



# Hamble-le-Rice Conservation Area Appraisal and Management Strategy SPD

June 2026

# Preface

## **Title of Document**

Hamble-le-Rice Conservation Area Appraisal and Management Strategy SPD.

## **What is it about?**

This document reviews the existing Hamble Conservation Area and 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 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.

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# 1. Introduction

## Purpose of conservation area appraisal

- 1.1 This appraisal has been carried out to re-assess the existing Hamble 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.

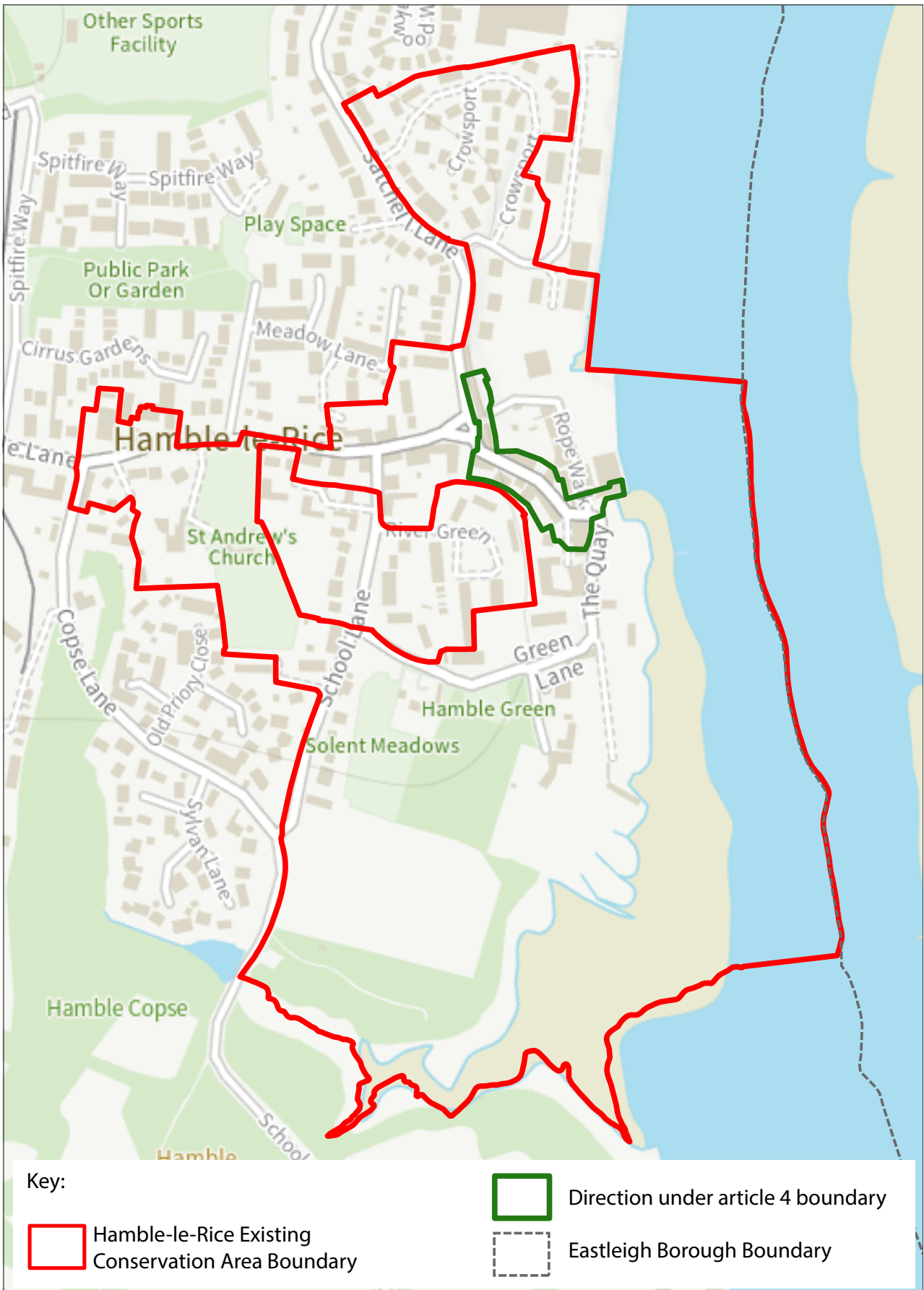
## Role of final document

- 1.2 Following consultation and associated amendments, this appraisal and management strategy will be adopted by the Borough Council as a Supplementary Planning Document (SPD). It will provide additional guidance supplementary to the council's local plan policies, contained within the new Local Plan (2016 – 2036) adopted and dated April 2022. This SPD will continue to provide guidance in support of the new Local Plan and take into account the relevant new policies. <https://www.eastleigh.gov.uk/planning-building/planning-policy-and-implementation/built-heritage.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 The consultation on a draft of this document will take place between 30 April - 2 June 2026.

# Hamble-le-Rice Conservation Area existing boundary



# 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 Planning (Listed Buildings and Conservation Area) Act 1990 and subsequent amendments.
- 2.2 The statutory duty of the local planning authority (LPA) is set out in section 71 of the above 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 same 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 the **National Planning Policy Framework** (NPPF) (at the time of writing the latest version was December 2024 with a minor update in February 2025) and its associated **planning practice guidance** link. The most relevant parts are **section 16** of the NPPF and **Historic Environment** of the planning practice guidance.
- 2.5 Historic England formerly English Heritage, which is the Government's statutory advisor on the historic environment, published **Conservation Principles: Policies and Guidance**, to offer guidance about a range of issues in the historic environment. 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", (Principle.4, para.4.2<sup>1</sup>). 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; p27-32<sup>2</sup>).
- 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; p 19-24<sup>3</sup>):
  - Principle 1: The historic environment is a shared resource
  - Principle 2: Everyone should be able to participate in sustaining the historic environment

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

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

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

- 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 Historic England (formerly 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 Hamble-le-Rice Conservation Area Appraisal will be adopted as an SPD (Supplementary Planning Document). An SPD cannot create new policy; it does however provide additional guidance supplementary to the policies S8 Historic Environment in Chapter 4 and DM 12 Heritage Assets in Chapter 5 of the Eastleigh Borough Local Plan (2016-2036), adopted in April 2022.

Appendix A contains an outline of the most relevant national and local planning policies appertaining to this Conservation Area.

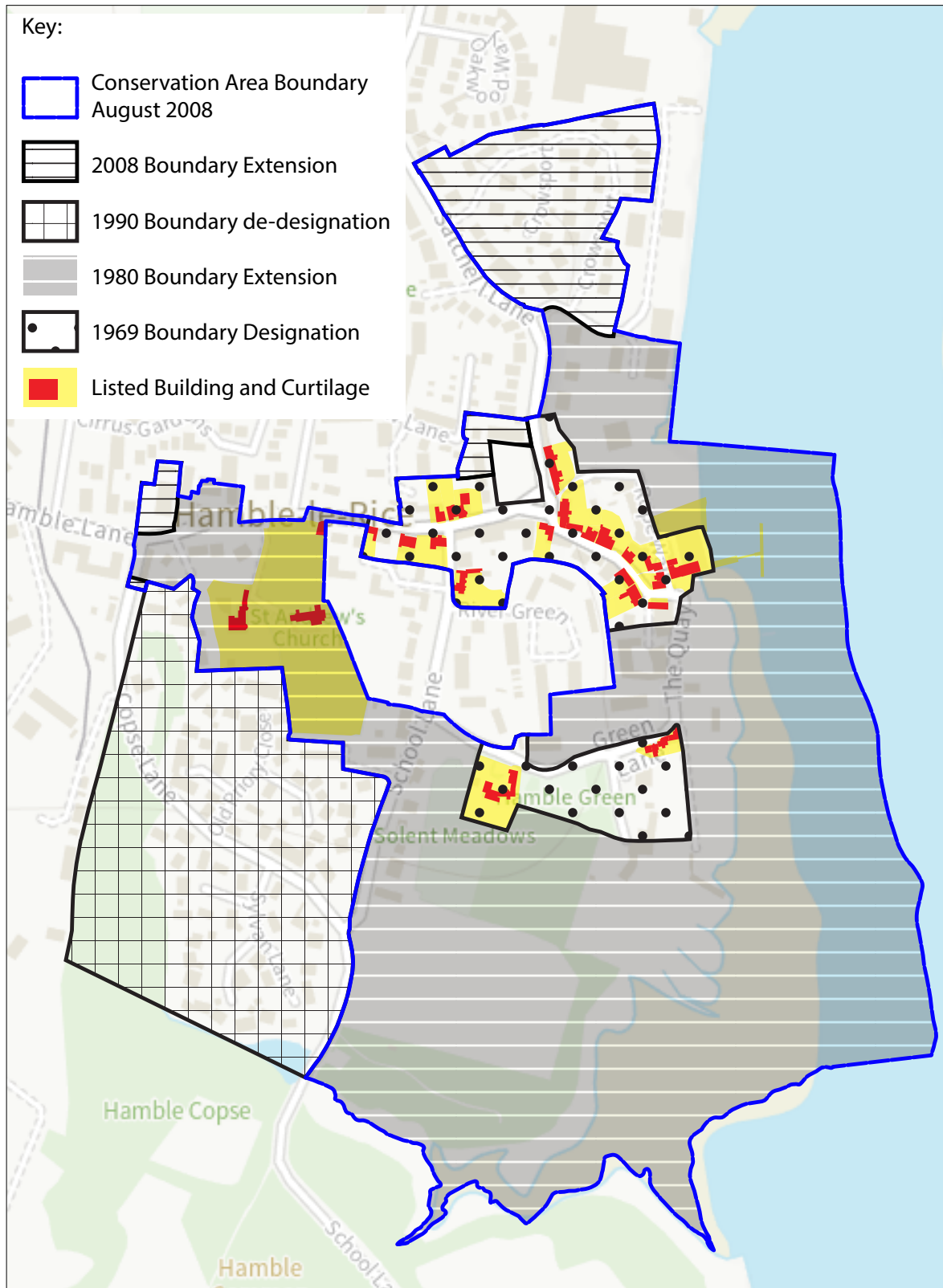
# Location of Hamble-le-Rice Conservation Area



## Status of the conservation area

- 2.15 The Hamble-le-Rice Conservation Area was originally designated in 1969 in two parts, one centred on the High Street and the other on Hamble Green which was extended in 1980 to include the grounds of The Copse to the west and part of Hamble Common to the south but excluding the River Green development in the middle.
- 2.16 Following redevelopment of The Copse, the area to the west of School Lane stopping north behind the church toward the junction of Copse Lane and the High Street was de-designated in 1990. Two small extensions were also made at this time to include Mariners House on the east side of this junction and St. Andrews Buildings just north of this in the High Street.
- 2.17 The last appraisal adopted in August 2008 saw three extensions to the conservation area including the west and north sides of The Square following re-development into Liberty and Admiralty Rows respectively, the inclusion of The Memorial Hall opposite the top of Copse Lane and the complete Crowsport Estate.
- 2.18 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 which in this case include an Article 4 Direction removing specified permitted development rights to residential properties on land at High Street, Satchell Lane and The Hard, now referred to as The Quay.
- 2.19 More specifically this direction includes the south side of the High Street from The Old House to Penselwood and from 2 Oyster Quay right up the northern side of the High Street to Well Lane including the RSrNYC building on the Quay and along Ropewalk to Ye Old Coffee House. The lowest part of Satchell Lane, now regarded as the east side of The Square comprising all of Copperhill Terrace north of Well Lane up to and including No 18 is also included.
- 2.20 This Article 4 Direction was served in 1972 under the General Development Order 1963 under Article 4 no 33, in essence requiring planning permission to carry out any extension or alterations to a dwelling, or erecting any garage or other building within the curtilage of a dwelling and erecting, constructing, improving or altering any gates, fences, walls or other means of enclosure. Full details in Appendix A.

# Hamble-le-Rice Conservation Area development



# 3. The Local Context

## The Setting

- 3.1 Hamble-le-Rice village is located on the west bank of the River Hamble, which is both tidal and navigable by small craft as far north as Botley Mill, one mile north of the river mouth; Southampton Water and the Solent both benefit from their unique double tides approximately two hours apart thanks to the Isle of Wight.
- 3.2 The title Hamble-le-Rice is derived from the Norman French 'en le rys' indicating that it stood on a little hill which in this case was a low wooded one rising some 10 - 5 metres from the river alluvium deposits to the sands, clays and gravels of the Bracklesham Beds.
- 3.3 The ground continues to rise to 20 metres or more to the west and levels out facilitating the formation of the original airfield in 1916 and providing shelter for the village from the prevailing winds which together with the river, double tides and clear estuary continue to provide an ideal situation for the marine activities that characterise the village and its popularity. The river and views between it and Hamble are a vitally important part of the conservation area.



- 3.4 The Hamble-le-Rice Conservation Area covers the core of the village including the High Street from above the Square leading down to The Quay and the river. The setting of this area is covered by the incorporation of Green Lane and Hamble Green to the south, School Lane and St. Andrews Church to the west and land north of the Royal Air Force Yacht Club including the Crowsport Estate to the north. The River Green Estate is specifically excluded as not meeting the criteria for inclusion.



View of river from Green Lane



View of river from Satchell Lane

## History of Hamble-le-Rice

- 3.5 The earliest recorded development in the village was that of the Priory of St. Andrew in 1109, a cell of the Benedictine Abbey of Tiron, which was situated on high ground, in fact that immediately south of St. Andrews church. There are no remains of the Priory although part of the present church served as the monk's chapel. The Priory was purchased from the Abbey of Tiron in the C.15 by Bishop Wykeham of Winchester.
- 3.6 In the 13th and 14th Centuries Hamble is recorded as a significant maritime place as the village grew up on the banks of the river and up the High Street towards St. Andrews church over the centuries.
- 3.7 King Henry VIII had a castle built in the 16th. Century (only about the size of a fort) between the high and low water marks on the southern shore of the common to defend against a French invasion. Although only a few stones remain when last seen, this together with most of the common including an Iron Age linear earthwork, a 19thC gun battery and a WWII anti-aircraft gun emplacement, is a Scheduled Ancient Monument (No. 24323) which has protection under Section 1 of The Ancient Monuments and Archaeological Areas Act 1979 as amended.
- 3.8 From the 16th. and 17th. Centuries few buildings remain. Ye Old White Harte public house in the High Street claims to date from 1563 but the front is 18th. C according to the listing and The Gun House next door originates from the late 17th. C but is also early 19th.C. This was one of only three buildings in the village listed in 1955. The other two buildings from the 17th Century are No.1 Sydney Cottages (2& 3 are late 18th.C) and the Old House in The Square, most probably the oldest house in the village, although it is rumoured that Portland House is older, from 1550.
- 3.9 As the quality of building improves there are far more buildings surviving from the 18th Century, including No's. 2 & 3 Sydney Cottages stepping up Green Lane and Ferryside Cottage built in front of No.1 on the river side in the late 1700's at the south end of The Quay with the group of Manor, Jasmine and West Cottages at the top of the lane at the back or west side of the Green.
- 3.10 At the north end of The Quay by the Hard, just into Rope Walk at the centre of the village there is Coastguard Cottage and Mariners from the 18th.C now subsumed into The Royal Southern Yacht Club, with overlooking the Hard in the High Street Castleton House and Compass Point with Portland House and a smaller cottage attached to its northern side.
- 3.11 On the opposite side of the High Street and further up, the 18th.C sees the building of The Victory Inn, Capstan House, Margery and Pump Cottages, with No.s 1 to 5 in the south-east corner of The Square of this age and early 19th.C. The last remaining buildings of the 18th.C are Copperhill Terrace and No's 14 & 16 Satchell Lane comprising the remainder of the east side of The Square all built on the site of coppers for boiling tar for the treatment of ropes and other nautical requirements.
- 3.12 Over 40% of the listed buildings in the village were built in the early 19th. Century including Quay House and Leonard House, Sun Dial and the RSrNYC together with The Bugle, on the Quay, although this last may be earlier as it was originally three cottages. Moving up the High Street there is The King and Queen public house with Taylors next door and up past The Square, Manor Farm, Henville House and The Myrtles. A little further up but on the south side are Church Cottage and to the west of the church The Old Vicarage dating from 1821 in the Regency style and now called Dulcars. Lastly from this period are The Cottage and South House in School Lane with the old school itself built in 1840.
- 3.13 In the 19th. Century Hamble continued to maintain its nautical activities with the yacht-building yard along Rope Walk north of the Hard established in the late 1880's by A.R. Luke & Co who designed and built yachts of 23m x 22.5 tons and a thriving local fishing industry for lobsters, crabs and oysters for which it was famous as far back as the 15th.C which was primarily situated south of the hard.

- 3.14 A number of prominent families built large houses on the outskirts of the village over the years, which were subsequently demolished to make way for new housing estates. Most notable were Hamble House north of the High Street opposite St. Andrews in 1740 for Moody Janverin, a master shipwright, demolished in 1960; The Copse, an Edwardian building to the south of the village, west of School Lane, demolished in 1985 and Ravenswood, demolished in 1930 to enable the construction of the Crowsport estate.



Hamble House



The Copse

- 3.15 The 20th Century saw the arrival of the railway, seaplane manufacture, an airfield, oil terminal, yacht marinas and new housing development primarily on the sites of the former large houses. To serve all this development Hamble Lane was developed to displace Satchell Lane as the main road in and link to the A27 and subsequently the M27.
- 3.17 This unique position close to the river estuary yet convenient to national infrastructure has been instrumental in its development as a premier yachting centre in the 20th Century from two boatyards at the beginning to two large marinas and three sailing clubs now. The second boatyard known as North Yard was opened just south of Badnam Creek where Hamble Yacht Services and Port Hamble now are and the Crowsport Estate developed in the 1930's for J-class yacht crews to use during the summer. Following WWII Fairey Aviation formed Fairey Marine to develop their site at the Point from aircraft manufacture to a further boatyard, now an extensive marina.
- 3.18 Of the three sailing clubs Hamble River Sailing Club was the first in 1919, primarily catering for dinghy sailing and originally based in the grounds of The Bugle until 1949, when it moved down to Ferry Hard. The Royal Southern Yacht Club, formerly the Royal Southampton Y.C. completed the move started in the late 1930's to the two cottages Quai and Magnolia on The Quay in 1947 from Southampton, followed by the Royal Air Force Y.C. in 1952 from Calshot into Riverside House at the top of Rope Walk, both of whom now have marina facilities.



- 3.19 Probably the most significant event during the 20th.C was WWII when the river was closed to the public and much of the village taken over by the forces. The muddy parish foreshore between Parish Hard, now The Hard and the former Oyster Hard, was filled in with rubble from blitzed Southampton and American repair shops erected for the maintenance of small naval vessels. This has now been laid out as car parking with a new Hamble Lifeboat building built in 2017 for the service founded in 1969 and the Blue Star café. Further south, the mudland between the old Oyster Hard and Ferry Hard was infilled by the Parish Council in 1960 to extend the dinghy park.
- 3.20 Around the turn of the century The Square was redeveloped and enhanced with new parking, planting and paving combined with new housing on the north and west sides. Other significant housing developments in the conservation area include flats and houses between the RAFYC and Crowsport together with redevelopment of the rear of The Bugle where there was a rather out of place 1960's extension and parking. Despite all this change the essential street pattern and village atmosphere of Hamble remains.

# 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 the village of Hamble-le-Rice 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 2008 conservation area has identified the area of focus for this appraisal. However, in order to assess the influences on the present day conservation area, the land directly surrounding the conservation area has also been assessed. This has led to a recommendation not to amend the conservation area boundary as shown in the map opposite.

### Character Zones

- 4.4 Since the initial designation of the High Street, Quay and Rope Walk with Green Lane in 1969, the area has been extended twice in 1980 and 2008 to include quite different character areas and one de-designated in 1990. In view of this it makes sense to review the approach and without being too complicated, split the area into four zones concentrating on the major character of each working clockwise from the centre as defined below:
- 4.5 **Zone 1** – Essentially comprising the original area, the central core of the village but taken out to the Borough Boundary at the centre of the river to the east, with the remainder of the redeveloped Square and the area north of Well Lane up to but not including the Crowsport Estate.
- 4.6 **Zone 2** – To include the southern part of the village with the original outlying element of Green Lane and the northern part of Hamble Common out to the eastern Borough Boundary at the centre of the river, down to the north edge of Hamble Point Marina and westward to School Lane.
- 4.7 **Zone 3** – This area is dominated by the church and forms the entrance to the village core at the top of the High Street.
- 4.8 **Zone 4** – The Crowsport estate which has a completely different character to all the rest of the village being an Art Deco development built in the 1930's to house the crews of large racing yachts.

## Character of the conservation area

### Archaeology

- 4.9 Within the conservation area there are the remains of the Priory that preceded the church situated just south of the Church of St Andrew but there is nothing remaining above the ground. There are numerous wrecks scattered up and down the River Hamble within its waterfront area and the river itself including one just to the south of zone 2 which are all being recorded by the [maritimearchaeologytrust.org](http://maritimearchaeologytrust.org) where more information is available.

- 4.10 While not actually within the conservation area, other archaeological remains include Henry VIII's castle on the southern common shoreline and an Iron Age linear earthwork running diagonally across from the southernmost tip of zone 2. In fact the whole of the southern portion of the Common apart from the Hamble Point Marina is a Scheduled Ancient Monument (no. SM24323) – more detailed information available from English Heritage.

### **Buildings and structures**

- 4.11 Hamble has a large number of historic buildings, many of which are listed. Their size, form and materials inform the nature and character of the area. Apart from the church and yacht club buildings, those in Hamble are of a domestic scale occupying small plots, often in a terraced form of two or three storeys.
- 4.12 Roofs are normally pitched with clay tiles or slates offering gable and hipped forms with accommodation within the roof often served by small tiled, hipped or gabled dormer windows that are subservient to the overall roof. With the roofs, chimney stacks and their pots make a significant contribution to the roof-scape and are an important part of the character of the area, especially when viewed from the river.
- 4.13 Walls are predominantly red brick of Flemish or English bond with a common feature of burnt header bricks. Scattered around the village are buildings using buff bricks, painted bricks and render, the buff bricks usually a sign of one-upmanship and usually coming from the former Beaulieu brickworks. A few of the older buildings are of exposed timber frame construction with brick infill panels. Windows are either white painted timber sash or casements and the use of porches or hoods over entrance doors is restrained as so many buildings are sited at the back edge of the footpath.
- 4.14 The notable exception to these characteristics is the Crowsport Estate built in and of the Art Deco style consisting of white rendered walls, simple metal windows and flat roofs with parapets which is now to be in it's own zone.

### **Landscape character form**

- 4.15 Viewed from the river the village rises up from 'a forest' of boats and masts to a tree covered skyline punctuated by only a few buildings, the most notable being the top of St. Andrews Church tower.
- 4.16 Beneath this horizon streets and buildings descend offering a roof-scape of red and brown tiled roofs and grey slate roofs over red and brown brick walls interspersed with some light coloured rendered walls and groups of trees.

### **Street pattern**

- 4.17 Within the village there is a simple network of roads that either ascend the contours e.g. High Street and Green Lane or run parallel with the contours e.g. Rope Walk, Satchell Lane or School Lane. Apart from Rope Walk, all twist offering a series of limited but attractive views.

### **Views**

- 4.18 Views of the river from the village are limited, the best being from Hamble Green at the top of Green Lane, from Satchell Lane between the flats north of the RAF Yacht Club and from along Hamble Foreshore. There is also a good view from the last bend in the High Street. Public views of the river are best from the Quay/Foreshore and the riverside walk adjacent to the marshes next to Avery's Field and Common Creek. There are numerous locations on River Hamble with views into the conservation area with the open water between Hamble Point Marina and the Royal Southern Yacht Club being the best. Policy DM35 protects the open views and its special character with Mooring Restriction Zones, known as Blue Areas.

### **Footpaths**

- 4.19 Within the village there is a modest but important network of footpaths including Well Lane from the Square down to the end of Rope Walk, with a poorer quality branch northward to Port Hamble. Short lengths link Rope Walk to the river and alongside the King and Queen public house, to the High Street.

- 4.20 Longer walks are provided by a river-side walk along the foreshore from the Public Hard to Ferry Hard where the long established Warsash Ferry was based, now running from the pontoon, and from Hamble Green south to Hamble Common.

### **Open Spaces**

- 4.21 Within the Conservation Area the village centre is a tight-knit settlement of streets and buildings with little significant open space apart from The Square (mainly car parking), St Andrew's church graveyard or Hamble Green. The river is a large open space within the Conservation Area and it is a significant recreational area that gives important public access to it, hence it is protected by Policy DM35. Outside the village centre the Quay/ Foreshore, Donkey Derby Field and Avery's Field are significant open spaces.

### **Walls**

- 4.22 There are a number of significant walls within the village that contribute to the character of Hamble, the most significant of which is that on the north side of the High Street between Hamble House Gardens and School Lane. Unfortunately an approximately 12.5m length of this wall became dangerous in the summer of 2021 due to the close proximity of a T.P.O'd London Plane tree and had to be reduced in height. While the fencing retains the enclosure, it does not maintain the character of the entrance to the village.
- 4.23 Hamble has an interesting tradition of incorporating stone into the walls and buildings, particularly at their bases. Stone plundered from the remains of Hamble Castle has been used to build the retaining wall in Well Lane and stone ballast from ships is to be found in various wall and buildings around the village.
- 4.24 **When the London Plane tree adjacent to the wall on the north side of the High Street dies, this length of wall should be reinstated.**

## **General management proposals**

### **Setting of listed buildings:**

- 4.25 The setting of a listed building is both 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 not only 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 nearby.
- 4.26 **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.**

### **New Technologies**

- 4.27 While the main tenet of the conservation area is to safeguard its special architectural and historic interest, modern technology cannot be ignored but can be integrated with care.
- 4.28 **On buildings in the Conservation Area, particularly the listed buildings and in their settings, solar panels and heat pumps will only be permitted if not facing a public view with panels and integrated into the design. Heat pumps should be behind properties, out of public view, and not cause disturbance to neighbours on the ground.**

### **Buildings of local importance:**

- 4.29 As part of the appraisal process recommended by Historic England (formerly English Heritage), 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 map on page 10. 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.
- 4.30 In implementing policies, particular regard will be had to the significant buildings identified on Map (page 10) 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.**

### **Trees:**

- 4.31 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.
- 4.32 Eastleigh Borough Council will seek to protect significant trees.**

### **Landscape management plans**

- 4.33 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. The frequent use of hedgerows as a boundary treatment makes a noteworthy contribution to the landscape character of this conservation area. 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.
- 4.34 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.**

### **Waste Management**

- 4.35 To prevent domestic and commercial waste being unsightly, provision for waste storage should be out of public view in the Conservation Area.

- 4.36 All new and altered properties within the conservation area must exhibit 'out of sight' waste management proposals in the planning application that are sufficient for the anticipated volume and nature of waste to be produced by the property.**

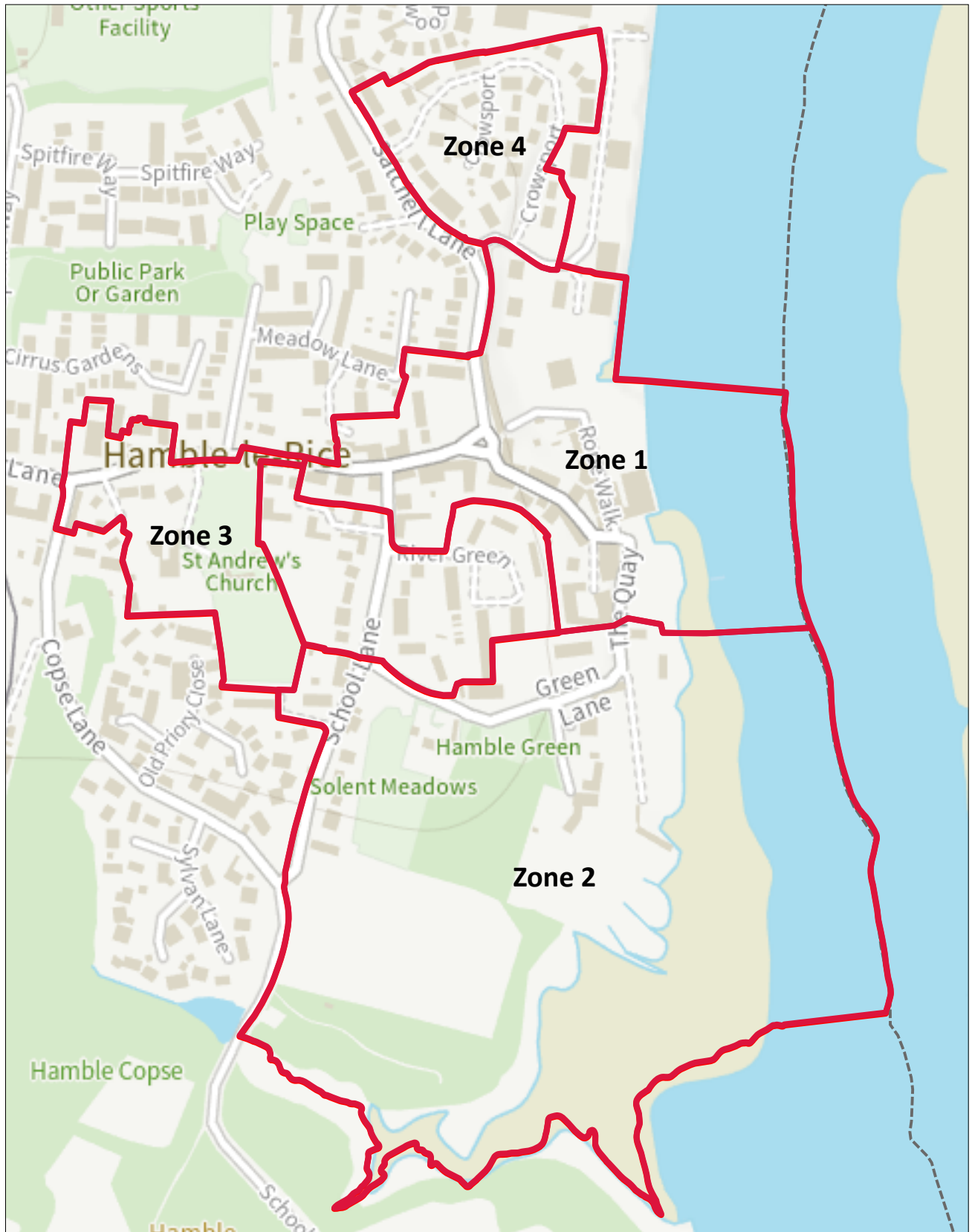
**High quality design:**

- 4.37 A conservation area is designated in part because of its aesthetic value. There are unfortunately a number of examples in the Hamble conservation area where development has occurred that is not sympathetic to its setting and lack architectural merit. The Council has produced a 'Quality Places SPD' to provide quality design guidance to enable better design across the borough. Design in a conservation area at the very least should always seek to maintain but preferably enhance, the character of that area. This includes landscape design both hard and soft which should be considered as an integral part of the design process at an early stage.
- 4.38 The local planning authority will seek to achieve a high standard of design when considering planning applications in the Hamble-le-Rice Conservation Area, with a view to the 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 be detrimental to the character of the area will not be permitted.**
- 4.39 The shops on the south side of The Square (Zone 1) make an important contribution to the life and character of the area. The collective visual quality of the fascias and signage could be improved.
- 4.40 It is proposed that special advertisement control policies are prepared and adopted to enhance this part of the area.**


**Localism:**


- 4.41 A number of the issues impacting on the conservation area are not within the control of the council, such as maintenance of open spaces. With the Government's aim to stimulate more local participation and responsibility, an area like Hamble with its committed and enthusiastic local organisations may be able to achieve goals that the council is unable to.
- 4.42 The council will encourage local organisations to achieve local aims and those of this SPD.**

# Map of character zones



Key:

 Hamble-le-Rice Character Zones

 Eastleigh Borough Boundary

## Analysis of the character zones

### 4.43 Index of the character zones:-

Zone 1 – Village core comprising the eastern High Street, The Square, The Quay and Rope Walk.

Zone 2 - Green Lane, School Lane and the northern Common.

Zone 3 - The church and the western High Street.

Zone 4 - The Crowsport estate.

## Zone 1 – Village core – High Street, The Square, Quay and Rope Walk

4.44 The oldest part of both the village and conservation area this also contains the most listed buildings, primarily shops and pubs as the road wends its way down to the river. Having approached the village from either the west along The High Street or north along Satchell Lane one comes to the Square with the listed Copperhill Terrace on the east side, commercial premises on the south and relatively modern terraces on the north and west sides around a car park that was re-landscaped some 20 years ago.

4.45 In the south-east corner is probably the oldest house in the village known as 'The Old House' next to a relatively narrow gap where the High Street goes down to the Quay and Rope Walk. Being single track and really only just big enough for cars, this is the most picturesque part of Hamble village.

### 4.46 The listed buildings in this zone are, south side first:- (date of listing in brackets)

4.47 **Church Cottage.** Early C19. Two storeys, 2 windows. Hipped red tile roof. Painted brickwork; cambered arches to ground floor. Sashes in exposed frames. Simple doorcase. (14.2.83)

4.48 **Ye Old White Harte Public House.** Sign claims the date 1563, but the front is C18, non-symmetrical 2 storeys, with west side single storey of recent date. Red tile roof, hipped at one end, gabled at the other; brick dentil eaves. Front wall is brick header bond to ground floor with Flemish bond to upper floor (also painted); cambered ground floor openings. Sashes in exposed frames. Good moulded door canopy on brackets. (14.2.83)



Church Cottage



Ye Old White Harte Public House.

4.49 **The Gun House including stables adjoining south.** Late C17 and early C19. Two storeys. 2.1 windows with projecting 2-storeyed porch. Red tile roof with end gables and gable to porch. "Tudor" chimney stacks. Walling in painted brickwork, with projecting first floor band on which rest "Coade" style heads at regular intervals, plinth. Casements to first floor, ground floor has sash windows with shutters. Porch has round arched entrance with square recess, with Coade keystone and impost bands; within is a panelled entrance door with architrave. Low eaves at rear, also small stable block, with a slate roof. (5.12.55)



The Gun House including stables

4.50 **Four Gun Bollards along the roadside boundary of Gun House.** Early C19. The roadside boundary of Gun House is marked by 4 cast iron guns, of the smaller size. They are buried muzzels down to various depths, exposing the cascades, in one case as far as the trunnions. (14.2.83)



Four Gun Bollards

4.51 Running south on the east side of The Gun House is School Lane and just past it's small stable block on the opposite side of the road are:-

**The Cottage and South House.** Early C19. Large L-shaped block, with many additions but retaining historic (Regency) character. Two storeys with attic. Red tile roof. Painted rendering to walls, first floor band. Two 2-storeyed bays face School Lane; at rear are 3-storeyed bays and some dormers. Porch. (14.02.83.)



The Cottage



The South House

4.52 **The Old House.** Two storeys (including dormers) and basement. Exposed timber framing, bricknogged, on a rubble stone base, west side has ground floor forward extension of later date. Red tile roof, half-hipped at ends; west gable tile hung, 3 gabled and one flat dormer. Casements. Basement is entered on the low site, facing main street. (14.2.83)



The Old House

4.53 **Portland House and smaller cottage attached to north side.** Mainly C18. Old frame building on ground floor solid wall. Two storeys, with attic to south. 2.1 windows. Red tile roof, with half hips at end and gable in middle; one dormer. Walling is rendered and painted, with north end in brickwork. Sashes in exposed frames, casements to cottage. Delicate doorcase with moulded pediment enclosing Gothic (filled) fanlight, fluted pilasters, panelled door, stone step. Lead insurance sign above door. (14.2.83)



Portland House and smaller cottage

4.54 **Castleton House and adjoining Compass Point Chandlery.** (now Castleton Cottage and Compass Point – no longer a chandlery) C18. Non-symmetrical pair of 2 storeys. Originally 4 windows (2nd now blank), ground floor one window, door and shop front. Red tile-hipped roof; brick dentil eaves. Walling in brickwork, blue header band with red dressings to openings and quoins, flush first floor band, rubbed cambered arches to ground floor. Sashes in exposed frames. Two good doorcases with canopy, frieze, and pilasters in simple style. Stone approach steps. (14.2.83)



Castleton House



Compass Point

4.55 **The Bugle Inn.** Early C19. Two storeys, irregular windows. Red tile roof, with half and full hips. Rendered walls. Sashes in exposed frames to first floor, ground floor modern casements and bay. A good door with canopy on brackets. Extensive rearward buildings in modern style. (since demolished and redeveloped into Oyster Quay). (14.2.83)



The Bugle Inn

On the North side of street are :-

4.56 **The Myrtles.** Early C19. Two storeys, 3 windows. Slate hipped roof with stone coping to parapet. Brickwalling in Flemish bond (red with blue headers) first floor flush band; stone flat arches, and cills. Sashes in reveals. Moulded architrave, but later door and canopy. (14.02.83)



The Myrtles

- 4.57 **Henville House.** Mid C19. West side 2 storeys with basement and attic. East side is a 3-storeyed tower. Slate roof with gable to west side, an pyramid roof to the tower. There are triple lights in the gable, arched to the ground floor and in the tower coupled arched lights to the top floor above single lights. Walling in yellow brick with red flush dressings to arches, quoins, second floor band to tower; stone cills, cement plinth. Sash windows in reveals, some casements. Arched wall to west connects with The Myrtles. (14.02.83)



Henville House

- 4.58 **Manor Farm.** Early C19 house, with plain street front, but complex prominent side elevations. Three storeys, 2 windows to front, coved eaves, second floor band (forming cills), bracketed first floor cills, plinth. Sashes, in reveals. West side door has heavy simple pediment on brackets and plain achitrave. Side elevation has 2 small arched windows to second floor on either side of massive 2-storeyed bay (of 3 windows), beyond is elaborately formed chimney, with steps, arched opening above square recess. Beyond is a red brick outbuilding with red tile roof and massive chimney to front gable. (14.02.83)



Manor Farm

- 4.59 **No 1 The Square (The Old Cottage) and Nos 2 to 5 (consec).** C18, early C19. A picturesque range of cottages, with massive roofing, including a gable to a forward projecting centrepiece. Two storeys, 3.1.1.1 windows. Red tile roof with hipped ends, and a lower middle section; prominent chimneys. Walling painted brickwork and also part-rendered, cambered openings. Some early sashes in reveals, some modern traditional windows. Centrepiece has a modern bow Georgian shopfront. (14.2.83)



No 1 The Square (The Old Cottage) and Nos 2 to 5 (consec)

- 4.60 **K6 Telephone Kiosk.** Telephone kiosk. Type K6. Designed 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. (20.02.89)



K6 Telephone Kiosk

4.61 **Copperhill Terrace (No's 1 to 5 (consec) and No's 7 and 8).** No 5 now including the former No 6. Late C18, 2-storeyed terrace with higher and older central unit (No's 3,4,5) of 3.1.3. windows; at each end are attached low later units (No 1, 2 and 7,8) of 2.1.1.1 windows. Red tiles to central block, slate to the wings. Brick walling in Flemish bond, red stretchers and blue headers, with flush blue band to first floor level of the central unit; cambered openings ground floor of centre piece, first and ground floor of wings. Sashes in exposed frames. Doorways have simple canopies on brackets, door of former No 6 blocked in red brick. Rear elevation of centre unit falls to low eaves, with modern dormers; also some rear outshots of 1 and 2 storeys. (14.02.83)



Copperhill Terrace

4.62 **Margery Cottage and No 6 (Pump Cottage).** Late C18, formerly one, now two. Two storeys, 2.1 windows. Red tile roof. Painted brickwork (Flemish bond). Casements; one ground floor bay. Tile roof to porch at each end. (14.02.83)



Margery Cottage and No 6 (Pump Cottage)

4.63 **Capstan House.** C18. Two storeys. Probably 3 window façade, covered by hipped roof, but with half-hipped front gable. Tile roofing. Brickwork in Flemish bond, red with blue headers. Old style windows and doorcase. (14.02.83)



Capstan House

4.64 **The Victory Inn.** C18. Two storeys, with a large modern dormer. Two windows. Red tile-hipped roof, brick dentil eaves. Walling in brickwork (Flemish bond) with red stretchers and blue headers, one cambered ground floor opening. Two old sash windows; others modern. East side of single storey, part modern. (14.02.83)



The Victory Inn

4.65 **"House" between the Victory Inn and The King and Queen Public House** (a.k.a. Taylors &) Early C19, 2 storeys, 3 windows, symmetrical façade. Red tile roof, brick band at eaves. Walling in brickwork (Flemish bond, red stretchers, blue headers), flush first floor band in blue headers, red rubbed slightly cambered arches ground floor. Side gables in English Garden Wall bond. 16-light sashes in exposed frames. Delicate doorcase with fluted pilasters and dentil cornice to canopy; panelled reveals, 6-panelled door. (14.02.83)



"House"

4.66 **The King and Queen Public House.** Early C19. Two storeys, symmetrical front of 4 upper windows above door; window:d:w:d ground floor arrangement. Low pitched slate roof. Red brickwork (Flemish bond), stone cills on brackets. Sashes in reveals. Round-headed plain doorways. Rear extension faces the Rope Walk; in same style. One window, rendered walling. (14.02.83)



The King and Queen Public House

4.67 **Quay House.** Early C19. 2 windows. Red tile roof. Brick walls (Flemish bond), with cambered openings. Attached to rear of Leonard House. (14.02.83)



Quay House

4.68 **Leonard House.** Early C19, 2 storeys and attic, 3.1 windows. Symmetrical façade with north side attachment 'in style'. Red tile roof, gabled dormers with tiled cheeks. Brick walling in blue header bond with red flush dressings; quoins, plinth, flat arches. Sashes in reveals. Doorway with cornice and plain pilasters. (14.02.83)



Leonard House

4.69 **Coastguard Cottage.** C18. Two storeys, one window. Red tile roof. Brickwork in English bond, first floor band on dentils, flat arches, plinth; part of ground floor rendered. Casements. Forms a group with Mariners and the side elevation of Sundial House. (14.02.83)



Coastguard Cottage

4.70 **Mariners.** C18. Two storeys. Original fenestration partly filled in or altered; 2 windows. Red tile roof. Walling in brickwork, Flemish bond; first floor band, plinth. One good sash window. (14.02.83)



Mariners

4.71 **Sun Dial House and Royal Southern Yacht Club.** 1818. Former terrace of 5 cottages of 2 storeys with attics. Generally, one window and door to each unit, but an upper window and one door now blocked. Long red tile roof, hipped at each end; brick dentil eaves. Walling in red brickwork (Flemish bond) with some blue headers, 2 flush blue bands at first floor, cambered openings to ground floor. Some original sashes in exposed frames, some casements with square leaded lights; flat roofed dormers of 2 and 3-lights. One gabled and 3 flat canopies on brackets to the doorways. East end has a club room wing of interesting modern design, with a lead roof. (14.02.83)



Sun Dial House and Royal Southern Yacht Club

4.72 **Other buildings of significance in this zone are:**

The buildings between The Old House and School Lane on the south side of the Square comprising The Co-Op, two shops, restaurant, club, The Old Post Office, the cottage of St. Albans and No's 1- 4 Purbrook Cottages have a significant presence here.



The Co-Op and one shop



Shop, restaurant and club

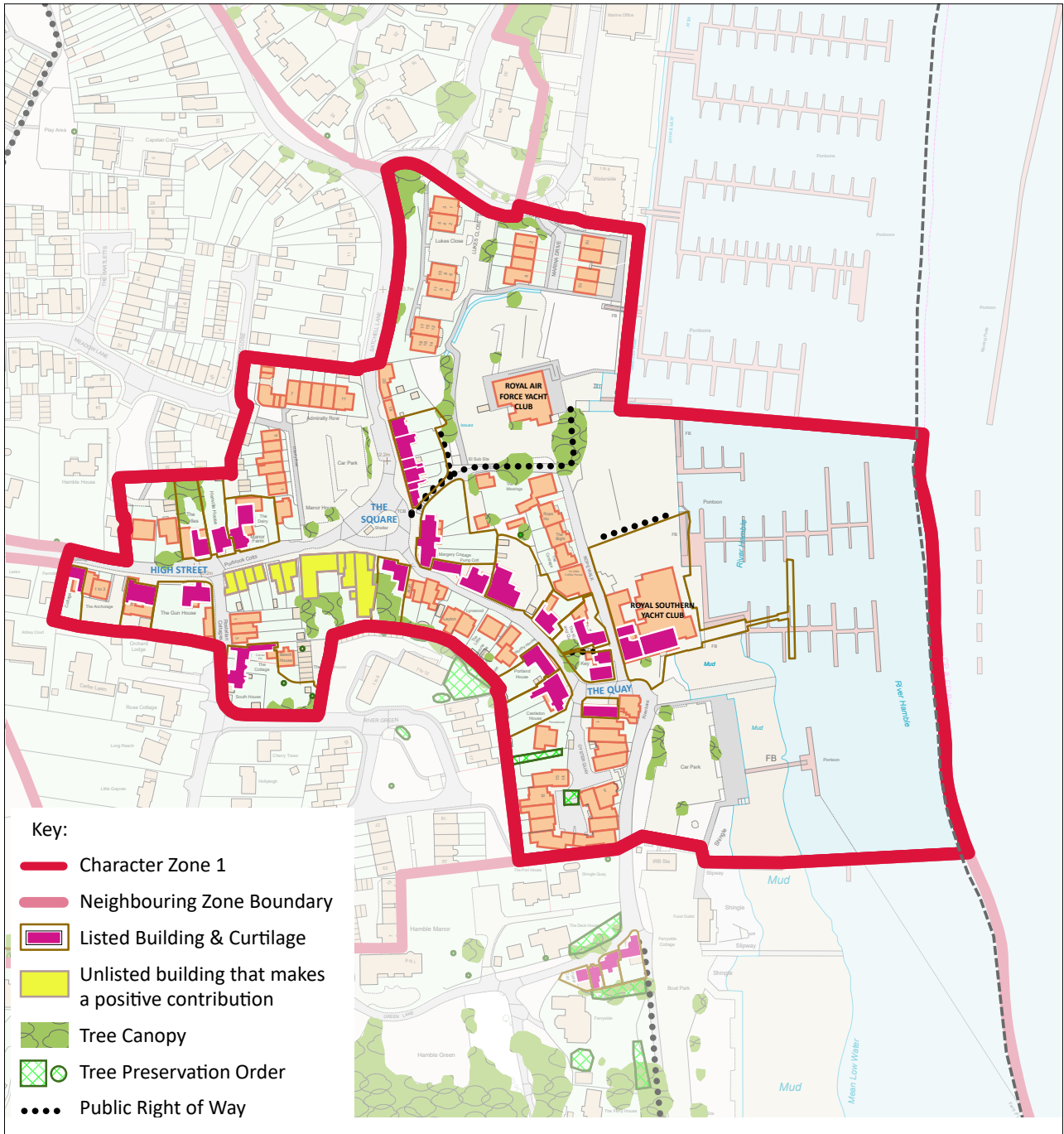


The Old Post Office and St. Albans



1 to 4 Purbrook Cottages

# Map of zone 1



**Key:**

- █ Character Zone 1
- █ Neighbouring Zone Boundary
- █ Listed Building & Curtilage
- █ Unlisted building that makes a positive contribution
- █ Tree Canopy
- █ Tree Preservation Order
- Public Right of Way

## Zone 2 – Green Lane, School Lane and the northern common

4.73 Having travelled south along the Quay toward Ferryside Cottage with the foreshore containing a car park, modern Independent Lifeboat Organisation boathouse and modern housing facing the river, one enters zone 2 with a boat park, modern café and the passenger ferry to Warsash from which Green Lane rises up to the open space of The Green and thence the northern part of the extensive Hamble Common past Manor, Jasmine and West Cottages.

4.74 The listed buildings in this zone starting at the bottom of Green Lane are:

4.75 **Ferryside Cottage (formerly listed as Ferry Side Cottage).** Late C18, early C19. 2 Storeys and attic. Red tile roof. Red brick walling, cambered arches; rendered on east face and on north face of eastern unit. Casements. Small hoods to doors. (25.06.81)



Ferryside Cottage (formerly listed as Ferry Side Cottage)

4.76 **Sydney Cottages (No 1).** C17. Two storeys and attic. 1-1 windows. Red tiled roof, gabled but hipped at forward section to the east; brick dentil eaves. Deep red brickwork; on east gable blue headers with red dressings; cambered openings. Massive central stack and attached stack on south side. Casements. Simple door hoods. (14.02.83)



Sydney Cottages (No 1)

4.77 **Sydney Cottages (No 2).** Late C18. Two storeys, 2 windows. Has continuous roof with No 3, but the fall of ground brings upper windows below the eaves; Red tile roof. Red brickwork in Flemish bond, cambered arches to ground floor. Casements. (14.02.83)



Sydney Cottages (No 2)

4.78 **Sydney Cottages (No 3)**. Late C18. One storey and attic, 2 windows. Red tile roof, 2 modern flat-roofed dormers. West gable has attached chimney breast. Brick walling, cambered arches. Casements. (14.02.83)

An irregular group of small cottages close to the steeply-rising roadway.



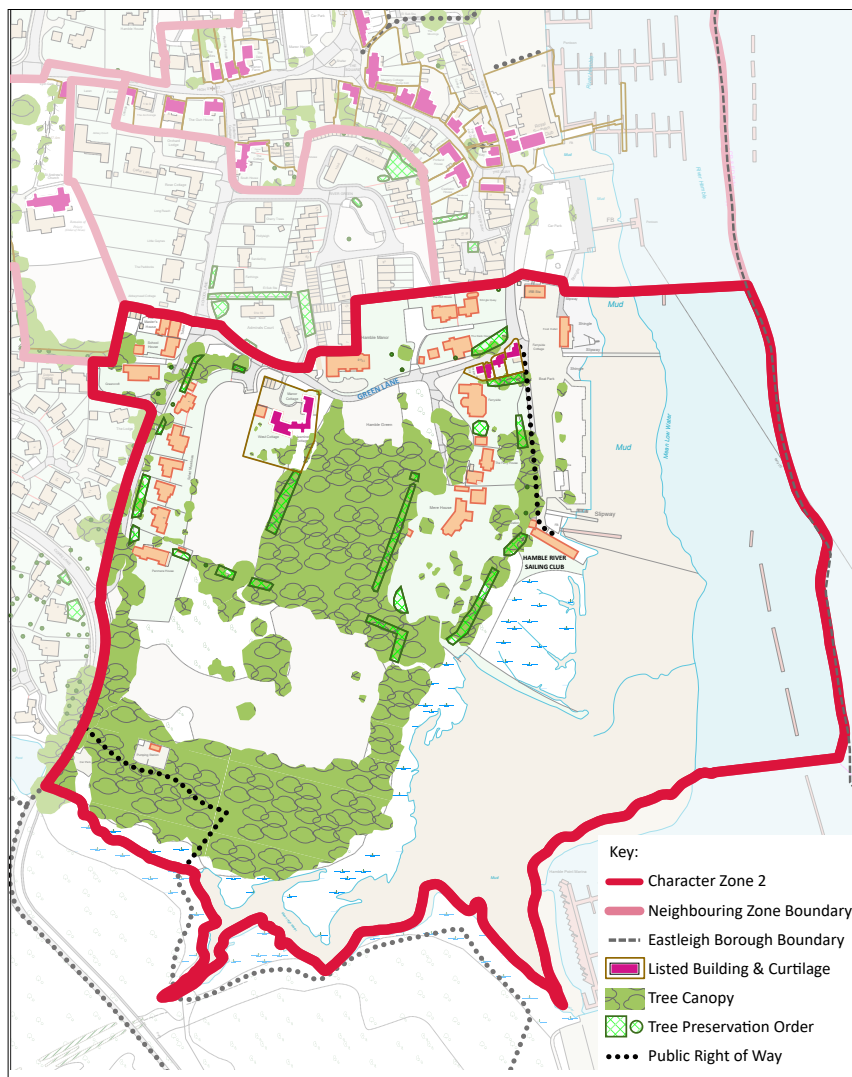
Sydney Cottages (No 3)

4.79 **Manor Cottage, Jasmine Cottage and West Cottage**. Group of small, C18 cottages on the west side of the Green. 2 storeys, irregular facades with upper floor lit by dormers having cills in line with the eaves, to the first and part-second. Red tile roofing, gabled and hipped, and at slightly different levels, with lower eaves at part of rear. Casement windows, dormers being gabled. Group effect with strong vernacular character. (14.02.83)



Manor Cottage, Jasmine Cottage and West Cottage.

## Map of zone 2



## Zone 3 – The church and western High Street

4.80 This zone comprises the start of the High Street and the entrance to the original village with the open space of the church graveyard to the south of the road with both The Church of St. Andrews and The Old Vicarage set very well back to achieve this. On the north side of the street are modern housing estates where formerly stood the large Hamble House in expansive grounds. Although set well back, the church and it's environs dominate the zone.

4.81 The listed buildings in this zone are just the two: the church being Grade II\*

4.82 **The Old Vicarage.** 1821. Two storeys, 3 windows. Regency style with a low-pitched slate roof, having wide eaves. Rendered walling. Sashes in reveals; French windows to ground floor beneath a modern verandah; side elevation has a ground floor bay of 3 windows. (14.02.83)

4.83 **Church of St Andrew.** Originated as a small Benedictine Priory of the early C12, the form retaining features of conventional rather than parochial design. Aisleless nave merges into long chancel, western tower, north porch, south chapel of 1800 and north vestry of 1911. Red tile roof, only slightly higher above nave. Stone rubble walling (coursed to south chapel), 2 good Norman and several lancet windows, large east window with geometrical tracery. Tower has Norman stages and tall but plain Perpendicular top stage. Interesting interior, with large window reveals, many wall monuments, Easter Sepulchre, piscine, sedilia, King-post roof, Victorian font. (5.12.55)

4.84 Other buildings of significance in this zone are:

**Hamble House Lodge** – situated on the north side of the High Street between the hall and St. Andrews Buildings.



Church of St Andrews



Hamble House Lodge

# Map of zone 3



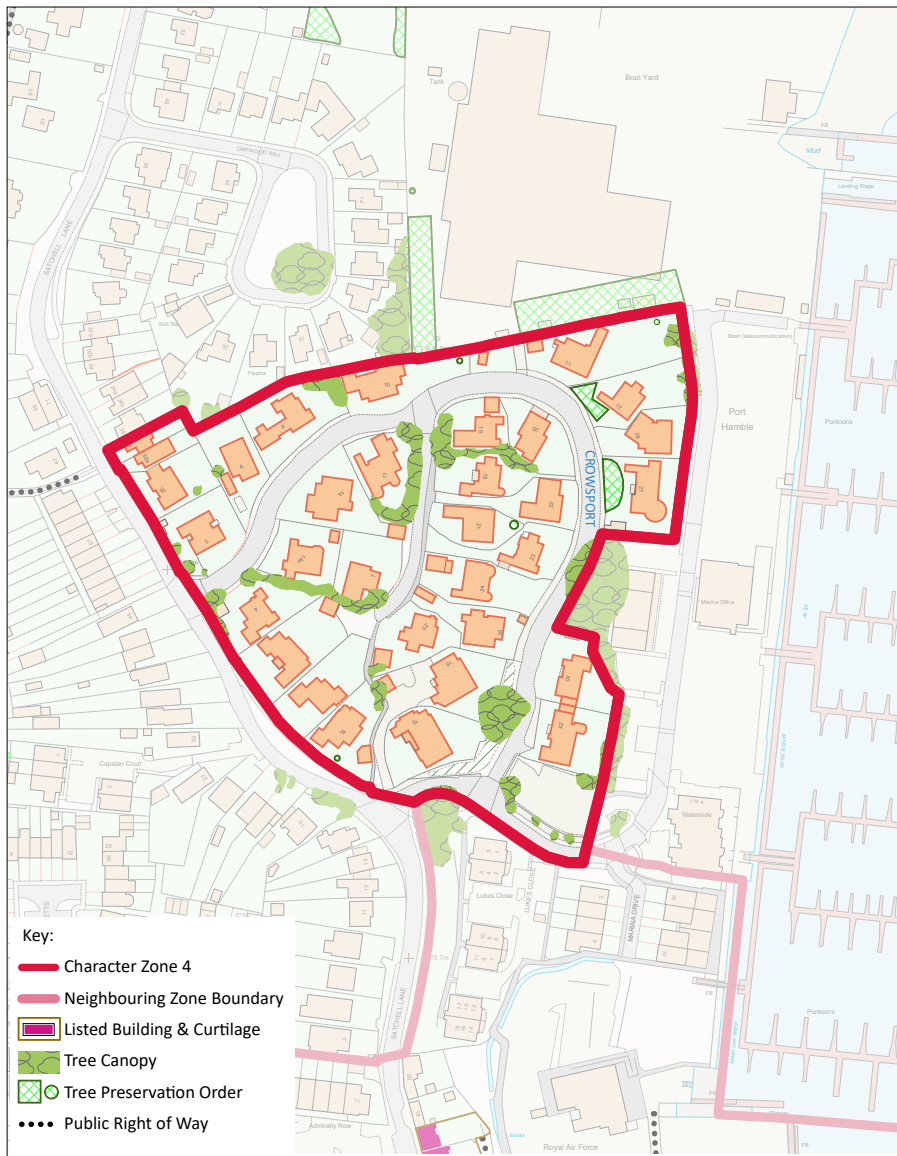
## Zone 4 – The Crowsport Estate

- 4.85 This estate of nearly 30 dwellings is a unique pocket of Art Deco properties, quite unlike anything else either in the village or for miles around. Plans for 29 bungalows for use by yachtsmen were prepared in 1935 for the new owner of Ravenswood House (demolished in 1930's) by the London based architect Robert Cromie. His main work was designing theatres and cinemas in the Art Deco style. Four types of simple, relatively small bungalows for Crowsport were produced in this style.
- 4.86 In 1936 plans for eight flats in the same style rising to four storeys on plots 5 – 7 in the north-west corner of the site were refused and a modified layout of 25 houses with a hard tennis court in the middle was implemented (see plan 1).
- 4.87 In 1949 the owners, First Venture Limited, sold the leases so that until the estate's inclusion in the conservation area in 2008, almost without exception, the original designs were modified through the addition of ground and first floor accommodation, conservatories and garages (see plan 2), which has meant that some of the purity and simplicity associated with the Art Deco style was eroded and lost.
- 4.88 Since the estates inclusion in the Hamble Conservation Area in August 2008 development management has managed to arrest this trend and indeed reverse it also with the addition of Art Deco style replacements for some of the brick and tile bungalows that were built on the 'flats' site and attracted some complete replacements in style. While one does not wish to lose historical buildings, the originals were of very basic construction methods being of relatively untried types and only for summer occupation it is believed.
- 4.89 There are no listed buildings in this zone but guidance was included in the 2008 edition regarding developments, including extensions, which is still equally applicable:-
- 'In order to preserve its unique style; developments including extensions will not be permitted unless the design reflects the scale, form and character of the state and has:
- i. Roof forms that are flat with parapets
  - ii. Walls that are of white render
  - iii. Windows that are of a simple rectangular form without glazing bars
  - iv. First floor extensions that do not exceed 50% of the area of the ground floor.



View of Crowsport with an original bungalow to the left

# Map of zone 4



Plan of CrowSPORT layout as proposed 1935



Plan of CrowSPORT layout in 1942

# 5. Alterations to the Conservation Area Boundary

## Boundary change analysis of the character zones

- 5.1 The purpose of this appraisal is to re-assess the existing Hamble-le-Rice Conservation Area and to re-evaluate and re-examine its special interest. Having carefully considered the areas it is felt that there is no need to change the boundary.

## Conservation area

- 5.2 This SPD cannot create or amend planning policy, this will be done through the local plan process. 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 Historic England states:

*"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

- Conservation Area Appraisal, Designation and Management. Historic England (2019).
- Guidance on Conservation Area Appraisals. English Heritage (2006).
- Guidance on the Management of Conservation Areas. English Heritage (2006).
- Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment. English Heritage (2008).
- Post medieval Archaeology Vol. II pp.22-35.

## Websites

Archaeology Data Service - <https://archaeologydataservice.ac.uk/>

Historic England (formerly English Heritage) - [www.HistoricEngland.org.uk](http://www.HistoricEngland.org.uk)

Hampshire County Council - [www.hants.gov.uk](http://www.hants.gov.uk)

# Appendix A – Planning Policies

In considering a development proposal, the Local Planning Authority (LPA) will consider the policy framework set by government guidance. This includes the **National Planning Policy Framework (NPPF)** primarily paragraphs 202-221; **Planning (Listed Buildings and Conservation Areas) Act 1990; Ancient Monuments and Archaeological Areas Act 1979; Protection of Wrecks Act 1973** and the Historic Building and Ancient Monuments Act 1953 now repealed but included in the **National Heritage Act 1983**.

At a more local level the LPA will consider the **Adopted Eastleigh Borough Local Plan 2022** including the Strategic policies **S8 – Historic Environment** and **DM12 – Heritage Assets** together with policy **S5 – New Development in the countryside** and any other more particular localised ones as relevant. In addition, the relevant **Conservation Area Document** will be taken into account. An outline of the most relevant elements of all the above legislation follows but those documents themselves should be consulted for the full detail and explanation.

## The National Planning Policy Framework

In the NPPF government policy in relation to the historic environment is outlined in Section 16 entitled *Conserving and Enhancing the Historic Environment*. Paragraphs 202-221 provide guidance for authorities, property owners, developers and others regarding the treatment of heritage assets in the planning process and the most pertinent paragraphs relevant to this are summarised below.

**Paragraph 202** states: “heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations”.

**Paragraph 204** states: “when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest”.

### **Paragraphs 207-211 relate to proposals affecting heritage assets:**

**Paragraph 207** concerns planning applications stating: “in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

**Paragraph 208** states that: “local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking into account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.”

**Paragraph 209** states: “where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.”

**Paragraph 210** states: “in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.”

**Paragraphs 212-221 consider the potential impacts**

**Paragraph 212** states: “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”.

**Paragraph 213** states: “any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings grade I and II\* registered parks and gardens, World heritage Sites, should be wholly exceptional”.

**Paragraph 214** states: “where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply :

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.”

**Paragraph 215** states: “where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”.

**Paragraph 216** states: “the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset”.

**Paragraph 217** states: “local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred”.

**Paragraph 218** states: ‘local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.’

**Paragraph 219** states: 'LPA's should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.'

**Paragraph 220** states: "not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole".

**Paragraph 221** states: 'LPA's should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.'

## Ancient Monuments and Archaeological Areas Act, 1979

The Ancient Monuments and Archaeological Areas Act of 1979 provides for the investigation, preservation and recording of matters of archaeological or historic interest. This relates not only to Scheduled Ancient Monuments but also to other monuments, which in the opinion of the Secretary of State is of public interest by reason of its historic, architectural, traditional, artistic or archaeological interest. Section 61 (12) defines sites that warrant protection due to their national importance.

## Planning (Listed Buildings and Conservation Areas) Act 1990

The Planning (Listed Buildings and Conservation Areas) Act sets out the criteria for listing buildings deemed by the Secretary of State to be of special architectural and historic interest and the designation by Local Authorities of Conservation Areas, and how these assets should be treated in the planning process.

**Section 66 (1)** of the Act states "in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or Secretary of State should pay special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

**Section 69** of the Act requires local authorities to define as conservation areas any "areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance".

**Section 72** gives local authorities a general duty to pay special attention "to the desirability of preserving or enhancing the character or appearance of that area".

## Protection of Wrecks Act 1973

This act enables the secretary of state to designate any site within United Kingdom waters that 'is or may prove to be, the site of a vessel lying wrecked on or in the sea bed and on account of the historical, archaeological or artistic importance of the vessel, or any objects contained or formerly contained in it which may be lying on the sea bed in or near the wreck'. For the purposes of this act 'United Kingdom waters means any part of the sea within the seaward limits of United Kingdom territorial waters and includes any part of a river within the ebb and flow of ordinary spring tides. . . . references to the sea bed include any area submerged at high water of ordinary spring tides.' A person commits an offence if they tamper, damage or remove anything within the restricted area or allow others to do so without a licence.

Within Eastleigh Borough Council this act is relevant to the Hamble, Bursledon and Botley areas.

## National Heritage Act 1983

Amongst other things this act formed the Historic Buildings and Monuments Commission for England which had the duty **(a)** 'to secure the preservation of Ancient Monuments and Historic Buildings situated in England'; **(b)** 'to promote the preservation and enhancement of the character and appearance of Conservation Areas situated in England and to promote the public's enjoyment of, and advance their knowledge of, Ancient Monuments and Historic Buildings situated in England and their preservation.'

## Eastleigh Borough Local Plan (2016 – 2036)

The new local plan extends to some 258 pages, so highlighted here are just the six most relevant policies that appertain to the EBC Conservation Areas, not all to every area. They cover Countryside and Settlement gaps; Historic Environment; New Development; Heritage Assets and the Old Bursledon Special Policy Area. There is also one concerning the coast and another specific to boatyards and marinas on the River Hamble.

### **Strategic policy S5, New development in the countryside.**

1. **Planning permission will be granted for new development in the countryside provided it is related to:**
  - a. the provision of employment through agricultural development (policy DM17), the extension and replacement of existing employment uses (policy DM18) and the re-use of existing buildings (policy DM19);
  - b. residential extensions and replacement buildings (DM18 and 26), limited residential conversions (policy DM19), rural workers' dwellings (policy DM27) and accommodation for Gypsies, Travellers and Travelling Showpeople (policy DM31);
  - c. community, tourist, or visitor uses through the re-use of buildings including facilities for the interpretation of heritage assets (policy DM12);
  - d. outdoor recreation and open space (policies DM32 and DM33);
  - e. allotments and community farms (policy DM32);
  - f. cemeteries (policy DM37); and
  - g. essential public utilities (policy DM9).
  
2. **In permitting new development in the countryside the Borough will seek to:**
  - a. avoid adverse impacts on the rural, woodland, riparian or coastal character, the intrinsic character of the landscape including the avoidance of adverse landscape impacts on areas adjoining national parks and their settings, the significance of heritage assets and on the biodiversity of the area;
  - b. secure long-term beneficial management practices that will enhance the landscape and biodiversity of the countryside and coast;
  - c. avoid sterilisation of mineral resources, in accordance with the Hampshire Minerals and Waste Plan;
  - d. safeguard the best and most versatile agricultural land unless the benefit of the development clearly outweighs the loss; and
  - e. protects soils during construction wherever possible in line with the 'Defra code of practice for the sustainable use of soils on construction sites'.

## **Strategic policy S6, Protection of settlement gaps**

### **1. Development within a Settlement Gap as set out in the policies map will be permitted provided that:**

- a. it would not undermine the physical extent and/or visual separation of settlements; and
- b. it would not have an urbanising effect detrimental to:
  - i. The character of the countryside; or
  - ii. The separate identity of the adjoining settlements.

Settlement gaps are defined between:

- a. Eastleigh and Southampton;
- b. Eastleigh and Bishopstoke;
- c. Fair Oak and Horton Heath;
- d. Hedge End, Botley and Boorley Green;
- e. Hedge End, West End and Southampton;
- f. Hedge End, Horton Heath and Boorley Green;
- g. Hedge End and Bursledon;
- h. Bursledon, Netley and Southampton;
- i. Hamble, Netley and Bursledon.

## **Strategic policy S7, The Coast**

### **1. The coast is defined as including:**

- a. the Hamble river estuary between Hamble Point Marina and Botley, extending to the Borough boundary in the centre of the river and around the Marina; and
- b. the coast of Southampton Water extending to mean low water. On-shore areas relating to the coast are defined as areas adjoining coastal waters, or related to the coast in visual, landscape, biodiversity, heritage or functional terms.

### **2. On the Borough's coast, the Borough Council will protect the Natura 2000 and Ramsar designations and recognises the national and international importance of the River Hamble and Southampton Water for recreational sailing and marine-related enterprises that contribute to the local and sub-regional economy and recreational activities. The Council therefore seeks to:**

- a. protect and enhance the landscape, biodiversity and heritage interest of the coast including views from coastal waters (see also strategic policies S7, S9 and S10, and policies DM1, DM11 and DM12, Chapter 5);
- b. retain existing boatyards and marinas on the River Hamble in marine-related uses (see policy DM35, Chapter 5);
- c. enable the provision of infrastructure related to sailing within the developed frontages of the river, subject to the River Hamble Harbour Authority Strategic Plan and Strategic Vision, whilst protecting more sensitive locations (see policy DM20, Chapter 5);
- d. maintain and enhance other coast-related recreational activities, including enhancing coastal access where this can be achieved without detriment to biodiversity, landscape, heritage or economic interests, and/or can help to manage recreational impacts; and

- e. achieve coast protection and flood management measures where necessary in accordance with the adopted North Solent Shoreline Management Plan<sup>17</sup> (see policy DM7, Chapter 5).

### **Strategic policy S8, Historic Environment**

1. **The Borough Council will continue to conserve and/or enhance the Boroughs heritage assets in a manner appropriate to their significance. This includes all heritage assets including listed buildings and structures, Conservation Areas as designated on the policies map, landscapes and archaeology. This will be through preparation of Conservation Area Appraisals and Management Plans and other strategies and in the determination of planning applications for new development (see policy DM12). This will involve:**
  - a. identifying the assets by means of an on-going programme of survey and review;
  - b. identifying their key features and measures to manage and enhance these, e.g. through Conservation Area Appraisals;
  - c. restricting development likely to harm them or their settings through management of development proposals; and
  - d. encouraging development that enhances them, ensures their long-term management and maintenance and where possible, enables public enjoyment and the interpretation of the asset.

### **Policy DM12, Heritage Assets**

1. **Development of a heritage asset or within its setting will be permitted provided it does not harm or detract from the significance or special interest of the asset, and sustains and enhances its special character and qualities. The more important the asset, the greater the weight that should be accorded to this criterion. Permission for development which results in substantial harm to, or loss of, designated assets of the highest significance will be wholly exceptional. Development which involves the demolition or destruction of any part of other heritage assets will not be permitted unless removal or replacement would enhance or better reveal the significance of the asset. In these circumstances, the developer will be required to record and advance understanding of the significance of any heritage assets to be lost, in a manner appropriate to their importance and the impact, and to make this evidence publicly accessible.**
  - a. Development that affects an archaeological site either above or below ground that is already identified or discovered through development proposals will only be permitted provided:
    - i. If the remains cannot be preserved in situ, the clear and convincing overriding public benefits of the development that cannot be achieved by any other means is sufficient to outweigh the value of the remains; and
    - ii. Prior to the commencement of the development, provision has been made for a programme of archaeological investigation and recording and for this evidence to be made publicly accessible;
  - b. It achieves a high standard of design which respects and complements the character and qualities of the heritage asset(s);
  - c. Where necessary, it secures the long-term future maintenance and management of the asset;
  - d. Where possible, it enables public enjoyment and interpretation of the asset; and
  - e. A heritage statement is submitted with the application explaining the significance of the assets affected including the contribution made by their setting, at a level of detail proportionate to the asset's significance; the impact of the proposal on the significance of the asset; and how proposals have been developed to avoid harm or, if this is not possible, minimise the harm; with mitigation measures proposed.

2. In permitting development involving a heritage asset the Borough Council may seek a legal agreement to secure the long-term management and enhancement of the asset.
3. The Council will monitor buildings or other heritage assets at risk through neglect, decay or other threats, proactively seeking solutions for assets at risk through discussions with owners and willingness to consider positively development schemes that would ensure the repair and maintenance of the asset, and, as a last resort, using its statutory powers.

### **Policy DM20, Boatyard and marina sites on the River Hamble**

1. At boatyard and marina sites on the River Hamble (as shown on the policies map) the Borough Council will permit development associated with boat building, and the fitting out, maintenance and repair of boats and ancillary uses, provided that it does not:
  - a. jeopardize the safety and ease of navigation on the river or have a detrimental impact on the regime of the river;
  - b. adversely affect nature conservation, landscape or heritage interests; or
  - c. cause a reduction in water quality.
2. Exceptionally, development or redevelopment may be permitted incorporating a modest amount of floor space 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.

### **Policy DM35, Recreational activity on the River Hamble**

1. On the River Hamble:
  - a. new moorings and replacement or relocation of existing moorings will only be permitted outside the Mooring Restriction Areas shown on the policies map, and subject to the advice of the River Hamble Harbour Authority and in accordance with policy DM11;
  - b. 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 policies map;
  - c. within the Mooring Restriction Areas the replacement or relocation of existing moorings will be permitted where there are no alternative locations outside these areas and the proposal will improve navigation and the overall appearance of the area provided that they do not:
    - i. impede the movement of craft or otherwise compromise navigational safety on the river; or
    - ii. disrupt existing recreational uses or areas where there is existing or proposed public access; or
    - iii. adversely affect the nature conservation, landscape or heritage value of the River Hamble.

# Appendix B – General Information

## **Local Generic Guidance**

Eastleigh Borough Council has produced a Quality Places Supplementary Planning Document which offers advice and guidance on general design issues. For advice on specific issues pertaining to a conservation area, please contact the planning department.

## **Useful Information and Contact Details**

### **General Information**

Eastleigh Borough Council's website [www.eastleigh.gov.uk](http://www.eastleigh.gov.uk)

### **Built Conservation Information and Advice**

Historic England [www.historicengland.org.uk](http://www.historicengland.org.uk)

# Appendix C

## HAMPSHIRE COUNTY COUNCIL

### TOWN AND COUNTRY PLANNING ACT, 1962

#### TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1963

##### DIRECTION UNDER ARTICLE 4 - NO. 33

###### LAND AT HIGH STREET, SATCHELL LANE AND THE HARD, HAMBLE

NOTICE IS HEREBY GIVEN that on the 16th day of November, 1971, the Secretary of State for the Environment approved a Direction made by the Hampshire County Council, as Local Planning Authority, under Article 4 of the Town and Country Planning General Development Order, 1963, to the effect that the permission granted by Article 3 of that Order shall not apply to the carrying out of the following classes of development on land at High Street, Satchell Lane and The Hard, Hamble, more particularly described in the schedule to this notice:-

"(1) The enlargement, improvement or other alteration of a dwellinghouse so long as the cubic content of the original dwellinghouse (as ascertained by external measurement) is not exceeded by more than 1,750 cubic feet or one-tenth whichever is the greater, subject to a maximum of 4,000 cubic feet; provided that the erection of a garage, stable, loosebox or coach-house within the curtilage of the dwellinghouse shall be treated as the enlargement of the dwellinghouse for the purposes of this permission.

(2) The erection, construction or placing and the maintenance, improvement or other alteration, within the curtilage of a dwellinghouse, of any building or enclosure (other than a dwelling, garage, stable, loosebox or coach-house) required for a purpose incidental to the enjoyment of the dwellinghouse as such, including the keeping of poultry, bees, pet animals, birds or other livestock for the domestic needs or personal enjoyment of the occupants of the dwellinghouse.

(3) The erection or construction of gates, fences, walls or other means of enclosure not exceeding four feet in height where abutting on a highway used by vehicular traffic or seven feet in height in any other case, and the maintenance, improvement or other alteration of any gates, fences, walls or other means of enclosure."

being respectively development specified in Classes I and II(1) of the First Schedule to the Order.

The general effect of the Direction is that planning permission must now be obtained before -

- (a) Carrying out any extension or alterations to a dwelling, or erecting any garage or other building within the curtilage of a dwelling.
- (b) Erecting, constructing, improving or altering any gates, fences, walls or other means of enclosure.

This Direction comes into force on the 4th February, 1972.

A copy of the Direction, including a map defining the area to which it relates, is available for inspection during normal office hours at the following places:-

The Office of the Clerk of the County Council, The Castle,  
Winchester.

The Office of the Clerk of the Winchester Rural District Council,  
45, Romsey Road, Winchester.

The Office of the Southern Divisional Planning Officer, Old Manor  
Annexe, Wickham Road, Fareham.

A copy of the Direction and map has also been deposited at the Post  
Office, Hamble, and is available for public inspection during normal business  
hours for a period of one month from the 4th February, 1972.

#### SCHEDULE

The land situate at High Street, Satchell Lane and The Hard,  
Hamble in the Winchester Rural District, more particularly  
defined within a red line on the plan annexed to the Direction.

A. H. M. SMYTH

Clerk of the County Council

The Castle,  
Winchester.  
4th February, 1972.