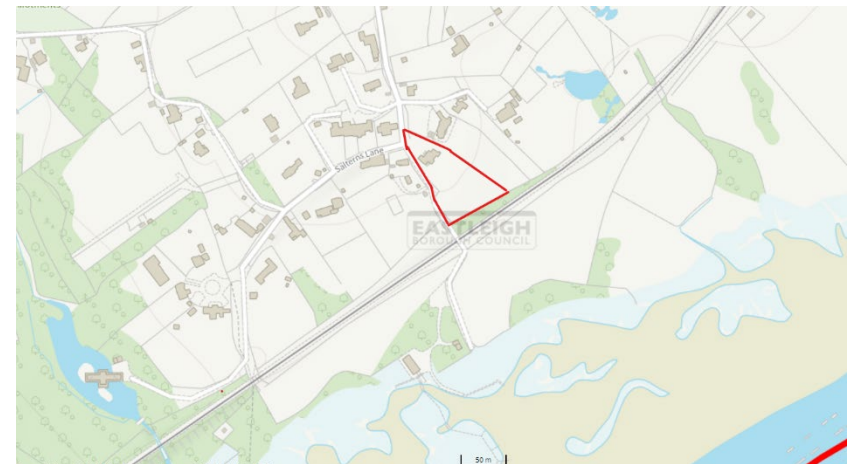
- 2.1 Cherry Court is situated on Salterns Lane, within Old Bursledon, a settlement located in the southern part of the Borough of Eastleigh, south of the M27 and A27 and on the western banks of the River Hamble.
- 2.2 Salterns Lane, a narrow 'sunken' lane for much of its length, descends gently southwards towards the banks of the River Hamble. Skirting the banks of the river, public footpaths take over from the lane, leading to the River itself. The footpaths are shown in purple on the adjacent map.
- 2.3 The topography is as expected with the village lying above the well-treed river valley, which affording some glimpsed views of the River between the village dwellings.
- 2.4 A red cross denotes the site below, and outlined in red on the plan adjacent.



Footpath Map



The Site



Historical Context

- 2.5 Historically, Bursledon has a close association with the sea. The earliest industry in the area was known to be salt making, using the natural seawater pools of Hacketts Marsh, but this ceased around 1500. The name 'Saltern' means 'an area for making salt' and maybe the origin of the road name.
- 2.6 The Elephant Boatyard located in Old Bursledon dates back centuries and is where Henry VIII's fleet was built. Submerged remnants of the fleet can be found in the River Hamble. The village, particularly the Jolly Sailor pub and the Elephant Boatyard, were used as the primary filming venue for the long-running 1980s BBC TV soap opera *Howards' Way*.
- 2.7 Bursledon's waterside position and woodland surroundings made it a natural location for building wooden ships. Numerous vessels were built for the Royal Navy at private shipyards at Bursledon. However, by the 1870s, the shipbuilding trade had disappeared from Bursledon and the main industry was arable agriculture, particularly the growing of strawberries.
- 2.8 Until the 1920's there were very few yachts on the river, but thereafter the boom in yachting dramatically increased the number of yachts. The River Hamble is now internationally renowned for sailing and is home to the Royal Yachting Association, the UK's national body for all forms of boating. The double tides, deep water and ease of access to the Solent, together with the attractive historic environment, high quality properties, picturesque scenery and internationally significant nature conservation qualities make the Hamble and Old Bursledon a desirable visitor location and an appealing place to live.

- 2.9 In terms of the Cherry Court site itself, very little is known. The historical maps only show that at one point, the land was part of the neighbouring property's garden. See historical map adjacent.

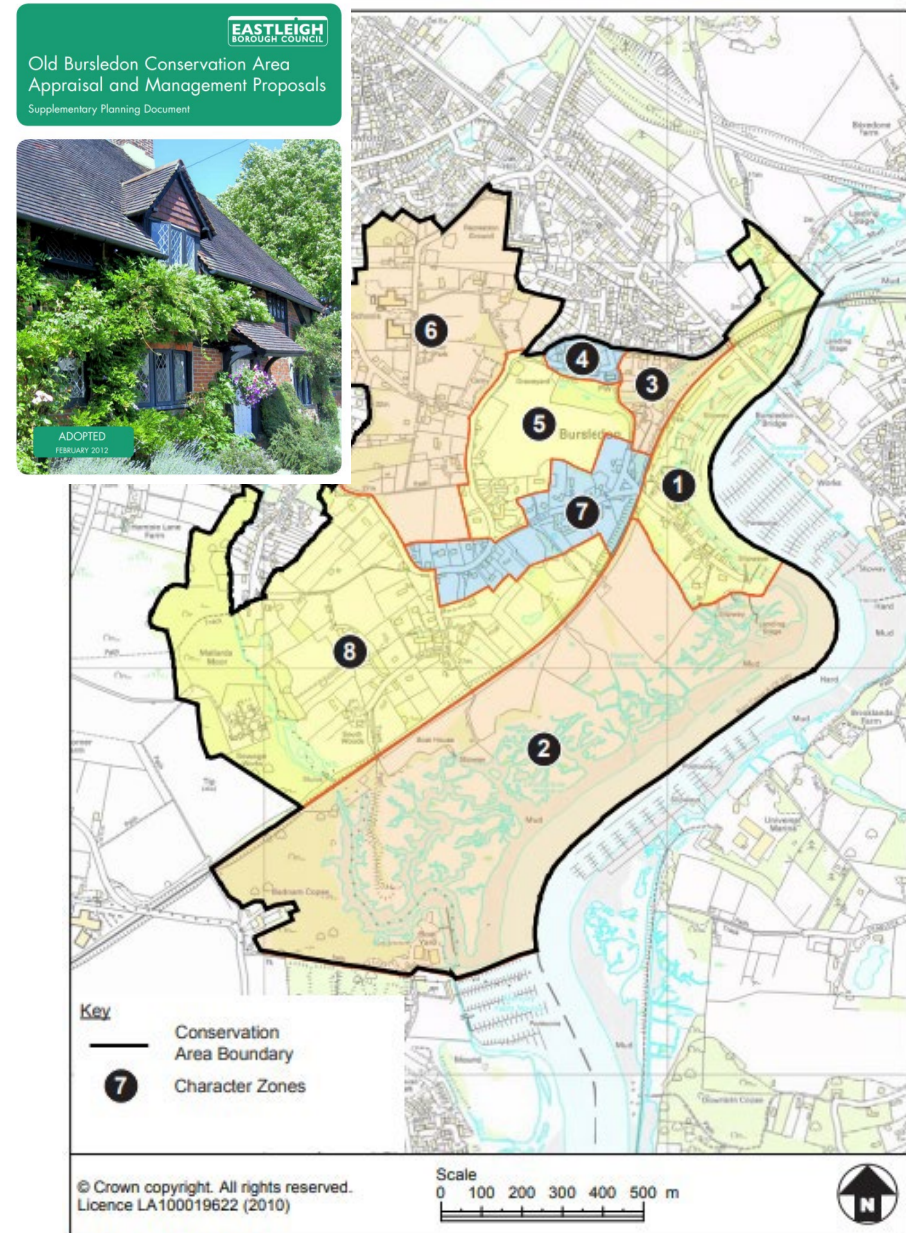
OS 1:25000 Map - 1937-1961



- 2.10 There is no known planning history on the Council's website, albeit this is only shown on the interactive map from 2004.

Planning Context

- 2.11 In planning terms the village is designated as a Special Policy Area and a Conservation Area, sitting within the Countryside. The character of Old Bursledon has been well documented in the Conservation Area Appraisal, as one whose character is quite diverse, but with a strong landscape of trees and hedgerows persisting throughout. (Please see heritage statement).
- 2.12 The Conservation Area is broken down into 8 zones. The zone in which Cherry Court is situated is characterised as one defined as mainly residential with large houses set within large gardens, with some views between houses from Key Lane towards Mallards Moor.
- 2.13 The Appraisal states that the character of this particular 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 have had a negative urbanising effect.
- 2.14 The Appraisal also states that the large plot sizes and generous space around buildings combines with the undeveloped land outside plots to make a significantly positive contribution to the Conservation Area. The Appraisal states that any replacement dwellings should not be disproportionately larger than the existing dwellings.



Map 5. Character Zones

Physical Context

- 2.15 The physical context of the site is shown in the aerial photograph adjacent. Whilst the topography cannot be seen in this photograph, a sense of the well-treed nature of the area is clear, along with lanes enclosed by trees and hedgerows.
- 2.16 Amongst this vegetation, large plots have been carved out of the landscape upon which a mixture of smaller and larger dwellings have been constructed, all with the intention of taking in the views of the River Hamble.
- 2.17 Whilst the majority of the dwellings in the area are more traditionally designed red/yellow brick, two or three storey dwellings with deep pitched roofs, often with a third storey contained within a large roof, there are some significant examples of more contemporary-styled dwellings, with flat roofs, using more render and glass, reflect the historical development of this area over time. The more contemporary-styled dwellings are indicated in pink dots on the plans opposite.
- 2.18 Some examples of both the more traditionally-designed dwellings in this area are included on the pages below as well as the more recently constructed contemporary-styled dwellings.



Red Brick House, High Street - traditional



River Barn, Salterns Lane - traditional



Brownhill, Salterns Lane - traditional



Ladymead, School Road - traditional



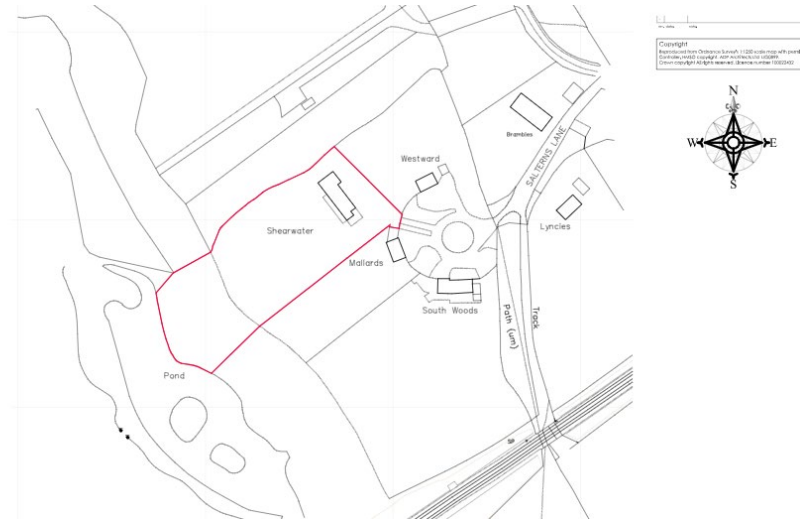
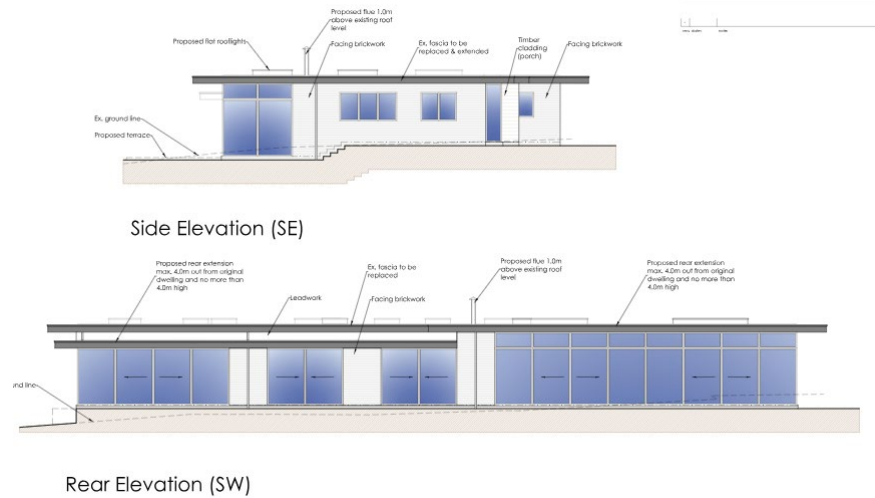
The Garden House, Salterns Lane - contemporary

1950's dwelling with monopitch roof and modern flat roof extension to rear



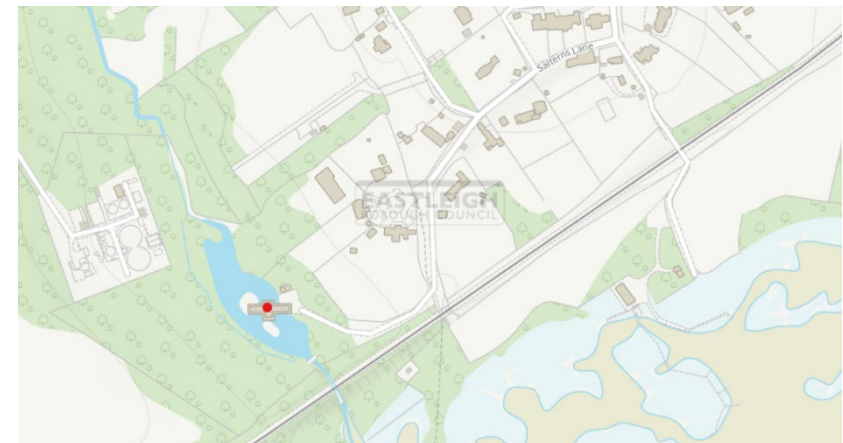
Shearwater House, Salterns Lane - contemporary

-1950's flat-roofed bungalow, extended.

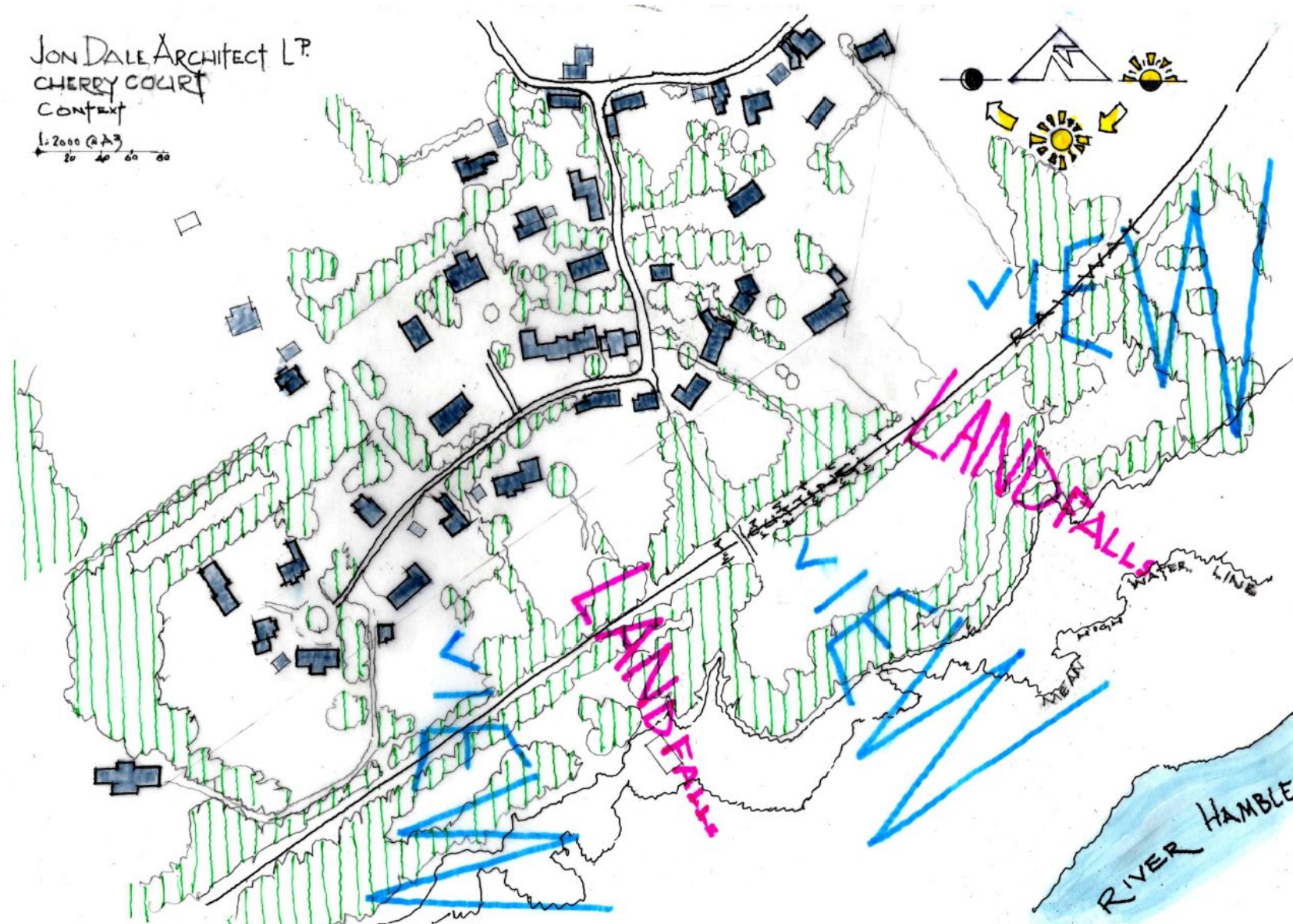


Bridge House, Salterns Lane - contemporary

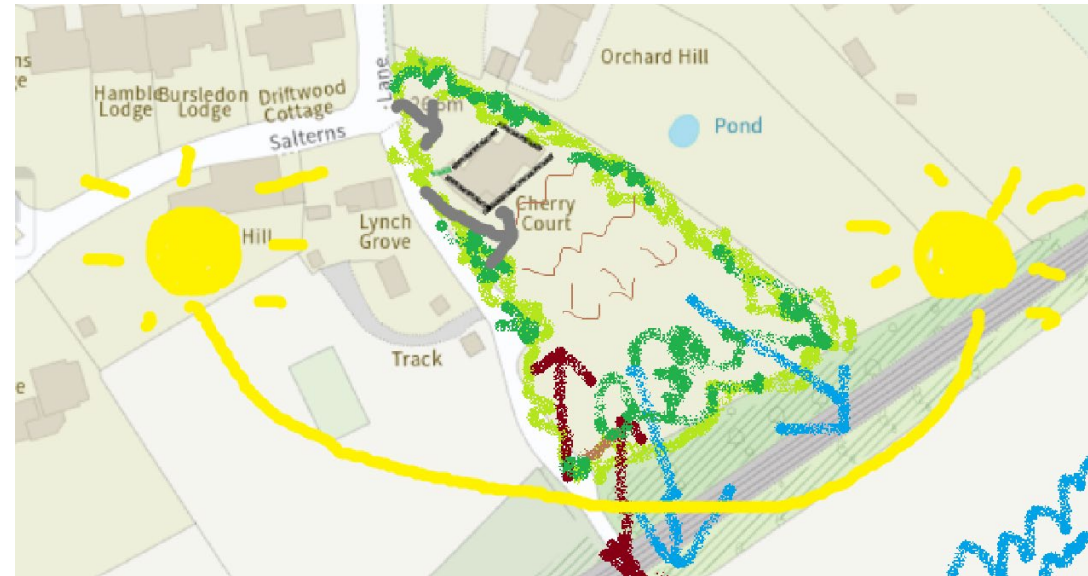
New dwelling, won on appeal – ‘outstanding design’



Site Analysis



- 2.19 Cherry Court sits to the northern side of a spacious, triangular plot that slopes downwards from north-west to south-east towards the River Hamble. Its main aspect is south-east, taking in some outstanding views of the River Hamble.
- 2.20 The dwelling is accessed from Salterns Lane at the point where the lane makes a sharp turn westwards. A further vehicular access (to the rear garden area) is located along the public footpath that continues southwards at this point. The footpath continues over the railway line, which is situated at the bottom of the rear garden.
- 2.21 The plot is very well landscaped on all sides, with the rear garden having a south-easterly aspect. However there are some glimpsed views available. From the main access point, the front of the house can be seen through ornamental metal gates. Walking northwards along the adjacent public footpath are some glimpsed views of the rear garden, and some clear views of the dwelling from the bridge over the railway line.
- 2.22 The land slopes down towards the river in a series of informal terraces, the first immediately around the perimeter of the dwelling, the second taking in a swimming pool, with the last a gently sloping garden area that becomes more naturalised towards its furthest reaches.
- 2.23 Photographs of the site itself are included below:



SITE CONTEXT AND HISTORY

Street View



Rear Elevation



View of River Hamble from Rear Garden



SITE CONTEXT AND HISTORY



SITE CONTEXT AND HISTORY

2.24 Contextually, then, the dwellings in the area are of mixed architectural character from traditional to more contemporary, including Cherry Court. The image below is a good example of the mix of dwellings in Salterns Lane. The aerial photograph is of the cul-de-sac of dwelling at the very end of Salterns Lane. Bridge House is the flat roofed dwelling in the top-left of the photograph.



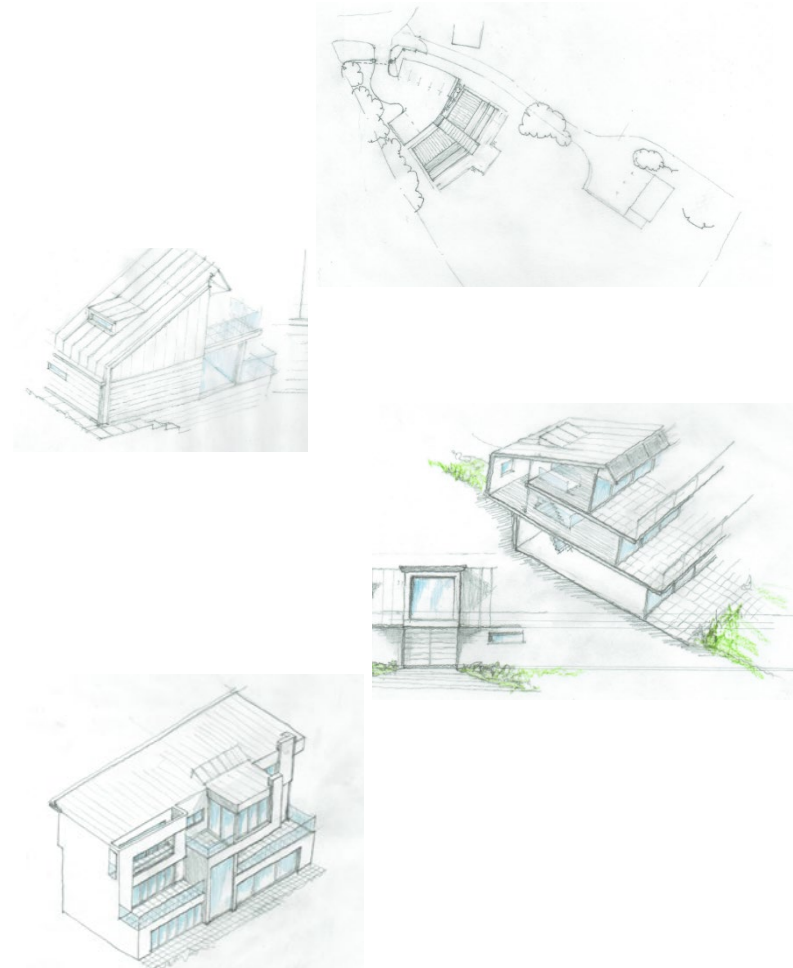
2.25 The site lies within flood zone 1 and therefore has a low probability of flooding from rivers or the sea.



3 PROPOSAL

- 3.1 The current building has been subject to a structural survey. This concluded that the roof structure to the main roof is dangerous and requires replacement.
- 3.2 The entirety of the existing flat roof area to the rear of the dwelling has also been condemned. That main part of said flat roof is currently held up internally by an 'acro prop.'
- 3.3 All windows are single-paned, and the dwelling has no wall or roof insulation. The hot water/central heating boiler is older than the applicant and has an asbestos-lined flue.
- 3.4 The building surveyor also condemned the electrics, and there is rising damp affecting one half of the house.
- 3.5 Should the above be rectified through refurbishment, there would be less than 3 walls remaining during such refurbishment.
- 3.6 The building is not listed, neither is it a good example of the type of dwelling for which the Old Bursledon Conservation Area was designated, except in spatial terms (large dwellings on large plots).
- 3.7 There is no policy requirement within the current Local Plan that requires the conservation of this dwelling. It is therefore more efficient to redevelop the dwelling, with the added benefit of improving the quality of the design as a result.
- 3.8 Having analysed the context of the dwelling alternative proposals were considered. However the feasibility of alternative proposals has been considerably constrained by Policy BU7 of the Development Plan which limits any size increase to 25% of the volume of the original dwelling.
- 3.9 In terms of the positioning of the dwelling on the plot, the existing siting couples the capturing of the best views with a quiet presence on the street frontage. Sited at the highest elevation allows an appreciation of the sweeping views whilst also giving a legible

presence in views from the street. This siting and aspect was therefore retained.



- 3.10 Some early sketches considered a slight rearrangement of the dwelling, but none were considered to improve on the existing dwelling's siting and aspect, whilst also respecting the 25% allowance requirement.

PROPOSAL

3.11 The proposals therefore comprise the demolition of the existing 4 bedroom dwelling and replacement with a new four bedroom dwelling. The new dwelling would incorporate a cinema room and entertainment area on the lower ground floor, a kitchen/diner, boot room, utility room, plant room, study, family room, WC and integral double garage on the ground floor, and on the first floor, four ensuite bedrooms, each with a separate balcony area.



Use

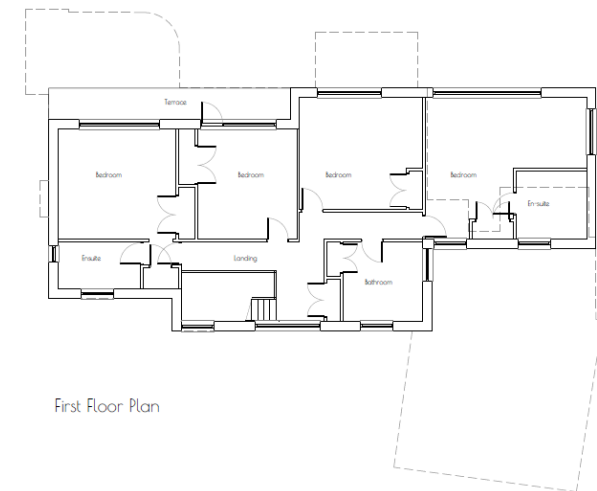
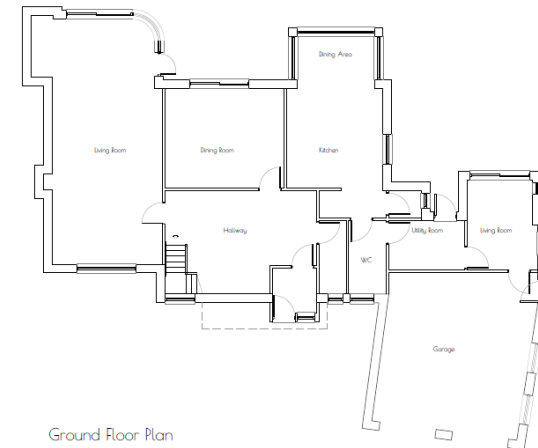
3.12 The use will remain residential.

Amount and Layout

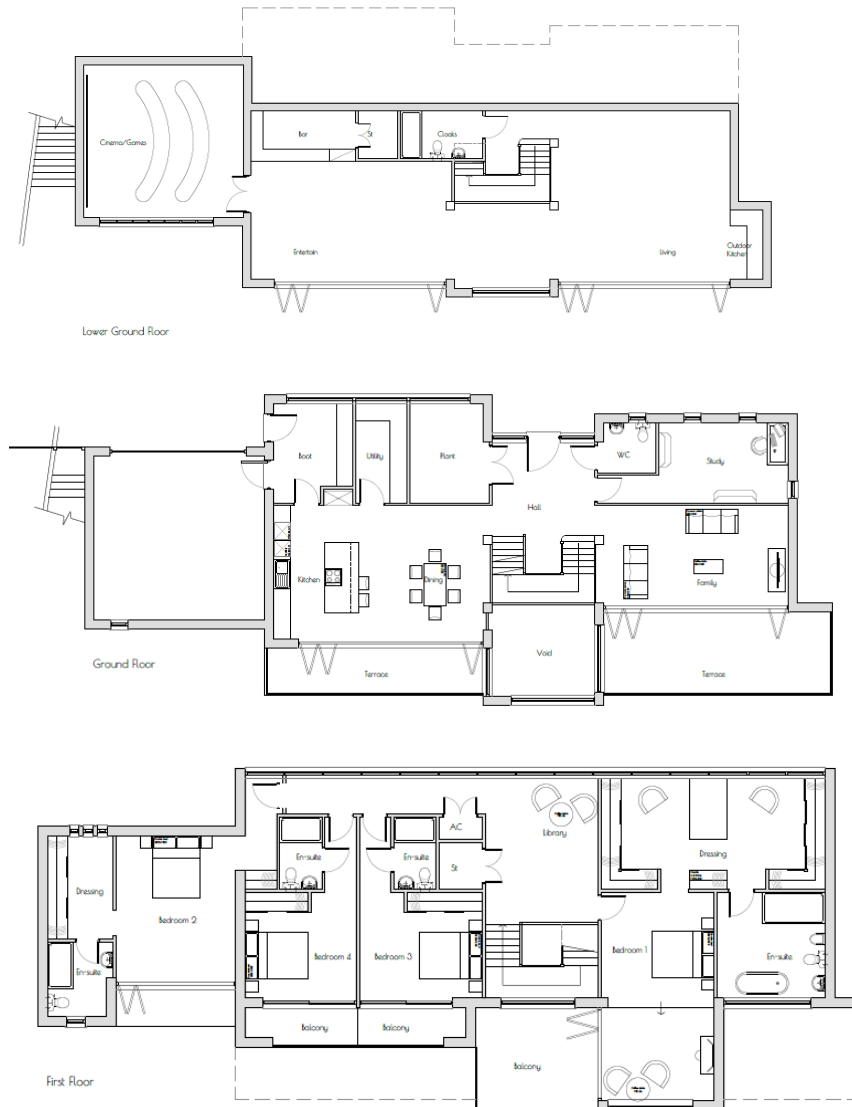
3.13 The existing dwelling has a floor area of 272.5 sqm and an existing volume of 1,326 cubic metres. The replacement dwelling will have a floor area of 455.3 sqm and a volume of 1,660 cubic metres.

3.14 In terms of footprint, the new dwelling will be slighter wider but less deep (circa 26m x 10.8m) than the existing dwelling (circa 20.7m x 16.5m).

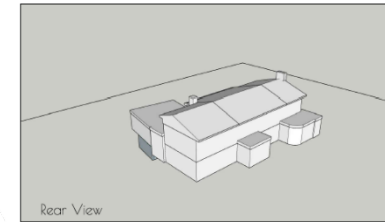
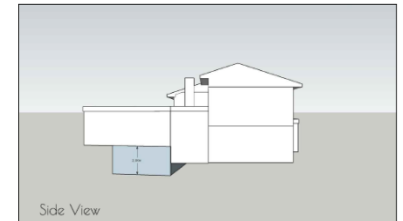
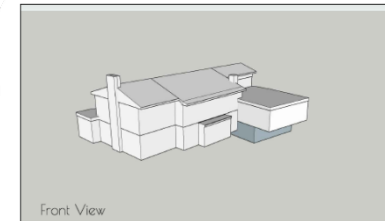
Existing Layout



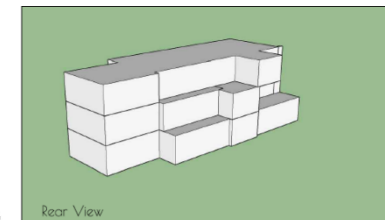
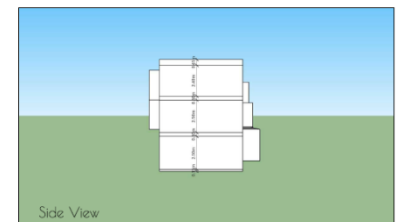
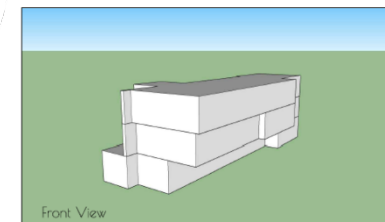
Proposed Layout



3.15 In terms of volume, the existing dwelling has a building volume of 1,326 cubic metres, and the proposed dwelling, a building volume of 1,660 cubic metres, representing an increase in 25.19%.



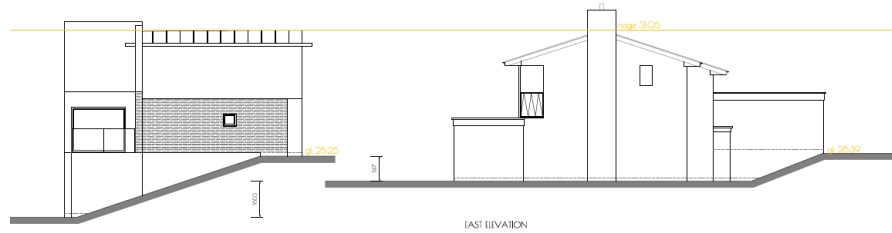
Existing Floor Area = 272.5 m²
Existing Building Volume = 1326 m³
125% of Existing = 1657.5 m³



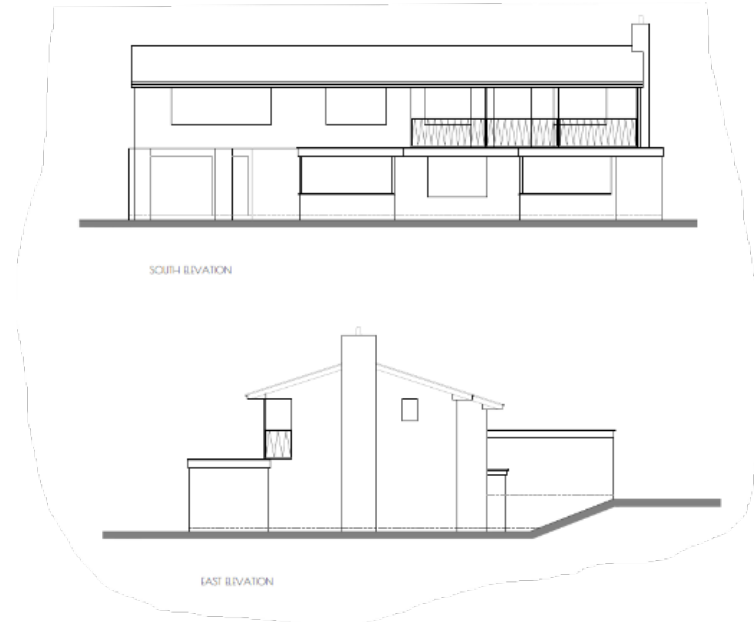
Proposed Floor Area = 455.3 m² / 4900ft²
Proposed Building Volume = 1660m³

Scale

- 3.16 In terms of scale, the proposed dwelling will be a two storey dwelling with a lower ground floor and comprise of a contemporary, flat roof dwelling, of similar overall height to the existing dwelling.



Existing Elevations



Proposed Elevations





Design and Appearance

- 3.17 The design has been carefully considered and is explained in detail in the planning assessment section below. The influences of the modernistic design for the existing house have been brought through time to influence the new dwelling, whilst also bringing the construction up to modern day, more sustainable, standards
- 3.18 The appearance will bring the elevations up to a modern, contemporary standard with rendered and slate-clad walls around large areas of glazing.
- 3.19 In considering the external appearance of the new dwelling, inspiration was taken from the work of Mies van de Rohe, Frank Lloyd Wright, Gropius and the Bauhaus Movement. The southern elevation incorporate elements of Cubism and the De Stijl movements which also reflect the artistic works by Mondrian and others.
- 3.20 The southern elevation has elements which project and recede thereby producing a dynamic façade giving visual movement whilst also providing varying amounts of shade.

- 3.21 Repeating the contemporary use of steel, concrete and glass the proposal presents a more honest, thorough and resolved architectural design.

Amenity

- 3.22 Although slightly wider than the existing dwelling, there remains a 6m gap to the eastern boundary and a 4m gap to the western boundary, and approximately 10m from each of the neighbouring dwellings. As such the amenity of the immediate neighbours is not impacted by these proposals.

Access and Parking

- 3.23 Access to the site will remain unchanged, with ample onsite parking together with an integral double garage enabling the entry and egress of cars in forward gear.

Landscape and Trees

- 3.24 The new dwelling will be positioned in the same location as the existing dwelling and as a result, no trees will be impacted by these proposals.
- 3.25 In landscape terms, no changes to the existing landscaping are proposed.

Ecology

- 3.26 An Ecological Appraisal and Bat Roost Assessment accompanies this application which concludes that there will be no loss of habitats, with the existing dwelling having negligible bat roosting potential and no nesting birds.

4 POLICY CONTEXT

- 4.1 The policy context comprises the Eastleigh Borough Adopted Local Plan 2016-2036 (adopted in April 2022), together with the National Planning Framework and its associated guidance.



- 4.2 The most relevant policies of the adopted Local Plan are detailed below, with the full policy text provided as Appendix 1:

- Strategic policy S1, Delivering sustainable development
- Strategic Policy S5, New development in the countryside
- Strategic policy S8, Historic Environment
- Policy DM1, General criteria for new development
- Policy DM2, Environmentally sustainable development
- Policy DM11, Nature conservation
- Policy DM14, Parking
- Policy DM26, Residential extensions and replacement dwellings in the countryside
- Policy BU7, Residential extensions and replacement dwellings, Old Bursledon Special Policy Area

5 OTHER MATERIAL CONSIDERATIONS

5.1 The following Supplementary Planning Documents are material in determining these proposals:

- Residential Parking Standards – January 2009
- Quality Places – November 2011
- Character Area Appraisal – Bursledon, Hamble-le-Rice and Hound – January 2008
- Old Bursledon Conservation Area Appraisal and Management Proposals 2012

6 PLANNING ASSESSMENT

Principle of development

- 6.1 Policy DM26 allows for extensions to, and replacement of, existing dwellings within the countryside that are not subject to an agricultural occupancy condition and are not likely to result in the subdivision of the plot. The extensions, or replacement dwelling, should not result in the dwelling becoming disproportionate in size to its plot, or neighbouring dwellings.
- 6.2 Policy BU7 allows for extensions to, and replacement of, dwellings within the Old Bursledon Special Policy Area provided that the extended volume is no greater than 25% of the original dwelling, have regard to space between buildings, the openness of the area, conserve and enhance the character of the undeveloped landscape, does not result in a disproportionately larger dwelling, is subservient to the existing dwelling, does not contribute to the cumulative urbanisation of the area and is not otherwise detrimental to the character of the area when viewed from the River Hamble.
- 6.3 The proposed increase in volume of the replacement dwelling is marginally above the 25% threshold with an increase in volume of 25.19%. The proposed dwelling respects the spacing between the immediate neighbours and the openness of the area and delivers a high quality dwelling.
- 6.4 As such, it is considered that the volume increase is not materially discordant with the Local plan and taken as a whole, the proposals accord with Policy DM26 and Policy BU7.

Character and Design

- 6.5 The existing dwelling is a substantial building set behind a high screen wall and gates and is positioned almost centrally on the plot. This screen wall and gates together with the existing planting effectively obscure most views of the building from the public realm. The site

falls significantly from the entrance gates to the rear boundary which is defined by a railway line set within a deep cutting.

- 6.6 The existing building was constructed circa late 1950's/early 1960's and has a 'modern' appearance with a low pitched roof. The rear elevation is of more utilitarian appearance with touches of Art Deco architecture. The overall impression of the building is that of an amalgam of styles which has produced an unremarkable result that has no particular merit.
- 6.7 The building itself was constructed in cavity work with cream render finish with elements of ornamental stonework, but has no cavity insulation. With the fenestration being single glazed windows in steel frames, the building is difficult to heat sufficiently and subject to significant mould and damp.
- 6.8 The design of the proposed dwelling has been influenced by the 'modern' appearance of the existing building. However, the opportunity has been taken to produce a more resolved contemporary design approach. This is considered to be a positive contribution to the area. The replacement dwelling would be both energy efficient and respond to modern-day domestic requirements and building standards.
- 6.9 When considering the external appearance, the design was inspired by references to the works of Mies van de Rohe and his minimalist, but high quality Barcelona pavilion, but also by the work of Frank Lloyd Wright, Gropius, the Bauhaus Movement and the later works of Richard Meier (see images on the next page).
- 6.10 The southern elevations has elements which incorporate characteristics of Cubism and the De Stijl movements such as that exhibited in the work of Rietveld in Utrecht. These architectural movements also reflect the artistic works by Mondrian and others. This elevation has elements which project and recede thereby

producing a dynamic façade giving visual movement whilst also providing shade which alters in intensity through the daylight hours.

Mies van de Rohe



Frank Lloyd Wright



Gropius



Richard Meier



The Bauhaus Movement influenced design



Rietveld



Mondrian



6.11 The influences are clear in the contemporary design of the new dwelling but follows through the contemporary nature of the original design at the time of its construction.

6.12 There are dwellings of differing architectural styles within both Salterns Lane and in the wider area, and it is not considered that the proposal is out of keeping with this mixed character.

Impact on Residential Amenity

6.13 The replacement dwelling maintains a distance of approximately 10m from the westerly and easterly neighbour dwellings, with boundary hedging and trees separating the buildings, and a public footpath on the western side. As such, the proposals will not have an unacceptable impact on the residential amenities of both new and existing residents, all in accordance with Policy DM1.

6.14 With the retention of the existing boundary trees and hedges the replacement dwelling will not have a detrimental impact in terms of overbearing, effects of visual dominance, or loss of light to neighbouring properties, all in accordance with Policy DM1.

Highways and Parking

6.15 With an integral double garage and ample on site parking, the proposal exceeds the minimum parking requirements of 3 parking spaces as required by Eastleigh Residential Parking Standards SPD.

Ecology

6.16 The ecological appraisal confirms that the proposals will not result in a loss of habitat and that there is no evidence of roosting bats within the existing dwelling, and negligible bat roosting potential. As such, these proposals accord with Policy DM11.

Impact of Views from the River

- 6.17 The impact of the proposal in views from the river is captured in the photomontage on the next pages.
- 6.18 It can be concluded that the view of the dwelling from the river would be little changed.
- 6.19 Whilst the cream render of the existing and new dwelling can just be seen, the windows appear black in these views from the river. With an increase in glazing, the appearance of the dwelling would be more subdued than existing.
- 6.20 A Landscape Visual Assessment has been commissioned to consider the impact of the proposed dwelling in these views in line with the Landscape Institute guidance. This will be with the LPA shortly.

Existing



Proposed



7 CONCLUSION

CONCLUSION

- 7.1 The proposed replacement dwelling results in a high quality dwelling that updates the externals and enhances the character of the area, with no detrimental impacts on the openness of the area.
- 7.2 The increase in volume of the proposed dwelling materially meets the policy requirements within the Old Bursledon Special Policy Area.
- 7.3 The proposal accords with all policies of the Local Plan, and SPD requirements and it is therefore respectfully requested that the LPA supports this application.

8 APPENDIX 1 - POLICIES

Strategic policy S1, Delivering sustainable development

1. *“To be sustainable, new development in the Borough should:*
 - a. *meet community needs without compromising the identity of the Borough or its individual settlements, or the ability of future generations to meet their own needs;*
 - b. *enhance social equality by ensuring equal and easy access to a range of community facilities and services and by promoting the development of employment, education and skills training opportunities;*
 - c. *maintain and help to grow a high-performing local economy that benefits the Borough, south Hampshire and the wider economy, without adverse impact on south Hampshire’s city, town and other centres, the quality of the local environment or local transport networks;*
 - d. *have regard to the potential impacts of climate change, and the need to limit greenhouse gas emissions including through carbon sequestration and by promoting measures to design buildings and spaces which are adaptable to predicted climate change, and restrict development in areas at risk from flooding, minimise energy use and encourage the generation of renewable energy, and by minimising emissions from motorised transport, industrial activity and domestic uses;*
 - e. *minimise the need to travel longer distances and, where travel is necessary, prioritise more sustainable forms of transport, such as active travel, other alternatives to car use, or a combination of active travel and other alternatives to car use;*
 - f. *avoid impacts on the Hamble and Itchen catchments and associated flora and fauna species by preserving water quality and flows from development and safeguarding potential yield of local water resources used for public water supplies having regard to the impacts of abstraction;*
 - g. *seek opportunities to optimise density of new development and redevelopments;*
 - h. *use resources wisely and minimise the generation of waste in the construction, occupation and use of buildings;*
 - i. *maintain local environmental quality, including avoiding damage to, and where possible enhancing, the existing valued urban and rural environments in the Borough and heritage assets;*
 - j. *have regard to the purposes¹² of the South Downs National Park, including regarding its status as an International Dark Night Skies reserve; and*
 - k. *maintain, enhance, extend and connect the natural habitats within and landscape value of the Borough, extending natural habitats into new and existing development to achieve an environmental net gain.*

2. *Applicants are encouraged to undertake pre-application consultation with the relevant statutory and non-statutory consultees.*
3. *When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.*
4. *Planning applications that accord with the policies in the Local Plan will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:*
 - a. *any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or*
 - b. *where specific policies in that Framework or other international or national legislation indicate that development should be restricted”*

Strategic Policy S5, New development in the countryside

1. *“Planning permission will be granted for new development in the countryside provided it is related to:*
 - a. *the provision of employment through agricultural development (policy DM17), the extension and replacement of existing employment uses (policy DM18) and the re-use of existing buildings (policy DM19);*
 - b. *residential extensions and replacement buildings (policies DM18 and 26), limited residential conversions (policy DM19), rural workers’ dwellings (policy DM27) and accommodation for Gypsies, Travellers and Travelling Showpeople (policy DM31);*
 - c. *community, tourist, or visitor uses through the re-use of buildings including facilities for the interpretation of heritage assets (policies DM12);*
 - d. *outdoor recreation and open space (policies DM32 and DM33);*
 - e. *allotments and community farms (policy DM32);*
 - f. *cemeteries (policy DM37); and*
 - g. *essential public utilities (policy DM9).*
2. *In permitting new development in the countryside the Borough Council will seek to:*
 - a. *avoid adverse impacts on the rural, woodland, riparian or coastal character, the intrinsic character of the landscape including the avoidance of adverse landscape impacts on areas adjoining national parks and their settings, the significance of heritage assets and on the biodiversity of the area;*

- b. *secure long-term beneficial management practices that will enhance the landscape and biodiversity of the countryside and coast;*
- c. *avoid sterilisation of mineral resources, in accordance with the Hampshire Minerals and Waste Plan;*
- d. *safeguard the best and most versatile agricultural land unless the benefit of the development clearly outweighs the loss; and*
- e. *protect soils during construction wherever possible in line with the 'Defra code of practice for the sustainable use of soils on construction sites'."*

Strategic policy S8, Historic Environment

1. *"The Borough 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."*

Policy DM1, General criteria for new development

1. *"All new development should (as relevant):*
 - a. *not have an unacceptable impact on, and where possible should enhance:*
 - i. *residential amenities of both new and existing residents; the character and appearance of urban areas, the countryside and the coast;*
 - ii. *biodiversity (avoiding significant adverse impacts); and*
 - iii. *the significance of heritage assets;*
 - b. *make efficient use of the site, maximise opportunities to increase density and have regard to potential development opportunities on adjoining land;*
 - c. *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 be 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. Where adjoining development is poor in*

- urban design terms, new development should contribute to improving the character of the area;*
- d. *not involve the loss of or damage to trees, woodlands, hedgerows, ponds, priority habitats or other landscape features of value to the character of the area, for appearance or biodiversity unless they can be replaced with features of equivalent or enhanced value, (recognising that some species and habitats may be irreplaceable);*
- e. *include a landscape scheme covering the design and layout of external space;*
- f. *protect and enhance public rights of way and National Trails and provide fully connected green infrastructure that interlaces the development and connects into the wider network;*
- g. *provide satisfactory management arrangements for all landscape, green infrastructure and biodiversity enhancement;*
- h. *incorporate provision for people with disabilities and create accessible communities that cater for all;*
- i. *incorporate design measures to inhibit criminal and anti-social behaviour;*
- j. *incorporate provision for on-site waste management; and*
- k. *include provision for public art associated with new large scale development in accordance with the Council's adopted Public Art Strategy."*

Policy DM2, Environmentally sustainable development

1. *"The Borough Council requires that:*
 - a. *all new build residential development (C3 Use Class only) must achieve at the time a Reserved Matters or Full Planning Application is submitted:*
 - i. *a 19% improvement in predicted carbon emissions, compared with the building regulations standard current at the time, through increased energy efficiency of the building fabric, unless this is superseded by an updated building regulations requirement equivalent to 'zero carbon homes'; and*
 - ii. *a predicted mains water consumption of no more than 110 litres/person/day.*
 - b. *all other development that is above 500 sq.m of floorspace measured externally (including extensions and conversions to existing buildings) must achieve BREEAM 'excellent' (or equivalent) or BREEAM 'very good' plus 'passivhaus' certification including a 15% improvement in predicted carbon emissions, compared with the building regulations current at the time, through low or zero carbon energy generation on site or in a Borough location agreed by the Council.*
 - c. *all other larger developments above 10,000 sq.m of floorspace should also seek to fund post occupancy evaluation (POE) in addition to the above.*
2. *In addition to the above, all development above 500 sq.m of floorspace measured externally (including extensions and conversions to existing buildings) and external*

APPENDIX 1 - POLICIES

spaces within the curtilage serving developments of this size should where practical and viable:

- a. incorporate energy-efficient passive design principles, the best use of natural daylight and natural ventilation systems wherever possible;*
- b. connect to any existing near or adjacent low carbon local energy network unless this is proved unviable;*
- c. use recycled, low embodied carbon, low environmental impact and locally sourced materials in construction where possible;*
- d. be designed with sufficient flexibility to enable the life of the building to be extended by re-use for other purposes where feasible;*
- e. aim to deliver at least 1% of all residential units within the whole scheme which achieve full 'passivhaus' certification."*

Policy DM11, Nature conservation

"General Approach

1. The Council will work with statutory and voluntary agencies and developers, and will determine planning applications, to:
 - a. protect, conserve and enhance all:
 - i. international, national and local nature conservation designations; and
 - ii. networks of natural habitats and features, including the Local Ecological Network, Priority Biodiversity Areas and Priority Biodiversity Links, watercourses, wetland complexes, woodland trees, and trees and hedgerows important to biodiversity and local character;
- and facilitate their adaptation to climate change wherever possible;
- b. assist in achieving national, county and local biodiversity targets as set out in Biodiversity Action Plans (BAPs);
- c. seek a net gain of biodiversity on all development sites (including sites for redevelopment) through the protection, enhancement and connection of existing and provision of new habitats and features of nature conservation interest compatible with the native biodiversity characteristics of the Borough, having regard to local geodiversity and soils; and
- d. contribute to major elements of the PfSH Green Infrastructure Strategy and other strategies for the provision and enhancement of multifunctional green infrastructure including green routes, ecological networks and biodiversity enhancements (see strategic policy S9).

International Designations

2. Development which is likely (either individually or in combination with other developments) to adversely affect the integrity of an international or European nature

conservation site will not be permitted subject only to imperative reasons of overriding public interest and securing any necessary compensatory measures in the absence of alternative solutions. A 'project level' Habitat Regulations Assessment will be required where there are likely significant effects or uncertainty. Any mitigation measures required to ensure no adverse impact must be implemented at the appropriate time.

3. The Council will work with PfSH, Natural England, the Environment Agency and other wildlife organisations to develop and implement with developers a strategic approach to the protection and enhancement of international and European sites from the direct and indirect effects of development. Within Eastleigh Borough this will include:
 - a. implementing:
 - i. the Solent Recreation Mitigation Strategy (requiring contributions from residential developments within 5.6 kilometres of the Solent Special Protection Area to the Strategy); and
 - ii. the interim and any future New Forest Recreation Mitigation Strategy if required;

or alternative agreed site specific measures to address recreational disturbance;

- b. preserving the water quality and flows within the Itchen and Hamble, Southampton Water and Solent;
- c. protecting the River Itchen SAC, in particular the maintenance and where appropriate restoration of habitats and qualifying species to favourable conservation status (as defined by article 1 of the Habitats Directive); and
- d. seek contributions towards measures set out in the Southern Damsely Conservation Strategy (or other strategy) specifically to deliver biodiversity net gain.

National and Local Designations

4. Development will not be permitted if it is likely (either individually or in combination with other developments) to have a direct or indirect adverse effect on a Site of Special Scientific Interest (SSSI), Site of Importance for Nature Conservation (SINC) or Local Nature Reserve (LNR) as shown on the policies map (or on a more recent plan provided by the Hampshire Biodiversity Information Centre) unless it can be demonstrated that:
 - a. there are no alternative solutions;
 - b. the adverse effects are unavoidable;
 - c. measures are taken to mitigate or, as a last resort, compensate for the adverse effects;
 - d. there is an overall biodiversity net gain; and
 - e. if there are any residual adverse effects which cannot be avoided, mitigated or compensated, the benefits of the development must clearly outweigh the adverse

APPENDIX 1 - POLICIES

effects on the nature conservation value of the site and any broader impacts on national and local designations.

Priority habitats, protected and priority species and the local ecological network

5. *Development will not be permitted if it is likely (either individually or in combination with other developments) to have a direct or indirect adverse effect on priority habitats, protected or priority species, or on the local ecological network unless it can be demonstrated that:*
 - a. *there are no alternative solutions;*
 - b. *the adverse effects are unavoidable;*
 - c. *measures are taken to mitigate or, as a last resort, compensate for the adverse effects;*
 - d. *there is an overall biodiversity net gain; and*
 - e. *if there are any residual adverse effects, the benefits of the development clearly outweigh the adverse effects on priority habitats, priority and protected species, and the local ecological network.*

Irreplaceable habitats

6. *Development will not be permitted if it results in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees), unless there are wholly exceptional reasons and a suitable compensation strategy exists.*

Buffers

7. *Buffers free from development will be provided to designated sites to avoid/mitigate impacts, including recreational impact and impacts on edge habitats, and to maintain dark skies.*

Surveys

8. *Development will not be permitted unless it can be demonstrated that:*
 - a. *there have been thorough habitat and species surveys;*
 - b. *the great crested newt strategic survey and strategy have been considered in all developments within 500m of a great crested newt pond; and*
 - c. *the strategic bat trapping survey has been considered in all developments within the locality of a woodland or connected habitat networks."*

Policy DM14, Parking

1. *"New residential development will be required to provide off-highway parking which is adequate in terms of highway safety/traffic management. Provision will take account of the adopted Eastleigh Borough Council's Residential Parking Standards SPD which sets out minimum requirements for parking provision. Over provision relative to car ownership levels or which would create an ineffective use of space will be avoided. Applications with parking levels which deviate away from the expected*

standard should be substantiated by robust evidence contained within the transport statement/assessment/travel plan.

2. *For out-of-centre development proposals, parking needs will be assessed based on the impacts of the development on neighbouring town, district or local centre or a neighbourhood parade.*
3. *Within town, district and local centres and in neighbourhood parades, parking needs will be assessed in relation to wider needs within the centre/parade. Where existing provision is inadequate, the provision of additional parking may be permitted subject to a financial contribution towards measures to assist on-street parking management, public transport, cycling and walking.*
4. *Proposals to provide new car parks, extend existing car parks or provide workplace park and ride facilities will be permitted if:*
 - a. *it can be demonstrated that this is the only way the transport requirements driving the proposals for car parking provision can be met;*
 - b. *the proposals form part of a strategy aimed at managing use of the private car, such as a workplace travel plan; and*
 - c. *transport and other environmental assessments demonstrate that the benefits of the proposal (e.g. reduction of on-street parking pressures, reduction of traffic congestion) outweigh any adverse effects; and*
 - d. *the design, layout, planting and landscaping and lighting provision addresses visual and landscape impacts, noise, lighting and impacts on residential amenity; and*
 - e. *the developer pays for any off-site highway improvements necessary from traffic generated by the proposal, and any additional works necessitated by an inability to meet workplace travel plan targets; and*
 - f. *for sites outside the urban edge and in accordance with other policies in the Plan, they are subject to a sequential approach prioritising sites within the urban edge. Proposals in settlement gaps will only be acceptable in exceptional cases (see strategic policy S6)."*

Policy DM26, Residential extensions and replacement dwellings in the countryside

1. *"The extension or replacement of a permanent dwelling in the countryside will be permitted subject to the general development criteria and transport policies of the Local Plan and provided:*
 - a. *the extension or replacement dwelling will not be disproportionate in size to the existing dwelling, neighbouring properties or in relation to its plot, or involve any extension to its curtilage; and*
 - b. *in the case of a replacement dwelling, the proposal includes the replacement of the dwelling within the curtilage, and on the same footprint as the existing*

- building, unless environmental and/or access benefits arise from an alternative location within the curtilage; and*
- c. no additional dwellings are created.*
- 2. *Permission will not be given for the replacement of mobile homes with permanent dwellings.*
- 3. *Residential institutions will be treated for the purposes of this policy in the same way as dwellings.*
- 4. *Proposals to extend or to replace rural workers dwellings will be considered under Policy DM27."*

Policy BU7, Residential extensions and replacement dwellings, Old Bursledon Special Policy Area

- 1. *"Residential extensions and replacement dwellings in the Old Bursledon Special Policy Area as defined on the policies map will be permitted provided they:*
 - a. do not increase the volume of the original dwelling (as existing when the conservation area was first designated in 1982) by more than 25%. Further extension beyond this limit will not be permitted;*
 - b. have regard to the impact of the development on the space between buildings and the openness of the area, ensuring that the character of the undeveloped landscape between buildings is conserved and enhanced;*
 - c. do not create a dwelling disproportionately larger than the one that is being extended or replaced;*
 - d. are subservient to and in proportion to the existing building in form, scale and design;*
 - e. do not contribute to the cumulative urbanisation of the area; and*
 - f. are not otherwise detrimental to the character of the area as viewed from the River Hamble."*