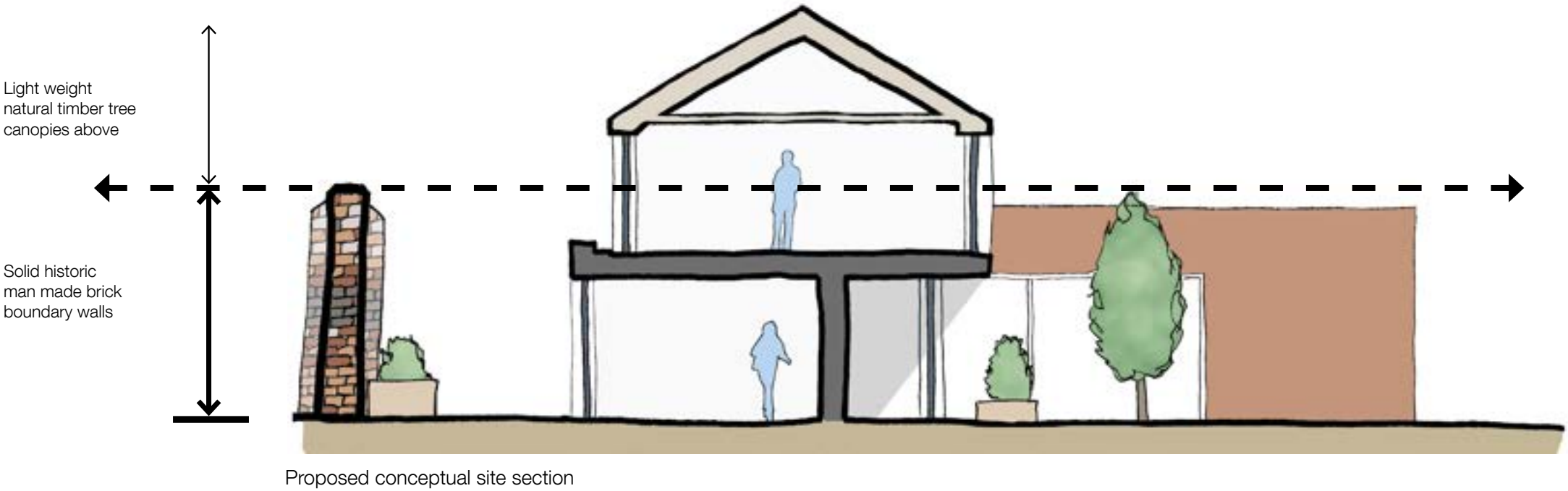
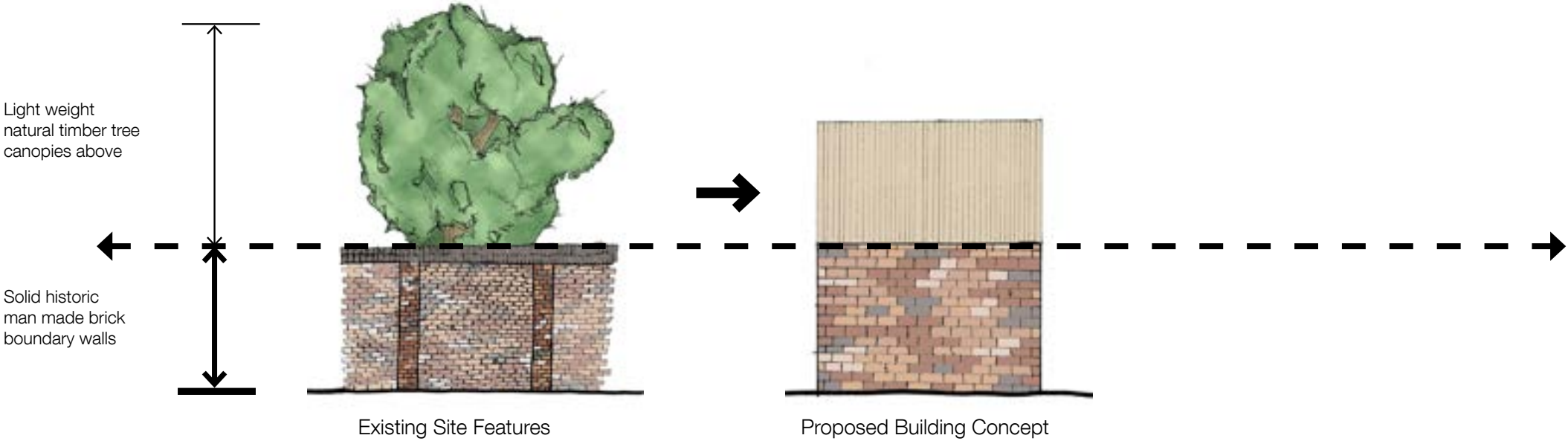


06 Design Proposal

06 Design Proposal

6.1 Design Concept

The design concept for the proposed massing strategy has been developed from the relationship between the significant boundary walls and the existing trees on site.



A majority of the proposed dwellings are concealed below the existing boundary walls, minimising the visual impact of the proposed development on site.

A light weight timber first floor pops-up above the boundary walls in response to the tree canopies within the site.

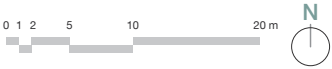


06 Design Proposal

6.2 Proposed Site Plan



Proposed Site Plan

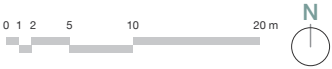


06 Design Proposal

6.3 Proposed Site Plan



Proposed Site Plan



06 Design Proposal

6.4 Proposed Site Elevations



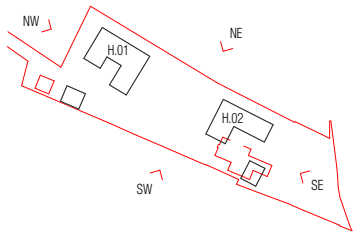
Proposed South West Site Elevation



Proposed North East Site Elevation

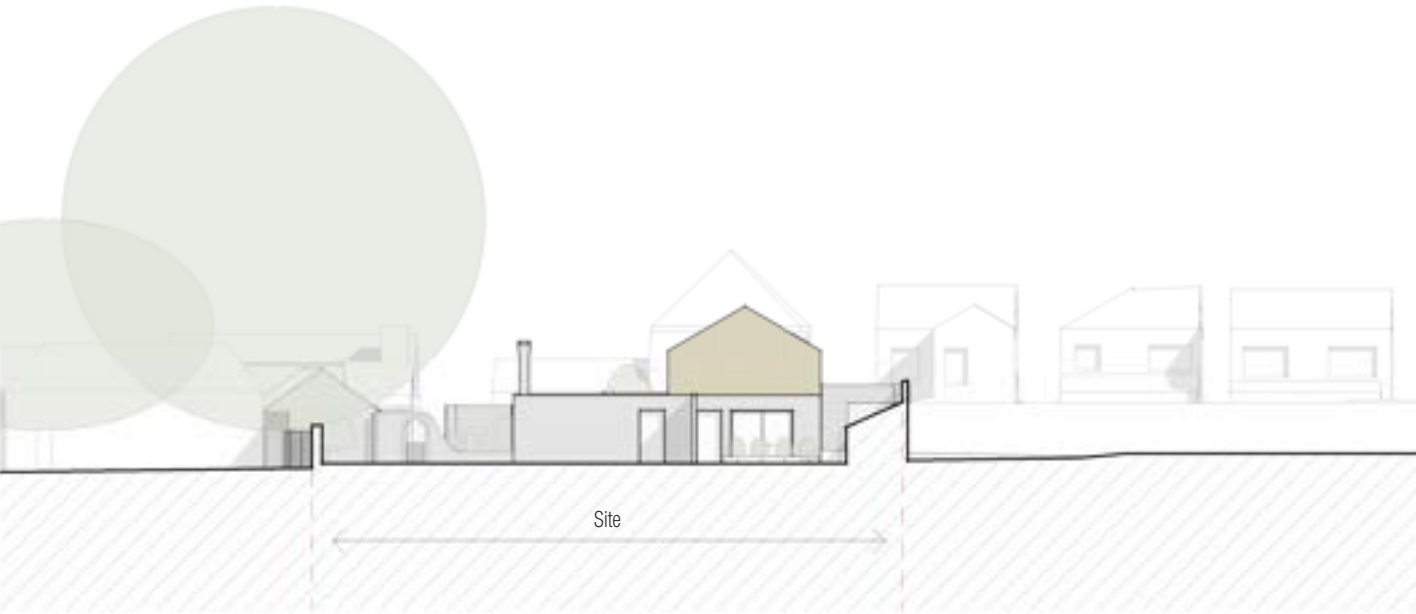
KEY

Line of Demolished Structures



04 Design Proposal

6.4 Proposed Site Elevations



Proposed South East Site Elevation - H.01



Proposed South East Site Elevation - H.02



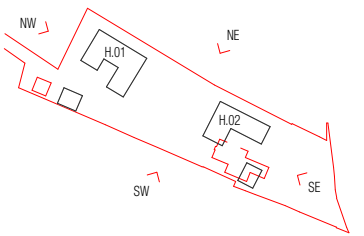
Proposed North West Site Elevation - H.01



Proposed North West Site Elevation - H.02

KEY

Line of Demolished Structures



0 1 2 5 10 20 m

GILES ARCHITECTS

06 Design Proposal

6.5 Proposed H.01 Ground Floor Plan

Plot 1 - H.01

Ground Floor GIA = 170m²
First Floor GIA = 105m²
TOTAL GIA = 275m² (2,960ft²)

Plot 1 - H.01

Bedroom Terrace = 4.4m²
Garage = 30m²
Area of PVs = 29m²
Green Roof = 58m²
Amenity = 766m²



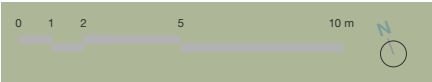
Proposed H.01 Ground Floor Plan

06 Design Proposal

6.6 Proposed H.01 First Floor Plan



Proposed H.01 First Floor Plan

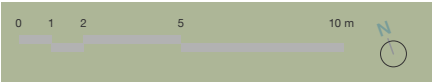


06 Design Proposal

6.7 Proposed H.01 Roof Plan



Proposed H.01 Roof Plan



06 Design Proposal

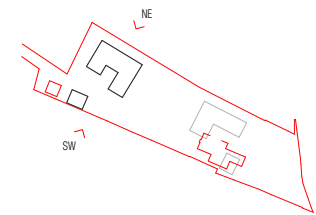
6.8 Proposed H.01 Elevations



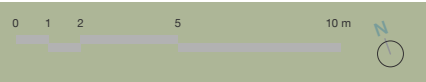
Proposed H.01 South West Elevation

MATERIALS KEY

- ① Existing brick boundary wall
- ② Multi-tone dark brick
- ③ Vertical cedar cladding
- ④ Recessed PV panels, flush with roof
- ⑤ Aluminium glazing system, PPC Black
- ⑥ Timber hardwood arched entrance door
- ⑦ Steel railings & gates, PPC Black
- ⑧ Folded aluminium parapet capping, secret fixed
- ⑨ Frameless glass balustrade
- ⑩ Vertical timber planters
- ⑪ Aluminium Framed Rooflights, PPC Black



Proposed H.01 North East Elevation



06 Design Proposal

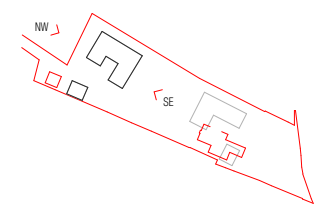
6.8 Proposed H.01 Elevations



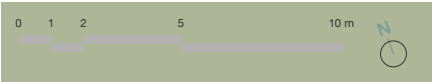
Proposed H.01 North West Elevation

MATERIALS KEY

- ① Existing brick boundary wall
- ② Multi-tone dark brick
- ③ Vertical cedar cladding
- ④ Recessed PV panels, flush with roof
- ⑤ Aluminium glazing system, PPC Black
- ⑥ Timber hardwood arched entrance door
- ⑦ Steel railings & gates, PPC Black
- ⑧ Folded aluminium parapet capping, secret fixed
- ⑨ Frameless glass balustrade
- ⑩ Vertical timber planters
- ⑪ Aluminium Framed Rooflights, PPC Black



Proposed H.01 South East Elevation



06 Design Proposal

6.9 Proposed H.02 Ground Floor Plan

Plot 2 - H.02

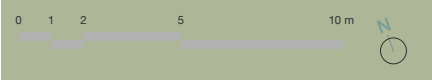
Ground Floor GIA = 121m²
First Floor GIA = 77m²
TOTAL GIA = 198m² (2,131ft²)

Plot 2 - H.02

Bedroom Terrace = 3.5m²
Garage = 30m²
Area for PVs = 16.5m²
Green Roof = 38m²
Amenity = 521m²



Proposed H.02 Ground Floor Plan

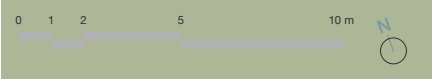


06 Design Proposal

6.10 Proposed H.02 First Floor Plan



Proposed H.02 First Floor Plan

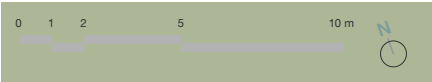


06 Design Proposal

6.11 Proposed H.02 Roof Plan



Proposed H.02 Roof Plan



06 Design Proposal

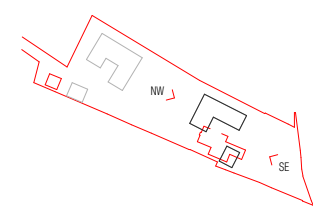
6.12 Proposed H.02 Elevations



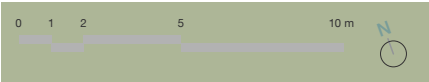
Proposed H.02 South West Elevation

MATERIALS KEY

- ① Existing brick boundary wall
- ② Multi-tone dark brick
- ③ Vertical cedar cladding
- ④ Recessed PV panels, flush with roof
- ⑤ Aluminium glazing system, PPC Black
- ⑥ Timber hardwood arched entrance door
- ⑦ Steel railings & gates, PPC Black
- ⑧ Folded aluminium parapet capping, secret fixed
- ⑨ Frameless glass balustrade
- ⑩ Vertical timber planters
- ⑪ Aluminium Framed Rooflights, PPC Black



Proposed H.02 North East Elevation



06 Design Proposal

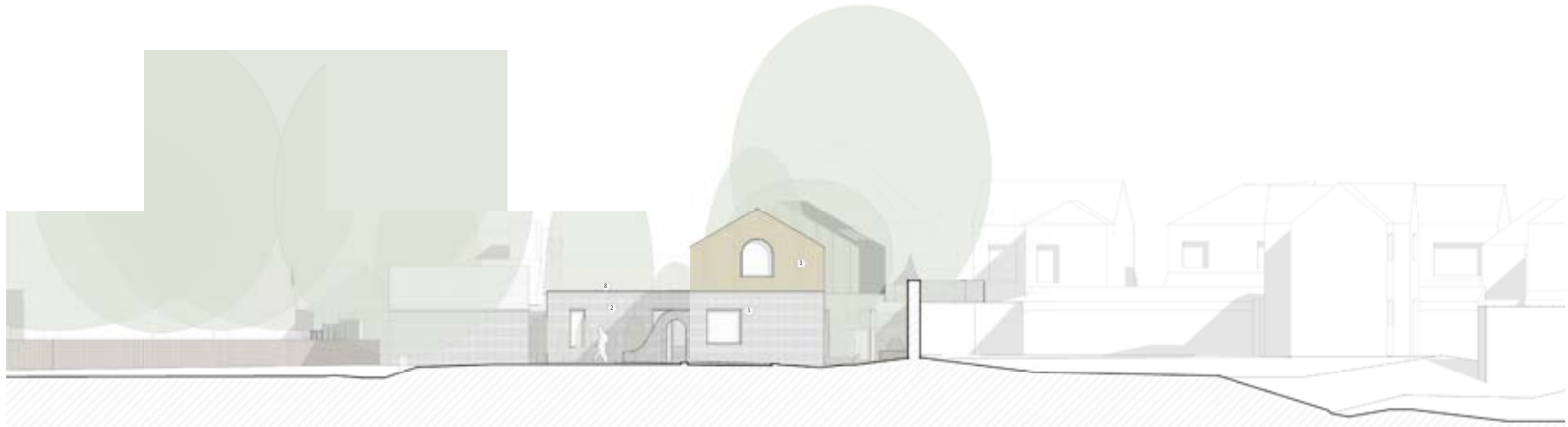
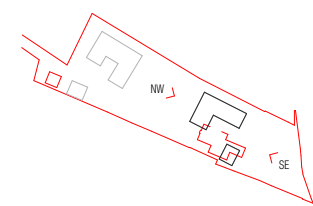
6.12 Proposed H.02 Elevations



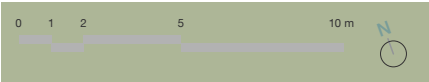
Proposed H.02 South West Elevation

MATERIALS KEY

- ① Existing brick boundary wall
- ② Multi-tone dark brick
- ③ Vertical cedar cladding
- ④ Recessed PV panels, flush with roof
- ⑤ Aluminium glazing system, PPC Black
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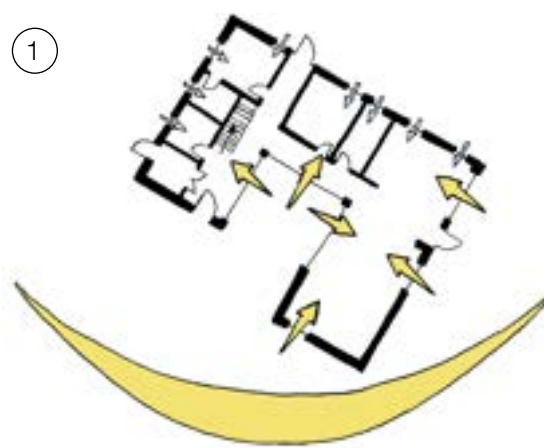


Proposed H.02 North East Elevation



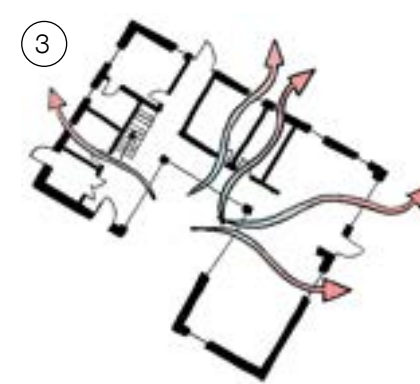
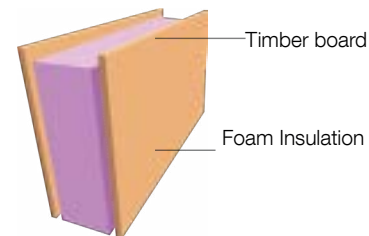
06 Design Proposal

6.13 Sustainability and Self-Sufficiency



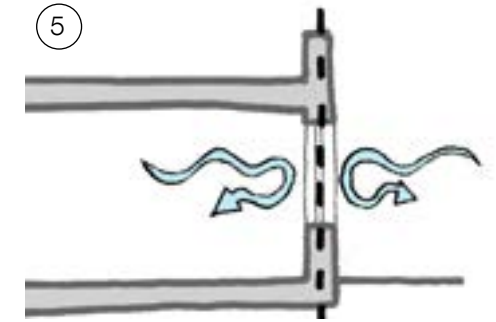
① Orientating large panels of glazing to the south facade maximises winter solar gain, whilst small windows to the north, east and west elevations allow light in and minimise heat loss.

② SIPS Panels with high performance U-Values will provide exceptionally well performing building fabric, minimising heat loss.

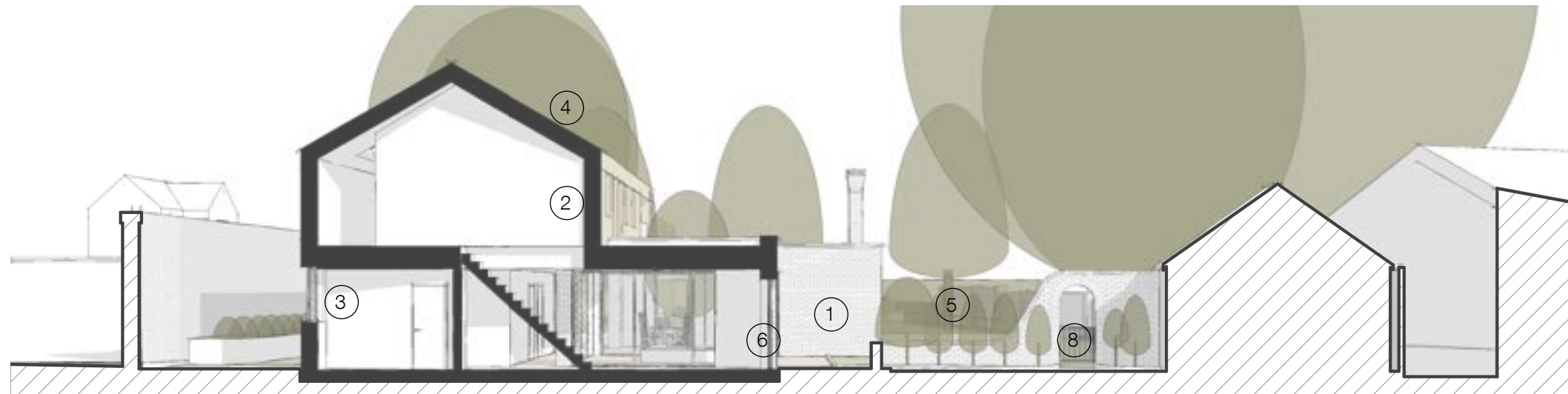


③ The layout of the proposed houses are narrow enough to enable cross ventilation through the openings in the facade in summer. MVHR will be provided for winter ventilation and thermal comfort.

④ PV Panels are integrated into the roof cladding on the south side of the building, hiding them from neighbouring properties and maximising electricity generation.



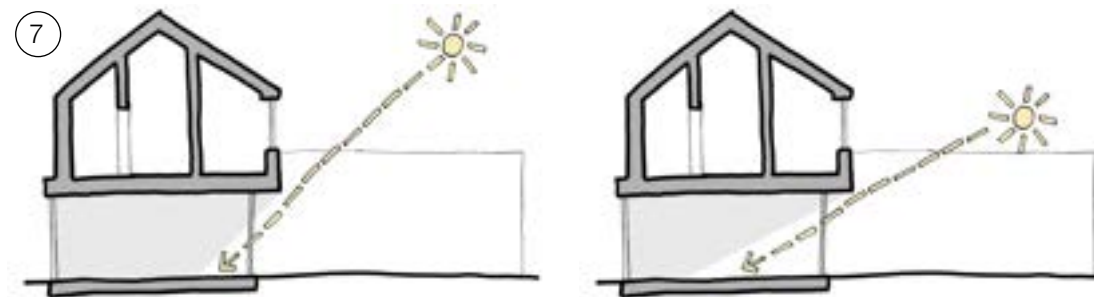
⑤ Proper fitting of triple glazed windows and doors will enable complete airtightness throughout the fabric of the building, preventing heat loss.



Battery storage enables the property to not only generate power during the day, but to store it and use it during the night when the panels aren't active.



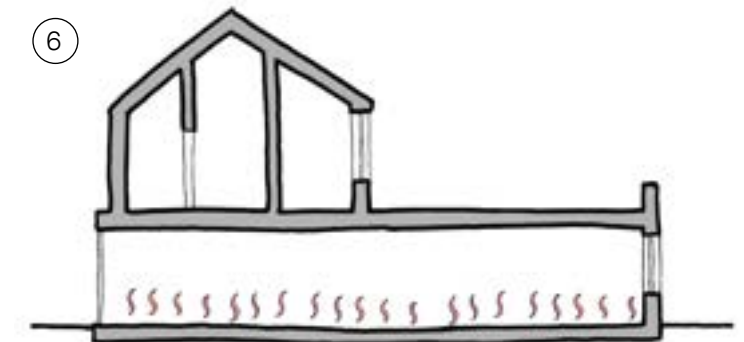
⑧ Rain-water harvesting and Grey water recycling will be installed to minimise water consumption



⑦ The overhanging first floor provides solar shading during the summer, preventing excess solar gain, whilst allowing deeper penetration of sunlight when the sun is lower during the winter months.



An air source heat pump pulls heat out of the air and transfers it into the property.



⑥ Several measures will be employed to maintain the thermal comfort of the dwellings, such as underfloor heating to maintain a constant temperature across all parts of the house, as well as triple glazing to prevent heat loss around the perimeter.

06 Design Proposal

6.13 Sustainability and Self-Sufficiency

The proposed dwellings will be almost entirely self-sufficient, whilst generating their own renewable energy to power the properties.

They also nod back to the kitchen garden heritage of the site by being able to produce much of their own food within the growing spaces.

The design of the various external courtyards lend themselves to various types of vegetable and food production, maximising the space on site used for cultivation.



Existing Trees On Site



Restore Kitchen Garden Heritage



Sustainability and Self-Sufficiency

1 The sheltered and shaded areas to the north, between the dwelling and boundary wall, are perfect for resilient crops such as carrots, leeks, beetroot, and salad leaves.



2 The partially lit spaces to the north-east and north-west, which receive more morning and evening sunlight respectively, are suitable for more sensitive plants, such as corn, radishes, and cucumber.



3 The south facing lit planting beds can cultivate more demanding fruits and vegetables, such as chillis, peppers, and strawberries.



4 The restored greenhouse can bolster the amount of crops grown during winter months, as well as host crops suited to a warmer climate, like tomatoes or melons.

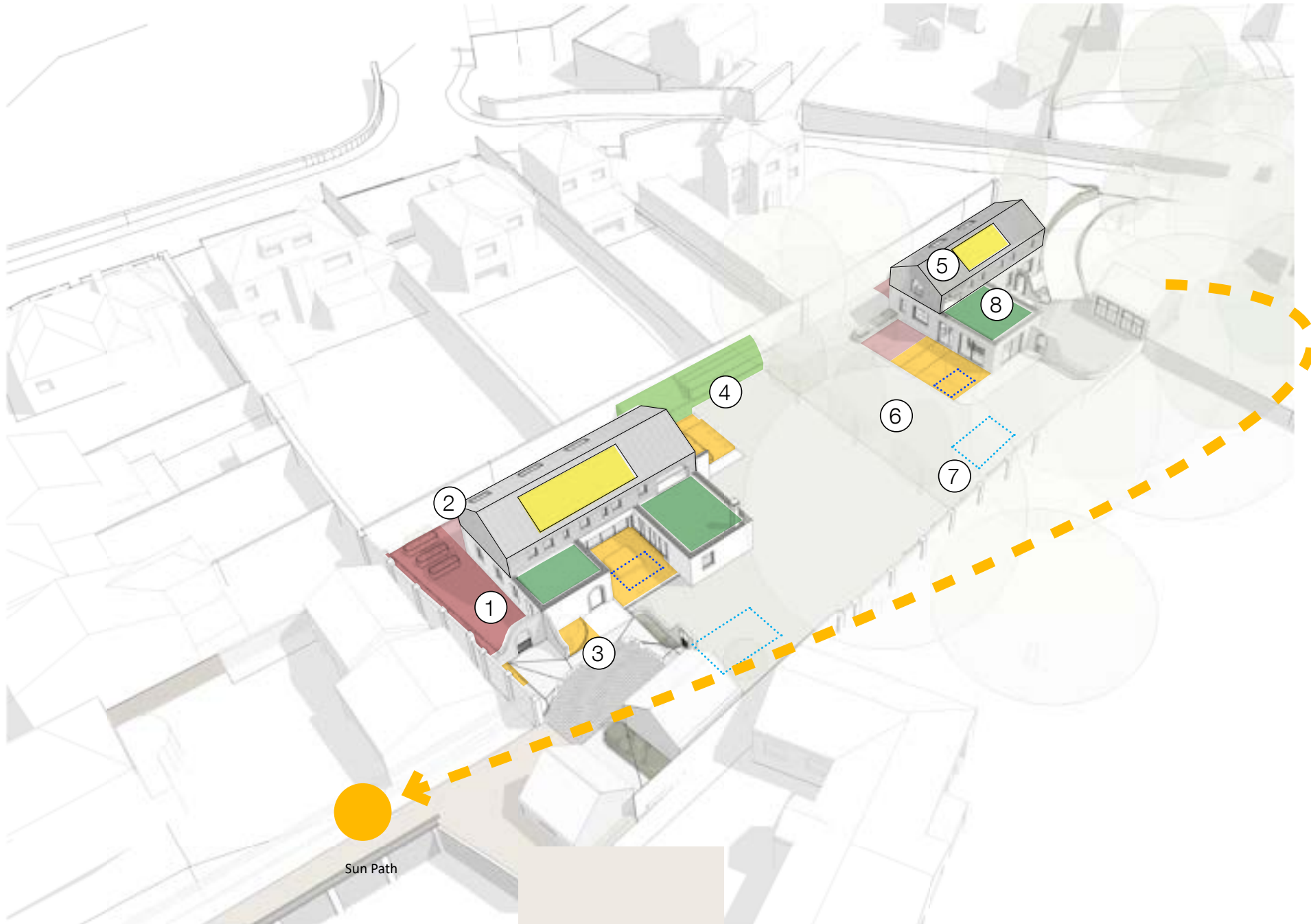


5 The south roof slope hosts a PV panel array. The southern position hides it from neighbours and maximises generation.

6 Greywater recycling within the dwelling will enable waste water to be used to sustain the crops.

7 Rainwater collection tanks will harvest water for non-consumable uses, like washing machines, showers, and toilets.

8 The flat green roofs host a variety of species, increasing the level of biodiversity within the development.



06 Design Proposal

6.14 Design Precedents

The proposed dwellings will be developed to incorporate subtle features of the local conservation areas throughout the scheme. The arched windows, gates, and chimneys are of particular architectural interest.



The dwelling and landscape design will incorporate a series of external kitchen garden courtyard spaces, creating a relationship with the historic brick boundary walls. Below are some precedent examples.



The new brick walls of the proposed dwellings will complement the existing boundary walls, and provide a contemporary contrast to the old structures.



Below are some examples of traditional kitchen garden arrangements, which feature a grid layout and provide planting beds around key site axis. This design approach has been developed as part of the proposed site strategy.













06 Design Proposal

6.16 Proposed Materiality

1 - Vertical Cedar Cladding



2 - Black PPC Aluminium Framed Windows



3 - Green Roof



4 - Black Parapet Capping



5 - Dark Blended Brick in Dark Mortar



6 - Dark Wooden Door



06 Design Proposal

6.17 Model Photographs



Existing Site Model



Proposed Site Model

06 Design Proposal

6.17 Model Photographs



06 Design Proposal

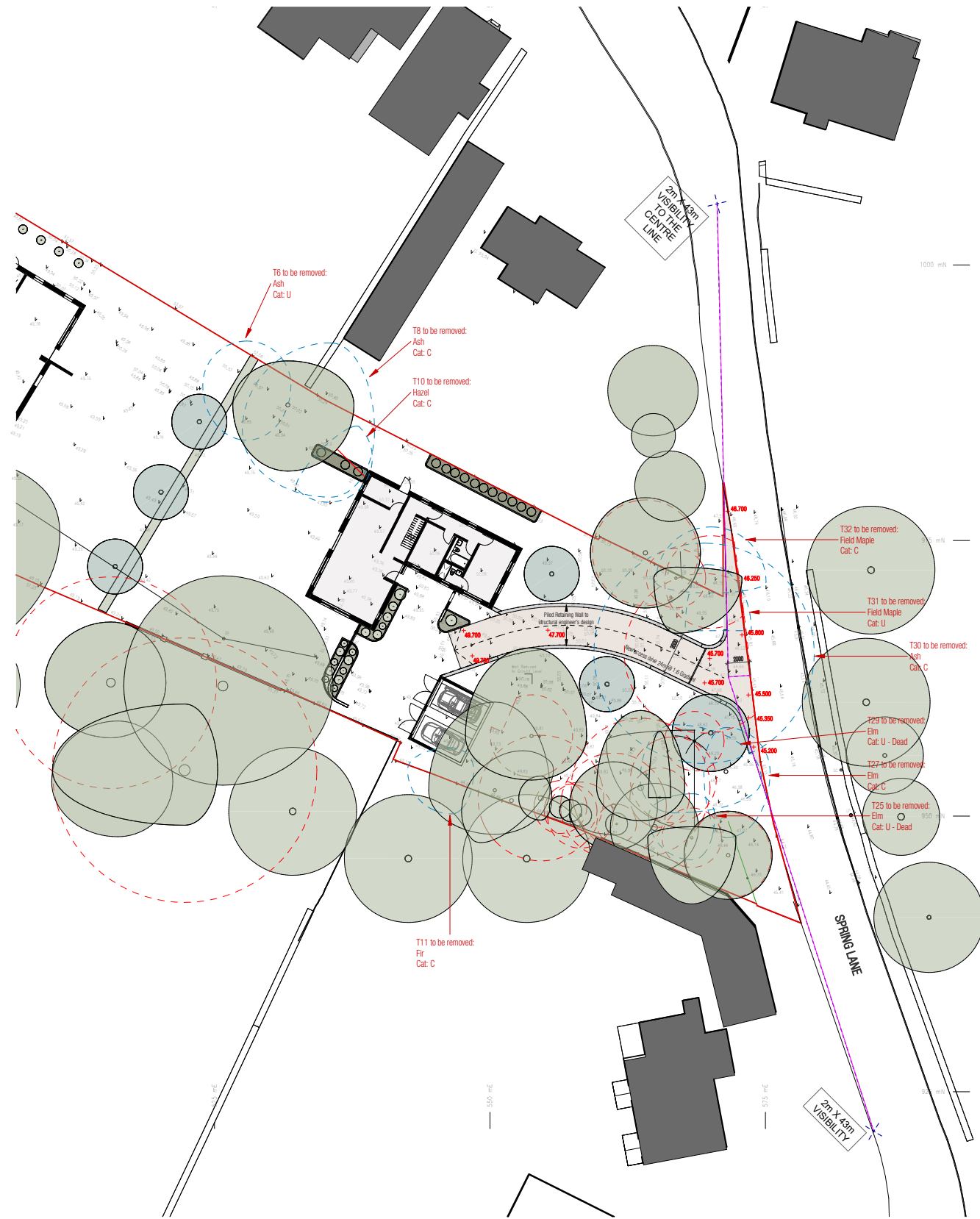
6.18 Proposed Site Access Plan

Key

- Trees
- Root Protection Zone
- Trees to be removed
- Visibility Splay
- Proposed Levels
- Surface Water Drainage
- Application Boundary
- Piled Retaining Wall to SE Design

Trees to be Removed

- T11 - Fir - Cat C
- T25 - Elm - Cat U - Dead
- T27 - Elm - Cat C
- T29 - Elm - Cat C
- T30 - Ash - Cat C
- T31 - Field Maple - Cat U - Dead
- T32 - Field Maple - Cat C



Proposed Site Access Plan



07 Site Strategy

07 Site Strategy

7.1 Access & Servicing

The existing access road will serve H.01 from Church Road and a proposed driveway will serve H.02 from Spring Lane.

Each house will provide secure storage for bins and cycles within the garage.

Refuse will be collected from Church Road and Spring Lane.

KEY

- Main access route
- Private access
- Cycle store within garage
- Bin store within garage
- Street refuse collection point



07 Site Strategy

7.2 Neighbouring Amenity

The design strategy of concentrating the bulk of the proposed houses below the boundary wall means that the lightweight timber volumes have no impact on the neighbouring properties.

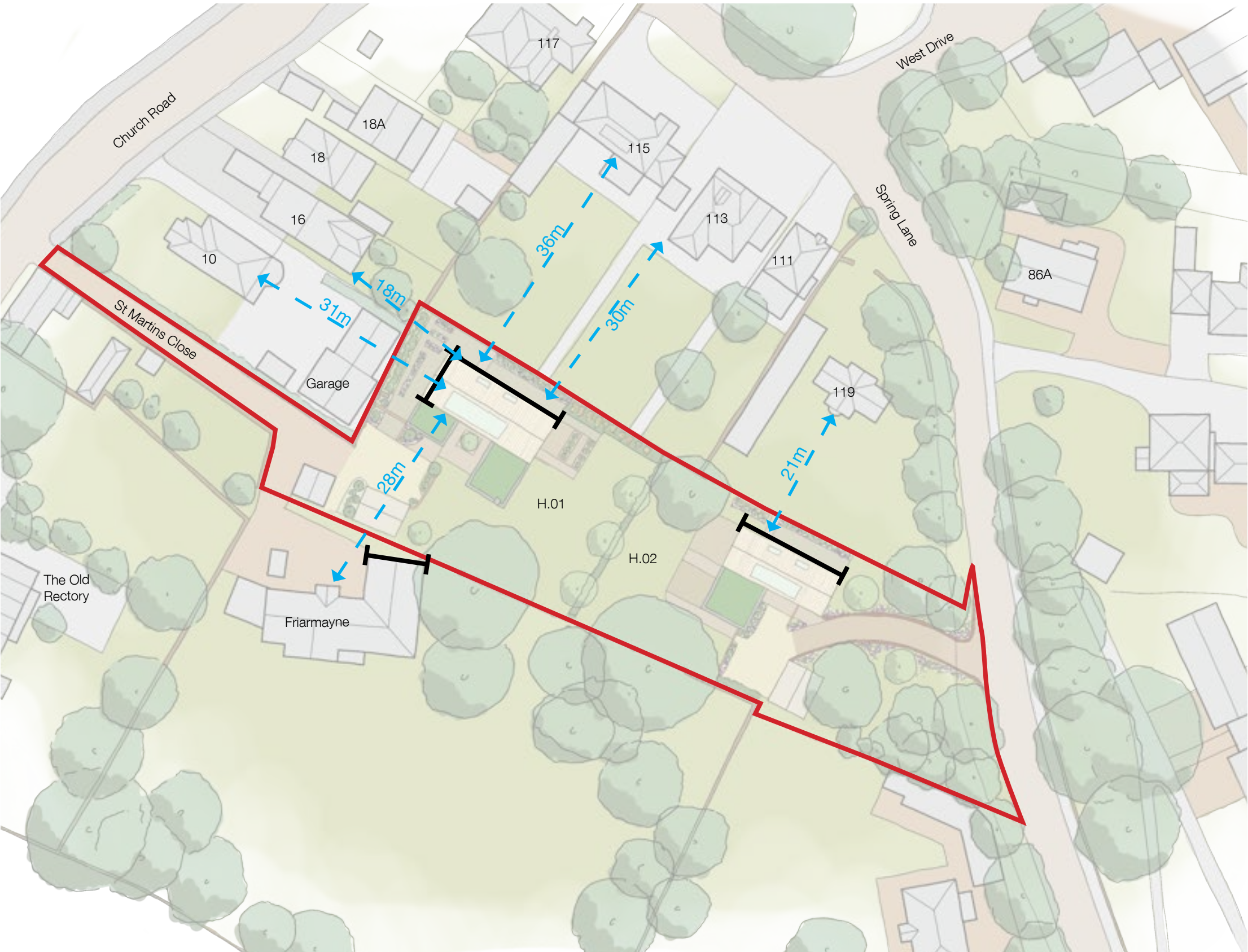
The majority of the neighbouring houses have a minimum distance of 22 metres to the proposed houses. The proposed elevations that face these existing houses are blank, in order to maintain privacy.

The closest Friarmayne elevation is blank, with no windows.

The closest structure on the plot of 10 Church Road is a garage.

KEY

- ← → Overlooking
- Blank Facade



08 Planning Statement



Site and Surroundings

The application site is located in Bishopstoke, within the Parish of Bishopstoke, Ward of Bishopstoke and the District of Eastleigh. The Local Planning Authority (LPA) is Eastleigh Borough Council and the site is within the constituency of the Bishopstoke, Fair Oak and Horton Heath Local Area Committee.

The site is situated between Church Road to the west and Spring Land east on the site of the former walled kitchen garden of the now demolished Longmead House. The application site comprises a detached bungalow, associated residential curtilage and a detached garage; highway access is provided via St Martins Close which connects to Church Road.

The surrounding area is predominantly residential with properties of a mixed character, style and architectural typologies. The design context of the application site has been described and explored in the Design and Access Statement that has been submitted in support of this application.

The site is within the urban edge as set out in the policies maps of the Eastleigh Borough Local Plan and the Bishopstoke Conservation Area. The application property is not listed, although near by Old Rectory on Church Road to the south west of the site is Grade II listed.

There is a Yew tree protected at the site by Tree Preservation Order (TPO) no.: 642-E.

The application site is within Flood Zone 1.

Development Proposal

Full planning permission is sought to demolish the existing bungalow, construct two 4bed dwellings and creation of vehicular access off Spring Lane.

The application site would be subdivided to provide two spacious planning units that are characteristic to the scale of nearby residential properties (noted as Plot 1 and Plot 2 on the submitted plans). Each unit would be served by a dedicated vehicular access, with Plot 1 utilising the existing access from St Martins Close and Plot 2 being served by the proposed access from Spring Lane. The proposed dwellings would be of high quality contemporary design that incorporates both traditional architectural features associated with the Conservation Area and the modern technologies associated with sustainable future proof housing.

The material palette would consist of brick that complements the historic character of the site; and timber cladding, green roofs and solar panels that are reflective of the sustainability credentials and contemporary stylings of the proposed dwellings.

Relevant Planning History

Whilst all planning applications must be assessed on their own merits, nearby planning determinations are a material consideration in the assessment of an application. For this reason a review of previous planning applications at the site is provided.

Planning Application No.	Proposal	Decision
Z/05991/003/00	Rebuilding of boundary wall 7'6 high	Withdrawn

08 Planning Statement

8.1 Planning Statement

The documents associated with this application are not publicly available online		
Z/11409/001/00	Erection of a single storey dwelling	Refused
The application was refused for the following reasons: 1. The proposal would result in an undesirable form of back-land development out of keeping with the character of the locality and detrimental to amenity 2. Increased use of the existing access would cause undue interference with the safety and convenience of the users of this adjoining highway		
Z/17561/001/00	Single store rear extension	Permitted
The documents associated with this application are not publicly available online		

The planning policy and legislative context has significantly changed since application Z/11409/001/00 was determined in 1981; however the principle of the considerations of character and highway safety remain enshrined in current Local Plan. As such it is relevant the extent to which the current proposal overcomes the reasons for refusal of that application.

Each reason for refusal is addressed in turn:

1. The proposed dwellings have been carefully designed to respect and support the local character whilst providing high quality living environments to the future occupiers of both the application properties and neighbouring houses. The proposal would still constitute back-development; however, as existing the site is in a residential use and back-land development is reflective of the local context and pattern of development.
2. Through pre-application discussions with both the LPA and Hampshire County Council (HCC) Highways Authority, a suitable and safe access has been designed that mitigates any concerns relating to intensification of traffic movements on St Martins Close.

Planning Policy Framework

The Planning and Compulsory Purchase Act 2004 Section 38(6) requires local planning authorities to determine planning applications in accordance with the development plan, unless other material considerations indicate otherwise.

The Development Plan currently in force across the area relevant to the application site currently consists of the following:

- National Planning Policy Framework (2023)

- Eastleigh Borough Local Plan 2016 – 2036 (adopted 2022)
- Supplementary Planning Documents (SPDs)

Planning Policy Context

National Planning Policy Framework

The National Planning Policy Framework (NPPF)(2023) establishes the government’s planning policies for new development within England and how these are expected to be applied.

A presumption in favour of sustainable development is found at the heart of the NPPF, for both plan-making and decision-taking, defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives): economic, social and environment.

For decision-taking this means approving applications that accord with up-to-date policies without delay; or where policies are absent, silent or out-of-date, granting permission unless the Framework provides clear reasons for refusing a proposal in a particular location or any adverse impacts of permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The following sections are most relevant to this application:

- Section 2 – Achieving sustainable development
 - Paragraph 11 – The Presumption in Favour of Sustainable Development
- Section 4 – Decision making
 - Paragraph 38 – Local planning authorities should approach decisions on proposed development in a positive and creative way
 - Paragraph 47 – Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing

Eastleigh Borough Local Plan 2016 – 2036 (adopted 2022)

This Local Plan sets out the policies and plans to guide future development throughout Eastleigh Borough. It identifies how much development is required and key locations for development, as well as the infrastructure and services needed to support new and existing communities.

The Local Plan sets out the approach to development of Eastleigh Borough Council. It reflects the Council’s strategy and the Borough Council’s corporate priorities.

The policies of most relevant to this proposal include:

- S1: Delivering sustainable development

08 Planning Statement

8.1 Planning Statement

- S2: Approach to new development
- S3: Location of new housing
- S8: Historic Environment
- DM1: General criteria for new development
- DM2: Environmental sustainable development
- DM3: Adaptation to climate change
- DM4: Zero or low carbon energy
- DM6: Sustainable surface water management and watercourse management
- DM10: Water and waste water
- DM11: Nature conservation
- DM12: Heritage Assets
- DM13: General development criteria – transport
- DM14: Parking
- DM23: Residential development in urban areas
- DM29: Dwellings with higher access standards
- DM30: Internal space standards for new residential development
- DM33: Provision of recreation and open space facilities with new development
- DM38: Funding Infrastructure

Supplementary Planning Documents (SPDs)

Supplementary Planning Documents (SPDs) provide additional guidance to the policies in the Local Development Framework.

The following SPDs are relevant to this proposal:

- Biodiversity (2009)
- Character Area Appraisals: Character Area Appraisal for Bishopstoke, Fair Oak and Horton Heath (2007)
- Environmentally sustainable development (2009)
- Sustainable design and construction changes to residential applications (2015)
- Quality Places (2011)
- Residential parking standards (2009)
- Trees and Development (2022)
- Bishopstoke Conservation Area Appraisal and Management Proposals (2011)

Planning Appraisal

Principle of Development

The application site is within the urban edge, as shown on the Eastleigh Borough Local Plan policies maps. Policy S2 (2) states that the urban edge defines the main built-up areas within which there is a presumption in favour of new development; this position is reinforced in Policy S3 (1) which directs that the Borough Council will focus as much new housing development as possible within the existing urban areas. Specifically, Policy DM23 (1) states that within the defined urban edge, residential development through sub-division will normally be permitted.

Policy S1 (4) reflects the presumption in favour of sustainable development that is set out in the NPPF as a principle at the heart of both plan making and decision taking. S1 (4) details that when

considering applications that accord with the Local Plan, they will be approved without delay unless material considerations indicate otherwise. Paragraph 4.4 of the supporting text provides the following definition of sustainable development: ‘Sustainable development seeks to meet the needs and aspirations of the present without compromising the ability to meet those of the future’ (Brundtland). This definition is expanded on by Policy S1 (1) which sets out 11 criteria that new development should meet to be considered sustainable. The most relevant to this application are:

- S1 (1)(g) Seek opportunities to optimise density of new development and redevelopments; and
- S1 (1)(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.

The proposed sub-division of the application site to provide two dwellings, rather than just one as per the existing situation, is an optimisation of the density of development at the site. Further, the proposal would deliver both heritage improvements and environmental enhancements. The application scheme meets the requirements of S1 (1) and the definition of sustainable development in Paragraph 4.4; and therefore qualifies as sustainable development.

The principle of development is established by the presumption in favour of sustainable development stated in Paragraph 11 of the NPPF and Policy S1 of the Local Plan. The application site is also within the urban edge and the proposal support the specific housing objectives of Policy DM23.

Pre-Application Engagement

Policy S1 (2) encourages applicants to undertake pre-application consultation with the relevant statutory and non-statutory consultees. To this end the applicant has engaged with the pre-application services offered by both the LPA and Highways Authority, including presenting to Eastleigh Borough Council’s Design Review Panel (DRP).

Giles Architects has carried out a detailed assessment of the character and quality of the site, including an assessment of the surrounding context; outlined in the Design and Access Statement submitted in support of this application. This has informed their overall design approach that works with the historic character of Bishopstoke Conservation Area, specific heritage value of the site, the environmental constraints and materiality of local area.

The feedback from the DRP and pre-application enquiries have been combined in this application to produce a scheme of high-quality design that integrates with its specific context. The pre-application response from Eastleigh Borough Council accepted the principle of development and overall design approach. The response highlights some specific design feedback that has been incorporated into the application scheme. Through extensive pre-application discussions with Hampshire County Council Highways Authority, a suitable access from Spring Lane has been designed to provide adequate visibility splays.

Design and Appearance

Policy DM1(a) requires that all new development should not have an unacceptable impact on, and where possible should enhance, the character and appearance of urban areas. DM1(c) expands upon this principle directing that new development should 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 those in terms of mass, scale, materials

08 Planning Statement

8.1 Planning Statement

layout, density, design and siting. This is further reenforced in para. 5.4 of the supporting text of Policy DMI, which explains that Eastleigh Borough Council is strongly committed to promoting good design in all new developments and to improving the quality of public spaces.

The proposed development draws on the local context of Church Road and Spring Lane providing two detached dwellings in spacious plots that are characteristic of the pattern and scale of development in the locale. The proposal seeks to enhance the overall visual amenity, appearance and sustainability of the site by demolishing the existing bungalow (that is in visibly poor condition) and to rationalise the plot by providing two high quality contemporary dwellings that are sensitively rooted in the local context.

The proposed dwellings incorporate characteristic design features from throughout the Conservation Area with a mix of contemporary and traditional materials. The inherent juxtaposition of new housing in an historic setting is reflected in the form of the proposed dwellings, which have been carefully designed to both integrate with local vernacular and stand out as an exemplar of high quality design. The character of the Conservation Area is not itself homogenous with a plethora of designs and materials in evidence throughout; as such there is scope for the principle of contemporary design at the site.

The proposed design draws from the local context and character whilst maintaining its own sense of place and distinctiveness. The development will represent an improvement to the character of the application site and support Eastleigh Borough Council’s stated commitment to promoting good design in all new developments.

The proposed design accords with Policy DMI of the Eastleigh Borough Local Plan and Quality Places SPD.

Amenity of Future Occupiers

Policy DM30 requires that all new dwellings meet, as a minimum, the Nationally Described Space Standards (NDSS). DM30 also states that development proposals should be accompanied by a table setting out for ever dwelling:

- a) The gross internal floorspace;
- b) The extent of built-in storage;
- c) Number of twin/double bedrooms with their minimum room widths; and
- d) Minimum floor to ceiling height for at least 75% of the Gross Internal Area (GIA)

The NDSS requires that a 2 storey, 4 bedroom dwelling with 8 bedspaces has a minimal gross internal floor area of 124m². Both proposed dwelling would exceed this with Plot 1 having a gross internal floor area of 275m², and Plot 2 having a gross internal floor area of 198m².

The Quality Spaces SPD requires that the private amenity space for a dwelling must be at least 60% of the floor space. For Plot 1 this results in a private amenity space of 165m² and for Plot 2 a private amenity space of 119m². This is exceeded in both instances with Plot 1 providing 761m² and Plot 2 providing 953m² of private amenity space.

	Plot 1	Plot 2
Gross internal floorspace	275m²	198m²

Extent of built-in storage	13m²	7m²
Number of double bedroom	4	4
Minimum width of bedroom	2795mm	2795mm
Minimum floor to ceiling height for at least 75% of GIA	2100mm	2100mm

The proposal accords with Policy DM30 of the Eastleigh Borough Local Plan and the Quality Spaces SPD.

Neighbouring Amenity

Policy DMI and the Quality Spaces SPD seek to protect the residential amenity of existing residents with the para. 5.5 of the supporting text of DMI outlining that new development will be assessed to consider its impact on residential amenity. This included a variety of issues such as overlooking, loss of daylight and loss of outlook.

The proposed dwellings would be significantly set off the boundaries with neighbouring properties to mitigate any potential adverse impacts with respect to loss of sunlight/daylight or overbearing effects. The Quality Spaces SPD directs that dwellings should retain a 22m separation distance between first floor habitable rooms windows, in order to safeguard the privacy of the occupiers of neighbouring properties. Whilst Plot 2 would not fall just short of this 22m separation distance (approx. 20.5m to 109 Spring Lane), no first floor windows are proposed to the rear elevation. The Quality Spaces SPD specifically refers to the separation distance between first floor windows and is therefore not relevant in this instance.

The proposed set off the common boundaries, long rear gardens separating the neighbouring properties from the proposed, and sensitive window place means that the proposed development would not be harmful to the residential amenity of the neighbouring properties.

The proposal accords with Policy DMI of the Eastleigh Borough Local Plan and the Quality Spaces SPD.

Trees

Policy DMI seeks to where possible protect trees, woodlands and hedgerow that are of value to the character of area, unless they can be replaced with features of equivalent or enhanced value. The Trees and Development SPD sets out Eastleigh Borough Council’s approach to tress in relation to development. Being in the Conservation Area also offers some level of protection to the trees at the site.

A full Tree Survey and Arboricultural Impact Assessment have been submitted in support of this application. These supporting documents have been produced by Arborlogica Arboricultural Consultancy and demonstrate the proposal’s compliance with the principle of Policy DMI of the Eastleigh Borough Local Plan and the Trees and Development SPD.

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Ecology

Broadleaf Ecology have conducted the relevant surveys and assessment necessary for an Ecological Impact Assessment. The report is submitted in support of this application and concludes that any potential adverse impacts resulting from the proposed development can be minimised through suitable mitigation.

Nitrate and Phosphate Neutrality

Natural England have highlighted that new residential development can have an adverse impact upon the European protected Solent Complex and River Itchen SAC through phosphate and nitrogen loading resulting from additional sewage generated by residential development. These impacts are contrary to the Conservation of Habitats and Species Regulations 2017. It is therefore necessary to provide suitable mitigation for any detrimental impacts to environmentally designated sites that could result from the development. A Package Treatment Plant is proposed to minimise the potential nutrient loading that could result from the proposed development. Further details are provided in the Nutrient Neutrality Statement that is submitted in support of this application.

Heritage Statement

Introduction

The Eastleigh Borough Council’s Local List for Validation requires that a Heritage Statement is required for all proposal that are located within a Conservation Area or could impact upon a heritage asset or its setting.

The Local List explains that the heritage statement should be proportionate to the development, the heritage asset, and the impact of the proposed development upon the heritage asset. This accords with Paragraph 200 of NPPF which requires that the level of detail required in a heritage statement should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. This Heritage Statement combines a desk-based assessment and field evaluation of the application site and wider Conservation Area.

Significance of Heritage Asset

The application site is within the Bishopstoke Conservation Area and historically formed a walled garden serving the Longmead House estate.



Extract from 1911 OS map

The Bishopstoke Conservation Area Appraisal and Management Proposals SPD (adopted 2011) includes an appraisal of the Bishopstoke Conservation Area to evaluate and examine its special interest.

The SPD outlines that the village of Bishopstoke is located on the eastern bank of the River Itchen. The historic centre is located to the north of the intersection of what were originally two main thoroughfares. The historic core of the settlement expanded during the late 19th century when two terraced developments laid out on regular grids were constructed to the east. During the inter-war/immediate post-war period, development along the main route to Fair Oak and the construction of a number of large estates to the east significantly increased the size of the village. Bishopstoke has continued to expand to the east during the last 40 years and the historic core is now joined to Fair Oak by continuous urban development.

Considering the application site, the SPD states that the boundary of the Conservation Area incorporates a small section of Spring Lane, containing of several historic dwellings that contribute positively to the designated area.

The character of the area has been formed predominantly through the existence of a number of large houses within substantial plots that have since been sold off and subdivided into smaller development plots.

The SPD identifies a number of attractive views in the Conservation Area, including the south along Spring Lane adjacent to the application site. It notes that the view down the valley side at Spring Lane is attractive, with the steep well-treed banks either side of the road creating a green corridor.

Being a former walled garden, there are a number of historic walls around the site that have specific heritage value. They are currently at risk due to disrepair and a number of collapses have occurred.

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It is of specific relevance to this application that the SPD identifies that opportunities should be sought to improve and retain historic walls throughout the conservation area.

Impact of Development on the Heritage Asset

The proposed development entails the creation of an access through the bank on Spring Lane. Whilst this would interrupt the continuity of the 'green corridor' referenced in the Conservation Area Appraisal SPD; residential accesses are characteristic of Spring Lane, within the urban edge, and the attractiveness of the view south along Spring Lane appears to have deteriorated since the adoption of the SPD. The SPD attributes the attractiveness of the Spring Lane view to the 'well-treed banks either side of the road creating a green corridor'.

As far as is possible, both the existing trees and landform of the bank will be retained, minimising the impact of the proposed access on Spring Lane. Whilst the access will be visible, considering long views along the lane (particularly from the north looking south, as described in the SPD) the banks and trees to either side of the access will retain the impression of 'well-treed banks either side of the road creating a green corridor'. The design of the proposed access and associated retaining walls has been informed by the prevalence of brick across the local area, with care taken to ensure that the material treatment is conducive to the local character. It is therefore concluded that the proposed access will have a limited impact on the designated heritage asset.

Paragraph 4.1.1 of the Conservation Area Appraisal SPD notes that:

The character of the area has been formed predominantly through the existence of a number of large houses within substantial plots that have since been sold off and subdivided into smaller development plots.

As the proposal related to the subdivision of a large plot into two smaller development plots, it would reinforce the existing character of the Conservation Area and represent and uplift in terms of the heritage value of the Conservation Area. Further, the proposed design has been developed to provide contextually sensitive, attractive and desirable accommodation.

Being located in what was historically a walled garden, the site is bordered by historic walls that are in various states of disrepair, and have fallen down in some instances. It is proposal will facilitate the conservation of these historic walls, securing their future retention and upkeep. The directly aligns with the objectives of paragraph 6.3.6 of the Conservation Area Appraisal SPD which states:

Proposal – That opportunities be sought to improve and retain historic walls and replace and improve the walls and railings in Bishopstoke conservation area as appropriate

Considering the proposed development as a whole, the proposed access to Spring Lane would result in very minor harm to the Conservation Area. The proposal also supports the overall character and pattern of the Conservation Area, increases the overall attractiveness of the street scene through high quality design, and offer direct and specific heritage gains through the repair, maintenance and security of the historic walls around the site. Through application of the planning balance, it is concluded that the proposed development would represent an uplift in heritage value.

Assessment against relevant Planning Policy

Policy DM12 sets out Eastleigh Borough Council's approach to assessing planning application within, or within the setting of, Conservation Areas. The supporting text of the policy highlights that the designation of a Conservation Area 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. As outlined in the previous section of this document, the proposed development fully supports the

stated objective of Policy DM12 by improving the overall quality of, and securing important heritage features within, the Conservation Area.

The policy text of DM12 states:

- I. *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.*
 - 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;*
 - 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.*

Considering the proposal as a whole, it does not harm or detract from the significance or special interest of the Conservation Area, and overall represents an improvement through the protection of the historic walls and uplift in character of the Conservation Area.

The application scheme achieves a high standard of design which respects and complements the character and qualities of the Conservation Area.

The proposal will facilitates securing the long term future maintenance and management of the historic walls that boarder the site.

This Heritage Statement is submitted in support of the application which explains the significance of the assets affected and the contribution of the proposal to their setting; the impact of the proposal on the significance of the asset and how the proposal has been developed to avoid harm.

The proposal accords with Policy DM12 of the Eastleigh Borough Local Plan.

Conclusion

The proposed development represents high quality design and accords with both the detail and objectives of the NPPF (2023) and Eastleigh Borough Local Plan. The proposed development will support Eastleigh Borough Council's objectives to optimise the density of development, deliver heritage gains and support environmental enhancements. The proposal respects the pattern and character of development with the Conservation Area and defined Urban Edge.

Engagement with the Local Planning Authority

This Planning Statement has been prepared to assist the Local Planning Authority in the determination of the application with regard to national and local planning policy. However, in the event that the Local Planning Authority should wish to discuss any element of the scheme, including potential amendments, the applicants would welcome a discussion prior to the determination of the application. Correspondence can be sent to Whaleback Ltd via the provided contact details.

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