

BURSLEDON, HAMBLE- LE-RICE AND HOUND

LOCAL AREA COMMITTEE

Thursday 2 February 2012

CABINET

Thursday 9 February 2012

**OLD BURSLEDON CONSERVATION AREA – LOCAL PLAN
POLICIES, OLD BURSLEDON CONSERVATION AREA APPRAISAL
& MANAGEMENT PROPOSALS SUPPLEMENTARY PLANNING
DOCUMENT (SPD)**

Report of the Head of Regeneration and Planning Policy

RECOMMENDATIONS

It is recommended that;

The Bursledon Hamble-le-Rice and Hound Local Area Committee recommends to Cabinet that:

- 1) Both policies BU4A (with amendments as set out in the report) and BU4B in the draft Local Plan relating to Old Bursledon be recommended to the Secretary of State for submission as part of the Local Plan.
- 2) The Old Bursledon Conservation Area and Management Proposals Supplementary Planning Document (SPD) and conservation area boundary extensions as set out in the schedule of amendments at appendix A to this report, be adopted, omitting Hungerford Bottom, the adjoining flats known as Brixenden House and dwellings Glenview, Woodside and The Firs, opposite, on School Road from the extended conservation area. The management proposals set out in the SPD be amended in accordance with appendix C to reflect the wording of policy BU4B in the draft Local Plan where relevant.
- 3) Consultees and Residents in Old Bursledon be informed of the changes to the conservation area boundary.
- 4) A further appraisal of land on Blundell Lane and Dodwell Lane north of the M27 be undertaken to consider its potential for designation as a conservation area when resources are available.

Cabinet:

- 5) A dopts t he r ecommendation of t he Bursledon H amble-le-Rice a nd Hound

Local Area Committee in response to recommendations 1-4 above.

Summary

Following consultation on the Draft Local Plan and the draft 'Old Bursledon Conservation Area Appraisal and Management Proposals' SPD:

<http://www.eastleigh.gov.uk/PDF/DraftOldBursledonCAA.pdf> this report recommends adoption of this document in amended form with an extended conservation area, taking into account consultation responses to the draft SPD and to the draft Local Plan policies relating to Old Bursledon. The report also recommends that both the draft policies BU4A and BU4B in the draft Local Plan are proposed to the Secretary of State as part of the Local Plan submission.

Statutory Powers

Planning and Compulsory Purchase Act 2004

The Town and Country Planning (Local Development) (England) Regulations 2004 (as amended)

Planning (Listed Buildings and Conservation Areas) Act 1990 Section 69,70 and &71;

Town and Country Planning (General Permitted Development) Order 1995 (As amended)

Introduction

1. The report of the Head of Regeneration and Planning Policy to the Bursledon Hamble-le-Rice and Hound Local Area Committee on 23 June 2011 recommended that the 'Old Bursledon and Bursledon Windmill Conservation Area Appraisal & Management Proposals' Supplementary Planning Documents be adopted in amended form following consultation. The Bursledon Windmill SPD was subsequently adopted by Cabinet in December 2011. The draft SPD relating to Old Bursledon contains proposals intended to help control the development of large extensions and replacement dwellings and also proposes extensions to the existing conservation area. Because some residents in the Hungerford Bottom area had not received information about the proposals a decision on adoption of the document was deferred to allow further consultation to take place. That further consultation period ended on 10 October 2011.
2. In the meantime, a draft of the Council's new Local Plan has been completed and was published for consultation from 28 October 2011 to 3 January 2012.

This raised the issue of how to progress adoption of the SPD so that it could reflect the relevant policies in the emerging Local Plan. To address this issue Cabinet agreed in December 2011 to defer a decision on the SPD until the results of the consultation on the draft Local Plan policies relating to Old Bursledon were available.

Consultation on issues in Old Bursledon through the Local Plan

3. Arising from the concern about large extensions and replacement dwellings in Old Bursledon and the perceived inadequacies of the policies in the present Local Plan, the new draft Local Plan suggested two policy options for consultation:

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

In the case of residential extensions and replacement dwellings in the Old Bursledon Conservation Area, the extension/replacement dwelling must not increase the volume of the original dwelling (as existing when the conservation area was first designated in 1982) by more than 25%. Further extension beyond this limit will not be permitted.

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. 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.*

4. These policy options set a specified percentage limit on increases in the size of dwellings and/or a criteria-based approach taking into account context and local character (derived from some of the proposals contained in the draft SPD). If adopted in the new Local Plan, these policies will carry greater weight than any guidance contained in an SPD. Because the Local Plan process is now overtaking the adoption of the SPD there is an opportunity to reflect some of the new Local Plan policy wording in the wording of the SPD.

5. A total of 17 responses were received concerning these draft policies and these are summarised in **appendix A**. The majority of respondents supported the adoption of both policy BU4A and BU4B, in one form or another.
6. A number of respondents asked that a specified percentage limit on increases in the size of dwellings should be at 15% to reflect the supporting text to policy 179 LB in the old Local Plan.
7. Two responses were received criticising policy BU4B for being too subjective.

Response to consultation and options for action for the Draft Local Plan Policies

- 8.. 2 options are suggested as follows
 - a) (recommended) That both policies BU4A and BU4B relating to Old Bursledon be recommended to the Secretary of State for submission as part of the local plan, with the wording of BU4A amended for clarity as follows (additional wording underlined).

In the case of residential extensions and replacement dwellings in the Old Bursledon Conservation 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.

Or,

- b) That policy BU4B relating to Old Bursledon be recommended to the Secretary of State for submission as part of the Local Plan
9. Taken together, policies BU4A and BU4B would offer quantifiable limits on the size of replacement dwellings and extensions, set against a clear baseline date, and also a set of qualitative criteria to enable the context of each planning case to be taken into account. The proposed maximum percentage size increase of 25% set out in BU4A is considered more realistic than the 15% mentioned in the supporting text to policy 179 LB as set out in the old Local Plan, which has proved very difficult to uphold at appeal in the past.
10. Against this, any generic percentage limit on the size of extensions could be considered somewhat arbitrary in its application and may still prove difficult to uphold in an appeal situation, depending on the context.
11. BU4B on its own offers the opportunity to test proposals against criteria which reflect some of the most valued characteristics of the area, although this approach would not meet the desire of most of the respondents to have a quantifiable and fixed set of controls in place.
12. On balance, taking the local views into consideration it is recommended that the two policies are taken forward together as part of the local plan process.

Consultation on the draft Old Bursledon Conservation Area Appraisal and Management Proposals SPD

13. In summary, although there has been general support for the approach of dividing the Old Bursledon area into several character zones with detailed management proposals related to each one as set out in the draft SPD there are two main areas of concern from two different groups of respondents.
14. Firstly, a desire to secure more specific controls on the size of residential extensions and replacement dwellings in the conservation area.
15. Secondly, objections to the inclusion of the Hungerford Bottom area in the revised and enlarged conservation area because of the burden of additional planning controls that would impose on residents and the perception that many properties in this location do not warrant inclusion in the conservation area.
16. A representation has also been received requesting that 3 of the houses within the existing conservation area but adjoining Hungerford Bottom be excluded from the conservation area.
17. A request has also been received to extend the Old Bursledon Conservation Area along Blundell Lane/Dodwell Lane across the motorway.
18. A number of other detailed comments have been received and a full list is attached at **Appendix B**, including a petition received from residents in Hungerford Bottom concerning its inclusion in the conservation area. There has also been an objection to the inclusion of the boatyard buildings north of the Mercury Marina in the conservation area.

Response to consultation and options for action for the Old Bursledon Conservation Area and Management Proposals SPD

19. 2 options are suggested as follows.
 - a) (recommended) Adopt the SPD and conservation area boundary extensions as set out in the schedule of amendments and map at **Appendix C**, omitting both Hungerford Bottom and the adjoining flats known as Brixenden House together with the three dwellings – Glenview, Woodside and The Firs- on the opposite side of School Road from the extended conservation area. Amend the management proposals set out in the SPD to reflect the wording of policy BU4B in the draft Local Plan where relevant.
 - b) Adopt the conservation area boundary changes as originally set out in the draft SPD including Hungerford Bottom and the adjoining flats known as Brixenden House with Glenview, Woodside and The Firs on School Road

within the extended conservation area. (Otherwise amend as for option a).

20. In statute, conservation area designations and boundary extensions are determined outside the local plan process, so the new draft Local Plan shows the existing conservation area boundaries in Old Bursledon. Proposals to extend the conservation area boundary in a total of 6 places including Hungerford Bottom were set out in the draft SPD. **Appendix D** shows the proposed changes to the conservation area boundary as set out in the draft SPD.
21. In the case of Hungerford Bottom, the suggestion to include the area arose from its contribution to the character of the conservation area as a whole in terms of architecture and landscape, its physical and visual links into the rest of the conservation area and its historic connections with the shipbuilding heritage of Old Bursledon. The area does, however, include a mix of buildings of varied age and quality and although some of the older individual buildings in particular are of value, (identified in the draft SPD) others make little contribution to the character of the area. On balance it might be concluded that Hungerford Bottom should remain outside the conservation area, which would accord with the majority of representations received from that area.
22. At present Hungerford Bottom is included within the Old Bursledon Special Policy Area, as defined in the old Local Plan, which was intended to provide stronger planning controls over development and protect the character of the area. In many ways the special policy area duplicates the role of conservation area designation. The new draft Local Plan makes no provision for a special policy area in Old Bursledon. Both the draft Local Plan policies and the draft SPD proposals were intended to supersede the special policy area designation through an extended conservation area, avoiding duplication of designations. If Hungerford Bottom is not to be included in the enlarged conservation area then, on the adoption of the new Local Plan the area would be subject only to the restrictions imposed under countryside and design policies of the new Plan. **Appendix E** shows the existing special policy area and the existing conservation area boundary.
23. If it is considered that the Hungerford Bottom area should remain outside the conservation area, then buildings judged to be of particular historic value (but not suitable for statutory listing) could in principle be added to the local list to identify them as being of special interest. This would be carried out as a separate exercise.
24. It is not recommended that any houses within the existing conservation area (last amended in 1989) are excluded from it (as requested by one of the respondents at the lower end of Hungerford Bottom), as this part of the existing conservation area is considered to be quite distinct in character from the main part of Hungerford Bottom itself.
25. The recommendation not to include Brixendon House, Glenview, Woodside and The Firs in the proposed conservation area extension has been made

because these modern buildings on School Road , and adjoining the Hungerford Bottom area are not considered to have sufficient merit for inclusion, given their location right on the edge of the proposed extension.

26. In response to the request to extend the conservation area along Blundell Lane/Dodwell Lane on the other side of the motorway, this geographical area has a different character from the main part of Old Bursledon and it is suggested that the value of this area be considered as a separate exercise when resources are available.
27. In response to the request to exclude the boatyard buildings north of the Mercury Marina from the extended conservation area it is considered that this extension should proceed as outlined in the draft SPD to afford greater control over future development and expansion in this prominent location adjoining Badnam Creek.
28. In every case the guidance in the adopted SPD must not conflict with any of the existing saved policies until they are superseded by the new Local Plan. It would also be inappropriate to refer to the new draft policy BU4A (para 3 above) in the main text of the SPD because this would conflict with the reference to a maximum 15% increase in floorspace for extensions in the special policy area which is mentioned in the supporting text associated with the existing saved Local Plan policy 179.LB.
29. Policy BU4B, however does not conflict with any of the existing saved old Local Plan policies, and the management proposals set out in the SPD have therefore been modified in the schedule of amendments at **Appendix C** to reflect the wording of policy BU4B in the draft Local Plan where relevant.

Financial Implications

30. Legal, advertising and printing costs associated with proposed variations to the conservation area would be covered by budgets held by the Head of Regeneration and Planning Policy. The cost of adopting the SPD will increase if it needs to be significantly amended more than once.

Risk Assessment

31. The main risk associated with proceeding with the adoption of the SPD was that it would need some revision to bring it into line with Local Plan policies when these are finally adopted. Making a decision on the Old Bursledon SPD together with related Local Plan policies minimises this risk.

Equality and Diversity Implications

32. Consultation carried out so far has included those likely to be affected by proposals together with community groups likely to have an interest in the conservation area.

Conclusion

33. The adopted SPD will provide better support to the new Local Plan and provide more detailed guidance, helping to achieve a greater level of control over residential development than currently exists.

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Appendices Attached: 5
Report No PP----- PP000127

LOCAL GOVERNMENT ACT 1972 - SECTION 100D

The following documents disclose facts or matters on which this report or an important part of it is based and have been relied upon to a material extent in the preparation of this report:
None

Appendix A - Local Plan consultation responses regarding Old Bursledon Conservation Area – 28th October 0211 to 3rd January 2012

Policy BU 4A

Date Received	Respondent	Comments made	Actions taken
16/11/2011	Marion Penn	Support the policy.	As below
29/11/2011	David Gorrod	Support for clause contained in BU4B but wonder why BU4A cannot be included as it is complementary	As below.
29/11/2011	OBAG (A Poland)	Support policy BU4A however suggest that the policies in BU4B should be included as well, either as supporting text for BU4A or as a separate policy. The percentage limit of BU4A would give a clear and unarguable guide while the additional clauses of BU4B would prevent other 'disasters'.	These points will be taken into consideration in the management proposals and in the development of the Local Plan.
06/12/2011	Jack & Betty Mellan	Support policy BU4A being specific with a percentage limitation would be welcomed by residents . However would welcome policies BU4A and B being brought in, in tandem.	As above
09/12/11	Diana Sneezum	Supports the inclusion of both policies to achieve the ideal solution.	As above.
22/12/2011	Bursledon Parish Council (Jenny Whittle)	Bursledon Parish Council requests that Eastleigh Borough Council listen carefully to the views of residents in the Old Bursledon Conservation Area, demanding more effective protection for the character of the area than provided in the old Local Plan.	Comments will be taken into consideration in the development of the Local Plan and finalisation of the SPD management proposals.
27/12/2011	Ray Turner	This is clear and simple with little room for argument or interpretation. It still allows residents to extend their properties, but there is a clear limit and no ambiguity.	Noted
29/12/2011	Marina Development Limited (MDL)	Marina Developments Limited (MDL) support the approach to exclude the boatyard building within Mercury Yacht Harbour marina from the Bursledon conservation area boundary. The inclusion of this building in the conservation area boundary could possible jeopardise the continued viability of Mercury Yacht Harbour to operate effectively by reducing flexibility for development options in the future. As such it supports the plans aspirations for a diverse and prosperous economy for the borough.	Noted
31/12/2011	David Anderton	Support as basis of refusal or acceptance is clear and transparent.	Noted

Policy BU 4B

Date Received	Respondent	Comments made	Actions taken
29/11/2011	OBAG (A Poland)	Support policy BU4B however suggest that the Policies in BU4A should be included as well. The percentage limit of BU4A would give a clear and unarguable guide while the additional clauses of BU4B would prevent other 'disasters'. If applied on its own it would be too subjective.	These points will be taken into consideration in the SPD management proposals and in the development of the Local Plan.
29/11/11	David Gorrod	Supports BU 4B but wonders why BU 4A can't be incorporated as well.	Noted
02/12/11	George Bowyer	In favour of this policy but also felt the 15% of BU 4A should be retained in preference to the new figure quoted.	The current figure is not working well and the new figure from a firm base date will be more effective.
05/12/11	Robert Carter	Support BU 4B but why not include BU 4A in this as well.	Noted
06/12/2011	Jack & Betty Mellan	Support policy BU4B as it would probably protect Old Bursledon from over-development for future generations to enjoy. However would welcome policies BU4A and BU4B being brought in tandem.	Noted
22/12/2011	Bursledon Parish Council -Jenny Whittle.	Bursledon Parish Council requests that Eastleigh Borough Council listen carefully to the views of residents in the Old Bursledon Conservation Area, demanding more effective protection for the character of the area than provided in the old Local Plan.	Comments will be taken into consideration in the development of the Local Plan and finalisation of the SPD management proposals.
27/12/2011	Ray Turner	This is too subjective. Developers will drive a coach and horses through it and run rings around the Council. It will create a lot of appeals which will cost the Council money.	Noted
31/12/2011	David Anderton	Object on the basis that could be subject to legal challenge and the conservation area is not working effectively presently.	Noted

Appendix B :

Old Bursledon Conservation Area Appraisal - Consultation Responses

Date Received	Respondent	Comments made	Actions taken
21.03.11.	Local Resident.	Fully agrees with proposed extensions and points made to protect CA.	Noted.
23.03.11.	Local Resident.	What will the LA do to encourage the community to restore the visual corridor from the viewpoint?	Advice to be offered on management of protected trees.
06.04.11.	Local Resident.	Extend tree preservation area to east of Kew Lane to include two areas / fields up to house named St George.	Not an immediate priority but trees have protection in conservation area.
13.04.11.	Local Resident. Local Resident.	Objection to part of garden of house in Redcroft Lane being included in CA. Trees already included in woodland TPO. Welcome extensions to CA but wants odd groups of mature trees outside area protected i.e. to north side of Blundells Lane up to motorway and in sites of Bursledon Hall and Upton.	The trees in the garden contribute to the overall character of the conservation area, forming a cohesive edge at this point. Most of the trees either side of the original drove road, up to the motorway have TPO's and the area north of it may be considered as a separate conservation area when resources permit.
11.04.11.	Local Resident.	Concern regarding the extent of erosion of the western bank of the river on the bend around the top of Hackett's Marsh to Lands End hard.	This is a natural phenomenon more appropriate to the / Environment Agency and Natural England.
12.04.11.	Local Resident. Old Bursledon Action Group.	Request to retain the 15% limit on residential development. 'Excellent Appraisal which will provide much needed additional guidance.'	Policy 179LB remains in place with the 15% figure retained as part of additional guidance supporting this Policy until superseded by policies in the new Local Plan.

Date Received	Respondent	Comments made	Actions taken
	<p>O.B.A.G.</p> <p>“</p> <p>“</p> <p>“</p>	<p>Limit extensions and re-builds to a maximum increase of 15%.</p> <p>Retain all Special Policy Area policies in CA when it supersedes existing SPA doc.</p> <p>Stop repeat applications exceeding the limit by stealth.</p> <p>Stop acceptance of extensions that ‘cannot be seen from the road.’</p>	<p>As above.</p> <p>Policy 179LB remains in place with the 15% figure retained as part of additional guidance supporting this Policy until superseded by policies in the new Local Plan.</p> <p>Noted.</p> <p>Noted.</p>
14.04.11.	<p>Local Resident.</p> <p>Local Resident.</p> <p>Local Resident.</p>	<p>Request to retain the 15% limit on residential development.</p> <p>Applaud appraisal but want 15% retained as absolute limit including for stealth applications to stop loss of small dwellings and becoming a large house ghetto.</p> <p>Stop to changes of use for the remaining agricultural land.</p>	<p>Policy 179LB remains in place with the 15% figure retained as part of additional guidance supporting this Policy until superseded by policies in the new Local Plan.</p> <p>As above.</p> <p>Already covered by existing policies. No change proposed.</p>
18.04.11.	<p>Local Resident.</p> <p>Local Resident.</p>	<p>Request to retain the 15% limit for residential development.</p> <p>As above to, prevent the village being despoiled.</p>	<p>Policy 179LB remains in place with the 15% figure retained as part of additional guidance supporting this Policy until superseded by policies in the new Local Plan.</p> <p>As above.</p>
21.04.11.	<p>Local Resident.</p> <p>Highways</p>	<p>Request to make the 15% limit obligatory to retain variety.</p> <p>No comment.</p>	<p>As above.</p>

Date Received	Respondent	Comments made	Actions taken
	Agency.		
25.04.11.	Local Resident	Appreciation for work put into document and maintain 15% limit	Policy 179LB remains in place with the 15% figure retained as part of additional guidance supporting this Policy until superseded by policies in the new Local Plan.
27.04.11.	Local Resident.	As above.	As above.
03.05.11.	Local Resident. Informally from HCC Local Resident.	Applaud the appraisal and request retention of the 15% limit Include reference to archaeology. A number of Roman findspots in conservation area and a number of Medieval wrecks in waterfront and river with potential for older. Objection to inclusion of 'The Cottage' garden as 'The local authority will discourage development on this area.'	Policy 179LB remains in place with the 15% figure retained as part of additional guidance supporting this Policy until superseded by policies in the new Local Plan. Offer of more information to be taken up to expand knowledge of area. Owner met on site for discussion and adjustment made to wording to be less prescriptive which has been agreed with him.
05.05.11.	Local Resident.	Request to retain the 15% limit.	Policy 179LB remains in place with the 15% figure retained as part of additional guidance supporting this Policy until superseded by policies in the new Local Plan.
20.05.11.	Bursledon Rights of Way and Amenities Preservation Group. “	Impressed with quality of this comprehensive and thorough appraisal. The Parish Council Archivist questions the authenticity of some statements of history. Opposed to the deletion of the Special Policy Area.	Noted. Information requested and will be included / adjusted when available No SPA proposed as part of the draft Local Plan.

Date Received	Respondent	Comments made	Actions taken
	<p>“</p> <p>“</p> <p>“</p> <p>Bursledon Rights of Way and Amenities Preservation Group.</p>	<p>Suggest including former tip adjacent to the sewage works and Badnam copse in CA.</p> <p>Suggest mentioning replacement of eyesore fencing at station, station road and footpath no.6.</p> <p>Suggest mention of need to improve the miscellaneous collection of buildings and garages between the park and Greyladyes.</p> <p>No mention of need to consider the impact of development viewed from the river and marshes.</p> <p>Request rigorous implementation of policy and rigid enforcement of planning decisions in CA.</p> <p>Propose extension of conservation area along part of Blundell lane and Dodwell Lane, or new conservation area designation.</p>	<p>Considered, but felt that the ancient woodland tree boundary is still the most appropriate edge to CA.</p> <p>A good idea, to be included.</p> <p>Some of these are in the process of being replaced and will particularly improve the park / building interface.</p> <p>When an application is felt to be obvious from the river it is considered from the eastern 'towpath'.</p> <p>Noted.</p> <p>Area north of motorway is of a different character. May appraise as potential new conservation area when resources permit.</p>
17 06.11.	Jon Tizzard for Fairfield (field o and Berryfield.	In the long term would like to be able to develop sites	Existing policy does not allow For any new development here as it is classed as countryside.
20 06.11.	Mr P Lomas & adjacent owner.	Do not want buildings Included.	Adjust document to exclude these properties.

Date Received	Respondent	Comments made	Actions taken
21 06.11.	Marina Developments Ltd.	Object to inclusion of boatyard to north of Mercury Marina and seek delay to allow for representation.	No action. Included to protect Badnam Creek and edge of saltmarsh Natural Conservation area.
23 06.11.	Dave and Pat Anderton.	Asking for delay to consider, as not notified.	Agreed to and carried out.

Appendix B :

Old Bursledon Conservation Area Appraisal – Further Consultation Responses - 1 August to October 2011.

Date	Respondent	Comments made	Actions taken
12.08.11	Local Resident of Hungerford.	a. Buildings generally not worthy of inclusion. b. Inclusion involves notification prior to lopping trees over 75mm dia. c. Wants to be able to repair front wall in current style. d. Landscape management plans could include private gardens. e. It is all a bit late as numerous properties have already lost their original features. f. Please leave us as we are.	Noted.
16.08.11	Local Resident of Hungerford.	a. An unnecessary waste of money in the current climate b. Additional costs to residents. c. Existing planning laws sufficient in this area.	Noted.
18.08.11	Local Resident of Hungerford.	a. Most houses too new to include in conservation area. b. More rules and regulation leading to more paperwork and expense. c. Apart from Pilands Wood, most trees around Hungerford are already protected by TPO's. d. Area already in SPA. e. Feels that existing planning laws give sufficient protection to area. f. Too late to preserve the appearance of a lot of the Victorian properties. g. Middle Allotment Green Space – is it not a nature conservation area as it is? It could	Noted “ “ SPA is not included in Draft Local Plan Local listing and Article 4 directions could preserve the remaining originals outside the CA.

Date	Respondent	Comments made	Actions taken
		<p>be extra allotments to solve the waiting list.</p> <p>h. Agrees with the inclusion of Pilands Wood into the conservation area.</p> <p>i. If 'conservation area' is to mean something should it not be unique and special? Apart from the woods it is neither but nevertheless a pleasant place to live.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>
06.09.11	Local Resident of Bursledon.	<p>a. Large size of extensions e.g. Hamull allowed on appeal over the 10%, so why bother with them at all.</p> <p>b. Trees allowed to grow, blocking views which have been factored into house pricing and council tax rates.</p>	<p>Noted.</p> <p>“</p>
08.09.11	Local Resident of Hungerford.	<p>a. The character of Hungerford is completely different to Old Bursledon.</p> <p>b. The only access is along a narrow lane which has been renamed Kew Lane at the top from Hungerford Lane previously, causing confusion for the fire service and others resulting in failure to attend.</p> <p>c. Mix of houses, none of which are a match for Old Bursledon.</p> <p>d. Little attempt to extend most houses and they are covered by the existing SPA.</p> <p>e. Draft document needs revising to take account of objectors views.</p> <p>f. If included, name should be 'Old Bursledon and Hungerford CA'.</p> <p>ADDITIONAL COMMENTS</p> <p>A Why hasn't this document been used in the Parish Plan</p> <p>b. How will the management plan actually affect people.</p> <p>c. How does 'Hackett's' fit into the conservation area?</p> <p>d. How is it going to control future development at Mercury Yacht Marina or around the Church?</p> <p>e. Creation of 'character zones' is good but for most of the last 40 years the road was known as Hungerford Lane from the junction with School Road. Why has it been</p>	<p>Noted</p> <p>“</p> <p>“</p> <p>The existing SPA will be superseded by the new Local Plan which makes no provision for an SPA in this area</p> <p>Noted</p> <p>This is a Parish responsibility.</p> <p>Noted</p> <p>“</p> <p>“</p> <p>“</p> <p>“</p>

Date	Respondent	Comments made	Actions taken
		<p>changed ?</p> <p>f. Correction to para 3.6 after 3rd. sentence add 'as far as Lowford'.</p> <p>g. Correction to para 3.13, 1st. sentence add 'and many earlier houses were built with bricks made on site from the local clay.'</p> <p>h. Claims par 3.19 refers to separate parish and should be removed.</p> <p>i. Para 4.5 - Is the purpose of the CA to exclude all houses except the high quality, expensive ones?</p> <p>j. Para 4.7 – is this so that existing large houses keep their views?</p> <p>k. Para 4.8 – Suggests including the whole area across to Hamble and Satchell Lanes.</p> <p>l. Para 4.9 – Only connected by Kew Lane and two foot paths now the connection to Salters Lane is closed.</p> <p>m. Para's 4.20-22,34&40 –How do these allow houses like 'Hacketts'?</p> <p>n. Para 4.30 – the house/plot ratio recently has been far too high.</p> <p>o. Paras 4.36 and 37 Trees should not take priority over human habitation but be a compliment to it.</p> <p>p. Only the bottom end is Hungerford Bottom.</p> <p>q. Wynne-Field is nice but too big for it's plot.and fail to see how it contributes to CA.</p> <p>r. Para 4.163 – About 50/60 years ago there was a group of about 8 cottages at the end of which only Brookwood and Hungerford End remain, this from 1870.</p> <p>s. Suggests that the five houses Brookwood to The Coach House should be in a Hungerford zone.</p>	<p>“</p> <p>Comments noted. Reference is to the River, not the parish of Hamble.</p> <p>Noted</p> <p>“</p> <p>Boundary just extended to the edge of the ancient woodland.</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Comments noted.</p> <p>The character of the setting of these differs from Hungerford.</p>
23.09.11	Local Resident of Bursledon.	No mention of the maximum permissible limit for house extensions. Far too many contraventions of this. Neighbouring counties have these limits.	Policies relating to Old Bursledon have been drafted in the draft Local Plan which may address this issue.
26.09.11	Local Resident of Hungerford.	Do not agree with the time and money being spent on this. Not a particularly 'pretty' area. Please do not make life more difficult and expensive by including us.	Conservation areas are reviewed periodically and this one was last done some 11 years ago.

Date	Respondent	Comments made	Actions taken
		It is a disgrace that Social Care funding is cut and money spent on this sort of trivia.	
27.09.11	Local Residents of Hungerford .	Covering letter with petition from 45 signatories in 32 dwellings objecting 'to the inclusion of Hungerford and Hungerford Bottom into the OBCA.	Noted.
29.09.11	Local Resident of Hungerford..	<p>a. Live in 1905 cottage where the area is referred to Old Bursledon as opposed Hungerford or H Bottom.</p> <p>b. Consider the existing rules are sufficient protection for the area.</p> <p>c. In particular the following should be eliminated :- tree felling requirement, conditions on brick walls, landscape management including front gardens, replacement features and limitations on extension size.</p>	<p>Noted</p> <p>See references to SPA above.</p> <p>Noted</p>
10.09.11	National Agent on behalf of Marina Company.	<p>a. Unable to identify sufficient evidence to justify extension 1 (the boatyard) being included into the CA.</p> <p>b. Unclear as to how the yard's inclusion will minimise impact on Badnam Creek and salt marshes.</p> <p>c. Object to inclusion of the boatyard in the revised Conservation Area.</p> <p>d. Claim there is no justification or need for inclusion and that it has enough protection by being adjacent to the CA and the Local Plan policies.</p>	There is a clear demarcation between the marina and the boatyard whose existing character and form are intrinsic to the riverside scene while having a low impact on Badnam Creek, it's natural state and various nature designations on the other side.
11.09.11	Local Resident of Hungerford.	<p>a. Most houses too new to include in conservation area.</p> <p>b. More rules and regulation leading to more paperwork and expense.</p> <p>c. Apart from Pilands Wood, most trees around Hungerford are already protected by pto's.</p> <p>d. Area already in SPA.</p> <p>e. Feels that existing planning laws give sufficient protection to area.</p> <p>f. Too late to preserve the look of a lot of the Victorian properties.</p> <p>g. Middle Allotment Green Space – is it not a nature conservation area as it is? It could be extra allotments to solve the waiting list.</p> <p>h. Agrees with the inclusion of Pilands Wood into the conservation area.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>As already defined above.</p> <p>Noted</p> <p>“</p> <p>“</p>

Date	Respondent	Comments made	Actions taken
		i. If 'conservation area' is to mean something should it not be unique and special? Apart from the woods it is neither but nevertheless a pleasant place to live.	“

Appendix C
Old Bursledon Conservation Area Appraisal
Schedule of changes to draft document

Page Number	Paragraph Number	Deletion.	Addition.
Through-out text (pages1-72)	N/A	Delete references to existing saved policy numbers from adopted Local Plan (2006) in main body of text. Delete references to local development framework.	Substitute LDF with 'local plan'
Appendix A (pages 73-80)	N/A		Insert new draft policy after each superseded saved policy (where relevant)
1.	1.2 1.4 1.5 1.6	Amend paragraph Omit whole paragraph. Omit whole paragraph. “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 in due course. This document has been amended following consultation with all interested parties. The document is available on the council website www.eastleigh.gov.uk
2.	1.7.	Replace paragraph	Consultation on a draft of this document took place in 2011 between March 17 th and
4.	2.13	Amend ParagraphThe Old Bursledon Conservation Area Appraisal has been adopted as SPD..... <i>Eastleigh Borough Local Plan Review</i> (saved by the Secretary of State in May 2009) and takes into account the draft policies contained

			in the draft of the Local Plan published for consultation on the 28 th October 2011.
4.	2.14	Replace paragraph	Appendix A lists the saved policies from the Eastleigh Borough local Plan Review 2006 and where relevant the draft Local Plan policies which(at the time of writing) would supersede them
4.	2.15	Delete whole paragraph	
4.	2.16	Delete whole paragraph	
5.	2.17	Delete whole paragraph	
5.	2.18	Delete the word 'saved'	
8.	3.15.	Carmlington	Cramlington.
	3.18.	Greylaydes	Greyladyes.
10.	Map	Delete the word 'existing' from the key , delete 'Existing' from title	Insert 'as at 'after 'boundary'
11.	3.20	Delete last sentence.	
11.	3.22		Insert 'some of' after 'align'
12.	4.3	-	. . .'as shown on the map opposite' before 'in the following ways'
12.	4.4	...it is recommended...	Replace words with; ' It contains a visually significant built element which clearly appears to be within a distinctive and largely open character zone.That'....
12.	4.5	' that falls within the special policy area is recommended for inclusion'	Replace with 'is included'
12.	4.6	Delete second sentence and...'recommendation to include'...	Replace with 'The inclusion of this'...
12.	4.7	...'recommended'...'it is recommended'...	
13.	Map	'Existing' and 'Proposed' in key and title	Insert 'as at' before Dec 2010. Replace ' Proposed' with 'New' Amend map to exclude Hungerford Bottom from new Conservation Area boundary.
14.	4.9	Delete para	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

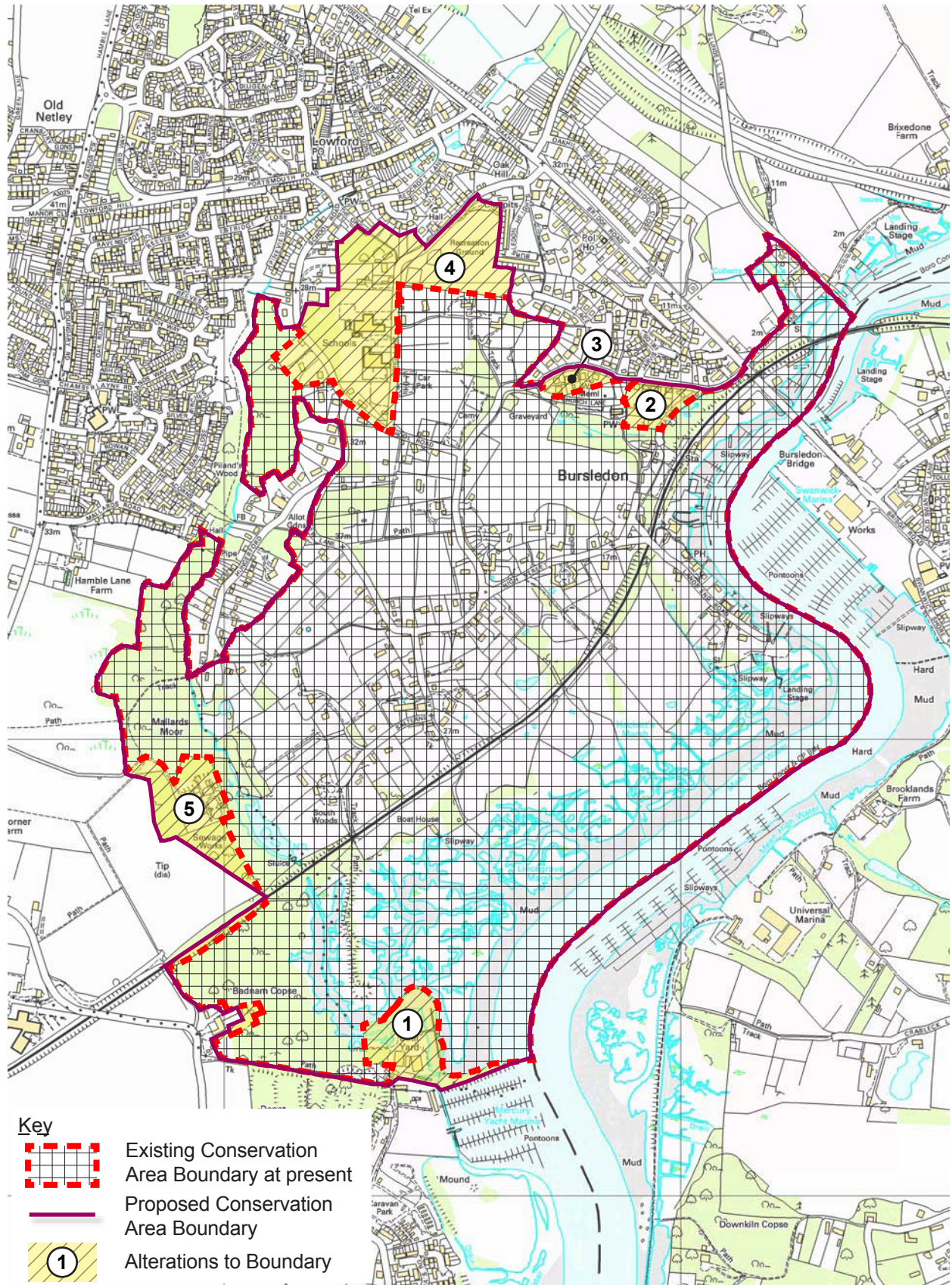
			on balance it has not been included in the extended conservation area.
14.	4.12	above, which contains the only prominent building within this zone.
16.	4.19	Replace whole para and move into 'Character of the conservation area'.	<p>Archaeology</p> <p>Within the conservation area there are a number of '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 on these is available from the County Council.</p>
18.	4.31	Replace para	In implementing policies 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.
19.	4.35	Replace para	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.
20.	4.41		<p>Add; 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.</p> <p>Proposed extensions should be subservient to and in proportion to the existing building in form, scale and design.</p> <p>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.</p>

21.	Index	Delete Zone 9, Hungerford Bottom	
23.	Map 5.	Amend curtilage of Myrtle Cottage (add garden) Slipway at south – east end of Lands End Road.	Include garden area to south – east. Public hard.
28.	Fig.14 By Fig 15.	Maidstone Bank	Maidenstone Barn
30.	4.71.	. . . and harm	. . . harming the open character and seek to retain the open land between existing buildings.
31.	4.79		Add; ...Blundell Lane within this part of the conservation area.
33.	Map 6.	Amend proposed conservation area boundary.	
34.	Map 7.	-	Add footpaths from Salterns lane to Badnam Creek and the Boat House.
35.	4.87		...unobtrusive and make a positive contribution to the character of the conservation area..
38.	Map 8.	-	Annotations to Bailey Cottage and Railway Cottage to be reversed.
40.	4.96. 4.99	. . . discourage development on this garden. -	. . .seek to retain the predominantly open character of the garden. Insert 'in use' after 'downgraded'
46.	4.109 4.110.	Delete 'boundaries' Delete 'generating' Greylaydes	Replace with 'boundary' Replace with 'providing' Greyladyes
48.	4.115.	-	Insert at end of para; NOTE -These fittings were removed prior to the sale of the building.
52.	Map 11.	Delete flats north west of school site.	Zoom out and amend boundary to include area of trees on other side of School Lane.
54.	4.130, 4.132, 4.134, 4.136		Proposals in bold.

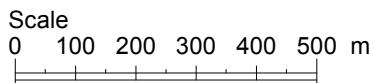
57.	Figs 47/48. 4.143.	- 05/12/1955.. . . C17, 2 storeyed (including dormers) house with wood frame (brick nogged) exposed on first floor. Red tile roof half-hipped; gabled dormers with cills at eaves level. Ground floor walling in brickwork. Flemish bond with red stretchers and blue headers. Casements.	Transpose photographs. 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.
63.	Map 13.	-	Add footpath from bottom of Salterns Lane toward Badnam Creek. Zoom out and extend add additional woodland from Mallards Moor
67-70	4.168- 4.179	Delete references to Hungerford Bottom	
71	5.1	Delete 'recommended'	Replace with; 'made'
71	5.2	Heading; Delete	Replace with; 'Special policy area and conservation area'
71	5.2	Delete	'As part of the conservation area appraisal process the, the special policy area was examined to assess whether land within the SPA that fell outside the conservation area should be included within the conservation area. With the exception of land within the Hungerford Bottom area the SPA has been included within the extended conservation area'.
71	5.3	Delete	'This SPD cannot create or amend planning policies, this will be done through the local plan process. When the old saved Local Plan policies are superseded by the new policies the special policy area designation will be removed, leaving (where relevant) any new policies relating to Old Bursledon and the national conservation area designation.
71	5.4	Delete; 'weigh'	Replace with; 'weight'
71	5.6	Delete	

Appendix C

Proposed Extensions to Old Bursledon Conservation Area - Feb 2012.

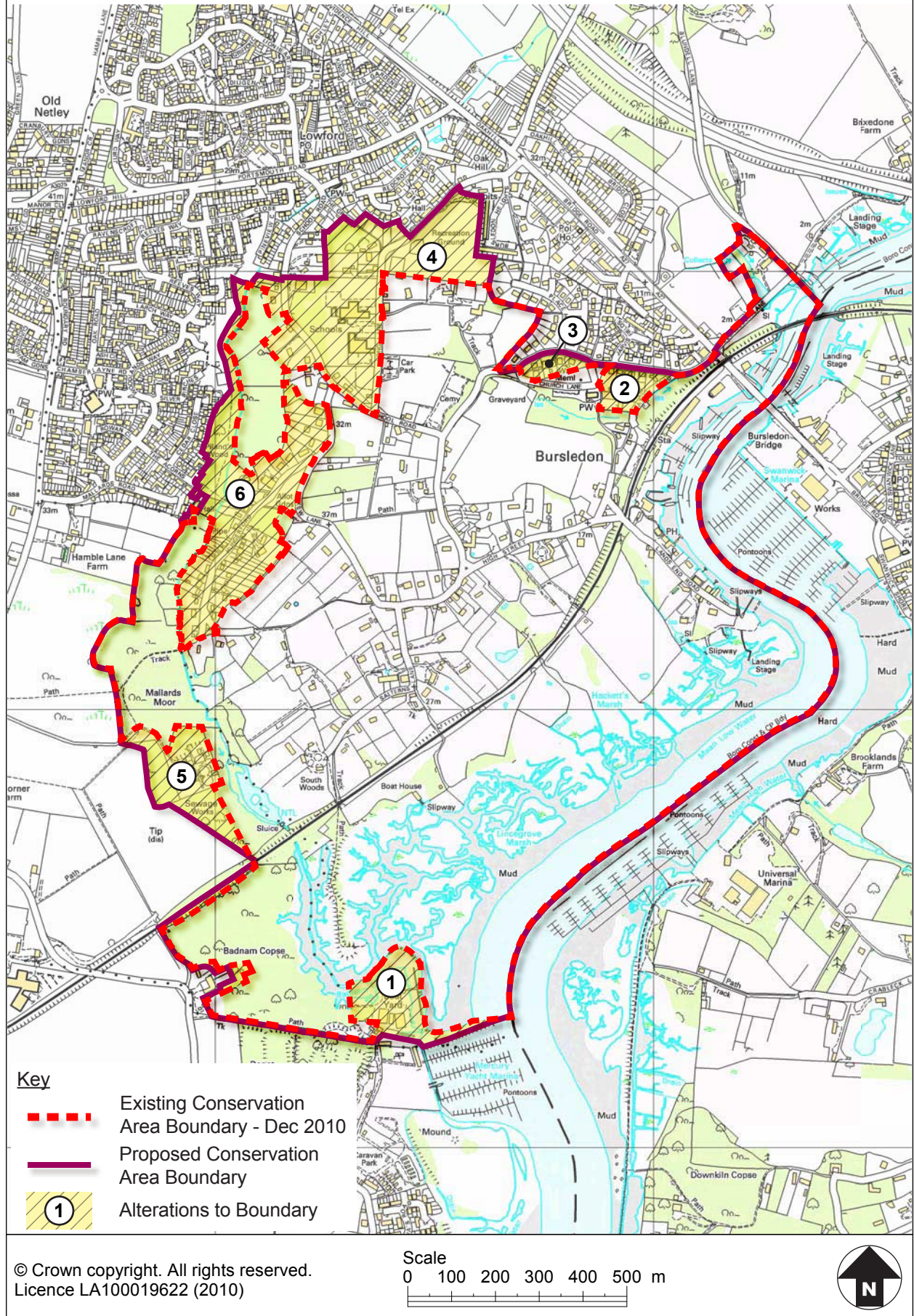


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Appendix D

Draft Extensions to Old Bursledon Conservation Area as suggested in Draft SPD (2011).



Appendix E
 Existing Conservation Area & Special Policy Area as at 2010/2011.

