

June 2018



Eastleigh Borough Local Plan

2016-2036



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5.75 The NPPF defines 'heritage assets' as: "A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)". They include:

- The conservation areas of 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 policies map;
- Listed buildings;
- Locally listed buildings;
- Historic parks, gardens and landscapes;
- Scheduled monuments, nationally important ancient monuments and archaeological sites, and their settings;
- protected wreck sites; and
- Marine, rail and aviation heritage assets.

Policy DM12, Heritage assets

The Borough Council will conserve and enhance the Borough's heritage assets through:

- i. Identifying the assets by means of an on-going programme of survey and review;**
- ii. Identifying their key features and measures to manage and enhance these, e.g. through conservation area appraisals;**

- iii. Restricting development likely to harm them or their settings through management of development proposals; and**
- iv. Encouraging development that enhances them, ensures their long-term management and maintenance and where possible, enables public enjoyment and interpretation of the asset.**

Development of a heritage asset or within their setting will be permitted provided:

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

Development that affects an archaeological site either above or below ground that is already identified or discovered through

development proposals will only be permitted provided:

- a. **if the remains cannot be preserved in situ, the clear and convincing overriding public benefits of the development that cannot be achieved by any other means is sufficient to outweigh the value of the remains; and**
- b. **prior to the commencement of the development, provision has been made for a programme of archaeological investigation and recording and for this evidence to be made publicly accessible;**
- ii. **it achieves a high standard of design which respects and complements the character and qualities of the heritage asset(s);**
- iii. **where necessary, it secures the long-term future maintenance and management of the asset;**
- iv. **where possible, it enables public enjoyment and interpretation of the asset; and**
- v. **a heritage statement is submitted with the application explaining the significance of the assets affected including the contribution made by their setting, at a level of detail proportionate to the asset's significance; the impact of the proposal on the significance of the asset; and how proposals have been developed to avoid harm or, if this is not possible, minimise the harm; with mitigation measures proposed.**

In permitting development involving a heritage asset the Borough Council may seek a legal agreement to secure the long-term management and enhancement of the asset.

5.76 Local authorities are required by the Planning (Listed Buildings and Conservation Areas) Act 1990 to give specific protection to buildings and areas of special architectural or historic interest. This includes identification of those parts of the Borough that should be included in conservation areas. All the conservation areas have conservation area appraisals and most have been updated in recent years including reviews of their boundaries as Supplementary Planning Documents. Designation of conservation areas means that the Borough Council values and is committed to protecting the character of the area, and is also looking for ways in which they might be improved. It seeks to ensure development makes a positive contribution to local character and distinctiveness, not to prevent development. When dealing with proposals for development in these areas, particular attention will be paid to the details of design, to ensure that the character of the area is as a minimum sustained, and where possible enhanced. In the case of commercial premises in conservation areas, the Council will seek to achieve a high standard of shopfront design and signage related sympathetically to the character of the building and the surrounding area, avoiding proliferation of signs.

5.77 For development in conservation areas outline applications will not normally be acceptable. The Council will normally require detailed plans showing elevations, materials and relationship to



the neighbouring buildings and spaces including trees and other landscape features. Those seeking to develop within conservation areas should have regard to the Council's Conservation Area Appraisals Supplementary Planning Documents⁵².

5.78 The Borough contains 181 buildings listed as being of special architectural or historic interest, of which 9 are Grade II* listed and the rest are Grade II (there are no Grade I listed buildings). The Council has a statutory duty to protect these from the adverse impacts of development and from demolition and will continue to work with owners and agencies to seek to find viable uses for heritage assets that may be at risk. Many of these buildings also contribute to local character and identity. The policy is designed to avoid damage to or loss of such buildings and their immediate surroundings.

5.79 The Council has also identified buildings suitable for inclusion on a local list of buildings important for local heritage reasons. The Council maintains records of listed building quality and condition, and is identifying and listing buildings of local heritage value. They are buildings that contribute to local identity and reflect locally significant parts of the Borough's history. Although they have no statutory protection, the Council is keen to conserve these buildings for these reasons.

5.80 In addition to buildings, there are parts of the Borough's countryside that are of historic value, in particular parks and gardens. These again represent the history of the Borough and contribute to its character and identity, and wherever possible, they are to be protected from the adverse impacts of development. The Council works with other bodies including Hampshire County Council,

the Hampshire Gardens Trust, Historic England and local interest groups in the identification and conservation of these and other heritage assets. In cases where the character of a local historic landscape has already been eroded to a significant extent, development may be permitted that affects the landscape providing it is sympathetic to the remaining character of the area and the development includes a legal agreement to secure the long term management and enhancement of the remaining historic landscape asset. In this context, 'eroded to a significant extent' means that features that were characteristic of the historic landscape have been lost.

5.81 Scheduled Monuments are protected by The Ancient Monuments and Archaeological Areas Act 1979. These are only one type of archaeological site. The Borough contains a variety of archaeological sites including some of more recent origins such as the Itchen Navigation, remains of the old water meadows in the Itchen valley, and old green lanes. All these archaeological remains are by their nature finite resources, and vulnerable to damage and destruction. The policy seeks to protect them so far as possible from the adverse effects of development.

5.82 It is obviously preferable that heritage assets are used for the purpose for which they were originally intended. However, given the age of some of them this may not always be possible, and the policy allows for alternative uses that do not damage their character and would contribute to maintaining their heritage value.

5.83 In some cases, development that would not normally be allowed may be justified

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as an exception to policy on the grounds that it provides the resources to secure the future of the heritage asset ('enabling development'). The Council will wish to be sure that applicants have explored all possible uses for the asset that are allowable under policy before making an exception, where necessary via a marketing exercise. The optimum use will be assessed in the context of the conservation of the asset rather than maximising financial gain. The applicant may be required to enter into a legal agreement securing the future of the asset and its historic features.

5.84 The value of heritage assets is enhanced if they can be enjoyed and understood by visitors. Such activity can also contribute to the local economy. Policy DM12 therefore enables the provision of facilities for interpretation provided these do not have adverse impacts on the heritage asset or other interests.

Transport

5.85 Transport infrastructure includes:

- Roads and motorways
- Public transport facilities including rail facilities and bus routes
- Footpaths, cycleways and bridleways
- Vehicle parking

Southampton Airport also forms part of the Borough's transport infrastructure (see E9, Chapter 6, section 6.4).

Relevant issues and objectives

Issues (Chapter 2): G11-17

Objectives (Chapter 3): i, v, xi, xiii

Related local and national strategies/policies (see Appendix B)

Source	Reference/ title
Eastleigh Borough Council	Cycling Strategy
	Walking Strategy
	'Residential Parking Standards' SPD ⁵³
	Emerging Parking Strategy
Hampshire County Council/ Transport for South Hampshire and Isle of Wight	Local Transport Plan 2011 – 2031 (HCC, 2011)
	Local Transport Plan – Strategy for South Hampshire (Solent Transport 2011)
	Transport Delivery Plan 2012-2026 (Solent Transport 2013)
	Public Transport Delivery Plan 2014-2036 (Solent Transport)
	Eastleigh Borough Transport Statement (HCC 2012)
	Eastleigh Strategy Transport Study Interim Report – Issues and Options (HCC 2015)
Solent LEP	Solent Strategic Transport Investment Plan (2016)

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