



Planning Statement

Badnam Cottage, High Street, Bursledon, SO31 8DJ

04 March 2024

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1 INTRODUCTION

INTRODUCTION

- 1.1 This planning statement has been prepared by Wessex Planning Ltd on behalf of Mr and Mrs G Ward in support of a planning application for the demolition of the existing dwelling and replacement with a new dwelling at Badnam Cottage, High Street, Bursledon, SO31 8DJ.
- 1.2 It is provided to accompany and complement the Design and Access Statement produced by the applicants architect, and should also be read in conjunction with the applicant's Heritage Statement.
- 1.3 The site lies within the Old Bursledon Conservation Area where replacement dwellings are controlled by Policy BU7, which limits the additional volume of any extension to 25% of the original (post 1982) volume to ensure that they do not result in disproportionately larger dwellings, and that the openness of the area is maintained.
- 1.4 One of the prime drivers in the design is to increase head height within the bedrooms of the dwellings, as the applicants' adult daughter lives with epilepsy.
- 1.5 Currently the steep sloping roofs of each 1st floor bedroom mean that seizures are often accompanied by head injuries. Additionally, SUDEP (Sudden Unexplained Death in Epilepsy) is the leading cause of death in patients with epilepsy. People with epilepsy are approximately 27 times more likely to die in their sleep than people without. As Such, the applicants, as parents, have a justifiable need to locate their bedroom on the same floor as their daughter's bedroom, to provide monitoring and proximity in emergencies.
- 1.6 The application is submitted with the following plans and reports:
 - Planning Statement – Wessex Planning
 - Design and Access Statement – JW Architecture
 - Heritage Statement – Wessex Planning
 - Ecology Report – Aluco Ecology
 - Location Plan – JW Architecture

- Site Plan – JW Architecture
- Existing Floor Plans and Elevations - JW Architecture
- Proposed Floor Plans and Elevations – JW Architecture
- Section – JW Architecture

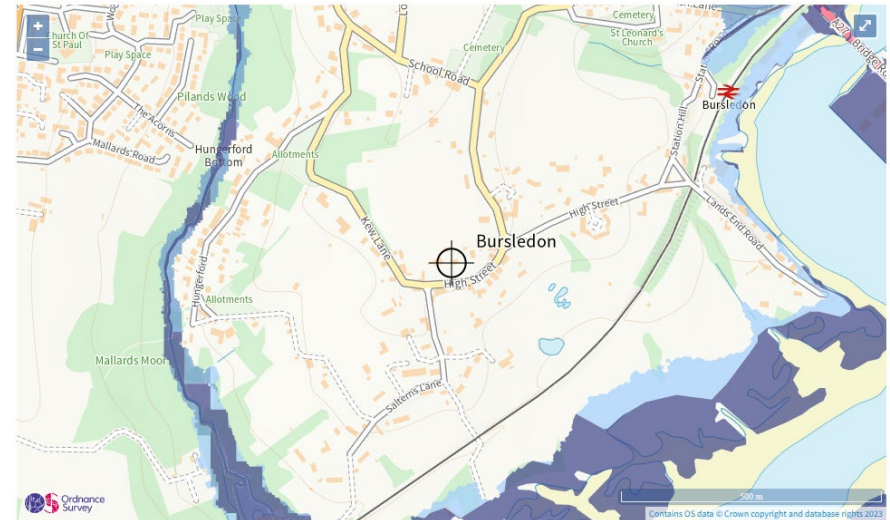
2 SITE CONTEXT AND HISTORY

SITE CONTEXT AND HISTORY

- 2.1 The Design and Access Statement provides a contextual analysis of the site, and the Heritage statement considers the Heritage aspects of this proposal.
- 2.2 The site is located within the village of Bursledon, within the Old Bursledon Conservation Area, outside of any defined settlement boundary.
- 2.3 Badnam Cottage is a small bungalow located centrally on a generous plot. It is sited approximately 30m back from High Street and set on higher ground. On either side are large, two storey, dwellings at some distance.
- 2.4 Whilst commanding extensive views of the River Hamble, there are no public views of this property, due to the topography and the significant vegetation along the frontage boundary and driveway access.



- 2.5 The site is typical of the plots within the immediate area, bounded on all sides by hedging and trees. To the east and west of the site are neighbouring dwellings and to the north is open countryside.
- 2.6 The site is at very low risk of flooding from rivers and the sea, and



from surface water flooding.

- 2.7 There are no historic planning applications relating to this site, available to view on the LPA's planning portal.
- 2.8 However, a previous pre-application enquiry for a larger extension to this property was received unfavourably due to a perceived unacceptable increase in volume, contrary to Policy BU7.

3 PROPOSAL

PROPOSAL

- 3.1 The proposal is to demolish the existing bungalow and construct a new one and a half storey dwelling in its place.
- 3.2 The Design and Access Statement details the constraints and opportunities of the site, and the long design evolution that has led to the current proposal.
- 3.3 The existing bungalow has two bedrooms at ground floor level and two within the roof space. It is proposed to relocate all four bedrooms at first floor level and increase the living area on the ground floor, open it up and improve the flow between the spaces.
- 3.4 As explained in the introduction above, one of the main drivers is to improve the accessibility of the dwelling to allow the applicant's adult daughter, who lives with epilepsy, to more safely inhabit the house. Currently the low eaves, the small rooms, the excess of doors and doorframes, and a hazardous staircase mean that seizures result in unnecessary head injuries. Having more space to fall safely has been an important part of the architectural brief.
- 3.5 In addition, ambulances are regularly in attendance but have not been able to access the property due to the width of the access point. The widening of the access point by just under a metre is also included within this proposal.
- 3.6 This statement considers the planning policy context of the proposal.



4 PLANNING POLICY ASSESSMENT

- 4.1 Under Section 38(6) of the Planning and Compulsory Purchase Act 2004, applications for planning permission are required to be determined in accordance with the Development Plan, unless 'other material considerations' indicate otherwise.
- 4.2 This section is dedicated to the policies within the Development Plan. The next section assesses 'other material considerations'.
- 4.3 The policy context comprises the Eastleigh Borough Adopted Local Plan 2016-2036 (adopted in April 2022).



- 4.4 The most relevant policies of the adopted Local Plan are summarised below, with the full text of the policies attached as Appendix 1;
- *Strategic Policy S5 - New development in the countryside*
 - *Strategic policy S8 - Historic Environment*
 - *Policy DM1 - General criteria for new development*
 - *Policy DM12 - Heritage assets*
 - *Policy DM26 – Residential extensions and replacement dwellings in the countryside*
 - *Policy BU7 - Residential extensions and replacement dwellings, Old Bursledon Special Policy Area*

Strategic Policy S5, New development in the countryside

- 4.5 This strategic, overarching policy allows for certain types of strictly controlled new development in the designated countryside. One of these is replacement dwellings. However, the implementation of this policy is guided by Policy DM1, DM12, DM26 and Policy BU7.
- 4.6 In permitting new development in the countryside the Borough Council seeks to avoid adverse impacts on the intrinsic character of the landscape, on heritage assets and on the biodiversity of the area.
- 4.7 The proposal seeks to replace an existing dwelling within the countryside and, by meeting the criteria in the other policies above (see later sections) it would not adversely affect intrinsic character, heritage assets or the biodiversity of the area.
- 4.8 As such, the proposal meets the criteria of strategic Policy S5, and is therefore in accordance with this policy.

Strategic Policy S8 – Historic Environment

- 4.9 This is another strategic, overarching policy which seeks to conserve and/or enhance the Boroughs heritage assets in a manner

appropriate to their significance. This includes the Old Bursledon Conservation Area.

- 4.10 A consideration of the Old Bursledon Conservation Area and Management Proposals SPD is required by this policy with a view to restricting development that would be likely to cause harm and encouraging development that enhances the conservation area.
- 4.11 A separate Heritage Statement is provided that considers the Old Bursledon Conservation Area and Management Proposals SPD, which demonstrates that the proposal will not cause any harm to the character of the Conservation Area.
- 4.12 This site sits in 'Zone 7' of the Conservation area and represents the historic core of Old Bursledon. It is the most densely developed part of the conservation area. The space between buildings is considered particularly important in ensuring visual separation and avoiding the creation of inappropriate and visually intrusive buildings. Although buildings are closer together, the boundary treatments tend to be brick and hard against the edge of the road. It is the mix of historic buildings and boundary walls that draw the eye. The mature backcloth of trees and the range of planting provide a green setting that enhances the built form.
- 4.13 The management proposals are to retain the space between buildings and retain historic features, such as walls and hedging.
- 4.14 The proposal to replace the existing dwelling in its existing position and maintain the distance to the side front and rear boundaries will ensure that the existing spaces between buildings are not compromised.
- 4.15 In addition, the historic front retaining wall with hedge atop will also be retained.
- 4.16 As such the proposal meets the criteria of strategic Policy S8 and is therefore in accordance with this policy.

Policy DM1 – General Criteria for New Development

- 4.17 This is a criteria-based policy for all new development. Relevant to this application it requires that development should not harm residential amenity; the character and appearance of the countryside; biodiversity; or heritage assets. It should take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood; 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. It should not involve the loss of trees or hedges or other valued landscape features. It should incorporate provision for people with disabilities; incorporate design measures to inhibit criminal and anti-social behaviour and finally incorporate provision for on-site waste management.
- 4.18 In relation to residential amenity, the proposal mimics the location of the existing dwelling. With significant distance to neighbouring properties, it is not considered that residential amenity will be harmed. Neighbours have also been consulted by the applicants.
- 4.19 The area is characterised as much by its topography as by the form and scale of existing dwellings.
- 4.20 The land slopes upwards from the River Hamble and the northern side of High Street exhibits dwellings on higher ground than those on the southern side.
- 4.21 Both large and small one and two storey dwellings co-exist and sit comfortably together, some with wide spaces between, and others at close proximity.
- 4.22 Walls and hedges enclose the street, lending a 'sunken lane' appearance to the street in places and a more formally enclosed street in others.

- 4.23 This proposal will not harm the character of the area as it looks to increase the height of the existing bungalow to convert the property to a one and half storey dwelling. As such it will not appear out of place in the area of mixed typology.
- 4.24 Sited in the same location on the plot, the space between existing dwellings is retained and so there will be no harm to character on the grounds of excessive proximity to neighbours.
- 4.25 Excepting a minor widening of the access point from High Street, by just under a metre, there will be no material change to the level of boundary vegetation or enclosure. Located on higher ground and screened by tall evergreen hedges, the property will remain invisible from the street.
- 4.26 The materials used will be white render to echo the white painted pebble-dash of the existing bungalow with slate tiling. These are materials commonly found in the area.
- 4.27 In relation to access for people with disabilities, the dwelling will be built to accessible standards, as required by Building Regulations.
- 4.28 In relation to designing to inhibit criminal behaviour, the proposal will incorporate large windows which provide good natural surveillance for the whole plot.
- 4.29 In relation to refuse bin storage sufficient area exists on this large plot for flexibility with regards to refuse bin storage.
- 4.30 Policy DM1 also requires that the development should not harm biodiversity interests or heritage assets.

DM1 - Biodiversity

- 4.31 With regards to biodiversity, an ecological appraisal has been carried out, and a bat emergence survey has demonstrated that bats are roosting in the existing dwelling. As such, an EPS licence will be required for the demolition of the existing dwelling. It is not

considered unlikely that this will not be granted thus fulfilling the Habitats Regulations requirements for the protection of habitats and species.

DM1 – Heritage

- 4.32 A separate heritage statement has been prepared that describes the significance and characteristics of the Old Bursledon Conservation Area. This site is within Zone 7 of the Conservation Area, with management proposals that require the spaces between properties to be protected, and the character of street enclosure. As explained in more details above, under the Policy S8 heading, there will be no harm caused to the characteristics or significance of the Conservation Area.
- 4.33 In conclusion on Policy DM1, the above explains that the proposal is in complete accordance with this general design criteria policy.

Policy DM12 – Heritage Assets

- 4.34 There is some overlap between Policy S8, Policy DM1 and Policy DM12. However Policy DM12 is a detailed development management policy which requires a heritage assessment which explains the significance of the Conservation Area and the contribution of the site to the special characteristics of such, whilst also demonstrating that the impact of the proposals upon these characteristics will avoid harm to the heritage asset.
- 4.35 The heritage assessment is provided as a separate report, and demonstrates that the key characteristics of this part of the Conservation Area are the space between the properties, and the character of the street enclosure, neither of which would be materially harmed by the proposal.
- 4.36 As such, the proposal is in complete accordance with Policy DM12.

Policy DM26 – Residential extensions and replacement dwellings in the countryside

- 4.37 This is another detailed development management policy which relates to all proposals for the redevelopment of existing dwellings within the countryside in all areas of the Borough of Eastleigh.
- 4.38 The policy allows for the replacement of a permanent dwelling within the countryside provided that the replacement dwelling is not disproportionate in size to the existing dwelling, neighbouring dwellings or in relation to the size of its plot. It also requires that any replacement dwelling be replaced on the same footprint as the existing building, unless environmental or access benefits arise from an alternative location.
- 4.39 The new dwelling would be sited in the same location within the plot, and, as a result of Policy BU7 (see next heading), its volume increase would be limited to 22.38%, thus fulfilling the requirement not to be disproportionate in size. As such the property would remain as one of the smallest dwellings in the Special Policy Area, and certainly smaller than its neighbours.
- 4.40 The proposal, as such, is therefore in complete accordance with Policy DM26.

Policy DM30 - Internal space standards for new residential development

- 4.41 This policy requires all new dwellings to meet the Nationally Described Space Standards, with proposals accompanied by a table setting out the gross internal floorspace; the extent of built-in storage (sqm); the number of twin/double bedrooms with their minimum room widths; and the minimum floor to ceiling height for at least 75% of the Gross Internal Area.
- 4.42 This table has been provided within the Design and Access Statement which demonstrates that minimum space standards have been met.

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

- 4.43 This is, arguably, the most important policy in relation to the proposed replacement dwelling.
- 4.44 It is another detailed development management policy but pays specific regard to replacement dwellings and extensions in the Old Bursledon Special Policy Area. The policy allows replacement dwellings but only if they do not increase the volume of the original dwelling (as it existed in 1982) by more than 25%.
- 4.45 The policy also requires that such proposals have regard to the space between buildings retaining it as undeveloped; that they do not create a disproportionately larger dwelling; that they do not contribute to cumulative urbanisation; and they are not detrimental to the character of the area when viewed from the River Hamble.
- 4.46 The 25% volume increase requirement is perhaps the most significant constraint on the design of proposals within the Special Policy Area.
- 4.47 Since the pre-application enquiry, the design evolution of this proposal has taken approximately 12 months, with the main difficulty being how to replace a tired, inefficient dwelling with an attractive design that also meets the applicant's design brief for additional floor area and increased head height in bedrooms, whilst respecting Policy BU7.
- 4.48 The proposal results in a volume increase of 22.38% and is therefore in accordance with this policy requirement.
- 4.49 This policy also requires that the space around the dwellings in Old Bursledon is retained. This proposal keeps to the same footprint as the existing dwelling and therefore the space is retained around the dwelling.

- 4.50 By not disproportionately increasing the size of this dwelling, and by retaining the space around the dwelling, the proposal does not cumulative urbanise this special area.
- 4.51 In relation to views from the River Hamble, this plot is only just visible. The Design and Access Statement refers. Whilst the mass of the dwelling will be increased, this is barely detectable in views from the River Hamble.
- 4.52 As such, the proposal is in complete accordance with Policy BU7.

5 OTHER MATERIAL CONSIDERATIONS ASSESSMENT

National Planning Policy Framework 2023

5.1 The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. Relevant paragraphs are explained below:

- Paragraph 38: LPA's should approach decisions on the proposed development in a positive and creative way.
- Paragraph 39: Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties.
- Paragraph 47: Planning law requires that applications for planning permission be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- Paragraph 96: Planning policies and decisions should aim to achieve healthy, inclusive and safe places
- Paragraph 131: The creation of high quality, beautiful and sustainable buildings is fundamental. Good design is a key aspect of sustainable development.
- Paragraph 135: Planning policies and decisions should ensure that development functions well and adds to the overall quality of an area, is visually attractive, is sympathetic to local character and history, establishes a strong sense of place, optimises the potential of the site and creates places that are safe, inclusive and accessible.
- Paragraph 137: Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement should be looked on more favourably than those that cannot.

- Paragraph 139: Significant weight should be given to development which reflects local design policies.
- Paragraph 205: When considering the impact of a proposed development on a designated heritage asset, great weight should be given to the asset's conservation.

- 5.2 In response to these requirements, the applicant has already engaged with the LPA through a pre-application enquiry. As a result they have significantly reduced their proposals to accord with Policy BU7 which restricts volume increases in this area to 25%.
- 5.3 They have also discussed the proposal with neighbours who are pleased with the design evolution to a more traditional, than contemporary, design. In retaining a pitched roof and L-shaped form, and white render the proposal provides a high quality and beautiful new dwelling that replaces a tired, energy inefficient, dangerous to live-in dwelling, whilst also fitting into the traditional character of the area. The Quality Places SPD under a separate heading below.
- 5.4 The characteristics of the area, as described within the Conservation Area appraisal (enclosed streets and space between building), have been retained in the proposal to ensure that the replacement dwelling only contributes to, rather than detracts from, the Conservation Area.
- 5.5 The proposal aims for a much more sustainable and energy-efficient dwelling that also caters for the applicant's daughter's health needs, thus making the dwelling more inclusive, accessible and functional for an occupant with a hidden disability.
- 5.6 As such, the proposal takes into account all relevant NPPF guidance.

Residential Parking Standards SPD - January 2009

- 5.7 The Residential Parking Standards SPD includes a table of residential parking standards for each type of dwelling.
- 5.8 For new dwellings of 4 or more bedrooms, 3 individual/on plot parking spaces are required to be provided together storage space for 2 individual cycles.
- 5.9 In response to these requirements, the site has ample parking space to the rear of the proposed dwelling, capable of accommodating at least 3 cars and 2 cycles, thereby complying with the Residential Parking Standards SPD.

Biodiversity SPD –December 2009

- 5.10 The Biodiversity SPD requires ecological surveys on sites where habitats would be affected.
- 5.11 In this instance, an ecological appraisal has been produced and accompanies this application. It recommended that bat emergence surveys should be carried out for the existing building as the proposal includes for the demolition of the existing building.
- 5.12 An emergenc survey was carried out and bats were found to roost within the existing building. As such an EPS (European Protected Species) licence will be required before the demolition can take place.
- 5.13 Whilst this is a separate consenting regime, the planning assessment is required to consider whether or not an EPS licence is likely to be granted.
- 5.14 In this case there is no reason to consider that such a licence would not be granted.
- 5.15 Accordingly, the proposals comply with the Biodiversity SPD.

Character Area Appraisal 2007

- 5.16 The site is located within Bursledon, Hamble and Hound Character Area BHH23 which is characterised as having narrow lanes with well-established hedgerows, banks, walls and mature/semi-mature trees along edges, and open fields.
- 5.17 The buildings range from pre-Victorian to present day cottages/villas/bungalows up to 2 storeys high. Facing materials are of brick/stone/render walls with tile/slate roofs.
- 5.18 The character of the area is described as strong.
- 5.19 BHH23 states that new development should preserve the loose-knit character of the area by avoiding significant increases in floorspace and the obstruction of open public views and also maintain the character of the built environment in the use of form and materials.
- 5.20 The proposal retains the established boundary hedgerows and banks, is one and a half storeys in height with white render as facing material. Constructed in the same position as the existing bungalow, the replacement dwelling will retain the existing level of space around the building.
- 5.21 As such, the proposal is in sympathy with the characteristics of the area as described by the Character Area Appraisal.

Environmentally Sustainable Development 2009

- 5.22 The environmentally sustainable development SPD details the essential requirements applicable to all new residential developments in relation to water consumption, surface water runoff, passive solar heat gain, CO2 reduction and trees.
- 5.23 However the majority of requirements are now found as part of the Building Regulations, and are now outside the scope of the town planning system.

5.24 The Design and Access Statement includes a description and explanation of the sustainability credentials of the new dwelling, confirming that the proposal will accord with the required Building Regulations level.

Quality Places - 2011

5.25 The Quality Places SPD is a document relating to the detailed design of proposals. It covers site accessibility, site context, layout and massing, external space, residential amenity, access, parking and services, architectural detail and internal space.

5.26 As regards this proposal, the Design and Access Statement includes a contextual analysis and has taken account of the site context. In keeping the replacement dwelling sited within the centre of the plot, its impact is minimised in terms of the key characteristics of the area i.e. the space between buildings and the enclosed street. The frontage hedgerows are not impacted and there is only minimal disturbance to one corner of the frontage wall.

5.27 The layout of the plot remains the same, the massing, whilst different, causes no material harm to the character of the area. External spaces are retained, residential amenity will not be affected, and the access and parking are as current. Internal space will be improved both in terms of circulation and expansion. The architectural detail, whilst constrained by Policy BU7, is attractive and traditional, in keeping with the existing mix of dwelling typology in the area.

5.28 As such the proposal accords with the advice within the Quality Places SPD.

Old Bursledon Conservation Area and Management Principles 2012

5.29 This document describes the character of the Old Bursledon Conservation Area. It divides the Conservation Area into Zones. This plot is located within Zone 7.

5.30 As described above, this is the most densely developed part of the Conservation Area where the spaces between dwellings and the enclosure to the High Street contribute positively to the character of the Conservation Area. As characteristics of value, they have been incorporated into the proposal. The space between Badnam Cottage and its neighbours has been retained and the surrounding hedges, banks and walls have also been retained, with only a slight widening of the access point to improved highway safety.

5.31 As such, the proposal to replace this tired bungalow with a new, energy efficient and attractive new one and a half storey dwelling takes account of the Conservation Area characteristics and the SPD's management principles.

6 CONCLUSION

CONCLUSION

- 6.1 In conclusion, and in accordance with section 38(6) of the Planning and Compulsory Purchase Act 2004, the proposal has considered all relevant adopted planning policy and other material considerations, none of which indicate that permission should not be given for this proposal.
- 6.2 The proposal aligns with the Local Plan objective to retain proportionality in replacement dwellings, and accords with the described characteristics of the Conservation Area – to maintain space around dwellings and retain enclosure to the street.
- 6.3 Views from the River Hamble are glimpsed, with no material harm caused by the minimally increased height and mass of the replacement dwelling.
- 6.4 The Design and Access Statement explains the context of the proposal and the design evolution, including public consultation, which has helped inform the resulting traditional architectural style of the replacement dwelling.
- 6.5 As such, the proposal is considered to be of high quality, preserving the characteristics of the Conservation Area, and being in complete accordance with all adopted Local plan policy and other material considerations. It is respectfully requested that, as a result, the LPA approve the application.

7 APPENDIX 1 - POLICIES

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 DM12, Heritage assets

- 1. Development of a heritage asset or within its setting will be permitted provided it does not harm or detract from the significance or special interest of the asset, and sustains and enhances its special character and qualities. The more important the asset, the greater the weight that should be accorded to this criterion. Permission for development which results in substantial harm to, or loss of, designated assets of the highest significance will be wholly exceptional. Development which involves the demolition or destruction of any part of other heritage assets will not be permitted unless its removal or replacement would enhance or better reveal the significance of the asset. In these circumstances, the developer will be required to record and advance understanding of the significance of any heritage assets to be lost, in a manner appropriate to their importance and the impact, and to make this evidence publicly accessible.*

- a. Development that affects an archaeological site either above or below ground that is already identified or discovered through development proposals will only be permitted provided:

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

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."*