

## **O/25 /995066 – Navigator Quarter, Mitchell Way, SO18 2NL.**

### **Context.**

This site is located on the eastern side of the northern tip of the Southampton Airport runway, due south of the Campbell Road dwellings and their surrounding railway sidings. There are no designated heritage assets in the immediate vicinity of this proposal, the closest are Eastleigh Station Grade II which has enough of its own problems due to its function and the Farmhouse in Gaters Hill also Grade II. which is the other side of the M27 motorway. The other heritage assets are all undesignated together with Conservation Areas, which themselves contain numerous designated assets but are a little distant from the site.

The closest heritage assets are the Locally Listed dwellings in Campbell Road which were all built as part of the railway works development to house employees of those works – hence their being in the middle of the railways estate here in Eastleigh. The extent of the sidings and loop give some separation from the site but they remain the closest heritage asset to this site. These buildings and occupants are the most likely to suffer from any development here.

In the wider EBC area there are two Conservation Areas that might be affected by this proposal, the closer is that of Gaters Mill, some half a kilometre from the southern end of the runway and just south of the M27 motorway together with that of Bishopstoke which is approx 1.5km to the north of the application site and so is only likely to suffer from a loss of some rural view out.

### **The Proposal.**

Two fields of pasture, both virtually surrounded by tree-belts, that lie to the south and east of the Campbell Road housing development and east of the Southampton Airport runway are separated from both by the Eastleigh Railway Works loop line and a tree-belt thinning toward the west. At the tail end of Campbell Road is a good-sized recreation field and children's play area forming a reasonable gap between the end houses side-on and the railway line. To the south-south-west of these houses is an area of allotments and woodland giving greater separation than at the end.

The units are all of varying size and orientation within the two plots, separated by a green corridor containing trees, the closer of which generally face away from the dwellings. Having by necessity sited the entrance road on the north boundary of the site helps give more separation from Campbell Road,

As approximately half of the units are due south west of the Campbell Road estate the Use Class B2 classification is a little concerning as any resultant fumes or noise could well be blown over the houses to affect either the occupants or buildings but this is something environmental health would deal with..

### **Conclusion.**

From a purely built heritage perspective this proposed development should be shielded from it sufficiently by both the distance and reinforced shelter-belt so No Objection.

07.08.2025. **Tim J S Dyer**, B.Sc.,Dip.Arch.(Birm), Grad.Dip.Conservation(AA), RIBA. [Built Heritage Consultant](#).