

Old Bursledon Conservation Area Appraisal and Management Proposals

Supplementary Planning Document



ADOPTED

FEBRUARY 2012

Preface

Title of Document

Old Bursledon Conservation Area Appraisal and Management Proposals SPD.

What is it about?

This document reviews the existing Old Bursledon conservation area and the adjoining special policy area uses this information to put together management proposals to improve and enhance the area.

What is it for?

- To provide guidance supplementary to the Council's local plan saved policies and the future local development framework.
- To assist residents and developers when considering development within the conservation area.
- To assist the Borough Council, as local planning authority, with planning decisions and future development.

Background information

The evidence for this SPD was drawn from national conservation guidance and local information.

Statement of Publication

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Figure 1. Yachts on the River Hamble

1 - Introduction

Purpose of conservation area appraisal

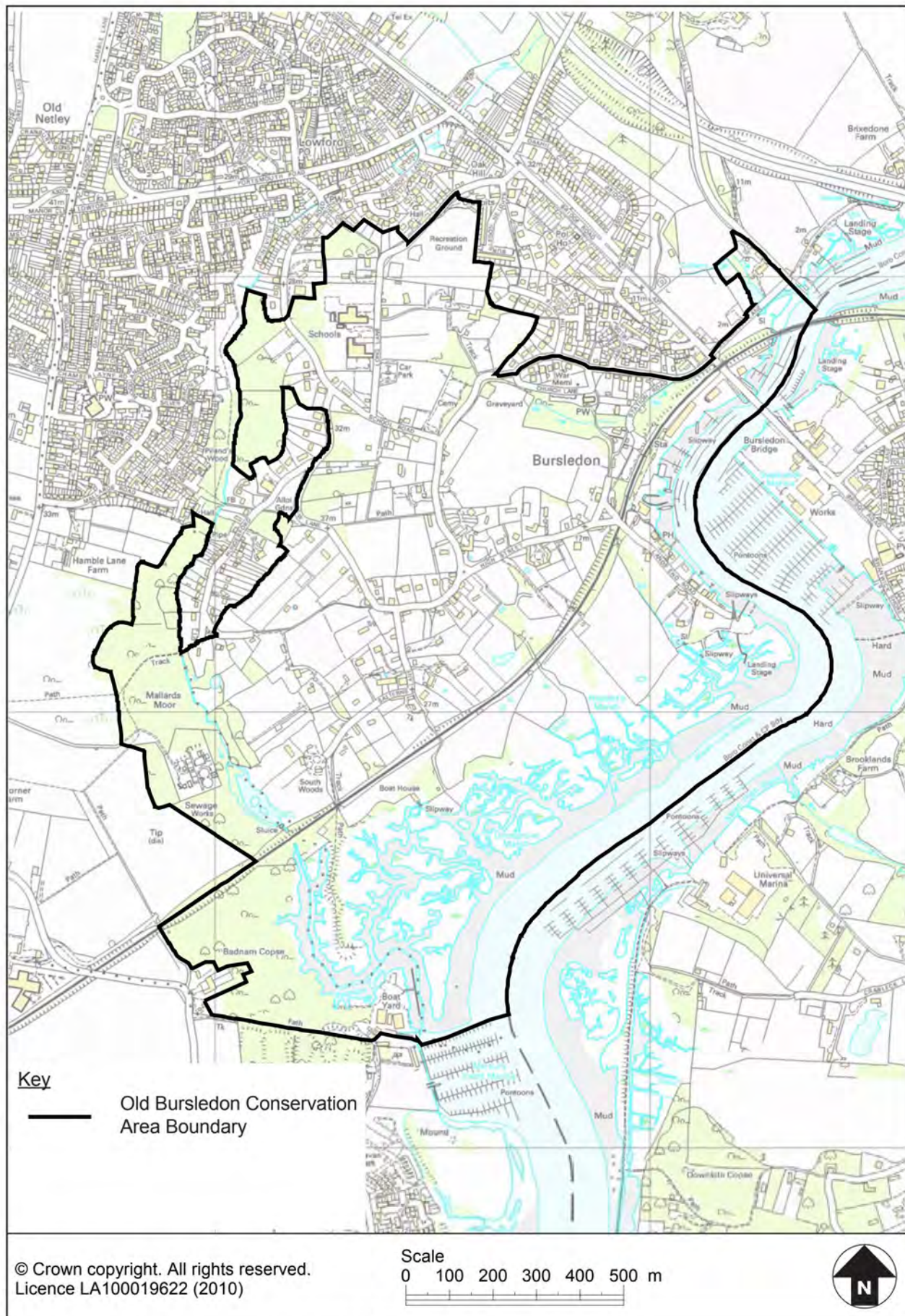
- 1.1 This appraisal has been carried out to re-assess the existing Old Bursledon conservation area and to re-evaluate and re-examine its special interest. The review will provide a basis for management proposals that are aimed at preserving or enhancing the character and appearance of the designated area.

Role of final document

- 1.2 Following consultation and associated amendments, this appraisal and management strategy was adopted by the borough council as a supplementary planning document (SPD). It will provide additional guidance supplementary to the council's local plan saved policies, which in due course will be superseded by a new Local Plan. This SPD will continue to provide guidance in support of the new Local Plan and may need to be amended to take account of relevant new policies.
www.eastleigh.gov.uk/planning--building-control/conservation-and-heritage/conservation-areas.aspx
- 1.3 It will be a tool to be used by residents and developers when considering development within the conservation area. The borough council, as the local planning authority, will use it to inform planning decisions and future development.

Consultation

- 1.4 Consultation on a draft of this document took place in 2011 between March 17th and Oct 10th



2 - Background

Statutory context

- 2.1 Conservation areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, as defined by section 69 of the Act.
- 2.2 The statutory duty of the local planning authority (LPA) is set out in section 71 of the Act. It requires LPAs to review the designation of conservation areas, formulate and publish proposals for the preservation and enhancement of conservation areas, and submit them for consideration to a public meeting in the area to which they relate.
- 2.3 Section 72 of the Act requires LPAs to pay special attention to the character and appearance of the conservation area and to the need to preserve or enhance it when exercising their planning powers.

Planning policy context

- 2.4 Information and advice regarding heritage assets, such as conservation areas, is provided in *Planning Policy Statement 5: Planning for the Historic Environment (PPS5)* and the associated practice guide, *PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide*. This practice guide is written by English Heritage which serves as Government's statutory advisor on the historic environment.
- 2.5 Their publication, *Conservation Principles: Policies and Guidance*, offers guidance about a range of issues in the historic environment and is referred to in PPS5. It refers to conservation as "the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations", (p.7, para.4¹). These heritage values can be used to identify what is important for an area that is believed to have high value:
- 2.6 Evidential value - the potential of a place to yield evidence about past human activity.
- 2.7 Historical value - the ways in which past people, events and aspects of life can be connected through a place to the present, it tends to be illustrative or associative.
- 2.8 Aesthetic value - the ways in which people draw sensory and intellectual stimulation from a place.
- 2.9 Communal value - the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory", (p7, para.5, p27-32²).

1 Conservation Principles: Policies and Guidance, English Heritage April 2008

2 Conservation Principles: Policies and Guidance, English Heritage April 2008

- 2.10 It sets out six principles which English Heritage consider “provide a comprehensive framework for the sustainable management of the historic environment” (p7, para.3; p19-24³):
- Principle 1: The historic environment is a shared resource
 - Principle 2: Everyone should be able to participate in sustaining the historic environment
 - Principle 3: Understanding the significance of places is vital
 - Principle 4: Significant places should be managed to sustain their values
 - Principle 5: Decisions about change must be reasonable, transparent and consistent
 - Principle 6: Documenting and learning from decisions is essential”.
- 2.11 These principles have been used to guide the management proposals developed in this appraisal.
- 2.12 English Heritage has also produced specific guidelines for conservation area appraisals and their management: *Guidance on conservation area appraisal* and *Guidance on the management of conservation areas*. This document takes account of the advice set out in the guidance.
- 2.13 The Old Bursledon conservation area appraisal has been adopted as an SPD. An SPD cannot create new policy. It does however provide additional guidance supplementary to the saved policies in Section 11 of the *Eastleigh Borough Local Plan Review 2001-2011*, (adopted May 2006 and saved by the Secretary of State in May 2009), and where relevant take into account the draft policies contained in the draft of the new Local Plan.
- 2.14 Appendix A, p 67 lists the saved policies from the Eastleigh Borough Local Plan Review 2006 and where the relevant draft Local Plan policies which (at time of writing) would supersede them.

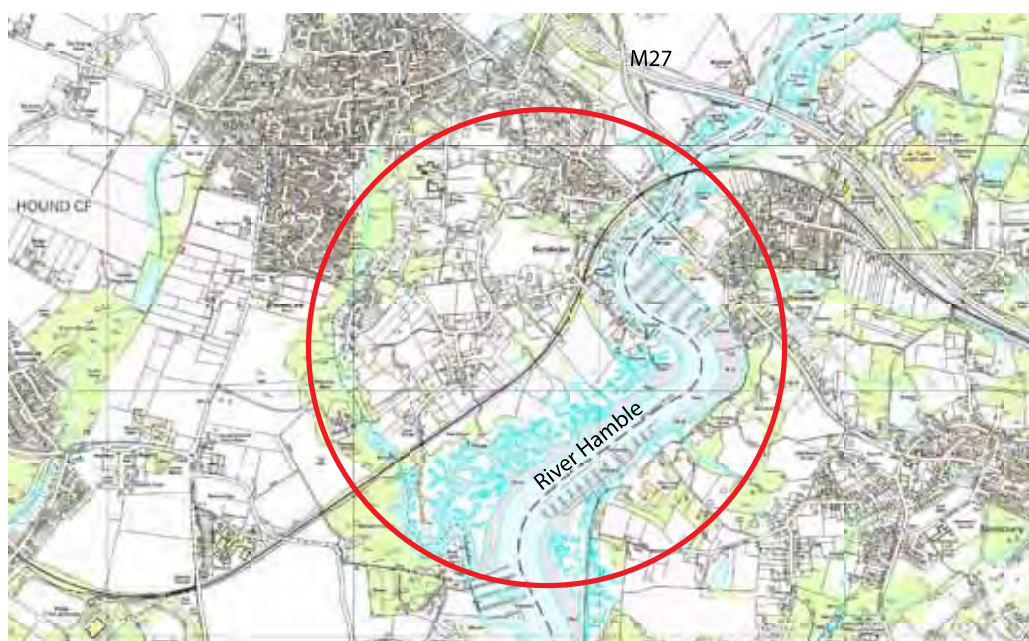
Status of the conservation area

- 2.15 The Old Bursledon conservation area was designated on 16 December 1982. It was extended to include the woodland areas of Mallards Moor and Pilands Wood on 25 May 1989. Following designation, any development within the conservation area should have been carried out with regard to its conservation status and the relevant local plan policies.

3 Conservation Principles: Policies and Guidance, English Heritage April 2008

3 - The Local Context

History of Old Bursledon



Map 2. Location of Old Bursledon Conservation Area

- 3.1 Much of the development and history of Bursledon is associated with ship building and yacht building on the River Hamble. This was carried out from the beaches and yards on the narrow terrace at the sharp bend of the river upstream from Lincegrove and Hacketts Marshes on the west bank of the river. Inland from the terrace and the marshes the land rises steeply up onto a wooded plateau. Here the secluded village of Old Bursledon has developed around a network of side roads south of the A27.
- 3.2 Old Bursledon existed as a Norman village and is likely to have been in existence since Roman times or earlier. A wattle and daub Saxon chapel is believed to have existed on the site of St Leonards Church at the head of a creek overlooking the river. Benedictine monks at Hamble-le-Rys completed the Church of St Leonards in the 12th century between the villages of North Bursledon, which existed in the vicinity of Maidenstone Heath, and South Bursledon.
- 3.3 Warships for the Royal Navy were built in Bursledon throughout the centuries. In 1338 the St George was launched in the presence of King Edward III. The principal families involved in shipbuilding were the Wyatts, the Ewers and the Parsons. George Parsons (1729-1812) built the Elephant, Lord Nelson's flagship at the battle of Copenhagen. Philemon Ewer, a master shipbuilder, started to accumulate copyholds, (a tenure of land), in the centre of the village in the 18th century, which began the creation of Greyladyes Park.
- 3.4 Admiralty Boom defence ships were moored on the river in 1906 and a long pier was built across the marshes from the bottom of Salterns Lane.

- 3.5 Until the 1920's there were very few yachts on the river, but thereafter the boom in yachting dramatically increased the number of yachts.
- 3.6 Surrounding woods provided timber and charcoal for iron making at Hungerford carried out by the Gringo family from 1718. The furnaces of iron workers made metal fittings and bolts for the ships at Hungerford. Before the coming of the railway this area could be accessed by flat bottomed lighters through Badnam Creek.
- 3.7 While shipbuilding had an important role in contributing to the local economy and reputation of Bursledon, many people made their living from fishing, saltworking or as lightermen (workers who transported goods between ships and quays). The river was an important highway for merchant ships to transport brick and iron.
- 3.8 Saltworking played a major part in the medieval economy and made significant contributions to the Bishop of Winchester before going into decline around the time of the dissolution. Saltworking influenced the settlement pattern with long narrow agricultural fields leading down to the salterns from High Street.
- 3.9 To cross the Hamble there was a ferry from Swanwick shore to the hard at Lands End Road. The ferry was an important feature in the locality. In 1797 local land owners petitioned Parliament to build a bridge over the river. Permission was given and a wooden toll bridge was opened in 1800. The County Council bought the wooden bridge and built the present A27 road bridge in 1934. The M27 motorway bridge further upstream was completed in 1975.
- 3.10 Old Bursledon became separated from the river by the railway, when the Netley to Fareham line was built in an embankment across the marshes before crossing the river on a curved iron bridge. The railway was opened on 2 September 1889.
- 3.11 Strawberry growing was an important local industry between 1879 and 1939 and the goods yards at Bursledon Station were used by the 'strawberry trains'. The goods yard closed in 1960, the sidings were removed in 1962 and the station has been unstaffed since 1968.
- 3.12 In 1833 the 12th century St Leonards Church, which had been almost completely rebuilt in the 15th century, was remodelled with the addition of two transepts. In 1888 the architect J.D. Sedding made further alterations adding the west porch, belfry and east window.
- 3.13 Some later houses in the village and at Lowford were built using bricks made by the Bursledon Brick Company. The greystone footings which can be seen below some of the walls of the houses came as ballast in the sailing coasters.
- 3.14 The main house in the village at the junction of High Street and School Road was Bursledon Lodge (later to become Elm Lodge), the home of Richard Trench in the early 1800's. The next owner was W.C. Humphreys, the High Sherrieff of Hampshire. He owned most of the land between the High Street and St Leonards Church. It was he who, at his sole expense, enlarged the church school in 1867.

(The first school was built in 1835; the present infant and junior schools in Long Lane were opened in 1970).

- 3.15 In 1873 the estate was purchased by Mrs Emmaline Shawe Storey. She was not a native of Bursledon but was born in 1841 in Cramlington, Northumberland, daughter of Henry and Emma Shum Storey. The Shums were associated with the East India Company.
- 3.16 When her father died in 1862 and her brother in 1869 she became one of the richest women in Northumberland. She married Captain Lawrence Paulet Shawe of the Royal Marines Light Infantry based in York – nephew of Viscount Bolingbroke. It was whilst on her honeymoon in the south of England that she visited Bursledon. When she saw Elm Lodge she decided that she wanted to buy the house. Initially Humphreys chose not to sell but to lease the estate to her. He had no objection to her changing the name of the house to Greyladyes – relating to a haunting story from her home at Arcot Hall in Northumberland.
- 3.17 Mrs Shawe Storey exerted considerable influence on the development of the village by restoring and improving many houses. She added chimneys to the houses converted from stables and barns of Hacketts Farm. She bought the New Inn at the top of Station Hill now known as Greywell. Yew Tree Cottage became the home of George Fox, the estates bailiff. She converted two cottages that became Ladymead in School Road.
- 3.18 Her husband Captain Shawe Storey died in 1905 and is now buried in a small graveyard by the mausoleum that she built off Church Lane. Mrs Shawe Storey became Roman Catholic and converted the ballroom of Greyladyes into the chapel of Our Lady of The Rosary. She died in 1937 and her estate passed to her great-nephew Ralph Alger except for the chapel which was left to the Abbots of Douai Abbey, a Benedictine community in Upper Woolhampton, Berkshire. The chapel was made redundant by the Roman Catholic church in 2004. The Greyladyes Art Foundation was subsequently created to preserve the chapel and convert it into a contemporary arts centre for the community. The house was taken over by the Army for the duration of the War. Afterwards it was divided into several houses and the outbuildings were converted to dwellings.
- 3.19 These days, the River Hamble is internationally renowned for sailing and is home to the Royal Yachting Association, the UK's national body for all forms of boating. The double tides, deep water and ease of access to the Solent, together with the attractive historic environment, high quality properties, picturesque scenery and internationally significant nature conservation qualities make the Hamble and Old Bursledon a desirable visitor location and an appealing place to live.

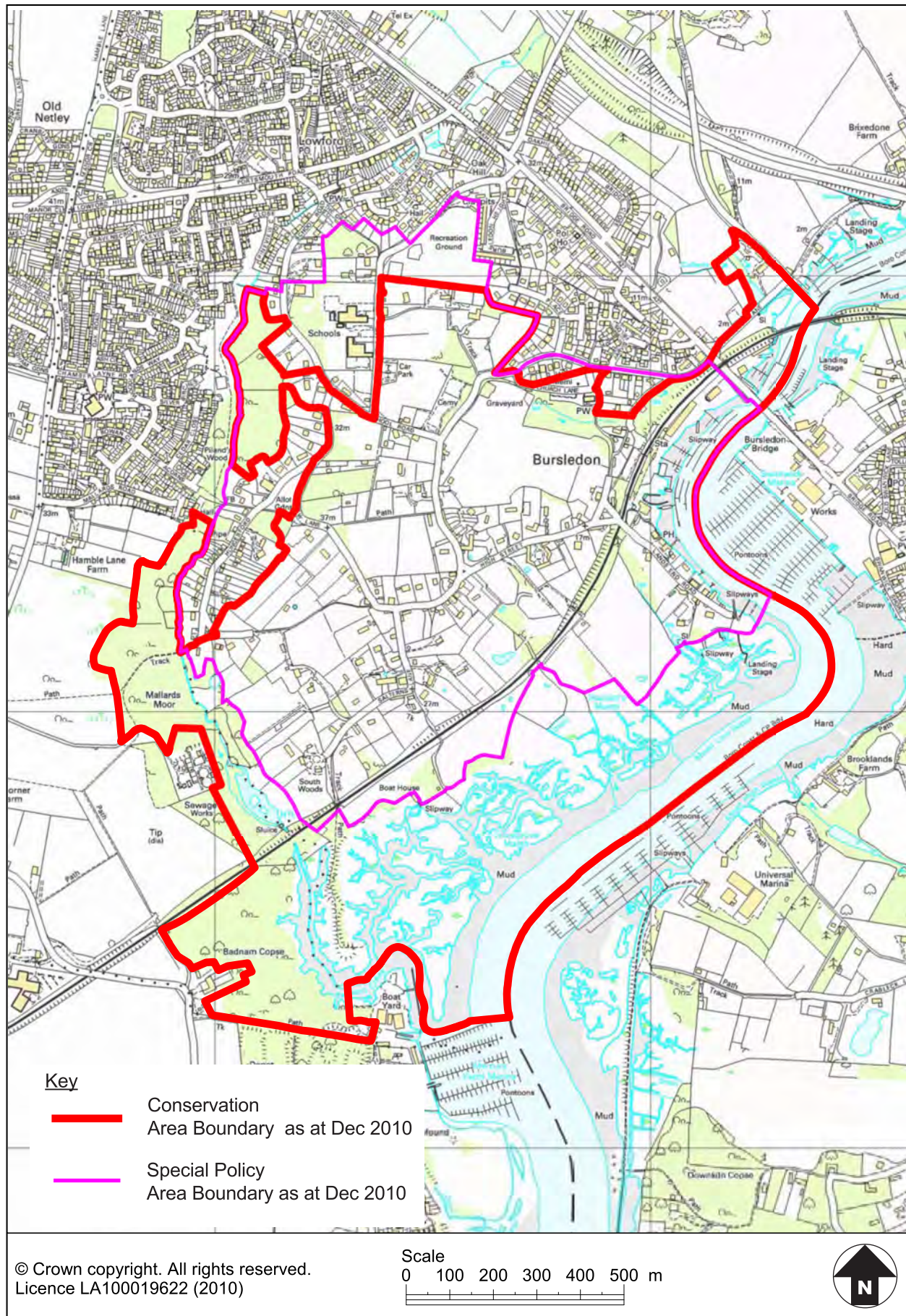




Figure 2. Viewpoint, High Street



Figure 3. Looking down to the Hamble River from the viewpoint

The existing special policy area

- 3.20 Unlike the conservation area, the Bursledon special policy area is not a designated heritage asset as defined in *PPS5*. It is, instead, a local designation set out in the *Local Plan Review 2001-2011*. There is a statement relating to the character of this area in chapter 11 of the *Local Plan Review 2001-2011* (<http://www.eastleigh.gov.uk/planning--building-control/planning-policy-and-design/local-plan-review.aspx>).
- 3.21 The special policy area encompasses a smaller area than the Old Bursledon conservation area. The boundaries of these two designations do not conform.
- 3.22 The review of the conservation area has offered the opportunity to re-examine the special policy area. As part of the new draft Local Plan, policies to control residential development in the conservation area and Hungerford Bottom have been prepared. These policies would create a new 'Old Bursledon & Hungerford Bottom Special Policy Area' when adopted as part of the new local plan and would replace the existing special policy area.

4 - Appraisal and Management Proposals

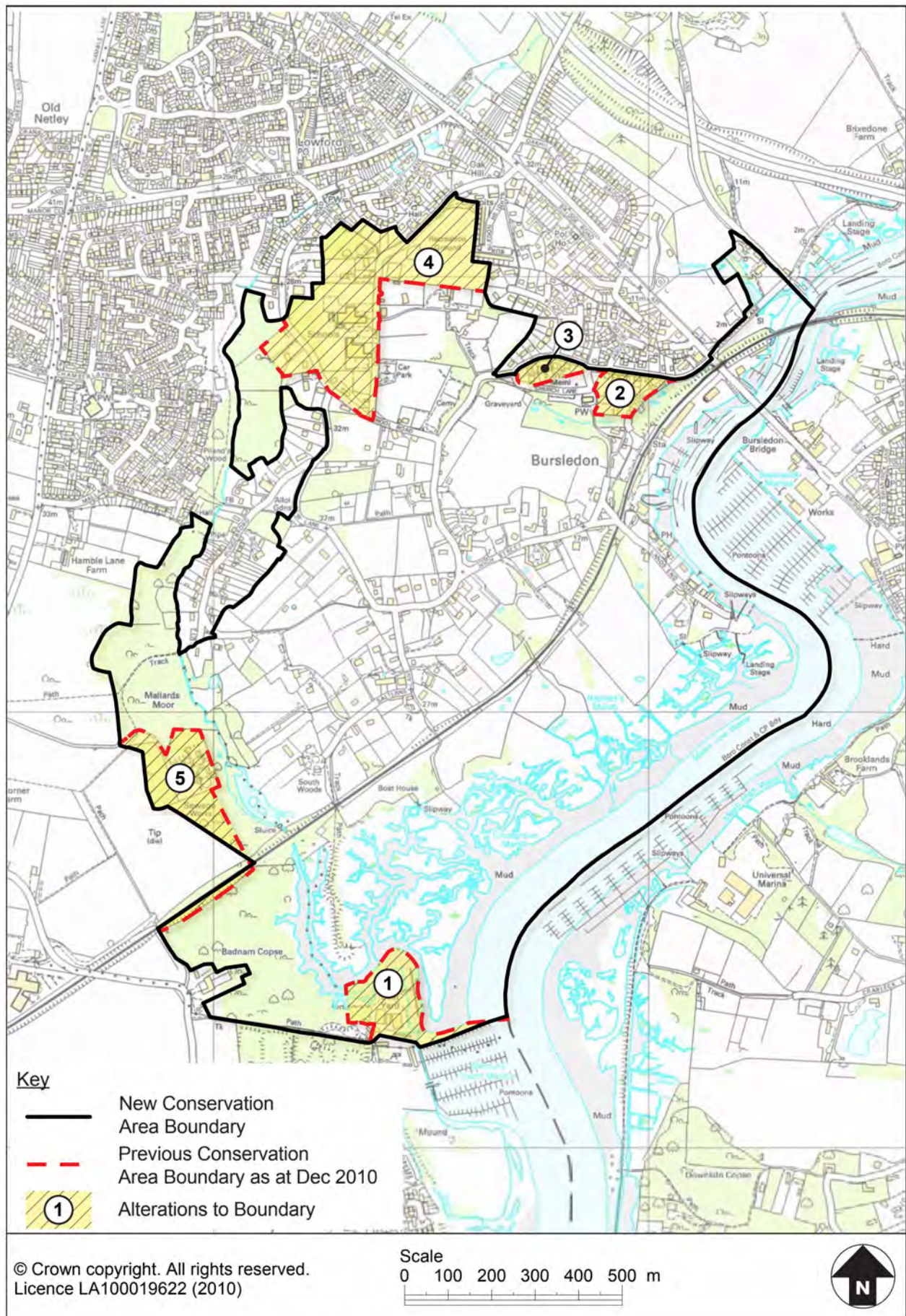
- 4.1 This section of the appraisal re-assesses the conservation area as it is today. It provides a comprehensive description of the components that combine to create the unique special character that makes Old Bursledon worthy of its designation. Harmful elements that undermine that character have been identified.
- 4.2 The management proposals that are recommended build upon the positive features and address the negative features, to provide a series of 'Issues and Proposals' for improvement, enhancement and sympathetic change.

The boundaries of the conservation area

- 4.3 The boundary of the 1989 conservation area has identified the area of focus for this appraisal. However, in order to assess the influences on the present date conservation area, the land directly surrounding the conservation area has also been assessed. This has led to a recommendation to amend the conservation area boundary as shown in the map opposite in the following ways:

Alterations to the conservation area boundary

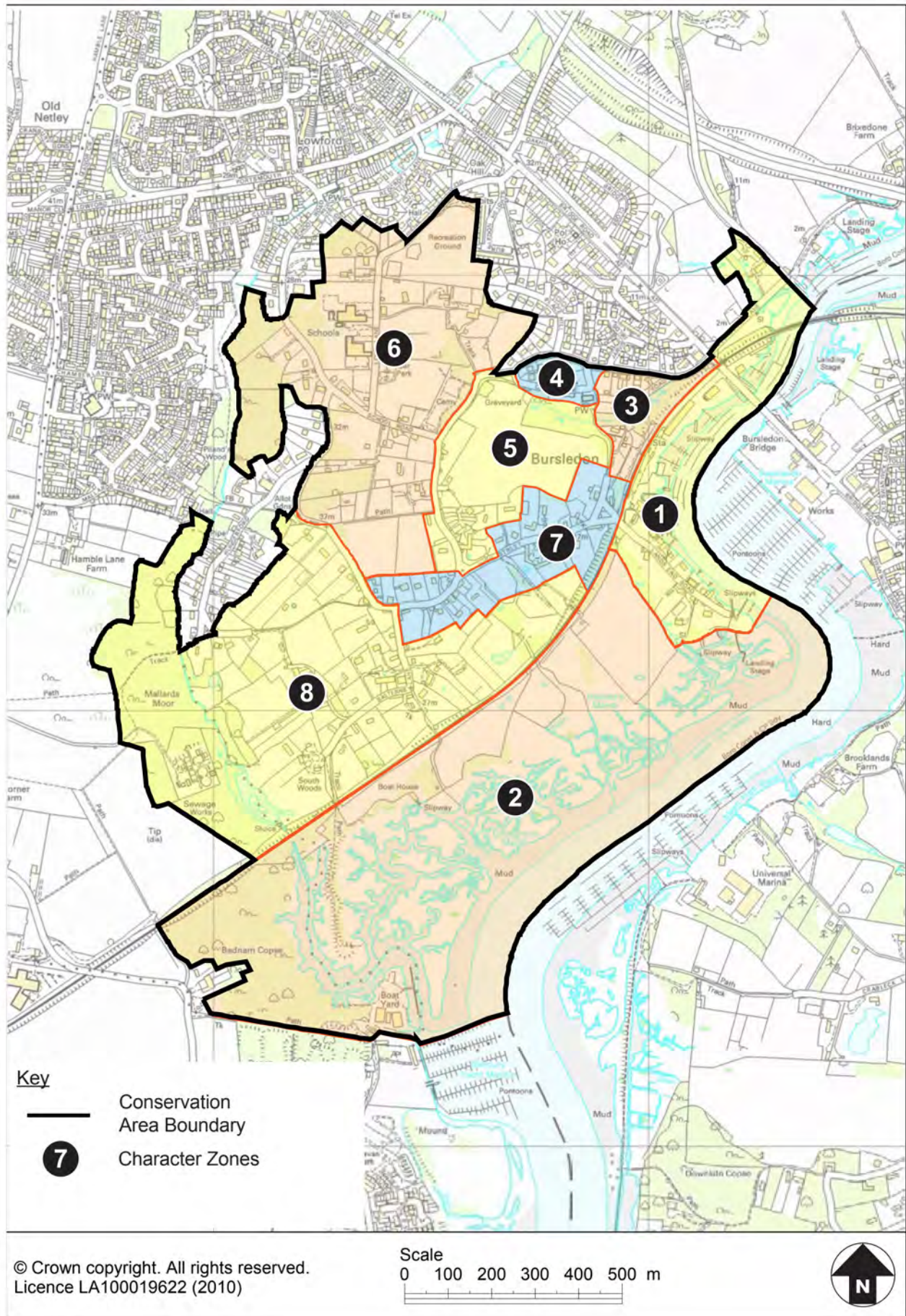
- 4.4 (1) This boatyard used to be an independent yard, however it now forms part of the Mercury Yacht Marina. It contains a visually significant built element which clearly appears to be within a distinctive and largely open character zone. The yard is included in the conservation area to provide greater control over future development and expansion. This is important to minimize the physical and visual impact on Badnam Creek and safeguard the saltmarshes which have numerous international and national nature conservation designations.
- 4.5 (2) The land to the north of the Station Hill is included as it visually influences the character of the conservation area. Its inclusion provides the opportunity to encourage a higher quality of development.
- 4.6 (3) The modern housing development to the north of St Leonards church contributes to the setting of this listed building and is relatively unaltered at present. The inclusion of this land in the conservation area is to provide the opportunity for greater control over future development that may influence the landscape and character of this part of the conservation area.
- 4.7 (4) This extension includes the recreation ground on Long Lane and the woodland area on the opposite side. The open landscape of the recreation ground provides views into the conservation area and forms part of the setting for a several locally significant properties. The woodland forms part of the treed backcloth that is significant throughout the conservation area. The schools and their grounds are also included as this site has the potential for considerable landscape and architectural enhancement in addition to the existing impact of the wooded area fronting School Road.



- 4.8 (5) The ancient woodland surrounding the sewage works in Mallards Moor are recommended for inclusion as a result of its importance in the treed backcloth on the setting of the conservation area.
- 4.9 Hungerford Bottom was considered for inclusion because some buildings and other features make a positive contribution to the character of the surrounding area. The area does however have a mixed character and on balance it has not been included in the extended conservation area.

Character zones

- 4.10 The character of Old Bursledon conservation area is quite diverse, although certain elements, such as a strong landscape of trees, persist throughout. In the 1989 assessment the whole area was broken down into zones that were identified as having their own character. These zones have been used as the basis for the 2010 study. The assessment of the present-day character has resulted in these areas being re-defined as follows:
- 4.11 Zone 1 – Bursledon Pool – Area of land in the northeast of the conservation area encompassing Bursledon Pool, Lands End Road and some of Blundell Lane. It has been subdivided into 3 subzones, 1a, includes Lands End Road and the Pool; 1b, the area between the road bridge and railway bridge; and 1c, the area north of the railway bridge.
- 4.12 Zone 2 – Hacketts Marsh, Lincegrove Marsh and Badnam Creek – The nationally and internationally designated nature conservation area of the salt marshes. It stretches from the edge of zone 1a to the boundary of the conservation area in the south. This includes an extension to the conservation area boundary discussed in (1) above, which contains the only prominent building within the zone.
- 4.13 Zone 3 – Station Road and Station Hill – This small zone in the north of the conservation area incorporates the historic area of Station Hill. It includes an extension to the conservation area boundary as discussed in (2) above.
- 4.14 Zone 4 – St Leonards Church – A very small zone in the north of the conservation area, it is formed primarily by the church and graveyard. The zone has been extended to include some modern development as discussed in (3) above.
- 4.15 Zone 5 – Greyladyes Park – This zone sits to the south of zone 4 and consists mainly of historic parkland associated with the Greyladyes estate. It bounds Church Lane and a small section of High Street.
- 4.16 Zone 6 – Long Lane, Great Downs Park and Bursledon Cemetery, School Lane and Church Lane – Located in the north/northwest of the conservation area, the zone has been extended as discussed in (4) above.
- 4.17 Zone 7 – High Street – This zone forms the centre of the conservation area and would have been the historic centre of the village.



Map 5. Character Zones

- 4.18 Zone 8 – Salterns Lane, Kew Lane and Mallards Moor – A sizeable zone, located in the south/southwest of the conservation area. The zone extends into Mallards Moor, as discussed in (5) above. It is bound in the south by the railway line.

Character of the conservation area

Archaeology

- 4.19 Within the conservation area there are a number of ‘findspots’ indicating a Roman presence, probably relating to trade up the Hamble River. Within the waterfront area and river itself there are also a number of wrecks dating back to medieval times, although there is also potential for the remains of earlier vessels. More information is available from the County Council.

Buildings and structures

- 4.20 Although in parts of Old Bursledon the mix and style of properties has changed considerably, in general terms, most houses are two storey, pitched roof with chimneys and red/brown clay tiles or natural slates, brick built (often the local red Bursledon brick) with tile hanging, weatherboarding and white painted timber windows. Except for sections of High Street, where there are groups of houses, many of which are listed, houses tend to be set in extensive garden landscapes.
- 4.21 There is a range of building sizes, with a number of small properties still remaining that make an important contribution both to the character and vitality of the area. There are also a number of properties that have expanded in size over time, to create large dwellings, not always successfully. The plot size ranges from very small to very large, with plots often generous in proportion to the buildings within them. This is another significant contributor to the character of Old Bursledon.
- 4.22 Many front boundaries are brick walls, a number of which have been damaged or have failed due to inadequate foundations. These similarly make a significant contribution to the character of the conservation area, providing visual continuity and added interest to different parts of the area.
- 4.23 The roads that provide the boundaries to many of the character zones have their own character. Many of them have the character of narrow, winding country lanes, and a sense of enclosure from high banks and vegetation. Indeed, the wider roads are not noticeably so, as the trees and vegetation draw the eye and reinforce the rural character. Apart from the west side of Long Lane which has a footpath to serve the schools, roads throughout the conservation area do not have footpaths. Roads are bounded by verges, ditches, banks, hedges, brick walls and timber fences that combine to give the area an informal enclosed character.
- 4.24 There is a network of well-used footpaths that allow access and views across land that would otherwise not be visible from the public realm.

General management proposals

- 4.25 These management proposals apply across the Old Bursledon Conservation Area.

Setting of listed buildings:

- 4.26 The setting of a listed building is historically and visually significant. It may relate to a historic use of the building, e.g. graveyard to a church, or it may provide a visual setting for the building, drawing the eye or framing the structure. This can apply to the immediate setting, such as the curtilage of a property, but also to more distant views and vistas. The heritage value of the listed building will be reflected in the weight given to the need to protect the setting and the extent of its influence. It is important, therefore, that the extent of the setting of a listed building is established and carefully considered when maintenance and/or development are proposed.
- 4.27 **Proposal – That the local planning authority ensures the extent of the setting of a listed building is fully understood by applicants and the implications of the proposed works carefully considered when submitting a planning application.**

Buildings of local importance:

- 4.28 As part of the appraisal process recommended by English Heritage and in *PPS5*, listed buildings and locally important buildings that make a positive contribution to the character of the area have been identified and are marked on the nine Character Zone maps (p 21 to p 60). Generally, these are individual or groups of buildings that retain all, or a high proportion, of their original architectural detailing adding interest and vitality to the appearance of the conservation area or have a significant historical link to the area. As with listed buildings, there is a general presumption in favour of retaining all important buildings which make a positive contribution to the character of conservation areas. When considering alterations or extensions, or development that affects the setting of the important building, opportunities for enhancing the character should be fully explored and should guide the design process.
- 4.29 **Proposal – In implementing policies, particular regard will be had to the significant buildings identified on Character Zone Maps (p 21 to p 60), to ensure that any alterations or extensions to existing buildings of local importance are very carefully designed and detailed to enhance the building and setting.**

Plots:

- 4.30 A feature of the character of Old Bursledon is the relationship of plot to building size. Although there is variation, many large plots throughout the area are occupied by buildings of a size that create and maintain space and openness. In some places where properties have been extended unsympathetically, this sense of space within the plots has been eroded, creating a more urban character harmfully impacting on the rural and historic character of the area. The LPA will seek to retain the sense of space and openness within plots which makes a vital contribution to the character of the conservation area. Proposals that result in a detrimental impact

on the visual character of the area will not be acceptable. Subdivision of plots will not be acceptable in this countryside location. Development should take account of the shape of the plot. Applications which erode this character will be refused.

- 4.31 Proposal - In implementing policies, particular regard will be had for the impact of proposed development on the space between buildings and the openness of the area, with the expectation that the character between the buildings will be conserved and enhanced.**

Maintenance of brick boundary walls:

- 4.32** Many front boundaries are brick walls, a number of which have been damaged or have failed due to inadequate foundations. These walls may be rebuilt as part of a maintenance programme on a like-for-like basis, but will need planning consent if altering the height of the wall, or it is over one metre in height. The demolition of any wall in a conservation area requires consent. Any alteration to a wall belonging to a listed building will require listed building consent. The only exceptions to the listed building consent is if it is a 'like for like' repair which means re-using the original bricks, cleaned, and mortar of an exact match. (If it is possible to clean the mortar off, it is lime mortar which does not contain cement. The wall needs to be rebuilt using this, colour-matched to the original.)

- 4.33 Proposal: The Council will seek to maintain and improve the front brick boundary walls where opportunities arise.**

Retention of housing mix:

- 4.34** Old Bursledon has a number of historic properties in a range of sizes. The mix of properties would be typical for a village where its population ranged from fishermen and lightermen through to High Sheriffs and merchants. For the most part this range of sizes has been maintained through the more recent housing stock, however as Old Bursledon is designated countryside few new dwellings are permitted meaning the housing stock is fairly static. The trend of replacing and extending dwellings in these locations creates larger and larger dwellings which is diminishing the characteristic range and mix of dwelling sizes. This would undermine the historical and evidential value of the conservation area and harm its character. *PPS3: Housing (3rd Edition)*, amended by DCLG in June 2010, supports the creation of "sustainable, inclusive, mixed communities in all areas, both urban and rural." The loss of smaller units undermines this Government aim.

- 4.35 Proposal – When implementing policies, in order to retain the characteristic range and mix of dwelling sizes, development that would create a dwelling disproportionately larger than the one that is being extended or replaced will not be permitted.**

Trees:

- 4.36** Trees make an important contribution to the special character and appearance of the conservation area. Most of them are in private ownership so are not under the direct control of the Council. However, in a conservation area, legislation exists to prevent the loss of or harm to significant trees. Anyone intending lopping or felling a tree greater than 75mm diameter at 1.5 metres above the ground in a conservation area must give the Council 6 weeks written notice before starting the

work. This provides the Council with an opportunity to assess the tree to see if it makes a positive contribution to the character or appearance of the conservation area, in which case a Tree Preservation Order (TPO) may be served. This protects the tree from felling or inappropriate lopping; TPOs have been served on a number of trees in the conservation area. Applications for development that may harm the health of a significant tree will need to demonstrate how this risk has been taken into account in the design process. Applications that do not satisfactorily address this issue or result in the loss of significant trees will be refused.

4.37 Proposal – Eastleigh borough council will seek to protect significant trees.

Landscape management plans:

4.38 The local planning authority already uses planning conditions to require the submission, approval and implementation of landscape schemes associated with development proposals. However, these tend not to be commonly imposed in relation to private gardens. The immediate setting of buildings, often in private gardens, can enhance or harm the landscape of the conservation area. This is particularly significant in Old Bursledon as the plot sizes allow for large areas of fairly open landscape, appreciated from outside of their boundaries. The frequent use of hedgerows as a boundary treatment makes a noteworthy contribution to the landscape character. As the conservation area designation exists to maintain or enhance the character of the area, planning conditions that require landscape management schemes to enhance and maintain the landscape associated with development sites for a period of years, including private gardens, can have a significantly positive impact. The level of detail for the scheme required will depend on the degree of importance attributed to the heritage value of the property in its setting and its impact on the character of the conservation area.

4.39 Proposal – Planning conditions will be used where development proposals are likely to have an impact on the character of the conservation area to require the submission, approval and implementation of a landscape management scheme to enhance the landscape features of the conservation area. The level of detail required will reflect the contribution the site makes to the character of the conservation area and the possibilities for its enhancement.

High quality design:

4.40 A conservation area is designated in part because of its aesthetic value. There are unfortunately a number of examples in the Old Bursledon conservation area where development has occurred that is not sympathetic to its setting and lacks architectural merit. The Council is in the process of producing a 'Quality Places SPD' to provide quality design guidance to enable better design across the borough. Design in a conservation area should always seek to maintain or ideally enhance the character of that area. This includes landscape design which should be considered as an integral part of the design process at an early stage.

4.41 Proposal – The local planning authority will seek to achieve a high standard of design when considering planning applications in the Old Bursledon conservation area, with a view to enhancement of its character. 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. Proposed extensions should be subservient

to and in proportion to the existing building in form, scale and design. Development proposals that would contribute to the cumulative urbanisation of the area or otherwise be detrimental to the character of the area as viewed from the River Hamble will not be permitted.

Localism:

- 4.42 A number of the issues impacting on the conservation area are not within the control of the council, such as maintenance of open spaces. A lack of legislative authority or limited resources means the Council is restricted in what it can achieve. With the Government's aim to stimulate more local participation and responsibility, an area like Old Bursledon with its committed and enthusiastic local organisations may be able to achieve goals that the council is unable to.
- 4.43 **Proposal – The council will encourage local organisations to achieve local aims and those of this SPD.**

Analysis of the character zones

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Zone 1 – Bursledon Pool

Subzone 1a:

- 4.44 The plateau on which Old Bursledon has developed projects into a headland along Lands End Road and contains and protects Bursledon Pool from the South. The land slopes steeply down from Lands End Road to the water's edge. To the west, the Pool is bound by the railway embankment. This combines with a backcloth of trees to contain views of the Pool from the A27 road bridge. The woodland is noticeably sparse to the rear of the Jolly Sailor Public House, from where extensive views of the Pool are seen.



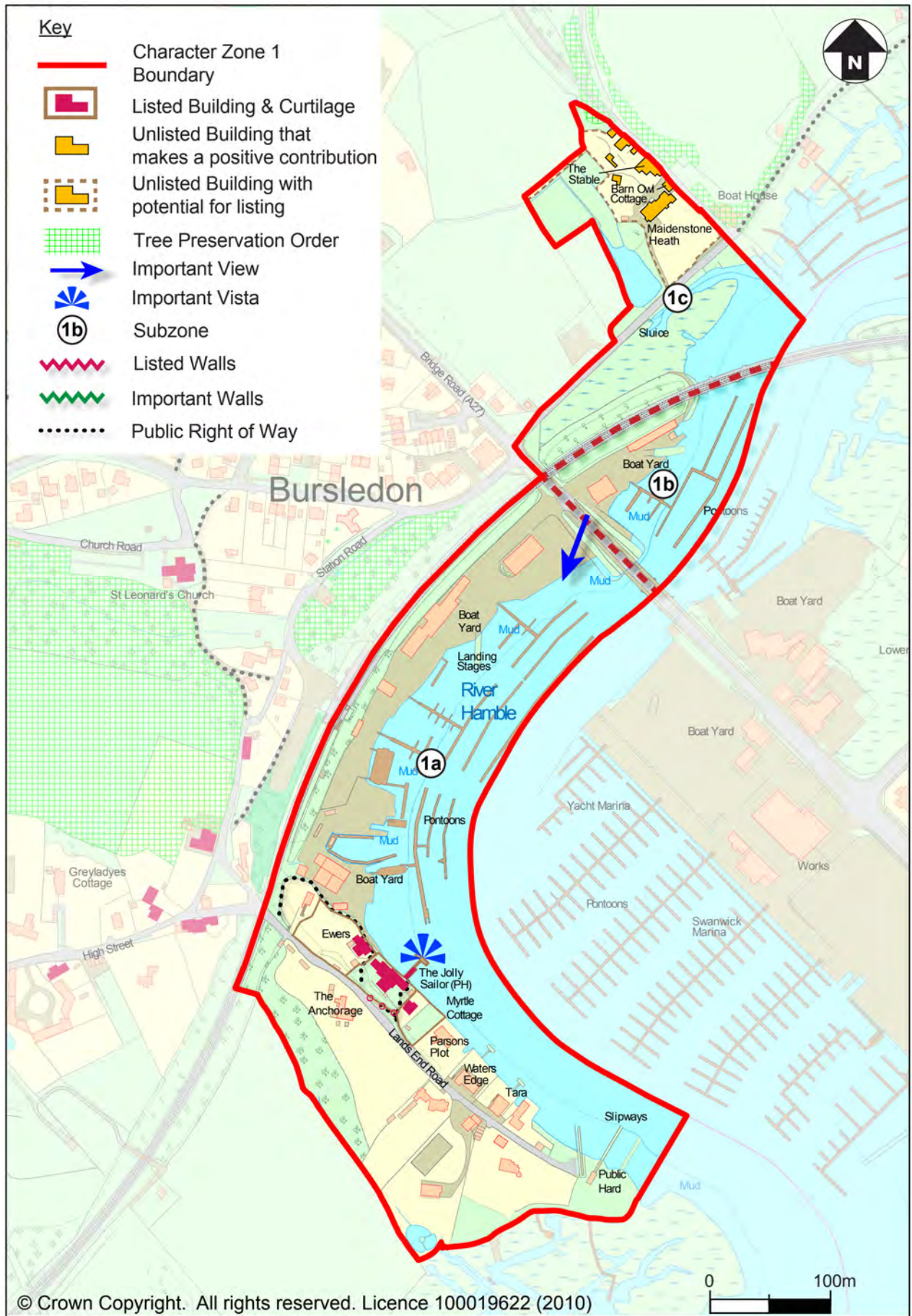
Figure 4. Zone 1 - Bursledon Pool

- 4.45 The boatyards of the Elephant and Deacons line the north-western shore to create a lively, distinctive marine environment. Whilst the buildings on these sites are fairly typical of marine industry, they are not obvious as the yachts in the forefront draw the eye. Their inclusion in the conservation area allows the opportunity for positive control over their expansion and their visual impact on the character of the Pool. However, the value of these boatyards is not in their visual appearance, but in the historic and evidential value relating to the marine industry on the river. Whilst the modern Elephant and Deacons boatyards have been established since 1952 and 1922 respectively, they occupy sites of historic boat building yards in use from the 14th – 19th century. This industry has been significant in the expansion and development of Old Bursledon, its relationship to the river and the character of its architecture and settlement pattern.



- 4.46 The Pool contains a large number of boat moorings. The backcloth of trees provides an

Figure 5. Zone 1 - Deacons Boatyard



Map 6. Zone 1 - Bursledon Pool

important foil to the forest of masts.

- 4.47 The south-western river bank past the Jolly Sailor provides few moorings, leaving a clear channel to the pontoons of Swanwick Marina on the opposite bank.



Figure 6. Zone 1 - View from Jolly Sailor

- 4.48 There are a number of items of archaeological value relating to marine industry in this subzone:

- Bursledon Point (HAM016) – A large eighteenth century ship building yard with at least 3 slipways, one is noticeably larger than the other two. The site was already established in the 1770's when George Parsons took control. Many famous men-of-war were constructed here by Parsons including 'The Elephant' - Nelson's ship at the battle of Copenhagen.
- Timber find, Bursledon Point (HAM038) - Piece of timber found washed up on the foreshore at the public slip in April 1995. 2.58m long, 0.31m wide, it had wooden treenails, iron rivets and fastenings. There were also rope wear marks visible. It is likely to have been fixed to a larger structure, either a ship or a jetty/ waterfront structure, or it could have been from a shipyard.
- Site of Wreck, Bursledon Point (HAM084) – site of post medieval ship wreck, marked on the Imray chart of 1933 as 'wreck', it is in the Bursledon Point yard area. It may have been cleared for the modern slip.
- Remains of ship building site, Bursledon (HAM091) – Medieval/post medieval ship building site. There are wooden remains visible on aerial photographs of 1979 which appear to be the remains of a shipbuilding yard at Bursledon. This is thought to be the site of the Wyatts shipbuilding yard.
- Shipbuilding site, Church Creek (HAM096) - This is believed to be the site of one of the earliest recorded shipbuilding sites on the river. William Soper is recorded as having built ships at Bursledon in the 15th century. Church Creek was filled in when the railway was



Figure 7. Zone 1 - Slipway

constructed, but Church Creek can be seen on early maps and charts. There are reports of large timbers being found during construction in this area.

4.49 The listed buildings in this zone are all found in subzone 1a:



Figure 8. Zone 1 - Ewers, Land End Road

4.50 Ewers: 05/12/1955, Grade II: Late C18. Two storeys and attic. Three windows. Red tile roof; 2 recent but good dormers. Walling in blue headers with red flush dressings; quoins; cambered openings to ground floor; side walls in Flemish Garden Wall bond with blue headers. Sashes in exposed frames. Good moulded canopy on brackets to doorway, with architrave and panelled door.



Figure 9. Zone 1 - Jolly Sailor Public House

4.51 Jolly Sailor Public House: 05/12/1955, Grade II: C18. Two storeys and attic. Three windows. Red tile roof, brick on dentil eaves. Blue header brickwork with red dressings, plinth of alternate blue headers and red stretchers; at rear Flemish bond

with blue headers. Sashes, but ground floor has modern bow windows. Site has 2 ship figureheads.

- 4.52 Three lamp posts beside footpath leading to Jolly Sailor: 14/02/1983, Grade II: Late C19. Cast-iron column of cylindrical form; plain plinth, balustraded form, slightly-tapering shaft marked with a raised spiral design, ladder bar, top series of mouldings. Glazed lamp container in copper; square on curved corner brackets, corner motif, finial and mouldings above flat pyramid roof. There are 3 lamp-posts alongside a steep and narrow footpath, leading from the road to the foreshore level and giving access to Ewers, the Jolly Sailor Public House and Myrtle Cottage.



Figure 10. Grade II lamp post

- 4.53 Myrtle Cottage: 14/02/1983, Grade II: C18. Two storeys. Frame shows in part but mostly plastered walling. Red tile roof. Good casements on first floor, diamond pattern leaded lights, ground floor square leaded lights.



Figure 11. Myrtle Cottage

- 4.54 Some of the dwellings along Lands End Road lack architectural merit and detrimentally impact on the setting of the listed buildings and the visual amenity of the subzone.

Subzone 1b:

- 4.55 This small area to the north of the A27 is occupied by a small boatyard, known as The Cabin, and a Chinese restaurant with associated parking. A public slip runs along the southern boundary of the restaurant. The small boatyard caters for the smaller boats and businesses. The space between the boatyard, the restaurant and the river is primarily hardstanding. The riverbank is reinforced and a small number of floating pontoons are accessed from here. As the road bridge prevents sailing yachts passing through, these moorings provide for motorboats. Both the boatyard and the restaurant appear tired and dated. The land at the waters edge is untidy and bare, with no vegetation on the riverbank. This creates a harsh landscape that is not softened by the presence of the moored motorboats and has a distinctly different character to the rest of the zone.



Figure 12. Zone 1 - The Cabin Boatyard

- 4.56 The railway embankment and both the railway and road bridges are visually significant.
- 4.57 Bursledon Bridge (HAM097) is identified as of archaeological value. It is an unlisted bridge dating from 1930 that carries the A27 across the River Hamble.
- 4.58 An additional site of archaeological value in this subzone is the site of 2 shipbuilding slips, Swanwick (HAM081). Marked on the Murdock Mackenzie chart of 1783 as 'two building slips for men-of-war'. They may have been buried or removed by modern development.

Subzone 1c:

- 4.59 Blundell Lane runs alongside an undeveloped saltmarsh creek, akin to zone 2, which extends to the railway bridge. The railway bridge is a prominent feature. The road is known to flood. This creek is known to be a site of illegal fly-tipping, with tyres being regularly dumped.



Figure 13. Zone 1 - Creek near Blundell Lane

4.60 Blundell Lane turns northwest at the end of the conservation area with the subzone including the verge on the southern side of the road. This corner location is occupied by several historic buildings which are likely to have formed part of the same manor farm originally. A number of these buildings are in need of repair.

4.61 However, a number of these buildings make a significant contribution to the character of this part of the conservation area:

Maidenstone Heath, Blundell Lane



Figure 14. Zone 1 - Maidenstone Heath

Maidenstone Heath, Storehouse,
Blundell Lane



Figure 15. Zone 1 - Storehouse, Maidenstone Heath

The Stable, Blundell Lane

To the north of the railway bridge, there are the remains of an old slipway (HAM072) near to Foulkes boatyards current slip.



Figure 16. Zone 1 - The Stable

Management proposals

Boat moorings:

- 4.62 The Bursledon pool has a large number of boat moorings, the majority of which are associated with Swanwick Marina on the opposite side of the river. The Elephant and Deacons boatyards provide boat moorings within the character zone. Motorboat moorings are available beyond the road bridge in subzone 1b. Whilst the abundance of yachts provide visual interest and reflect the historic industry of this area of the river, it could easily become cluttered to the detriment of the visual character and potentially increase the risk of damage to the river's ecology. This concern is supported by Eastleigh's Biodiversity Action Plan, *Wild About Eastleigh*, for the Solent Coast and Hamble Estuary.
- 4.63 **Proposal – the Council will object to any proposals to increase the number of moorings in this area.**

Marine industry development:

- 4.64 The Elephant and Deacons boatyards have been established for a number of years and occupy the site of historic boat building yards. Their existence provides an appropriate marine industry for this area and contributes to a lively, appealing character. However, expansion of these sites will need to be carefully managed to ensure the economic needs of the businesses are balanced with the needs of the conservation area and the ecology of the river. Their location close to listed buildings has the potential of affecting their setting and would need to be taken into account for any development proposals.
- 4.65 **Proposal – the local planning authority will encourage the marine industry to consider fully the impact on expansion on the conservation area and the river ecology. Any planning applications submitted will need to fully justify the proposals, demonstrating how these issues have been considered and how the design reflects those considerations.**

Lands End Road waterfront properties:

- 4.66 Lands End Road includes development of variable aesthetic quality that affects the setting of the listed buildings along the shoreline. Some development tends to be quite prominent from the water. The land falls steeply away to the waterfront and the properties tend to be in smaller plots. It is likely that subdivision of these properties and plots would be harmful due to the limited size of plots, prominence of units from the water, relationship to the listed buildings and increased traffic levels. High quality development should be encouraged if these properties are to be replaced in the future, taking account of the surrounding character, listed buildings and plot situation. There is little opportunity for extension of these properties.
- 4.67 **Proposal – the local planning authority will seek high quality design as appropriate for the location of the site and its impact on the setting of listed buildings, should a planning application be submitted. Subdivision of plots or properties will be discouraged.**

Lands End Road southwest properties:

- 4.68 These properties tend to be in larger plots with an open character. Intensification of development along the southwest side of Lands End road would have a negative impact on the open character of this part of the road and the neighbouring zones 2 and 7. Development proposals that harm this open character will not be supported.
- 4.69 **Proposal – the local planning authority will discourage proposals that intensify development along the southwest side of Lands End road harming the open character and seek to retain the open land between existing buildings.**

Small marine business units:

- 4.70 Subzone 1b has been neglected in places and does not make a positive contribution to the character of the conservation area. The small business units within The Cabin boatyard serve an important role by providing reasonable accommodation for small businesses, however the buildings themselves appear rundown and in need of replacement. Encouragement should be given for the replacement of the existing units with discreet buildings which are more sympathetic to the character of the conservation area, that still serve their current purpose.
- 4.71 **Proposal – the local planning authority will seek to encourage the replacement of the existing small business buildings with appropriately designed units that support continuation of the existing employment use.**

Improvements to the foreshore:

- 4.72 There is a public slip to the south of The Riverside Chinese restaurant which offers access to the water (subzone 1b). The foreshore directly in front of the restaurant and The Cabin boatyard is occupied by pontoon moorings, mainly for smaller motorboats. The area is untidy and harsh, with no vegetation to soften the marine/ industrial environment. Improvements to the foreshore should be sought as part

of the planning process should these sites come forward.

- 4.73 Proposal – the local planning authority will seek to negotiate landscape improvements to the foreshore should planning applications for these sites come forward.**

Maintenance of Blundell Lane Creek/marshland:

- 4.74** The creek and marsh land that runs parallel to Blundell Lane (subzone 1c) suffers from illegal fly-tipping which is visually and ecologically harmful. The investigation of this practice falls under the jurisdiction of the Environment Agency.
- 4.75 Proposal – the Council will encourage the Environment Agency to investigate the incidence of fly-tipping in this area.**

Future development along Blundell Lane:

- 4.76** Development along Blundell Lane is limited, with the railway line and bridge as the most prominent feature alongside the creek. The character of this subzone is rural with limited capacity for change and is designated both countryside and local gap.
- 4.77 Proposal – the local planning authority will not permit development that intensifies land use or urbanises the character of Blundell Lane within this part of the conservation area.**

Zone 2 – Hacketts Marsh, Lincegrove Marsh and Badnam Creek

- 4.78 Most of this zone between the railway and the river is coastal salt marsh and is designated and protected as part of Solent Maritime special area of conservation (SAC), Solent and Southampton Water Ramsar (wetlands of international importance), Solent and Southampton Water special protection area (SPA), Lincegrove & Hackett's Marshes site of special scientific interest (SSSI) and Hackett's Marshes Nature Reserve. These mature saltmarshes are some of the best examples on the south coast. They provide important habitats for wildfowl and wading birds, as well as molluscs, crustacean and annelids.
- 4.79 This open, flat, grassy wetland has a tangle of tidal creeks and inlets that change in character as the sea level varies, creating islands and revealing a number of wrecks in the mud when the tide is out. A few houseboats are tucked away in the southern loop of Badnam Creek and in Lincegrove Marsh. The south-western side of Badnam Creek, a tidal inlet which runs further inland, is occupied by Badnam Copse. This fairly dense woodland together with all the trees on the slope approaching the railway line form a backdrop to create a pleasant feeling of isolation for these salt marshes.

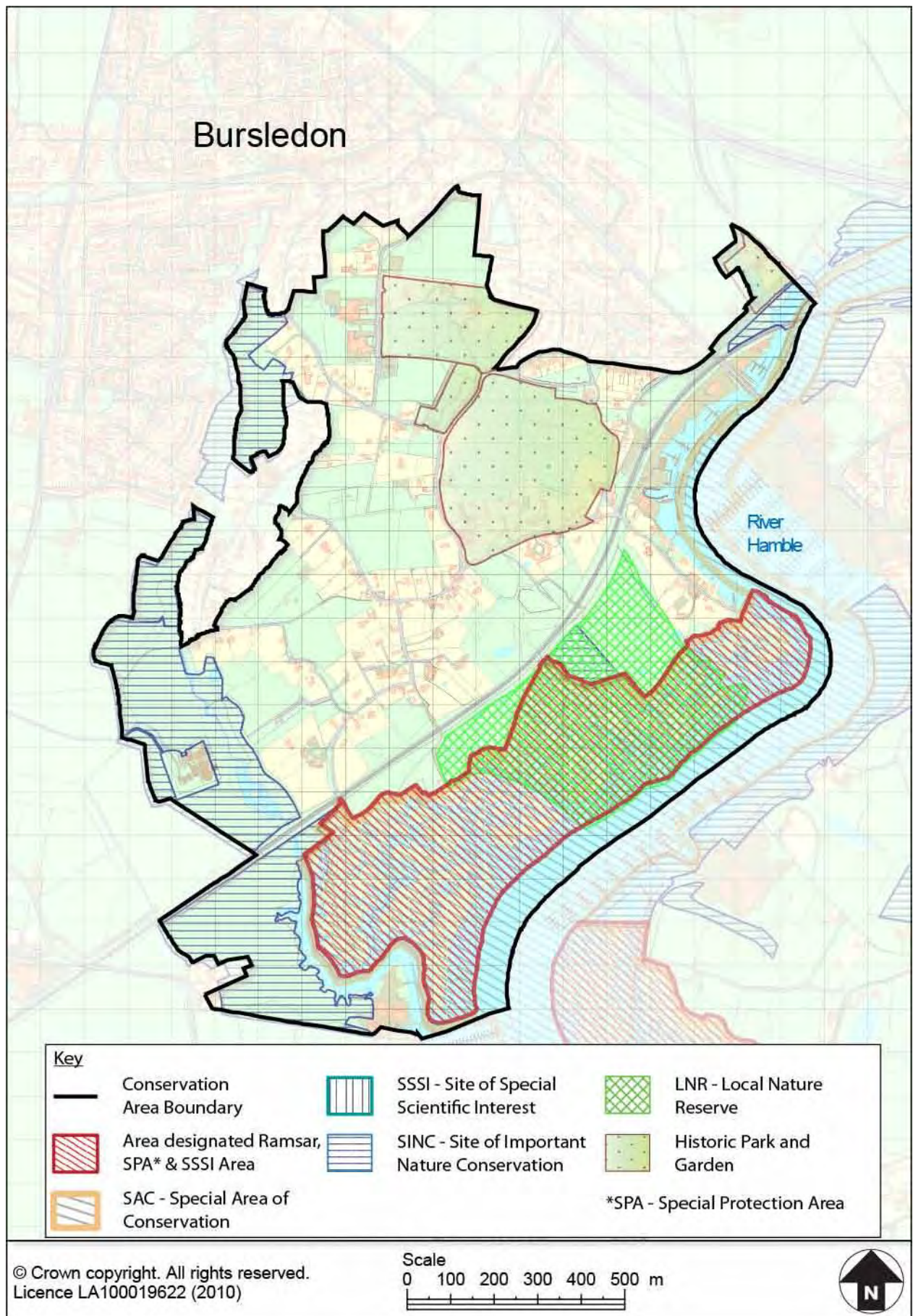


Figure 17. Zone 2 - View across Badnam Creek

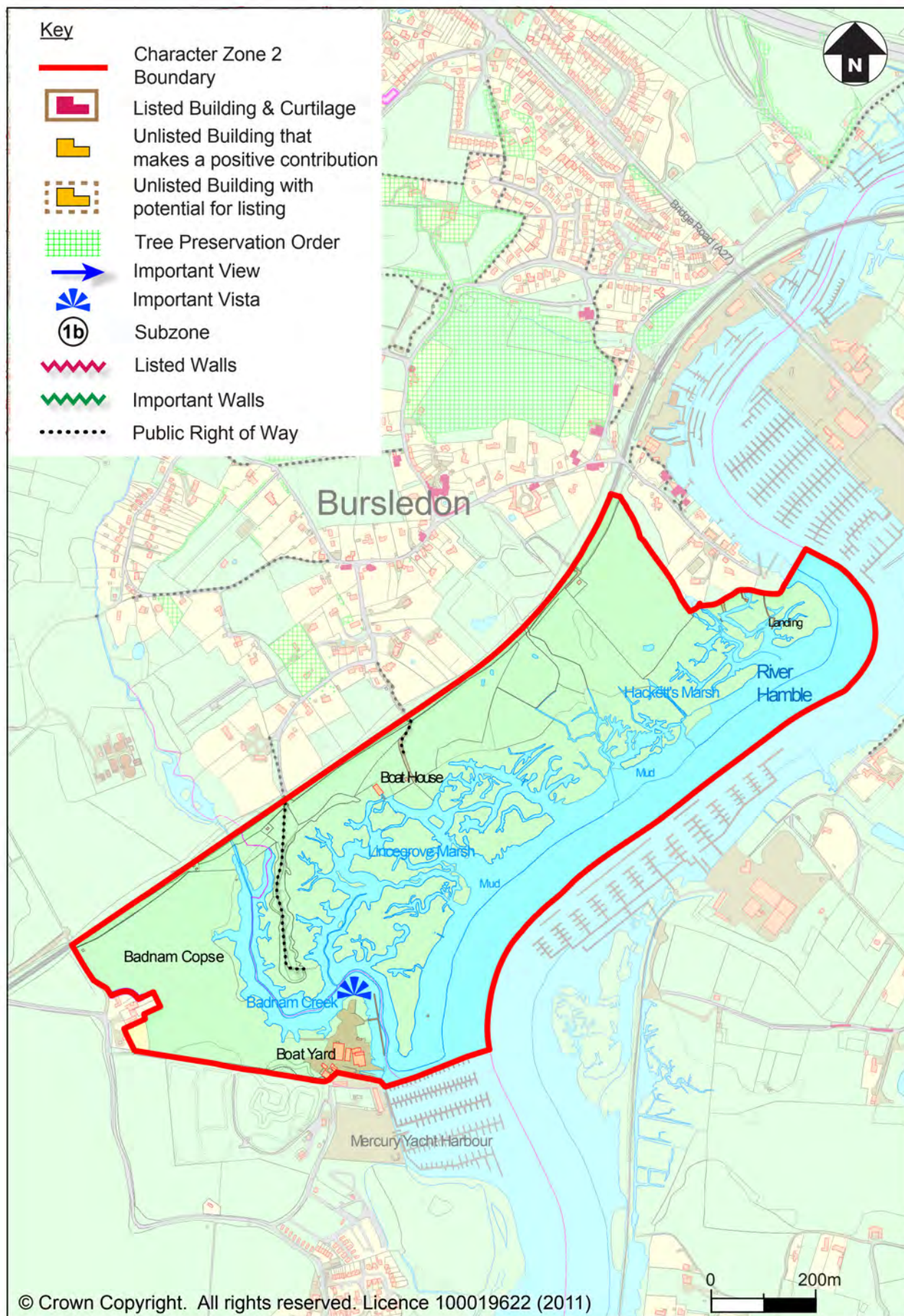
- 4.80 On the southern edge of the conservation area, there is a small boatyard in operation. This was originally independent; however it is now part of the Mercury Yacht Marina. The boatyard is fairly low-key, with a number of standard construction corrugated sheds. It generally caters for smaller boats.



Figure 18. Zone 2 - Mercury Yacht Marina



Map 7. Zone 2 - Important land and biodiversity areas



Map 8. Zone 2 - Hacketts Marsh, Lincegrove Marsh & Badnam Creek

- 4.81 On the opposite bank of the river there are now a number of finger pontoons forming the Universal Marina, providing about 350 berths. Immediately to the south of this zone and the conservation area boundary, the main Mercury Yacht Marina adds a further 350 berths. These marinas generally cater for larger yachts. Whilst they are both outside the conservation area they have a significant impact on the visual amenity of this character zone, contrasting with the serenity of the salt marshes.



Figure 19. Zone 2 - Finger pontoons

- 4.82 The gap between the two marinas offers an open expanse of water that separates two forests of masts. The tree screening on both sides of the river forms a soft backdrop to the riverside functions and a screen to virtually everything else behind, resulting in a quite special atmosphere. Expansion of these marinas, and in particular, the moorings would harm the visual amenity of the zone, disrupting its tranquillity. It would also have a negative impact on the nature conservation of the marshes.
- 4.83 As the majority of the zone is salt marsh, there is very little development. The few buildings there are not particularly prominent and they neither contribute positively or negatively to the character of the zone.

Management proposals

Control marine development:

- 4.84 The existing boatyard and boathouse in this zone serve a marine industry function. The structures in these businesses are fairly well screened and in proportion with the surrounding environment. It is appropriate for these sites to be retained as marine employment sites in the future. However, development should be carefully considered.
- 4.85 **Proposal – the council will ensure future development of the boatyard is carefully controlled and designed to be visually unobtrusive and make a positive contribution to the character of the conservation area. Expansion of mooring pontoons will not be supported.**

Management of salt marshes:

- 4.86 No active intervention or development is proposed in this area. The salt marshes are heavily protected under the conservation designations (see para 4.78 on page 30).
- 4.87 **Proposal – the council will support nature conservation management strategies to protect the saltmarshes.**

Zone 3 – Station Road and Station Hill

- 4.88 This is a composite area between St Leonards Church and the station with a complex of footpaths. Generally the land slopes steeply toward the river but the area is the transition zone for the railway, changing from an embankment in the north-east to a cutting in the south-west with the station at the changeover point.



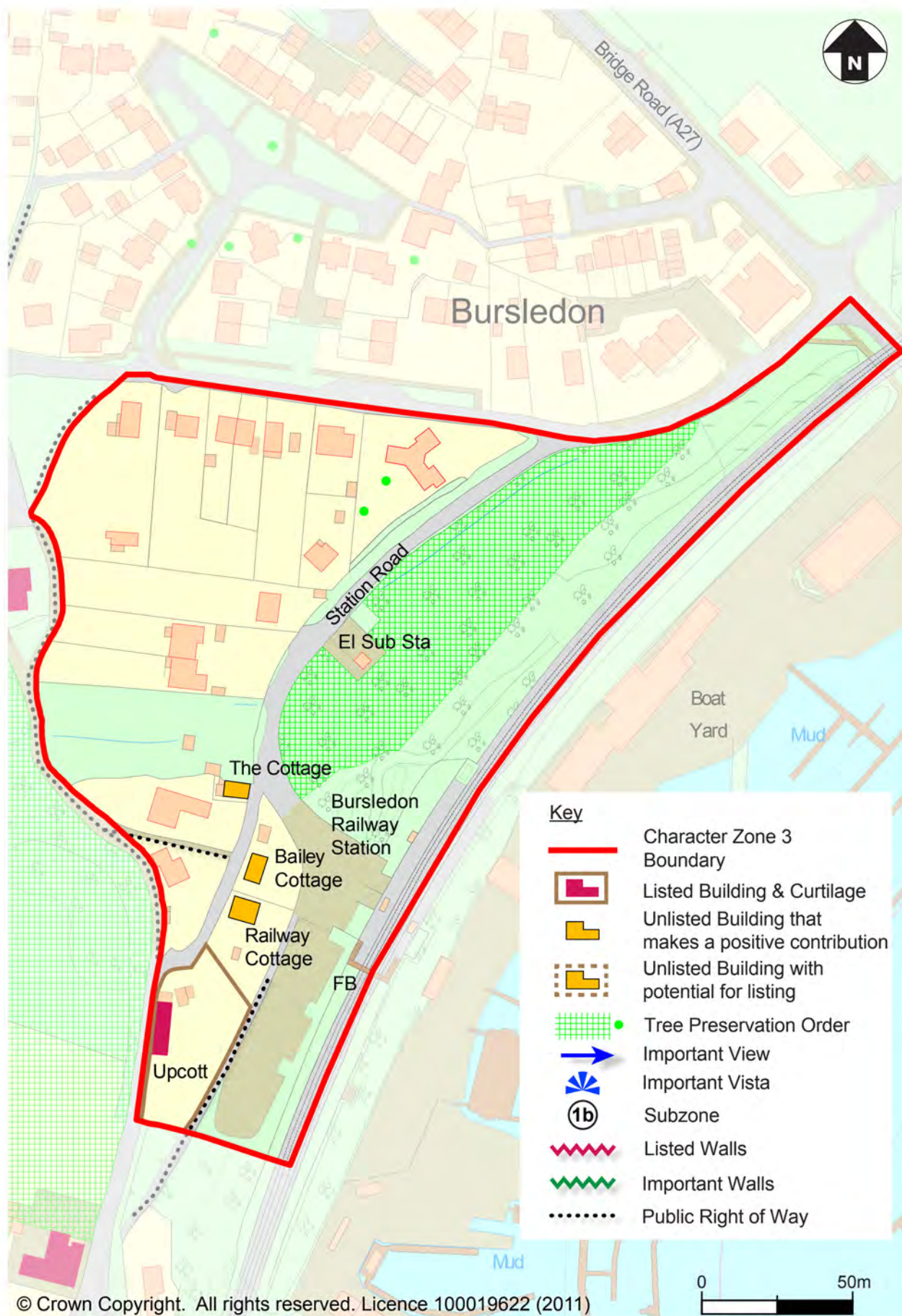
Figure 20. Zone 3 - Bursledon Railway Station

- 4.89 The station has an informally-shaped, surfaced car park with an extra gravelled area to the south. The bridge over the railway track, which provides good views of the Bursledon Pool, is in need of some maintenance. North of the station, trapped between the road and embankment is a wet woodland area.
- 4.90 Station Hill was part of the historic core of Old Bursledon before its connection to the river was severed by the railway. It is now closed to through traffic and displays an unfortunate sequence of boundary treatments and street furniture in front of some old cottages of local significance, which make a positive contribution to the character of the zone:

The Cottage, Station Hill



Figure 21. Zone 3 - The Cottage Station Hill



Map 9. Zone 3 - Station Road and Station Hill

Railway Cottage, Station Hill



Figure 22. Zone 3 - Railway Cottage

Bailey Cottage, Station Hill



Figure 23. Zone 3 - Bailey Cottage

4.91 The only listed building in the zone sits overlooking the station car park on Station Hill:

- Upcot: 05/12/1955, Grade II: C18. Two storeys and attic, 3 windows. Red tile roof. Brick walling; parapet (of later date?), first floor band, rubbed cambered arches, quoins. Later casements. Canopy to doorway, on brackets.



Figure 24. Zone 3 - Upcot

- 4.92 The zone stretches to the corner of Church Lane where a large property, Cross Trees, is sited in the corner plot. This building is out of character with the surrounding development and does little to contribute positively to the zone. The boundary of Cross Trees is, however, well treed, which does screen some of the development when travelling down Church Lane eastwards. In contrast, the southern side of Church Lane between Cross Trees and Devonian has a couple of small trees and little soft landscaping. The majority of the frontages are hardstandings for parking cars with low level brick walls. This creates a hard landscape to the detriment of the character zone.

Management proposals

The garden of 'The Cottage', Station Hill:

- 4.93 This space in the middle of the zone forms a green break in the development pattern. It makes an important contribution visually to the character zone and should be retained as an open landscape.
- 4.94 **Proposal – the local planning authority will seek to retain the predominantly open character of the garden.**

Boundary structures:

- 4.95 Station Hill has been closed to public vehicular traffic and has since suffered from a proliferation of inappropriate boundary treatments, such as fences, that visually harm the character. Whilst permitted development rights allow the erection of fences or walls to a certain height without requiring planning permission, residents should be encouraged to choose suitable materials and styles to reflect the historic nature of this zone.
- 4.96 **Proposal – The local planning authority will advise residents on the choice of suitable materials and styles when opportunities arise.**

Bursledon Station:

- 4.97 Bursledon Station was an important feature in Old Bursledon's history, associated with the transportation of strawberries across the country. Whilst the station has been significantly downgraded in use, it still contributes to the historic value of the conservation area. It can be seen from zones 1 and 7. As such, maintenance of the station bridge, including re-painting and clearing some of the overgrown vegetation around it would benefit this feature.
- 4.98 **Proposal – the Council will encourage the owners of Bursledon Station to carry out maintenance of the station bridge and its surroundings.**

Zone 4 – St Leonards Church

- 4.99 The listed church of St Leonards and its graveyard are the prominent features in this zone, set against a background of trees. There are no other locally significant buildings in this zone.



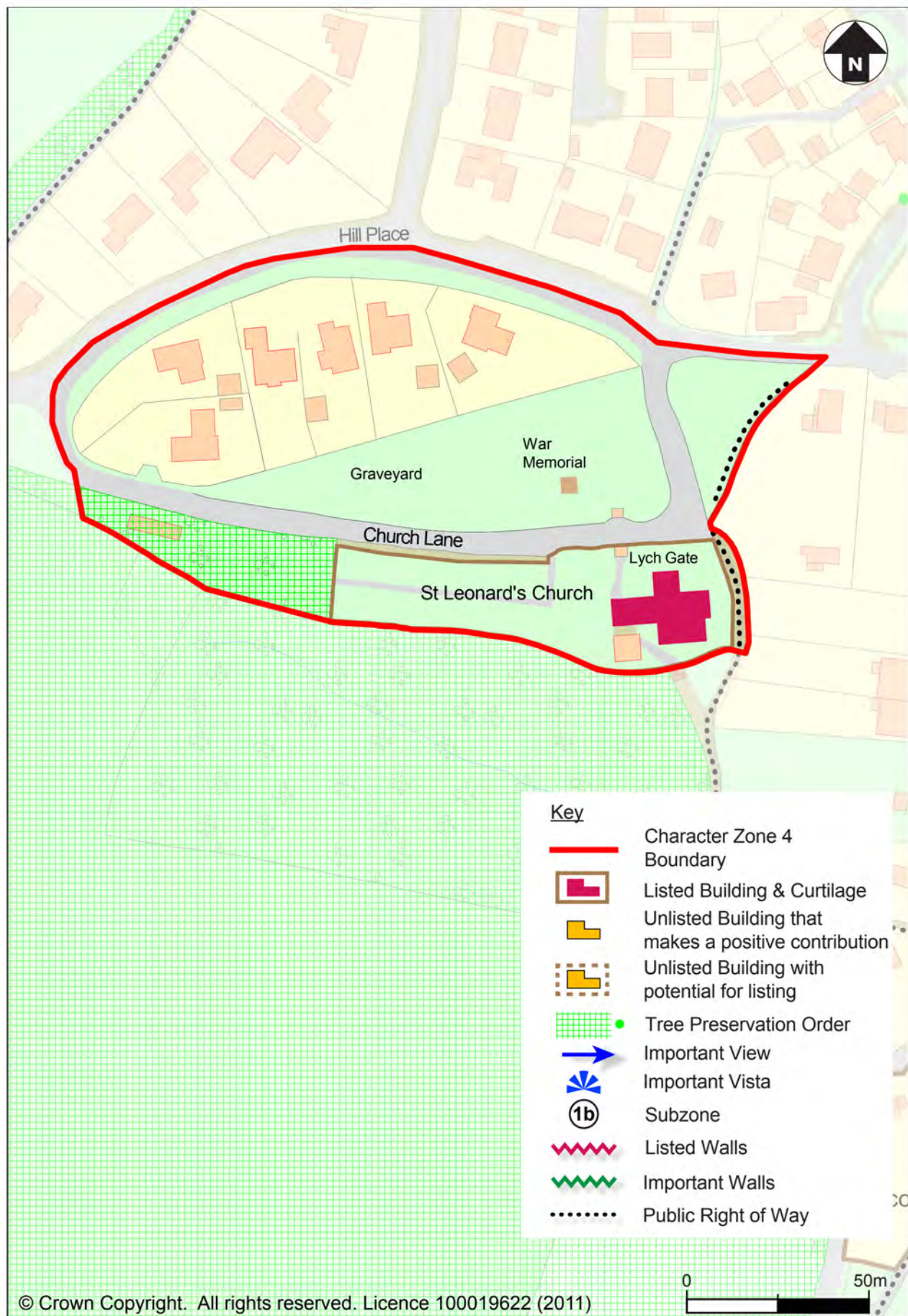
Figure 25. Zone 4 - St Leonards Church

- 4.100 Church of St Leonard, Church Lane: 05/12/1955, Grade II*: C13, altered circa 1828 and remodelled, with substantial additions by Sedding in 1888. Originally a simple chancel and nave, remaining as a good moulded chancel arch on shafts, and nave walling. Chancel and transepts (with western aisles) are restorations and additions, with lancets, and traceried lights to east end and transept gables. Interesting western open porch or narthex, with intricate open timber framing on low stone walling. Timber-clad bell turret in similar style. C12 font, an arcaded drum. Some external wall monuments. Lychgate in Arts and Crafts style, dated 1892.

- 4.101 The modern development of six houses in the north of the zone is well-proportioned, reasonably well spaced and sympathetic to the character of the area. As the associated trees and planting mature, it should make an increasingly positive contribution to the character zone. However, future extensions to these properties have considerable potential to affect the spacing between the buildings and their character which may harm the character of the zone and the setting of the listed church.



Figure 26. Zone 4 - New houses on Hill Place



Map 10. Zone 4 - St Leonard's Church

Management proposals

Extensions to the modern development:

- 4.102 This group of modern houses should make an increasingly positive contribution to the character of the zone and the setting of the listed church over time. However, future extensions have significant potential to harm this character because of their prominence and the proximity to the listed building. The design of extensions will need to be carefully considered to ensure the spacing, setting and character of this zone is not harmed.
- 4.103 Proposal – The local planning authority encourage high quality additions that contribute to the character of the building and the zone. Development that significantly increases the urbanisation of the character zone or has an adverse impact on the setting of the church will not be supported.**

Zone 5 – Greyladyes Park

4.104 The private parkland that makes up the greatest part of the zone was originally associated with the Greyladyes estate. It is surrounded by houses in High Street and School Road and is visually contained with a few views into the park from School Road and Station Hill.



Figure 27. Zone 5 - Parkland

4.105 In the north of the zone is the small private graveyard and mausoleum which also relates to Greyladyes.

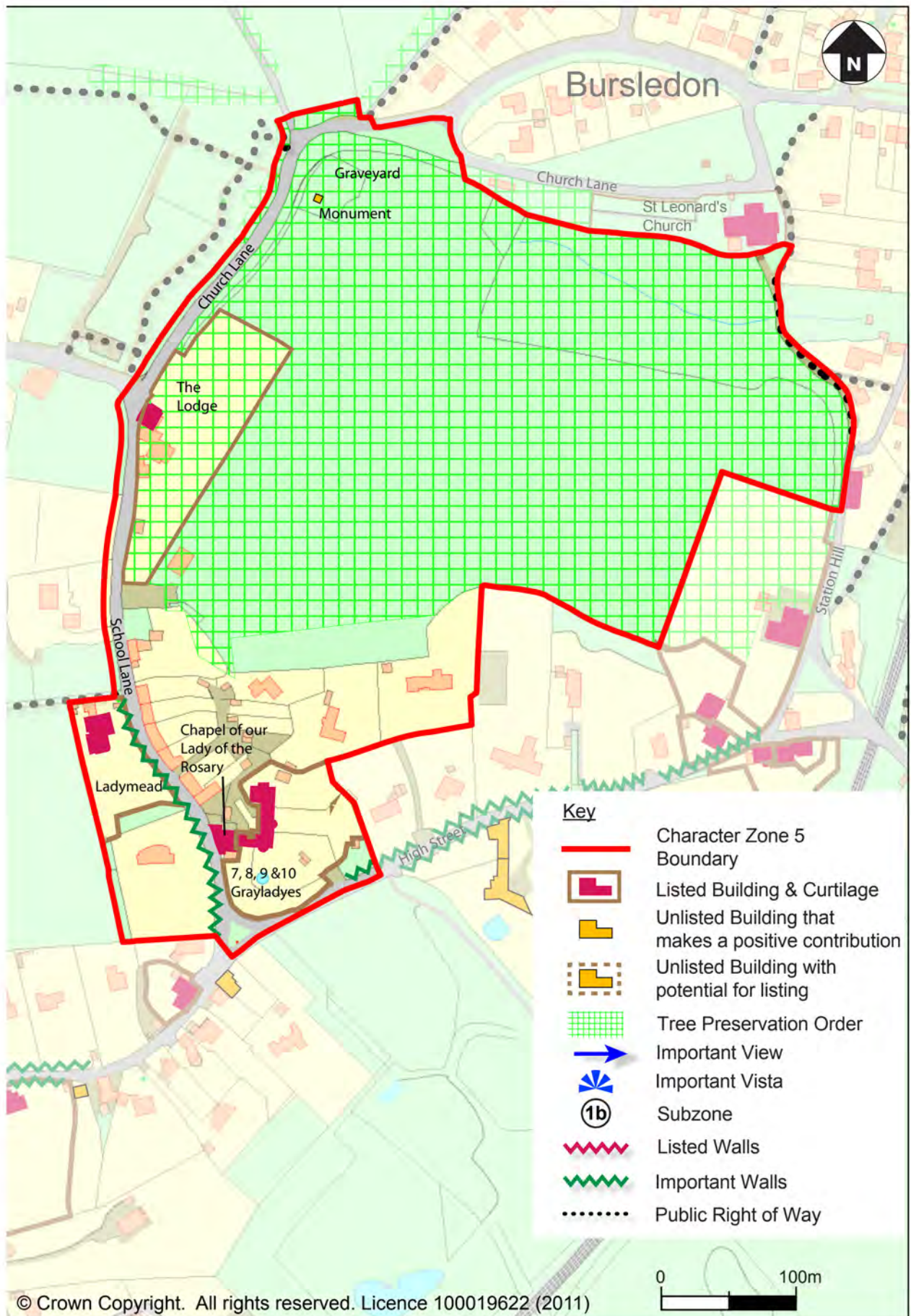


Figure 28. Zone 5 - Private graveyard

4.106 The graveyard is well-wooded and not clearly visible from the road. There has been considerable vandalism to the gravestones. The majority of the stones have been badly defaced and most of the standing crosses have been knocked down and broken. The mausoleum has not suffered as badly from vandalism, however there is weather damage which has caused some of the detailing on the carvings to crumble away. The boundary of the graveyard provides views across the parkland.



Figure 29. Zone 5 - Damaged graves



Map 11. Zone 5 - Greyladies Park

- 4.107 The majority of the buildings along the southern end of School Road were at one time associated with Greyladyes. Most of the properties are sited at the edge of the road which is quite different to the rest of the conservation area. However the age of these buildings on the eastern side of the road and the boundary walls on the western side, together with planting behind the structures, soften this more urban character and contrasts with the character elsewhere providing aesthetic interest. A number of these historic properties are listed:
- 4.108 The Lodge, Greylaydes Park, Church Lane: 14/02/1983, Grade II: Mid C19. One storeyed design with symmetrical form, of simplified classical treatment. Slate roofing of low pitch, with hips; prominent stack with central recessed narrow panel. Yellow brickwork in Flemish bond, eaves band, turned into flat arches of window openings and tied into simple cornice of projecting porch. Porch is gabled and rests on 2 square columns, above flight of steps. Casements. Finely constructed and intact.



Figure 30. Zone 5 - The Lodge

- 4.109 The Old Rectory: 14/02/1983, Grade II: 1851. Two storeys; main block with slightly lower wing to the west, irregular facades in the Georgian idiom. North front has a central Tuscan porch with flanking walls ending in pilasters and then detached columns, all on 3 steps; set-back wing of 3 windows. East front of 3.1 windows, featuring a 2-storied hexagonal bay; south front has a tall arched staircase window



Figure 31. Zone 5 - The Old Rectory

above a plain door. Hipped slate roofing, with wide eaves. Massive and elaborately detailed chimney stacks (one now missing). Walling in yellow brickwork. (Flemish bond) with stone dressings; projecting quoins, cills, plinth band, flush surrounds to ground floor triple windows. Sashes in reveals.

- 4.110 Ladymead: 14/02/1983, Grade II: Early C18, with extensions circa 1900, 2 storeys and attic; 2 windows and 2 windows to northern wing. Red brick walling with blue headers, blue flush band, red rubbed arches (cambered and flat). Casements to older part, sashes to recent part. Red tile roof.



Figure 32. Zone 5 - Ladymead

- 4.111 No 7, 8, 9 and 10 Greyladyes: 14/02/1983, Grade II: Late C18, early C19. A large 2 and 3-storied house, now divided into separate units. The C18, 2-storied south front (Nos 9 and 10) of 5 windows has red brickwork (Flemish bond with some blue headers); parapet, rubbed flat arches. At the east end there is a large semi-circular ground floor forward extension, with 3 French windows. The early C19 east front (Nos 7, 8, 9) has a severe Soane-like classical treatment, but with an irregular sub-division of 2.3.1 windows. The first unit (of 2 storeys) is of 2 bays separated by coupled pilasters; the windows are very tall, with first floor delicate wrought-iron balconies and a projecting porch and entrance at the second bay. The second unit is bow-shaped, with windows separated by single pilasters. The third unit is of 3



Figure 33. Zone 5 - Greyladyes

storeys, again with coupled pilasters. The fourth unit is of 3 storeys, with single pilasters and a 2-storied semi-circular bow at the northernmost bay. The parapet has a simple cornice, with plain modillion blocks at the top of the pilaster, which have a Greek Doric stone 'cap' but no base. Slate-hipped roof. Yellow brickwork in Flemish bond. Sashes in reveals.

- 4.112 Boundary wall to Greyladyes: 14/02/1983, Grade II: Late 18th century, extended 1906. High brick wall alongside roadway, curving at the junction of School Road, with High Street, and continuing alongside High Street. Red brickwork, Flemish bond but central (more recent) section in English bond. At the north end a plain arched doorway (to No 6 Greyladyes). Then an entrance doorway to the Roman Catholic Chapel; this has rusticated frame with a triangular top (in cement) having a small niche. Above a raised section of the wall the south end of the Roman Catholic Chapel meets the wall at an angle, in the form of a Gothic stone bell turret having a triangular top, a pointed arch resting on stepped buttresses each with a niche containing a carved figure, and an exposed bell. Further east a small arched opening contains a circular wrought iron grill. The northern section (abutting High Street) has blue headers, a rubble stone base, and 2 buttresses.



Figure 34. Zone 5 - Boundary wall to Greyladyes

- 4.113 Chapel of our lady of the Rosary: 14/02/1983, Grade II. Small structure with apse-ended nave; aisles on each-side. Low-pitched slate roof to nave, lead flats elsewhere; plain walling in red brickwork with rectangular openings having cambered arches shaped with stone lintels or formed in brickwork abutting half-lintels. Tinted glass in square metal grills. The interior is richly furnished with elaborate wooden fittings in Baroque style, of German origin; including balustraded communion rail, carved altarpiece, reredos with twisted columns, panelling to apse, statuary and framing to aisles and confessionals. NOTE - These fittings were removed prior to the sale of the building.



Figure 35. Zone 5 - Chapel

- 4.114 In addition to the plethora of listed buildings in this character zone, there are several other structures that make a significant contribution to the character:

Boundary wall to Ladymead down
to junction with High Street



Figure 36. Zone 5 - Ladymead boundary wall

Mausoleum



Figure 37. Zone 5 - Mausoleum

Management proposals

Parkland maintenance:

- 4.115 The centre of this zone is privately owned historic parkland, enclosed by woodland and residential properties. It contributes to the landscape character of the conservation area and has historic, aesthetic and communal value. Encouragement should be given to the owners to maintain this parkland character of a mix of grassland and dispersed trees.
- 4.116 Proposal – The Council will encourage the retention and maintenance of the historic parkland.**

Mausoleum and graveyard:

- 4.117 The privately owned small area of woodland to the northwest of the zone contains a small graveyard and mausoleum. Unfortunately the graves and some of the carvings on the mausoleum have been the subject of vandalism. Natural decay and weathering has also taken its toll. Encouragement should be given to the owners of this land to carry out repairs and maintenance on these structures to preserve their historic and aesthetic value.
- 4.118 Proposal – The Council will encourage repair and maintenance of the mausoleum and graveyard.**

Wall around Greyladyes:

- 4.119 The imposing wall that surrounds the former Greyladyes estate forms a significant historic feature in this zone. A section of the wall is grade II listed. Unfortunately it is in poor condition in places and would benefit from a program of maintenance to remove weeds and carry out appropriate and sympathetic repair. Encouragement should be given to the owners to carry out these tasks. Applications that impact on this structure will be required to retain the structure and improve its condition where necessary.
- 4.120 Proposal – The Council will encourage repair and maintenance of the Greyladyes estate boundary wall.**

Zone 6 – Long Lane, Great Down Park and Bursledon Cemetery, Kew Lane, School Road

4.121 This zone is formed of open ground on the high point of the area with long views to the east towards Swanwick. The recreation ground is primarily short grassland with treed boundaries. Bursledon Windmill is surprisingly prominent to the east.

4.122 There are several buildings that bound the recreation ground which are locally significant, making a positive contribution to the character of the zone:

East, South and West Ploverfield



Figure 38. Zone 6 - Ploverfield

Maryland

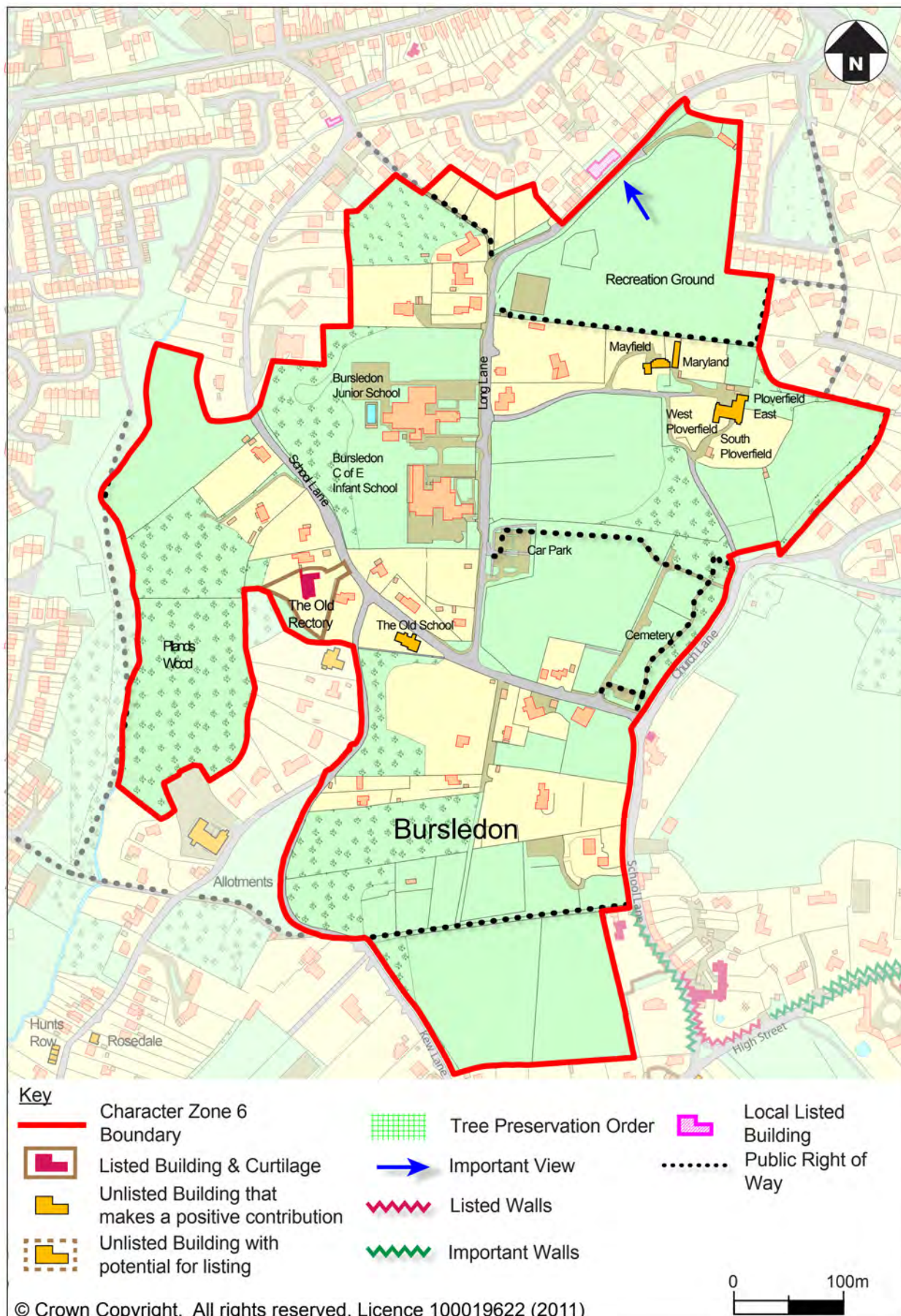


Figure 39. Zone 6 - Maryland

Mayfield



Figure 40. Zone 6 - Mayfield



Map 12. Zone 6 - Long Lane, Great Down Park and Bursledon Cemetery, Kew Lane, School Road

The Old School



Figure 41. Zone 6 - The Old School

4.123 The school site forms a large, open site with some screening along the boundary with Long Lane. However, the open, short grass playing fields limits the success of the existing screening. The school buildings are single storey and lack any significant architectural merit. The boundary with School Road is well screened with dense tree planting.

4.124 On the east side of Long Lane there is public open space consisting of short grassland with tree lines breaking up the space. To the southeast the cemetery occupies a discreet plot, with smaller area of land broken up by trees.



Figure 42. Zone 6 - Long Lane

4.125 The junction of Long Lane and School Road is the first evidence in the area of engineered sightlines being established. Indeed, the proliferation of road signage and the choice of boundary treatment to the public open space reinforce this engineered feel. This is contradictory to the generally rural character of the conservation area.

4.126 The last remnant of strawberry growing land can be found in the area. Most of the land is now taken up by large gardens. Whilst there are a number of fairly substantial buildings, there is quite a good mix of house sizes.



Figure 43. Zone 6 - Long Lane/School Road junction

Management proposals

Maintenance of open spaces:

- 4.127 The majority of the north of the zone is occupied by public open space. It is well maintained and would appear to serve its function successfully. Continued maintenance should be encouraged.
- 4.128 **Proposal – The Council will work with the Parish Council to ensure continued maintenance of the public open spaces.**

Roadside clutter:

- 4.129 Long Lane suffers from a proliferation of highway signage that is excessive and visually distracting. A reduction in the level of signage would be beneficial to the visual amenity of this zone. A street audit to assess the need for signage in this area should be sought through discussions with the appropriate highways authority.
- 4.130 **Proposal – The Council will seek a street audit for Long Lane with the appropriate highways authority.**

Railings:

- 4.131 Near to the unfortunate clutter of highway signage are unattractive railings that bound the car park for the public open space. Working with the Parish Council to replace these railings with a boundary treatment more suited to the semi-rural character of this zone would be beneficial and should be encouraged. This may be an opportunity for community involvement.
- 4.132 **Proposal – The Council will encourage the replacement of these railings with more suitable alternatives.**

Schools:

- 4.133 The school buildings lack architectural merit and form a visually prominent feature which is detrimental to the character of the conservation area. The site feels very open from Long Lane. It is likely that alterations/replacement of these buildings will be sought at some point in the future. The opportunity should then be taken to achieve a high quality of design to enhance the character zone. In the short term, some further softening of the boundary with Long Lane through the use of additional trees and planting would be beneficial.
- 4.134 **Proposal – The council will encourage the addition of trees and planting to the boundary of the school along Long Lane should the opportunity arise. The local planning authority will work with the education authority to achieve a high quality of design for any future proposals to replace the school buildings or redevelop the site.**

Zone 7 – High Street

4.135 This zone forms part of the historic core of Old Bursledon, close to the Greyladies estate and is the most densely developed part of the conservation area. The proximity to each other, particularly from Primrose Cottage to the Old Post Office, means the space between the buildings is 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, and the road is quite wide in places with a standard finish, this zone does not feel urban. 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. A number of buildings in the character zone were restored and improved by Mrs Emmaline Shawe Storey. She added the elaborate chimneys on the roofs of The Long Cottage, Barn Court, the Grange and Grange Cottage. The interesting and unexpected historic features through this zone provide accents that contribute to the aesthetically pleasing, stimulating character of a historic affluent rural village centre.

4.136 There are a considerable number of listed buildings:

4.137 Yew Tree Cottage: 05/12/1955, Grade II: C18. Two storeys. Three windows. Red tile roof. Brick walling in Flemish bond (red with blue headers) first floor band on moulded brick dentils, cambered ground floor openings. Modern casements above sashes. Boarded door.

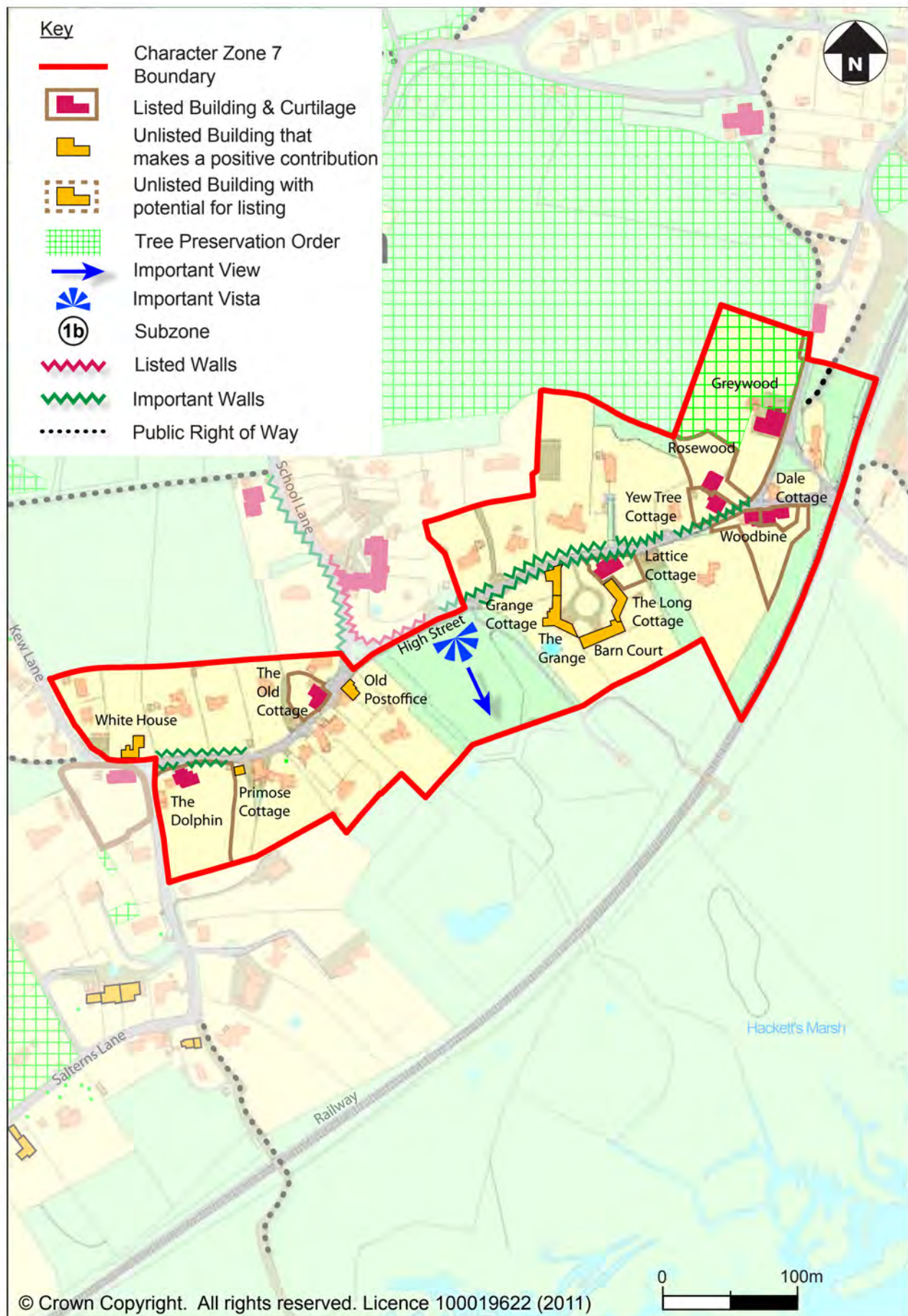


Figure 44. Zone 7 - Yew Tree Cottage



Figure 45. Zone 7 - Rosewood

4.138 Rosewood: 14/02/1983, Grade II: C19. A single-storeyed dwelling set back to the north of above. Hipped slate roof, 'Tudor' stacks. Brick walls in Flemish bond (red with blue headers).



Map 13. Zone 7 - High Street

- 4.139 The Old Cottage: 14/02/1983, Grade II: C17. Two storeyed house with exposed timber-framing, brick filled, resting on stone base. Modern tiles on roof, gabled at one end and half-hipped at the other. Casements, including 2 old diagonal-lead lights to upper floor.



Figure 46. Zone 7 - The Old Cottage



Figure 47. Zone 7 - Dale Cottage

- 4.140 Dale Cottage: 14/02/1983, Grade II: Terrace house: C18 Symmetrical facade, 2 storeys, 3 windows. Red tile roof, brick dentil eaves cornice. Blue header brick walling with red flush dressings; quoins window quoins passing through both floors, rubbed ground floor cambered arches; below ground floor cill level alternate red and blue header bands. Sashes. Good doorcase, with pediment above single pilaster order; panelled reveals, panelled door.

- 4.141 Woodbine Cottage: 14/02/1983, Grade II: Adjoins above to south. C18, 2 storeys. Three windows. Red tile roof, brick dentil eaves. Brick walls in Flemish bond (red with blue headers) with flush dressings; blue first floor band, blue and red bands below ground floor cills, cambered openings. Casements, ground floor modern bows. Single-storeyed modern extension at south end.



Figure 48. Zone 7 - Woodbine Cottage



Figure 49. Zone 7 - Lattice Cottage

- 4.142 Lattice Cottage: 14/02/1983, Grade II: Mid C19. 'Cottage Orne' house of one and 2 storeys. Steep roof with modern pantiles. 'Tudor' stack. Yellow brick walls in Flemish bond (painted on front) with projecting quoins. Some original diamond pattern casements, ground floor bays.

- 4.143 Dolphin House: 05/12/1955, Grade II: C17. Two storeyed frame house with fine projecting 2 storeyed porch, with one window on each side. West side is a plain and lower wing of simple Art Nouveau style. Red tile roof, grouped central stack. Walls roughcast, upper porch has an exposed frame brick-nogged, the open ground floor has an open frame on a low brick wall. West side window is a 2 storeyed bay, gabled above exposed frame with brick infill. Casements, one dormer to east and 2 to rear above lower eaves. Open stone-flagged forecourt between old (and buttressed) walls.



Figure 50. Zone 7 - Dolphin House



Figure 51. Zone 7 - Greywell

- 4.144 Greywell: 05/12/1955, Grade II: C18, 2 storeys, 3 windows. Red tile roof over L-shaped block with gables, and hip on corner; later 'Tudor' chimneys. Walling in blue header brickwork, with red flush dressings; quoins, quoins beside windows carried through 2 floors, cambered arches (with eyestones). Side elevation of 4 windows and doorway. Casements. Gate piers in brick with stone top and ball, plinth and 2 intermediate projecting bands.

- 4.145 K6 Telephone Kiosk, High Street: 20/02/1989: Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.

This listed telephone box has unfortunately suffered from vandalism on occasion.



Figure 52. Zone 7 - K6 Telephone Kiosk

4.146 There are also a number of unlisted buildings and structures that are locally significant, making a positive contribution to the character of the zone:

- Signpost at Salterns Lane/High Street junction
- White House



Figure 53. Zone 7 - Signpost



Figure 54. Zone 7 - White House

- Primrose Cottage
- Old Post Office



Figure 55. Zone 7 - Primrose Cottage



Figure 56. Zone 7 - Old Post Office

- The Long Cottage, Grange Court, Grange Cottage, Barn Court



Figure 57. Zone 7 - The Long Cottage, Barn Court, The Grange and Grange Court

- Walls along both sides of High Street



Figure 58. Zone 7 - High Street walls

4.147 Whilst this zone has considerable aesthetic and historic value, there are several modern features that jar. For example, the Red Brick House has been designed and built with little reference to the context or status of the conservation area. The addition of close-board fencing to the top of the boundary wall at Greyladyes Cottage is also inappropriate and unattractive having an urbanising effect. These are prominent in the street because of their unsympathetic or poor design.

4.148 The land slopes to the south and is highly enclosed by houses, hedgerows and trees except for the dramatic gap in High Street opposite Greyladyes where long views of the river and its estuary are to be had. To make the most of these views a new viewpoint has been provided with a seat and substantial fencing around, enabling one to enjoy the long view down to the river mouth

Management proposals

Maintenance of the view point:

- 4.149 At present, the impressive view through to the estuary is partial obscured by the trees that have grown in the over the years, although considerable work had been done at the time of writing to provide a new viewpoint in an improved setting. Whilst the ownership of the trees in the visual corridor will be widespread, trees works to open up this long view will be encouraged should the opportunity arise. Work to open up this view again would benefit the conservation area.
- 4.150 Proposal – The Council will take advantage of opportunities to open up the visual corridor of the viewpoint. It will encourage the local community to achieve this goal.**

Space between buildings:

- 4.151 The space between buildings in the zone is an important element in maintaining visual separation between properties and preventing the urbanising effect of large expanses of brick walls, inappropriate for the rural village character. This is particularly significant between Primrose Cottage and the Old Post Office, as these buildings are already in close proximity. Future development should carefully consider the impact on this spacing and should not reduce it.
- 4.152 Proposal – Planning proposals that would close the gaps between these properties or affect the setting of individual properties will not be supported by the local planning authority.**

Retention of historic features:

- 4.153 There are a number of interesting features in this zone that contribute to the unique character of the conservation area. For example, the historic walls, some of which are likely to have been the estate wall for Greyladyes, the two Yew trees in the front garden of Yew Tree Cottage and the elaborate chimneys on the four cottages mentioned above, that are all different. These are all important historic and aesthetic elements whose loss would harm the conservation area character. Applications that would result in harm to or loss of these features will be refused.
- 4.154 Proposal – Planning applications that result in harm to or loss of historic townscape or landscape features will not be supported.**

Zone 8 – Salterns Lane, Kew Lane and Mallards Moor

4.155 This area is mainly residential with houses set in large gardens with some views to be had between houses from Kew Lane towards Mallards Moor. The historic character of this zone is more difficult to define as it has been undermined by some unsympathetic modern development, particularly in Salterns Lane. Due in part to the large size of plots, there have been a number of large extensions, a series of smaller extensions to individual properties or replacement buildings which have created large, visually intrusive properties that can have a negative urbanising affect. The urbanising effect has also been influenced by some front boundary treatments and lack of suitable landscaping. Examples include the following:



Figure 59. Zone 8 - A



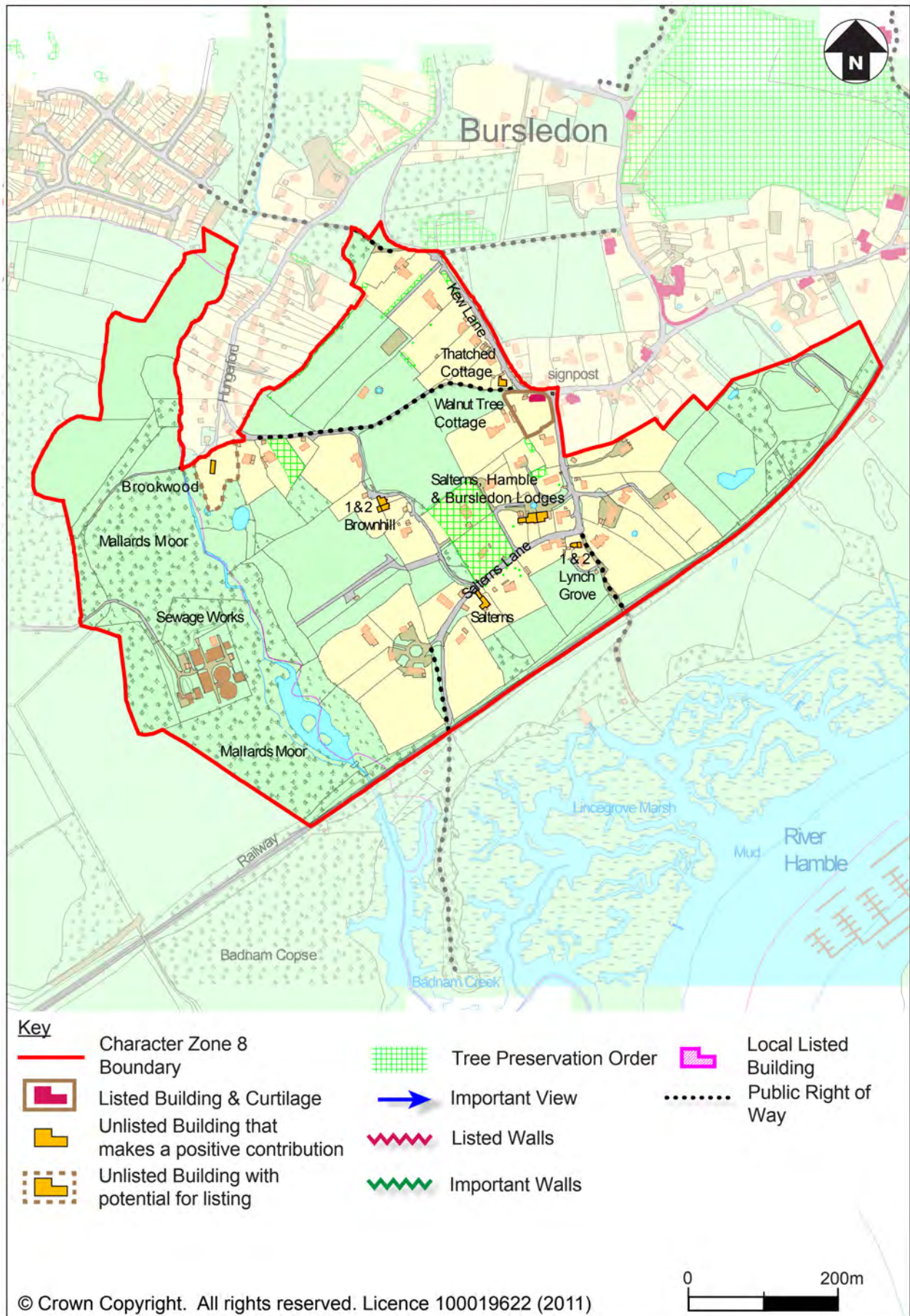
Figure 60. Zone 8 - B



Figure 61. Zone 8 - C

4.156 The large plot size and generous space around buildings combines with the undeveloped land outside plots to make a significantly positive contribution to the primarily rural character of the conservation area. The visual prominence of some recent development undermines this contribution.

4.157 Kew Lane and Salterns Lane are both historic sunken lanes, with densely treed boundaries. Kew Lane in particular is very enclosed by trees in places as the canopies from both sides of the lane begin to meet in the centre. Telephone



Map 14. Zone 8 - Salterns Lane, Kew Lane and Mallards Moor

cables are becoming interwoven with the growing trees and some thinning out may be beneficial. There is also some soil slippage in places where there is limited under-storey planting.

4.158 At the southwest edge of the conservation area, within the ancient woodland of Mallards Moor is the well-screened sewage treatment works. Northwest of the sewage works the ground drops very steeply away to the north. This ancient woodland appears to be undermanaged with lots of dead wood.

4.159 There is one listed building in this zone.

4.160 Walnut Tree Cottage: 05/12/1955, Grade II: C17, 2 storeyed (including dormers) house with wood frame (brick nogged) exposed on first floor. Red tile roof half-hipped; gabled dormers with cills at eaves level. Ground floor walling in brickwork. Flemish bond with red stretchers and blue headers. Casements.



Figure 62. Zone 8 - Walnut Tree Cottage

4.161 Unlisted buildings and structures that make a positive contribution to the character of the zone:

- Signpost at Salterns Lane/High Street junction
- Brookwood



Figure 63. Zone 8 - Signpost



Figure 64. Zone 8 - Brookwood

- Salterns
- Salterns Lodge, Hamble Lodge, Bursledon Lodge



Figure 67. Zone 8 - Salterns



Figure 68. Zone 8 - Lodges

- 1 and 2 Lynch Grove
- 1 and 2 Brownhills



Figure 65. Zone 8 - 1 & 2 Lynch Grove



Figure 66. Zone 8 - 1 & 2 Brownhills

Management proposals

Extensions to buildings:

4.162 This zone contains a range of different sized buildings, although generally they are on the larger side, in a mix of styles. Extensions to properties need to be sympathetic to the style of the dwelling and enhancing its contribution to the character of the conservation area. Extensions will need to be in proportion with the existing building, subservient to the original structure and not result in a dwelling that is disproportionately larger than the existing building. Replacement dwellings

should also not be disproportionately larger than the existing building to reflect the importance of development being in harmony with the plot, surrounding properties and area. It must be remembered that it is not just the size of the dwelling itself that has a visual impact, but the hard & soft landscape and outbuildings too.

- 4.163 Proposal – In implementing policies, the LPA will not permit development that would create a dwelling disproportionally larger than the one that is being extended or replaced. This will include the cumulative impact of successive extensions on the character and appearance of the original dwelling.**

Maintenance of Mallards Moor:

- 4.164 This woodland provides an important setting for the development in this zone, forming a treed backdrop and acting as a screen to development outside the conservation area. Good maintenance of this woodland will be encouraged.
- 4.165 Proposal – the council will encourage maintenance of the ancient woodland.**

5 - Alterations to the Conservation Area Boundary

Boundary changes

- 5.1 A number of alterations to the boundary of the conservation area have been made to provide greater control over development that influences its character. See “Alterations to the conservation area boundary” on page 10 for more detail.

Special policy area and conservation area

- 5.2 As part of the conservation area appraisal process, the special policy area was examined to assess whether land within the existing SPA that fell outside the conservation area should be included within the conservation area. With the exception of land within the Hungerford Bottom area, most of the SPA has been included within the extended conservation area.
- 5.3 This SPD cannot create or amend planning policy, this will be done through the local plan process. When the old saved policies are superseded by the new policies the old special policy area designation will be removed, leaving (where relevant) any new special policies relating to Old Bursledon and the national conservation area designation.
- 5.4 This would simplify the current local policy requirements for officers, members and applicants alike. The conservation area designation is a statutory designation with greater weight than local policies as a material consideration in planning. In Guidance on conservation area appraisals, English Heritage states:
- 5.5 “A clear, comprehensive appraisal of the character of a conservation area provides a sound basis for development control and for developing initiatives to improve the area. The Planning and Compulsory Purchase Act 2004 requires determination of planning applications to be made in accordance with the provisions of the development plan, unless material considerations indicate otherwise. A clear definition of those elements which contribute to the special architectural or historic interest of a place will enable the development of a robust policy framework for the future management of that area, against which applications can be considered.”

6 - References

Publications

English Heritage (2006) *Guidance on the Management of Conservation Areas*. English Heritage.

English Heritage (2006) *Guidance on Conservation Areas Appraisals*. English Heritage.

English Heritage (2008) *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*. English Heritage.

Websites

Archaeology Data Service - <http://ads.ahds.ac.uk>

English Heritage – www.english-heritage.org.uk

Hampshire and Wight Trust for Maritime Archaeology - <http://www.hwtma.org.uk/hamble/hwtma/hamble/where.htm>

Hampshire County Council - www.hants.gov.uk

Appendix A - Planning Policies

Saved & Draft Policies

Saved policies from the Eastleigh Borough Local Plan Review 2001-2011 (adopted 2006) are shown in bold, followed by the new DRAFT Local Plan policies in italics where relevant:

The Countryside

- 1.CO Planning permission will not be granted for development outside the urban edge unless:**
- i. it is necessary for agricultural, forestry or horticultural purposes and a countryside location is required;**
 - or**
 - ii. it is for an outdoor recreational use or is genuinely required as ancillary to such a use and does not require the provision of buildings, hardstanding or structures which, are of a form, scale or design which would demonstrably harm the character of the locality; or**
 - iii. it is essential for the provision of a public utility service or the appropriate extension of an existing education or health facility and it cannot be located within the urban edge;**
 - or**
 - iv. it meets the criteria in the other policies of this plan.**

Strategic policy S13, Countryside

The preferred approach is that the Borough Council should seek:

- i. in countryside gaps, to restrict development to uses that:*
 - do not detract from the openness of the area, or cause or increase urbanisation of the area; and*
 - contribute to positive management and enhancement of the countryside, landscape and biodiversity features of these areas;*
- ii. in the remaining countryside including the undeveloped coast, to:*
 - retain rural character and avoid urbanisation; and*
 - encourage uses that sustain or enable agriculture, forestry and horticulture, and positive management of the landscape and biodiversity, including recreation, growing food and generating renewable energy;*
- iii. in the Forest of Bere area, to encourage countryside management practices that develop its woodlands, and enhance recreational links to and within it.*

Policy DM10, Development in the countryside

Planning permission will not be granted for new development in the countryside (including countryside gaps) unless it is related to:

- i. Agriculture (see policies DM11 and DM12);*
- ii. Outdoor sport and recreation (see policies DM18 and DM19);*
- iii. Allotments and community farms (see Policy DM21);*
- iv. Certain forms of employment and residential development as set out in policies DM39 and DM50 respectively;*
- v. Limited car boot sales and markets as set out in Policy DM45;*
- vi. Cemeteries (see policy DM57 and site specific allocations in Chapter 7) ; and*
- vii. Re-use of buildings as set out in policy DM16.*

In countryside gaps as defined on the proposals map, development will not be permitted which physically or visually diminishes the gap, or has an urbanising effect detrimental to openness of the gap or the character of the countryside.

In permitting new development in the countryside the Borough Council will wherever possible seek to secure long-term beneficial management practices that will enhance the landscape and biodiversity of the countryside and coast.

The extension of private gardens into the countryside will not be permitted.

3.C.O Planning permission will only be permitted for appropriate development in a local gap, if

- i. it cannot be acceptably located elsewhere; and**
- ii. it would not diminish the gap, physically or visually.**

See Policy DM10, Development in the countryside

8.CO The replacement of an existing dwelling in the countryside which enjoys a lawful residential use will be permitted, provided all the following criteria are met:

- i. the existing dwelling is not the result of a temporary permission;**
- ii. the proposed dwelling:**
 - is of an appropriate design which reflects its countryside location**
 - would not be disproportionate in size to neighbouring properties or disproportionate in relation to its plot**
 - does not have a greater impact physically or visually on the character and appearance of its immediate surroundings, or on the countryside in general, than the existing dwelling**
- iii. the proposal includes the demolition of the dwelling to be**

- replaced; and
- iv. no additional units of accommodation are created.

9.CO Extensions to existing dwellings in the countryside will only be permitted if all the following criteria are met:

- i. the dwelling is not subject to an agricultural occupancy condition;
- ii. the development is not likely to facilitate the subdivision of the property into more than one dwelling;
- iii. the extension does not result in the dwelling becoming disproportionate in size to neighbouring properties or disproportionate in relation to its plot; and
- iv. the design of the extension does not materially worsen the impact of the dwelling on its immediate surroundings or the countryside in general.

Policy DM14, Residential extensions and replacement dwellings in the countryside

The extension or replacement of a dwelling in the countryside will be permitted, provided:

- i. *The existing dwelling is in lawful use and is not subject to a temporary permission; and*
- ii. *the extension or replacement dwelling will not be disproportionate in size to the existing dwelling, neighbouring properties or in relation to its plot; and*
- iii. *the extension or replacement dwelling will not detract from and where possible will improve the appearance of the dwelling and/ or enhance the character of the area; and*
- iv. *in the case of a replacement dwelling, the proposal includes:*
 - a. *the demolition of the dwelling to be replaced, and*
 - b. *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*
- v. *no additional dwellings are created; and*
- vi. *the proposal would not generate unacceptable levels of traffic on local roads.*

Permission will not be given for:

- a. *the extension or replacement of rural workers dwellings; or*
- b. *the replacement of mobile homes with permanent dwellings.*

10.CO The replacement of an existing non-residential building in the countryside which enjoys a lawful use will be permitted provided all the following criteria are met:

- i. the existing building is not the result of a temporary permission;
- ii. the proposed building is of an appropriate design and scale and would not have a greater impact physically or visually on the character and appearance of the locality than the existing building;
- iii. the replacement building is to be used for the existing lawful use and would not generate significant additional traffic; and
- iv. the proposal includes the demolition of the building to be replaced.

Policy DM15, Non-residential extensions and replacement buildings in the countryside

The extension or replacement of a non-residential building in the countryside will be permitted, provided:

- i. the existing building is in lawful use and is not subject to a temporary permission; and
- ii. the extension or replacement building is for the existing lawful use; and
- iii. the extension or replacement building is not disproportionate in size to the existing building, neighbouring premises or in relation to its plot; and
- iv. the extension or replacement building does not detract from and where possible improves the appearance of the building and/ or enhance the character of the area; and
- v. in the case of a replacement building, the proposal includes:
 - a. the demolition of the building to be replaced, and
 - b. replacement of the building 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
- vi. the proposal will not generate unacceptable levels of traffic on local roads.

11.CO Proposals to extend non-residential buildings in the countryside will be permitted if it can be demonstrated to the satisfaction of the Borough Council that all the following criteria can be met:

- i. it would not have an unacceptable physical or visual impact on the countryside;
- ii. it would not generate significant additional traffic; and
- iii. the existing building is not the result of a temporary permission.

See Policy DM15, Non-residential extensions and replacement buildings in the countryside

- 15.CO Proposals for the use for employment purposes of appropriate existing buildings in the countryside will only be permitted where all the following criteria are met:**
- i. the Council is satisfied that the building is not required nor is likely in the foreseeable future to be required for agricultural purposes;**
 - ii. the building is of a sound construction with a reasonable expectation of life and lends itself to conversion without significant building work being required. A structural survey will be required to support any application;**
 - iii. the design of any conversion or alterations retains the intrinsic qualities of the building and avoids inappropriate external alterations;**
 - iv. the proposal takes the form of a self-contained conversion, with no new buildings and any extensions comply with policy 11.CO;**
 - v. the development does not affect the amenity of any existing residential properties by reason of noise, smell, fumes, vibration or lighting;**
 - vi. the development does not result in an unacceptable level of traffic generation, including heavy goods vehicles, or endanger existing road users, or necessitate changes to the highway network that are considered unacceptable and includes a green travel plan;**
 - vii. the proposal does not include extensive hard surfaced areas or open storage; and**
 - viii. any office development proposed has been subject to a sequential approach assessment.**

Policy DM16, Re-use of buildings in the countryside

The re-use of existing buildings in the countryside for the following purposes will be permitted:

- i. Employment, including farm diversification (see Policy DM39);*
 - ii. Education, health or community facilities; or*
 - iii. Hotel, guesthouse or other tourist accommodation; or*
 - iv. Tourist and visitor facilities including interpretation;*
 - v. Residential uses, including use as a rural worker's dwelling (see Policy DM51), only if:*
 - the building is demonstrably*
 - the building is of architectural or historic interest and there is no other means of securing its preservation (see also Policy DM8); or*
 - it would achieve amenity, environmental or traffic benefits;*
- provided:*
- a. the building is appropriate in scale and appearance to its location, and can be converted without significant extension or detriment to itself or its surroundings; and*
 - b. the building is of sound construction and can be converted*

- without re-building. A structural survey will be required to support any application; and*
- c. the proposal does not include extensive external hard surfaced areas or open storage; and*
- d. any office or hotel development proposed has been subject to a sequential test; and*
- e. access, car parking and services can be provided without works detrimental to the character of the countryside or to local traffic conditions;*
- f. the property is sustainably located in terms of accessibility by modes of transport other than the private car.*

Policy DM39, Employment development in the countryside

In the countryside the following forms of employment development will be permitted:

- i. Farm diversification in accordance with Policy DM11 'Farm diversification';*
- ii. Extension and replacement of buildings in existing employment use in accordance with Policy DM15 'Extensions and replacement of nonresidential buildings in the countryside'; and*
- iii. Re-use of existing buildings in accordance with Policy DM16 'Re-use of buildings in the countryside'.*

16.CO Proposals for the residential use of existing buildings in the countryside will not be permitted unless they meet all the following criteria in addition to those in policy 15.CO:

- i. a residential use is preferable because it ensures the protection of the amenities of nearby housing and/or the rural environment and generates less traffic;**
- ii. a residential use is the most appropriate means of protecting and retaining the character of a building of architectural or historical interest or its setting; and**
- iii. new domestic features, such as garages, sheds and amenity areas are sited as close together and inconspicuously as possible, preferably enclosed within an existing group of buildings or a walled yard.**

See Policy DM16, Re-use of buildings in the countryside

Policy DM51, Rural workers' dwellings

The provision of dwellings for rural workers in the countryside will only be permitted where:

- i. it is essential for the worker to live at their place of work;*
- ii. the work is an activity that can only be carried out in a rural area;*

- iii. *the enterprise can be demonstrated to be economically viable in the long term, and the dwelling is essential to its continued viability;*
- iv. *there are no suitable alternative dwellings or buildings available for conversion in the immediate locality;*
- v. *no dwellings connected with the enterprise have been sold off in the past 5 years;*
- vi. *the dwelling is sited and designed so as to limit its impact on the countryside.*
- vii. *the internal floor area of the dwelling does not exceed 100m². The development of extensions to or replacement of rural workers' dwellings will not be permitted*

Conditions will be imposed on any permission for a rural worker's dwelling limiting the occupancy of the dwelling to workers engaged in the enterprise for which the dwelling was sought.

Planning applications for the removal of rural worker occupancy conditions will not be permitted unless the Borough Council is satisfied that:

- a. *there is no longer a long-term need for an agricultural, horticultural or forestry workers' dwelling in the locality;*
- b. *reasonable efforts have been made to sell or lease the property with the occupancy restrictions; and*
- c. *the property is not suitable or needed as a rural affordable dwelling.*

17.CO Proposals to alter or redevelop existing authorised commercial, industrial or storage sites outside the urban edge will be permitted provided that the development meets all the following criteria;

- i. **it is for a use, and of a design, scale and layout which is in keeping with its surroundings and it is to be constructed in appropriate materials;**
- and**
- ii. **it would not result in a significant increase in traffic generation associated with the site.**

18.CO Development which fails to respect, or has an adverse impact on the intrinsic character of the landscape, will be refused.

Policy DM1, General criteria for new development

All new development should (as relevant):

- i. *not have an unacceptable impact on, and where possible should enhance:*
 - a. *residential amenities;*
 - b. *the character and appearance of urban areas, the countryside and the coast;*
 - c. *biodiversity; and*
 - d. *built heritage and archaeology;*

- ii. make most efficient use of the site and have regard to and not impede potential development opportunities on adjoining land;*
- iii. 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 well integrated with these in mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views;*
- iv. take account of the design guidance in the Quality Places Supplementary Planning Document and the guidance for residential areas in the Urban Character Area Appraisal Supplementary Planning Documents published by the Borough Council;*
- v. not involve the loss of or damage to trees, woodlands, hedgerows, ponds or other landscape features of value to the character of the area or for biodiversity or urban cooling unless they can be replaced with features of equivalent or enhanced value;*
- vi. incorporate provision for disabled people;*
- vii. incorporate design measures to inhibit criminal and anti-social behaviour;*
- viii. incorporate provision for on-site waste management, including internal and external storage facilities for separated waste and accessible collection points (see also Policy DM31 'Recycling of waste materials and the Council's Quality Places Supplementary Planning Document);*
- ix. include provision for public art associated with new development in accordance with the Council's adopted Public Art Strategy;*
- x. include satisfactory access and parking arrangements as set out in policies DM46 and DM47;*
- xi. incorporate the principles of sustainable construction and layout as set out in Policy DM29, including sustainable drainage and flood risk management.*

All new residential development and conversions to dwellings must meet at least the following minimum gross internal space standards to ensure that new homes have adequate space for the occupants:

Dwelling type/ no. of bedrooms	Total minimum floor area (sq. m.)*	Storage space (sq. m.)	Living, cooking & eating area (sq. m.)	Sleeping area (sq. m.)
Studio flat	32	1.5	22	7
One bedroom flat	51	2.5	22	12
Two bedroom flat	66	3.5	24	19
Two bedroom wheelchair flat	71	3.5	26	21
Two bedroom house	77	3.75	27	24
Three bedroom dwelling	93	4.5	30	31
Four bedroom dwelling	106	5.5	33	36

*Based on the English Partnerships standards.

19.CO Development in the countryside or in urban areas will be refused if it would result in the loss of, or damage to locally important features in the landscape, such as water courses, ponds and lakes. Where the Council is satisfied that the loss or reduction of a feature is fully justified, it will require appropriate replacement features to be included in the proposals.

See Policy DM1, General criteria for new development

20.CO In the areas identified for landscape improvements, as shown on the proposals map, proposals which would prejudice such improvements or which in themselves would be detrimental to the quality of the landscape in these areas, will not be permitted. Developers' willingness to contribute towards landscape improvements will be material consideration in the assessment of planning applications.

Not available at present

River Corridors

39.ES In all the river corridors (as shown on the proposals map) development including reclamation, will be refused if it:

- reduces the capacity of flood water storage areas;
- adversely affects scenic, ecological, historical or archaeological interest;
- adversely affects water quality;
- adversely affects fisheries;

- v. **would lead to an over abstraction of water;**
- vi. **jeopardises safety and ease of navigation or has a detrimental impact on the regime of a watercourse; or**
- vii. **results in the establishment of additional houseboats.**

Policy DM24, Water Sports on the River Hamble

Within the River Hamble:

- i. *new moorings will not be permitted in the restricted areas shown on the proposals map, which have been defined to protect landscape and nature conservation interests;*
- ii. *new moorings will be permitted outside the restricted areas shown on the proposals map, provided the Harbour Authority's limit of 3261 moorings is not exceeded;*
- iii. *new jetties, slipways, pontoons, landing stages, steps, walkways, bridges or catwalks or extensions to such structures, will only be permitted in existing boatyards or within frontages of the river in the urban edge as defined on the proposals map, provided that they do not:*

Promoting Good Design

59.BE **Development proposals which are in accordance with the other policies in this plan will be permitted provided they meet all the following criteria:**

- i. **they take full and proper account of the context of the site including the character and appearance of the locality or neighbourhood and are appropriate in mass, scale, materials, layout, density, design and siting, both in themselves and in relation to adjoining buildings, spaces and views, natural features and trees worthy of retention;**
- ii. **they make the most effective use of the use;**
- iii. **they incorporate an appropriate mix of dwelling type and land-use where appropriate;**
- iv. **they incorporate a high standard of landscape design and appropriate planting where required. Development should use native plants in landscape schemes to benefit biodiversity. Development adjacent to or within the urban edge must not have an adverse impact on the setting of the settlement in the surrounding countryside;**
- v. **they have a satisfactory means of access and layout for vehicles, cyclists and pedestrians including appropriate links to surrounding footpaths, cycleways and public transport services;**
- vi. **include, where appropriate, provision for the secure storage of bicycles;**
- vii. **they are an appropriate use for the locality and avoid unduly**

- interfering, disturbing or conflicting with adjoining or nearby uses, especially in terms of noise, fumes, dust, overlooking, loss of daylight, loss of outlook, vibration, or from floodlighting or security lighting;
- viii. they make adequate provision for the storage and collection of refuse and where appropriate include facilities for the collection of recyclable materials;
- ix. they include, where appropriate, measures which provide shade and protection from the sun; and
- x. new development should reduce the potential for criminal activity and anti-social behaviour by the use of appropriate design.

See Policy DM1, General criteria for new development

Boatyards

- 124.E** At boatyard and marina sites on the River Hamble, (as shown on the proposals map) in order to protect the character of the river and its environs and to safeguard waterside sites for boatyard uses, the Borough Council will permit development associated with boat building, fitting out, maintenance and repair of boats and ancillary uses, provided that it does not;
- i. jeopardise the safety and ease of navigation on the river or have a detrimental impact on the regime of the river;
 - ii. adversely affect a special area of conservation, special protection area, site of special scientific interest, site of importance for nature conservation, nature reserve, or other areas of nature conservation as shown on the proposals map;
 - iii. conflict with the character of the river and its environs by virtue of the uses proposed, location, layout, scale, design or materials; or
 - iv. cause a reduction in water quality.

Policy DM40, Boatyard and marina sites on the River Hamble

At boatyard and marina sites on the River Hamble (as shown on the proposals map) the Borough Council will permit development associated with boat building, fitting out, maintenance and repair of boats and ancillary uses, provided that it does not:

- i. jeopardise the safety and ease of navigation on the river or have a detrimental impact on the regime of the river;*
- ii. adversely affect nature conservation, landscape or heritage interests; or*
- iii. cause a reduction of water quality.*

Exceptionally, development or redevelopment may be permitted

incorporating a modest amount of floorspace not restricted to boat-related uses, where the Council is convinced that such a use is needed to secure the future of a boatyard or marina and it is demonstrated that the development will complement the use of the site and/or the enjoyment of the River Hamble.

[Note: Policy DM24 refers to recreational uses on the River Hamble.]

Conservation and Listed Buildings

166.LB Development which would destroy or damage, directly or indirectly, a scheduled ancient monument or other nationally important monument, or adversely affect their settings, will be refused.

Policy DM7, Scheduled Ancient Monuments and archaeological sites

Development that would directly or indirectly destroy or damage a Scheduled Ancient Monument or its setting will not be permitted.

Development that affects an archaeological site will only be permitted provided:

- i. the remains cannot be preserved in situ and the importance of the development is sufficient to outweigh the value of the remains; and*
- ii. the applicant undertakes full archaeological investigation and recording prior to the commencement of the development.*

Policy DM8, Enabling development

Exceptionally, uses of heritage assets and developments within their curtilage that do not accord with other policies of this plan may be permitted if this is the only way that the future of the asset can be secured, provided that the Borough Council is satisfied that:

- i. The proposed development is sympathetic to the character of the asset; and*
- ii. All options for uses that accord with policy have been explored, including where necessary via a marketing exercise.*

167.LB Development which would adversely affect other non-scheduled sites of archaeological significance or their settings will only be permitted where the Borough Council is satisfied that preservation of archaeological remains in situ is not feasible and the importance of the development is sufficient to outweigh the value of the remains. The Council will only permit development where satisfactory provision has been made for a programme of archaeological investigation and recording prior to the commencement of the development.

See Policy DM7, Scheduled Ancient Monuments and archaeological sites

- 168.LB** Planning applications for development affecting a site where there is evidence that archaeological remains may exist but whose extent and importance are unknown, will only be permitted if the developer arranges for an appropriate level of evaluation to be carried out. This will enable the Borough Council to be fully informed about the likely effect that the proposed development will have upon such remains.

See Policy DM7, Scheduled Ancient Monuments and archaeological sites

- 169.LB** Planning applications for new buildings, and alterations and extensions to existing buildings, within, or affecting the setting of, Conservation Areas, will be permitted, provided all the following criteria are met:

v

- i. the proposal preserves or enhances the character or appearance of the Conservation Area or its setting;
 - ii. any new building or extension does not detract from the character of the area and where appropriate retains the existing street building line and the rhythm of the street-scene;
 - iii. the mass, materials and form of the building and associated landscape features are in scale and harmony with the existing and adjoining buildings and the area as a whole and the proportions of its parts relate well to each other, to the existing building and to adjoining buildings;
 - iv. architectural details on buildings of value are retained;
 - v. with regard to retail premises, a high standard of shop front design and signing, relating sympathetically to the character of the building and the surrounding area, is required;
 - vi. the materials to be used are appropriate to and in sympathy with the existing buildings and the particular character of the area;
- and,
- vii. they do not generate excessive traffic, car parking, noise or cause detriment to the character of the local environment. Existing inappropriate uses will not be allowed to expand or intensify and the Borough Council may encourage their relocation if serious loss of amenity is occurring.

Policy DM3, Conservation Areas

In accordance with national policy and guidance the Borough Council seeks to protect and enhance the quality and character of the conservation areas at Bishopstoke, Botley, Bursledon (Old Bursledon and Bursledon Windmill), West End (Gaters Mill, Romill Close and Orchards Way), Hamble-le-Rice and Netley (as shown on the proposals map). Any new development in conservation areas will be expected to:

- i. *achieve a particularly high quality of design sympathetic to the*

character of the conservation area, where possible enhancing this character, as set out in the Council's conservation area appraisal supplementary planning documents;

- ii. avoid features detrimental to the special qualities of the area;*
- iii. in the case of commercial premises, achieve a high standards of shopfront design and signage related sympathetically to the character of the building and the surrounding area;*
- iv. in the case of advertisements and fascia signs, avoid proliferation of signs, and ensure that the design is integral to the shopfront, and that there is no detriment to the character of the building or the conservation area.*

Development which involves the demolition of any building or important feature within a conservation area will not be permitted unless its removal or replacement would enhance the character and appearance of the area.

Note: Development proposals for extensions and replacement buildings in the Old Bursledon Conservation Area will also be subject to the provisions of Policy BU4, Chapter 7.

170.LB Development which involves the demolition of any building or important feature within a Conservation Area will not be permitted unless:

- i. it can be shown that the building is wholly beyond repair, or incapable of reasonable beneficial use;**
- ii. its removal or replacement would enhance the appearance of the area; or,**
- iii. it is essential to enable a redevelopment scheme to take place, provided the scheme for redevelopment has already been or is concurrently approved and such a scheme would positively enhance the character or appearance of the Conservation Area.**

See Policy DM3, Conservation Areas

171.LB Applications for development which affect important townscape or landscape features in Conservation Areas will only be permitted where the qualities of those features are retained.

See Policy DM3, Conservation Areas

172.LB Applications for advertisements and fascia signs in Conservation Areas will only be permitted if they meet all the following criteria:

- i. the proliferation of signs will be discouraged and signs will be restricted to the ground floor wall area;**

- ii. fascias and advertisements should be designed as an integral part of the shop front and in keeping with the character of the surrounding area. Box signs will not be permitted and traditional signs and fascia details should be retained wherever possible;
- iii. illuminated signs will not be permitted. Where consent is given in exceptional circumstances, the sign should take the form of spot or halo lighting or rear illumination cut-out lettering;
- iv. the Borough Council will only accept 'Corporate Imaging' advertising where it is not detrimental to the character of the building and surrounding area; and,
- v. consent will only be granted for advertisement hoardings, if it can be demonstrated to the satisfaction of the Borough Council, that no harm to amenity or public safety will be caused.

See Policy DM3, Conservation Areas

173.LB Proposals which include the total demolition of a listed building will not be permitted unless it can be shown to the satisfaction of the Borough Council that their condition makes it impracticable to repair, renovate or adapt them to an appropriate beneficial use.

Policy DM4, Listed buildings

The change of use, conversion and extension of listed buildings, and development within the curtilage will be permitted for uses that:

- i. do not detract from its special interest;*
- ii. secure its future maintenance;*
- iii. enhance the setting of the building; and*
- iv. accord with other policies of this plan.*

Proposals which include the total demolition of all or part of a listed building will not be permitted unless it can be shown to the satisfaction of the Borough Council that its condition makes it impractical to repair, renovate or adapt it to a suitable beneficial use.

174.LB The alteration or extension of a listed building or any development within the curtilage of a listed building including display of an advertisement will not be permitted if it would result in a detrimental impact on the building or its setting.

175.LB Development which would have a detrimental impact on a building of local importance or its setting will not be permitted.

Policy DM5, Locally listed buildings

The change of use, conversion and extension of buildings identified by

the Council as being of local architectural or historic interest ('locally listed buildings') will be permitted provided the proposals:

- i. do not adversely affect their character or setting; and*
- ii. are in accordance with other policies of the local plan.*

176.LB In exceptional circumstances the Council may permit the following development in order to secure the future of a listed building or other heritage asset:

- i. a conversion or change of use which may not otherwise be permitted;**
- ii. a sympathetic extension of an appropriate scale and design which does not detract from the intrinsic value of the building or asset; or,**
- iii. appropriate development within the curtilage of the property which is subservient to and does not detract from the character of the building or its grounds.**

The Council must be satisfied that all alternative solutions and sources of funding have been thoroughly investigated; that the applicant will enter into a legal agreement to ensure that the envisaged conservation benefits are delivered, and that the enabling development is demonstrably the minimum necessary to secure the future of the building or asset.

Policy DM8, Enabling development

Exceptionally, uses of heritage assets and developments within their curtilage that do not accord with other policies of this plan may be permitted if this is the only way that the future of the asset can be secured, provided that the Borough Council is satisfied that:

- i. The proposed development is sympathetic to the character of the asset; and*
- ii. All options for uses that accord with policy have been explored, including where necessary via a marketing exercise.*

179.LB In order to protect the special loose-knit character of Old Bursledon (as identified on the Proposals Map) and to ensure the retention of existing open areas, further development will be refused within the special policy area with the exception of replacement dwellings, appropriate extension or changes of use, provided that these respect and enhance the character of the Special Policy Area.

Draft policy option BU4A Residential extensions and replacement dwellings, Old Bursledon Conservation Area

New (non replacement) dwellings will not be permitted in the Old Bursledon and Hungerford Bottom Special Policy Area. In the case of residential extensions and replacement dwellings in the Old Bursledon and Hungerford Bottom Special Policy Area the extension/replacement dwelling must not increase the total volume of the original dwelling measured to external dimensions (as existing when the conservation area was first designated in 1982) by more than 25%. Further extension beyond this limit will not be permitted..

Draft policy option BU4B, Residential extensions and replacement dwellings, Old Bursledon Conservation Area

When considering residential extensions or replacement dwellings in the Old Bursledon Conservation Area:

- i. Particular regard will be had to the impact of the development on the space between buildings and the openness of the area, with the expectation that the character of the undeveloped landscape between buildings will be conserved and enhanced.*
- ii. In order to retain the characteristic range and mix of dwelling sizes, development that would create a dwelling disproportionately larger than the one that is being extended or replaced will not be permitted.*
- iii. 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.*
- iv. Proposed extensions should be subservient to and in proportion to the existing building in form, scale and design.*
- v. Development proposals that would contribute to the cumulative urbanisation of the area will not be permitted.*
- vi. Where relevant, development which would be detrimental to the character of the area as viewed from the River Hamble or its banks will not be permitted.*

180.LB **Proposals which would generate the need for highway improvements in the Old Bursledon special policy area will be refused, except in exceptional circumstances where the improvements are essential for highway safety and they do not result in the loss of an important bank, hedge, wall or tree.**

Not available at present

Appendix B – General Information

Local Generic Guidance

Eastleigh Borough Council is in the process of producing a Quality Places Supplementary Planning Document which will offer advice and guidance on general design issues. For advice on specific issues pertaining to a conservation area, please contact the Borough's Conservation Officer.

For information about wildlife conservation in Eastleigh, please contact the Borough's Biodiversity Officer..

Useful Information and Contact Details

General Information

Eastleigh Borough Council's website, www.eastleigh.gov.uk.

Built Conservation Information and Advice

The Borough's Architectural Design and Conservation Officer, 023 8068 8247.
English Heritage, www.english-heritage.org.uk, (General Enquiries)
0870 333 1181.

Nature Conservation Information and Advice

The Borough's Biodiversity Officer, 023 8068 8352.

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