



Planning, Heritage, Design and Access Statement

Badnam Cottage, High Street, Bursledon, SO31 8DJ

05 May 2025

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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 of Badnam Cottage, High Street, Bursledon, SO31 8DJ, in support of a planning application for the demolition of the following:

- 1 x upper garage
- 1 x lower garage
- 1 x lean-to store
- 1 x log store

and their replacement with the following

- a new double garage
- a new lean-to store
- a new secure store

at Badnam Cottage, High Street, Bursledon, SO31 8DJ.

1.2 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.

1.3 However, to clarify whether this policy applied to outbuildings, an e-mail was sent to Rachael Morris, Senior Planning Officer, on March 10th, 2023. The response clarifies that the 25% in volume policy only applies to the main dwelling. The response is attached at Appendix 1.

1.4 The application is submitted with the following plans and reports:

- Location Plan
- Existing Site Layout

- Proposed Site Plan
- Landscape Plan (plan and document)
- Existing Floor Plans and Elevations
- Proposed Floor Plans and Elevations
- Ecology Report

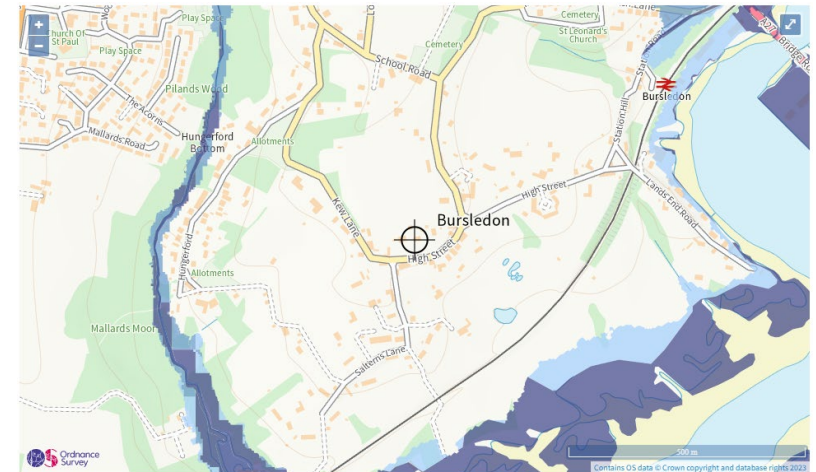
2 SITE CONTEXT AND HISTORY

SITE CONTEXT AND HISTORY

- 2.1 This statements provides a contextual analysis of the site, and 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. An annex can just be seen behind the dwelling in the corner of the plot in the photograph below.



- 2.4 There are no public views of this property, due to the steep topography and the significant vegetation along the frontage boundary and driveway access. However a dilapidated garage/boat store is visible at the site frontage.
- 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.

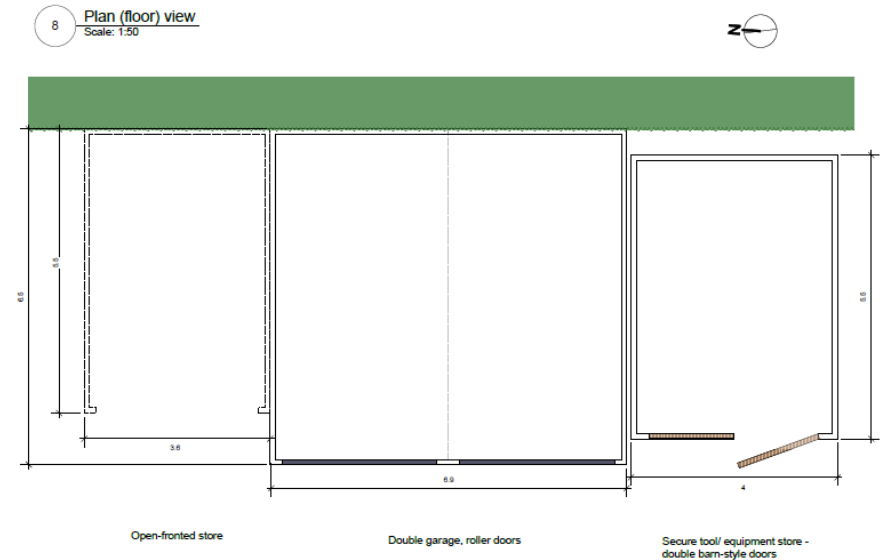


- 2.7 The relevant planning history for the site, available for review on the LPA's planning website is;
 - F/24/97033 | Demolition of existing dwelling and replacement with 1.no 4-bedroom dwelling. | **PERMIT** | 24 Jul 2024
 - H/24/98546 | Demolition of existing detached residential annex building and replacement with a new detached residential annex | **PERMIT** | 22 Jan 2025

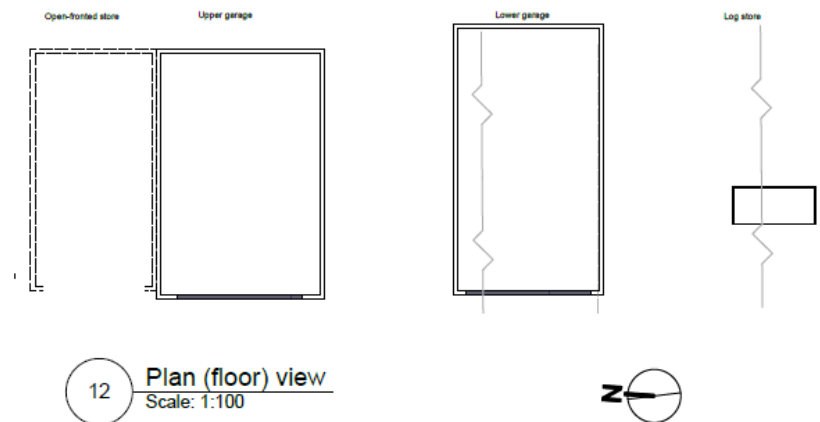
3 PROPOSAL

PROPOSAL

- 3.1 As part of the applicants continuing modernisation programme for the buildings on this plot, the proposal is to demolish two existing garages (one located to the front of the property and one located in the rear garden) together with the existing open storage building adjacent to the rear garage, and a log store. Replacing these demolished buildings would be a new double garage with an attached open store and a secure storage building.
- 3.2 The proposed site plan and floor plans below shows that the proposed outbuildings will be sited to the rear of the main dwelling, in a 'terraced' formation, occupying a footprint of 86.65 sq.m.

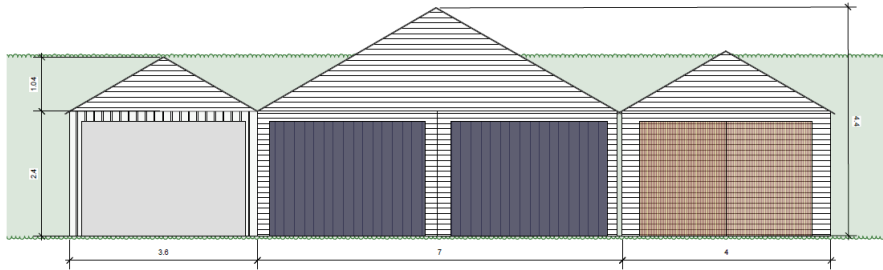


- 3.3 The existing garages and outbuilding to be demolished occupy a combined footprint of 64.8 sq.m, as shown below.



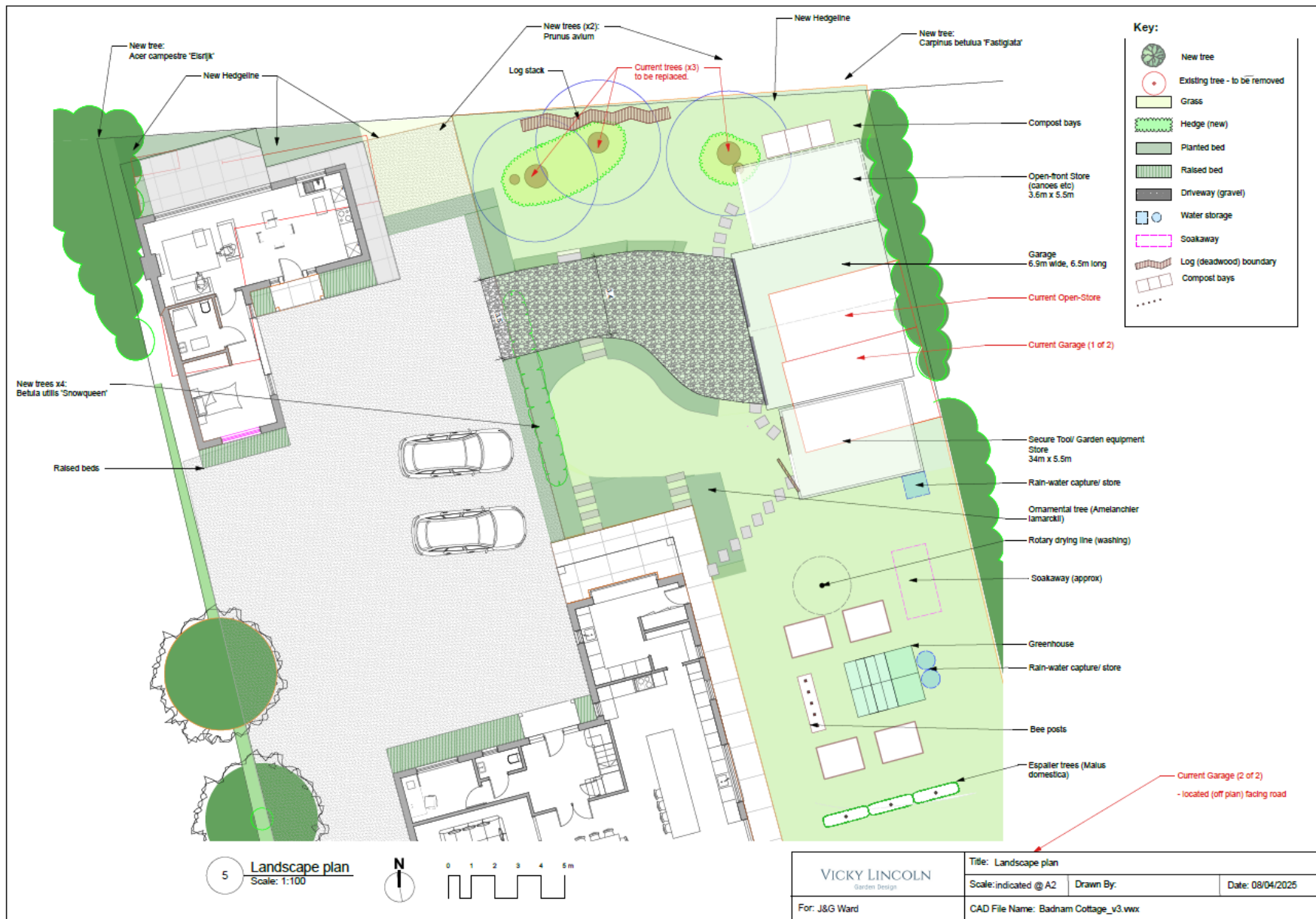
- 3.4 The increase in floor area will be just over 20 square metres.

- 3.5 In terms of the elevations, the double garage and outbuildings will have a height of 2.4m to the eaves, rising to 3.44m to the ridge of the two outbuildings either side of the double garage, and 4.4m to the ridge of the double garage.



- 3.6 The rear garden of the main dwelling will be landscaped with the addition of 9 new native trees, new native hedging and a gravel driveway leading to the proposed double garage.
- 3.7 The proposed landscaping scheme is shown below.

Landscape plan Badnam Cottage, Garage



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 2;

- *Strategic Policy S5 - New development in the countryside*
- *Strategic policy S8 - Historic Environment*
- *Policy DM1 - General criteria for new development*
- *Policy DM12 - Heritage assets*

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. The implementation of this policy is guided by Policy DM1 and DM12.
- 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 replacement outbuildings 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 This site sits in 'Zone 7' of the Conservation area and represents the historic core of Old Bursledon. The Conservation Area appraisal explains that this zone is the most densely developed part of the conservation area and that the space between buildings is considered particularly important in ensuring visual separation and avoiding the creation of inappropriate and visually intrusive buildings. Although buildings in this Zone are often positioned closer together, the boundary treatments tend to be brick and located immediately against the edge of the road. It is the mix of historic buildings and boundary walls that are considered to 'draw the eye.' The mature backcloth of trees and the range of planting provide a green setting that enhances the built form.
- 4.12 The Conservation Area management proposals are to retain the space between buildings and retain historic features, such as walls and hedging.
- 4.13 The proposal to replace and consolidate the outbuildings for this dwelling, will not impact the existing distance to the side front and rear boundaries and will ensure that the existing spaces between buildings are not compromised.
- 4.14 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

- 4.15 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, unless they can be replaced with features of equivalent value
- 4.16 In relation to residential amenity, the proposal removes the existing garage at the front of the site and replaces the existing garage and outbuilding to the rear of the property with one consolidated, but still subservient, building. With significant distance to neighbouring properties, it is not considered that residential amenity will be harmed.
- 4.17 The area is characterised as much by its topography as by the form and scale of existing dwellings. The land slopes upwards from the River Hamble and the dwellings on the northern side of High Street are sited on much higher ground than those on the southern side.
- 4.18 Both large and small one and two storey dwellings co-exist and sit comfortably together along High Street, some with wide spaces between, and others at close proximity.
- 4.19 Walls and hedges enclose the street, lending a 'sunken lane' appearance to the street in places and a more formally enclosed street in others.
- 4.20 This proposal will not harm the character of the area as it is simple consolidation of the existing garages and outbuildings.
- 4.21 Sited broadly in the same location on the plot as the existing outbuildings, the space around existing buildings is retained and so there will be no harm to character on the grounds of excessive proximity to neighbours.
- 4.22 There will be no material change to the overall level of boundary vegetation or enclosure. Located on higher ground and screened by tall evergreen hedges, the outbuildings will remain invisible from the street.

- 4.23 The new outbuildings will be of oak frame, barn-like construction, clad in timber beneath slate tiling. These are materials commonly found in the area.
- 4.24 Policy DM1 also requires that the development should not harm biodiversity interests or heritage assets.

DM1 - Biodiversity

- 4.25 With regards to biodiversity, an ecological appraisal has been carried out, and a bat emergence survey has demonstrated that, whilst bats are roosting in the main house, there is no recorded bat usage of the outbuildings.

DM1 and DM12 – Heritage

- 4.26 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 detail above, under the Policy S8 heading, there will be no harm caused to the characteristics or significance of the Conservation Area.
- 4.27 Heritage values range from evidential, which is dependent on the inherited fabric of the place, through historical and aesthetic, to communal values which derive from people's identification with the place.
- 4.28 In this case the value of the Old Bursledon Conservation Area is mainly aesthetic and communal, as High Street contains a mix of densely developed character dwellings interspersed with one and two storey more modern dwellings, along with banks, hedges and walls enclosing the High Street in particular. The spaces between dwellings are therefore valued as are the existing boundary treatments.
- 4.29 The pattern of development makes a positive aesthetic contribution to the character of the area and the Conservation Area. As part of the streetscape, there is some communal value.
- 4.30 Whilst the Conservation Area appraisal states that the character of the area has been undermined by some unsympathetic modern development; several large extensions and series of smaller extensions to individual properties; and replacement buildings which have created large, visually intrusive properties, this proposal seeks only to replaced existing outbuildings.
- 4.31 The significance of this part of the Conservation Area therefore primarily derives from its closely developed dwellings and the sense of the enclosure along the High Street.
- 4.32 With a policy-compliant and traditional design approach for the proposed outbuildings which mirrors the traditional designs of the majority of the existing outbuildings in this particular Conservation Area Zone, the significance of the Conservation Area remains unharmed.
- 4.33 Located in a similar position to the existing outbuildings within the plot, the replacement outbuildings maintains the generous space around the dwelling, thereby positively contributing to the character of the Conservation area.
- 4.34 Maintaining the High Street's existing sense of enclosure is also important. This proposal has minimal impact on this characteristic.
- 4.35 In conclusion on Policy DM1 and DM12, the above explains that the proposal is in complete accordance with this general design criteria policy.

5 OTHER MATERIAL CONSIDERATIONS ASSESSMENT

National Planning Policy Framework 2024

- 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 39: LPA's should approach decisions on the proposed development in a positive and creative way.
 - Paragraph 48: Planning law requires that applications for planning permission be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
 - 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 139: Significant weight should be given to development which reflects local design policies.
 - Paragraph 212: 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 engaging with the LPA with regard to Policy BU7 and its applicability to this proposal, it has been confirmed that the replacement of existing outbuildings is not subject to Policy BU7.

5.3 The characteristics of the area, as described within the Conservation Area appraisal (enclosed streets and space between building), have been retained in the proposal.

5.4 As such, the proposal takes into account all relevant NPPF guidance.

Biodiversity SPD –December 2009

- 5.5 The Biodiversity SPD requires ecological surveys on sites where habitats would be affected.
- 5.6 In this instance, an ecological appraisal was produced for the main house redevelopment which accompanies this application. It recommended that bat emergence surveys should be carried out for the existing buildings. Whilst the emergence surveys found roosts within the main building, there was no recorded use of the outbuildings by bats.

Character Area Appraisal 2007

- 5.7 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.
- 5.8 This area is described as having buildings that 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.
- 5.9 The character of the area is described as strong.
- 5.10 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.

OTHER MATERIAL CONSIDERATIONS ASSESSMENT

- 5.11 The proposal retains the established boundary hedgerows and banks, is one storey in height and uses sympathetic materials. Constructed in the same position as the existing outbuildings, the proposal will retain the existing level of space around the building.
- 5.12 As such, the proposal is in sympathy with the characteristics of the area as described by the Character Area Appraisal.

Quality Places - 2011

- 5.13 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.
- 5.14 As regards this proposal, this statement describes the site context. In keeping with adjacent development, the replacement outbuilding is sited in the same location within the plot. As such, 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.
- 5.15 The layout of the plot remains the same, the massing, whilst slightly larger, 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. The architectural detail is simple and traditional, in keeping with the area.
- 5.16 As such the proposal accords with the advice within the Quality Places SPD.

Old Bursledon Conservation Area and Management Principles 2012

- 5.17 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.

- 5.18 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 the outbuildings and its neighbours has been retained and the surrounding hedges, banks and walls have also been retained.
- 5.19 As such, the proposal 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 replacement outbuildings proposal has considered all relevant adopted planning policy and other material considerations, none of which indicate that permission should not be given.
- 6.2 The proposal aligns with the Local Plan objective for new buildings to harmonize with their surroundings, and the outbuildings accords with the described characteristics of the Conservation Area – to maintain space around dwellings and retain enclosure to the street.
- 6.3 This statement explains the context of the proposal which has helped inform the resulting traditional architectural style of the replacement outbuildings.
- 6.4 As such, the proposal is considered to be of high quality, preserving the characteristics of the Conservation Area and completing the applicant's modernisation programme for the plot.
- 6.5 The proposal is in complete accordance with all adopted Local plan policy and other material considerations and it is therefore respectfully requested that the LPA approve this final application.

7 APPENDIX 1 – PLANNING OFFICER RESPONSE

From: [Louise Cutts](#)
To: [Morris, Rachael](#)
Subject: RE: Pre-application letter Q/22/92836
Date: 23 March 2023 12:49:00
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Thank you Rachael.

Kind regards

Louise Cutts BA (Hons) Dip TP MRTPI
Director



Meadowsweet Cottage, Morleys Lane, Ampfield SO51 9BJ

Tel: 07940 033645

Email: louisecuts@wessexplanning.com

Website: <http://www.wessexplanning.com/>

From: Morris, Rachael <Rachael.Morris@eastleigh.gov.uk>
Sent: 23 March 2023 12:45
To: Louise Cutts <Louisecuts@wessexplanning.com>
Subject: RE: Pre-application letter Q/22/92836

Dear Louise,

As confirmed previously, the 25% volume only applies to the main dwelling and not any outbuildings. In the Local Plan under paragraph 6.2.38, in reference of policy BU7, states the following paragraph:

The Old Bursledon Conservation Area lies in the countryside and is particularly vulnerable to the visual impacts of large-scale extensions and replacement dwellings. It is therefore subject to a special policy to manage these forms of development, supported by the Council's Supplementary Planning Document; 'Old Bursledon Conservation Area Appraisal'. When assessing any proposal to extend a dwelling, account will be taken of any previous extensions and their cumulative effect on the size and character of the property and the appearance of the area.

This helps to clarify that the policy is concerned with the main dwelling and the impact extensions to the original volume could have.

Hope this helps.

Kind regards,
Rachael

Rachael Morris
Senior Planning Officer

Service Delivery - Specialist Services - Housing and Development
023 8068 8463



Eastleigh Borough Council | Eastleigh House | Upper Market Street | Eastleigh | SO50 9YN

Remember to take an **accepted form of Photo ID** with you
when voting at a polling station on Thursday 4 May.

You now need
photo ID to vote at
a polling station

From: Louise Cutts <Louisecuts@wessexplanning.com>
Sent: 10 March 2023 17:02
To: Morris, Rachael <Rachael.Morris@eastleigh.gov.uk>
Subject: FW: Pre-application letter Q/22/92836
Importance: High

Dear Rachael

I am working with Mr and Mrs Ward on an extension to their property, as you are aware.

Could I ask you to confirm that you are 100% certain (and check with your Head of Planning please) that, within Old Bursledon, the Council will not be allowing applicants to use the headroom in volume created from the demolition of any outbuildings (garages/annexes) adjacent but detached from

dwellings within their new extensions to allow a larger than 25% extension on the main dwelling (but less than 25% increase of volume on the site overall).

This absolute clarification is very important to my clients. The policy has not been tested at appeal as yet, but will ultimately fail, as it has in every other Local Planning Authority. I am very surprised that the Local Plan Inspector agreed to it without amendments.

Kind regards

Louise Cutts BA (Hons) Dip TP MRTPI
Director



Meadowsweet Cottage, Morleys Lane, Ampfield SO51 9BJ

Tel: 07940 033645

Email: louisecuts@wessexplanning.com

Website: <http://www.wessexplanning.com/>

From: Julie <julie.ward8@btinternet.com>
Sent: Wednesday, January 18, 2023 10:20 AM
To: Louise Cutts <Louisecuts@wessexplanning.com>; 'James Waluga' <info@jwarchitecture.co.uk>
Subject: FW: Pre-application letter Q/22/92836

FYI

From: Morris, Rachael <Rachael.Morris@eastleigh.gov.uk>
Sent: 30 May 2022 15:42
To: Julie <julie.ward8@btinternet.com>
Subject: RE: Pre-application letter Q/22/92836

Hi Julie,

It was nice to meet you both earlier today. I do have the response to some of the points raised for further clarification.

Firstly, here is the link to the copy plans page to our website: <https://www.eastleigh.gov.uk/planning-and-building/planning-applications/copy-plans-and-compliance-checks> and the attached is the appeal decision I mentioned at 85 Hocombe Road regarding the validation of a householder/full planning application. In addition, this is the local validation list that may be of use when thinking about what documents to include within submission: <https://www.eastleigh.gov.uk/media/2788/validation-checklist-final-version--amended-25-june-14-pdf.pdf>

In regard to the 1982 designation, as suspected, the 1985 permissions for the extensions would contribute towards additional volume. This cannot be changed as the line has to be drawn and the policy is clear that this lies at 1982. In regard to 25% volume and gaining this from elsewhere within the curtilage, unfortunately my manager has confirmed this would not contribute towards gaining extra volume for the main house. The policy for 25% volume increase only applies to the main dwellinghouse. As these are outbuildings, with the annex included in this, this would not contribute towards the 25% dwelling volume increase and so can be extended in their own right. On the other hand, in regard to the annex, it is worth pointing out that any extension must still fall into an ancillary purpose as discussed in my report, e.g. one bedroom and limited living space for main activities to still depend on the main dwelling.

Hope this is useful.

Kind regards,
Rachael

Rachael Morris
Senior Planning Officer

Service Delivery - Specialist Services - Housing and Development
023 8068 8463



Eastleigh Borough Council | Eastleigh House | Upper Market Street | Eastleigh | SO50 9YN

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Eastleigh Borough Council

From: Julie <julie.ward8@btinternet.com>
Sent: 26 May 2022 17:08
To: Morris, Rachael <Rachael.Morris@eastleigh.gov.uk>
Subject: RE: Pre-application letter Q/22/92836

Hi Rachael,

Thank you, look forward to meeting you on Monday.

Kind regards
Julie

From: Rachael Morris <rachael.morris@eastleigh.gov.uk>

Sent: 26 May 2022 14:57

To: julie.ward8@btinternet.com

Subject: Pre-application letter Q/22/92836

Hi Julie,

Please find attached the decision to your pre-application advice request for Badnam Cottage. I will 'see' you in our virtual meeting on Monday at 12:30.

Thank you.

Kind regards,
Rachael

8 APPENDIX 2 - 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."*