

**PLANNING STATEMENT**  
To Aid Pre-Application Advice

**HORTICULTURE UNIT**  
And  
**LUXURY HOLIDAY PARK**  
Comprising  
6 No. 3 BEDROOM LODGES & 2 No. 2 BEDROOM LODGES  
RECEPTION BUILDING & AMENITY BUILDING

**BORDEAN NURSERY**  
Winchester Road, Bordean, Petersfield,  
GU32 1EP

June 2021

**APPLICANT**            South Chelsea Property Company Ltd.  
**AGENT**                 Michael Tamsett  
                                 Architectural Designs

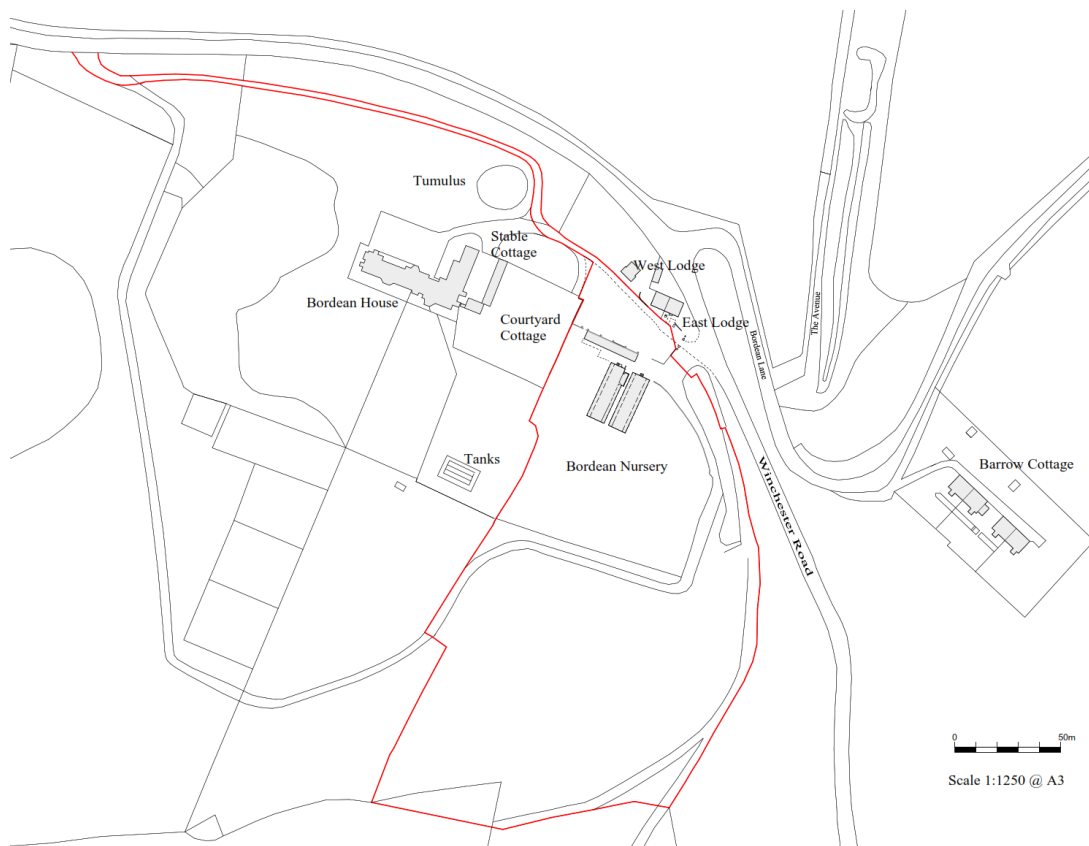
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## Bordean Nursery

### 1.0 SITE ASSESSMENT

- 1.01 The Bordean Nursery site, once part of the Bordean Estate, lies within the South Downs National Park as an Area of Outstanding Natural Beauty.
- 1.02 The site is outside of any Settlement Policy Boundary.
- 1.03 The Bordean Estate comprised of Bordean House (a Grade II listed building), East Lodge, West Lodge, and the Bordean Nursery site.
- 1.04 The 2.8Ha. (6.9 acres) Bordean Nursery site comprises of an outbuilding attached to a curtilage listed wall, two dilapidated greenhouses, just over one hectare of ancient woodland and the remainder of the site being significantly overgrown with trees and shrubs.

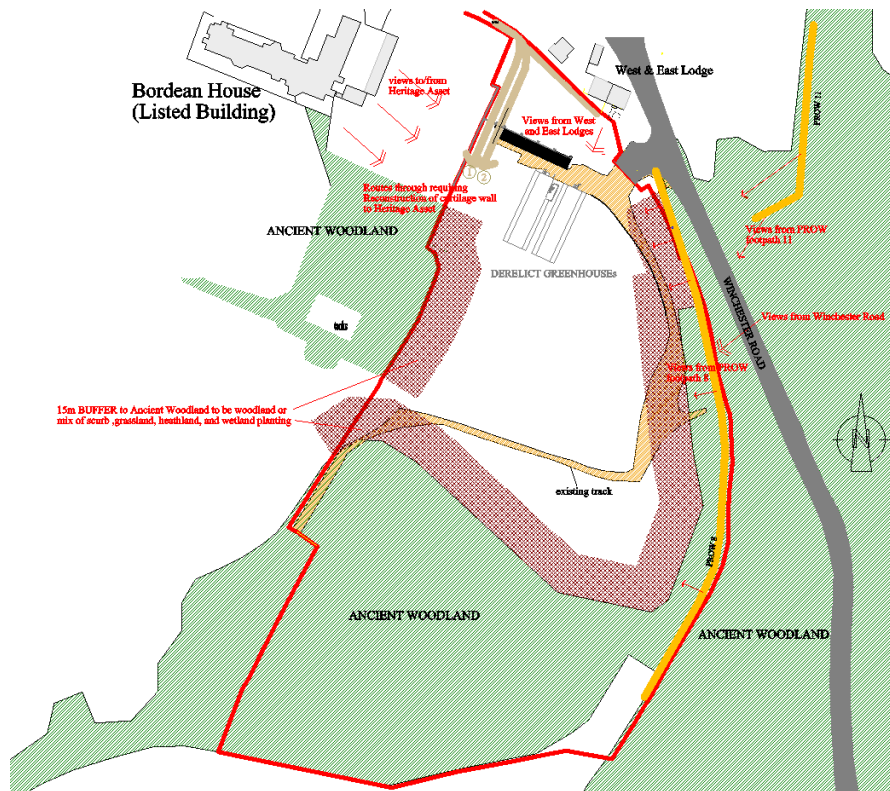


*Location Plan*

- 1.05 The site is accessed off Winchester Road through a gateway with brick piers. A winding drive provides access to the properties within Bordean House, East and West Lodges and to the gateway within the east end of the curtilage wall. The 1.3m wide gateway does not allow vehicular access.
- 1.06 This access road is owned by Bordean Manor Property Management Co Ltd. There is a Right of Way for Bordean Nursery (Owned by South Chelsea Property Company Ltd.) and the residents of Bordean Manor estate.

## Bordean Nursery

1.07 The previous access to the Nursery was to the northeast of the site close to East Lodge. However, this access was closed off around 2010 landlocking the site.

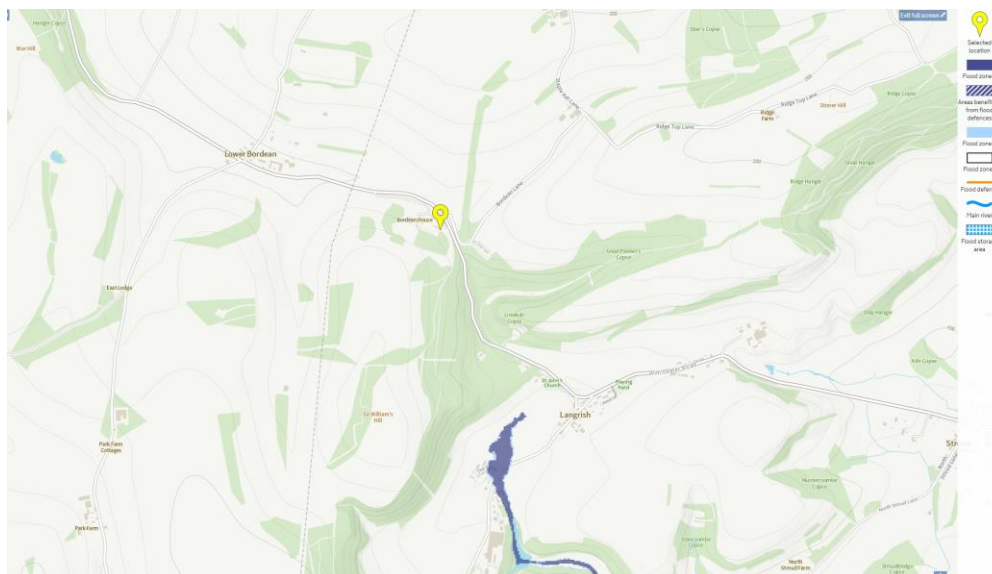


### Site Constraints

1.08 A public footpath runs along the east boundary and continues south for several miles.

1.09 The site is within an area of high archaeological potential with several sites of interest within the vicinity.

1.010 The site lies in a Flood Zone 1 having a low probability of flooding.



Environmental Agency Flood Map

## Bordean Nursery

### 2.0 SITE CONSIDERATIONS

#### 2.1 HERITAGE ASSET – BORDEAN HOUSE



The Grade II listed building has a rich history that is well worth consideration.

2.1.1 The chronological development of the estate can be summarised thus.

1611 House built by Sir Roger Langrish

Later in 17<sup>th</sup> Century Owned by Sir William Lewis followed by his granddaughter and her husband Lewis Buckle

1759 TAYLOR MAP -shows house on the current site.

1791 MILNE MAP - house named Borden under the name Buckle Esq.

1812 Bought by Henry Chawner with 47 acres of land.

1826 GREENWOOD MAP -shows house named Bordon House

1851 Bought by Robert Henley Payne.

1853 TITHE MAP -shows house and estate with 46 acres.

1853 TITHE APPOINTMENT -shows Robert Payne owning a further 326 acres including the limekilns to the south-east

Mid-19<sup>th</sup> Century Classed as a small estate with kitchen garden, orchard and parkland to the south. A small pond in the parkland, a barrow with clump of trees in front of house. Woodland and pathways.

## Bordean Nursery

- 1869 (OS Map 25 inch) Mixed planting in the park and outbuildings. A walled kitchen garden to the east and orchard to the west. Pond developed into reservoir having extensive piping to supply water to house.  
Lodge is shown at end of drive to the road north-east.  
Remains of brick reservoir and its lead lining still visible today together with some piping.
- 1878 Estate bought by Sir William Nicholson of Basing Park.
- 1879 House described as having many Elizabethan decorations.
- Late 19<sup>th</sup> Century Some alterations carried out to the original H block shape of the building.
- 1905 Bordean House and part of estate (39 acres) tenanted to Colonel Bibby. The Park was 18 acres with rest comprising of woods and pasture.
- 1909 Sir William died. His widow moved into Bordean House and died in 1934. (Ownership went to one of his sons.)
- 1911 Large extension built to the east end. (Now known as Middlemarch).
- 1928 2 potting sheds, one tool shed, one open shed, one fruit room, two heated greenhouses (18x19) brick pits and lights. Grounds described as first class with fruit, vegetable, and flower gardens but lawns not matured. Double entrance lodge and an area of 9.5 acres.
- WW II House used by the Navy with the Civil Defense later moving into the basement until 1970's.
- 1944 Basing Park broken up.
- 1947 Bordean House sold to the Oblates of the Assumption and Order of Nuns.
- 1975 Leased to the Sue Ryder Foundation and used as a hospice until 1997.
- 1986 Property described as having a narrow, wrought iron gate let into a grey stone wall, a courtyard, remains of a stable or coach house, magnificent trees some old with a statue of the Virgin Mary and gravestones of some of the nuns. Windows on all sides give glorious views of undulating meadows and tall trees. Maple, oak, elms, and yew. Tall conifers shield the house from the busy main road.
- 1997 Sue Ryder lease expired. House bought by developer dividing site into main house and grounds, the 19<sup>th</sup> Century extension (Middlemarch), Stables and Engine House together with a small cottage (Courtyard House), cottage and the two semi-detached lodges.
- 1999-2000 Restoration works.  
House now stands in 4 acres of gardens surrounded by 11 acres of woodland and pasture.

2.2 CURTILAGE WALL



*The main Malmstone curtilage wall with brick dentil detail just below the pitched brick capping to the top of the wall.*



*The pedestrian access to site through archway with stone steps and wrought iron gate.*



*West end of the curtilage wall meeting boundary wall to Bordean House.  
The growing ivy is taking hold of the wall causing severe deterioration of the malmstone.*

2.2.1 The 4.7m high wall provides a splendid imposing boundary to what was once the kitchen garden of Bordean House, but the lack of maintenance and site supervision has led to part of the wall being compromised by climbing ivy.



*The south side of the Wall has an attached outbuilding of brickwork/blockwork walls and corrugated metal roof sheeting.*



## Bordean Nursery

2.2.2 A pre-application meeting was held with the conservation officer to assess the impact of widening the arch to create a vehicular access into the landlocked site with a view to possible development of the site.

2.2.3 The conservation officer responded.

*The pre-application request is for consideration of the proposed enlargement of the pedestrian gateway into the walled garden for access for smaller vehicles such as cars. This would also entail moving one buttress to allow for the additional width of the access, the loss of the original metal gate and the key stoned arch to gateway (which is constructed of tapering malm stones). It is presumed that the stone steps would also be lost.*

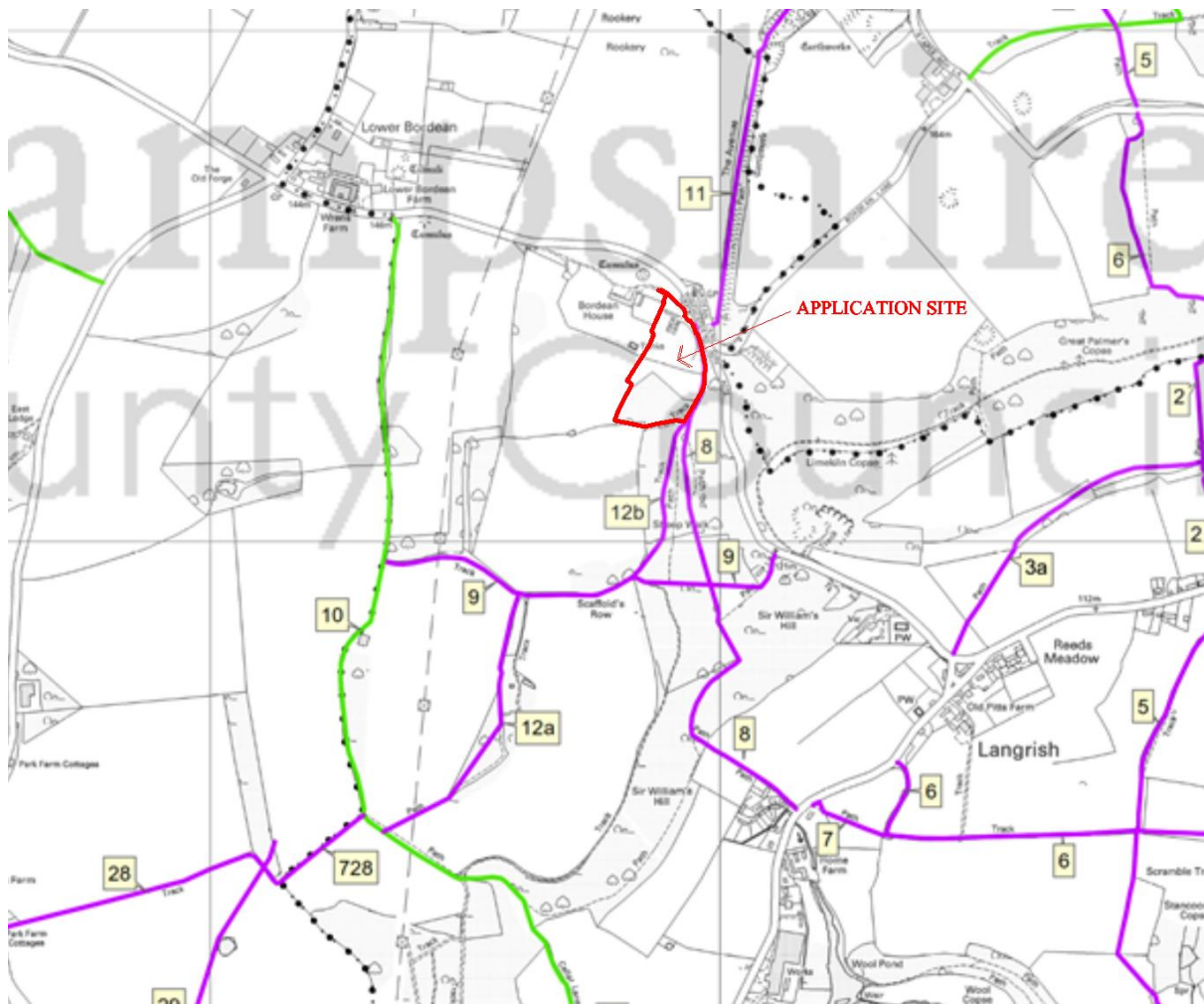
*This would fall into the category of less than substantial harm. Whilst this category of harm can be off set against 'public benefit' (NPPF, 2019) of the scheme. The creation of a vehicle access in itself is not considered beneficial to the heritage asset as the scheme does not include works that would ensure its long term optimum viable use.*

*Whilst on site the possibility of leaving the existing access as it is and creating a second access point to the west side of the buttress was also discussed. It was not clear if this was to create a gap in the wall or an archway. Whilst this would retain the existing gateway and buttresses there would still be harm to the integrity of the overall wall that would be considered less than substantial harm. But again, there is no public benefit to the scheme to out-weigh the harm for the same reason as above. Any proposed scheme for the site would need to comply with the South Downs National Park Local Plan. During me visit possible schemes for residential use were mentioned. It is clear that the nature of the end use is key to attaining public benefits to outweigh the harm in altering the wall.*

*Having consulted with my planning colleague Mary Bird, it is apparent that any type of accommodation use would have to comply with South Downs Local Plan policies SD25*

*Development Strategy, SD29 Rural Exception sites and or SD23 Sustainable Tourism. SD25 identifies settlements where housing allocation have been made and these do not include Langrish or Bordean. It is worth bearing in mind that the South Downs Local Plan is a Landscape led Local Plan when considering what uses the site could be put to.*

## 2.3 PUBLIC RIGHTS OF WAY



*Hampshire County Council PROW Map.*

- 2.3.1 PROW8 runs along the east boundary of the site southwards before connecting to PROW9 and PROW12b. These public footpaths provide miles of country walking through the tranquil heart of the South Downs National Park.
- 2.3.2 Limited views of the site from PROW8 can be seen through the existing ancient woodland but these are quite sparse.

## Bordean Nursery

### 2.4 SITE DEVELOPMENT HISTORY

2.4.1 The following Google Maps illustrate how the site has developed and transformed over the past couple of decades.



1999 *Site can clearly be seen as a fully operational nursery using the main access off Winchester Road to the northeast. The greenhouse to the west appears open with a third greenhouse/outbuilding to the east.*



2005 *Greenhouse to west now covered and new growth of trees to south.*

## Bordean Nursery



2008

*Further perimeter tree enclosure. Third greenhouse still visible.*



2015

*Third greenhouse/outbuilding now removed.*

## Bordean Nursery



2018

*Both greenhouses now encroached with vegetation.*



2021

*Greenhouses almost completely submerged.*

## Bordean Nursery



*The dilapidating eastern greenhouse covered in vegetation.*



## Bordean Nursery



*The remains of the boiler room and chimney between the two greenhouses. Presumably used to provide heating for the greenhouses.*



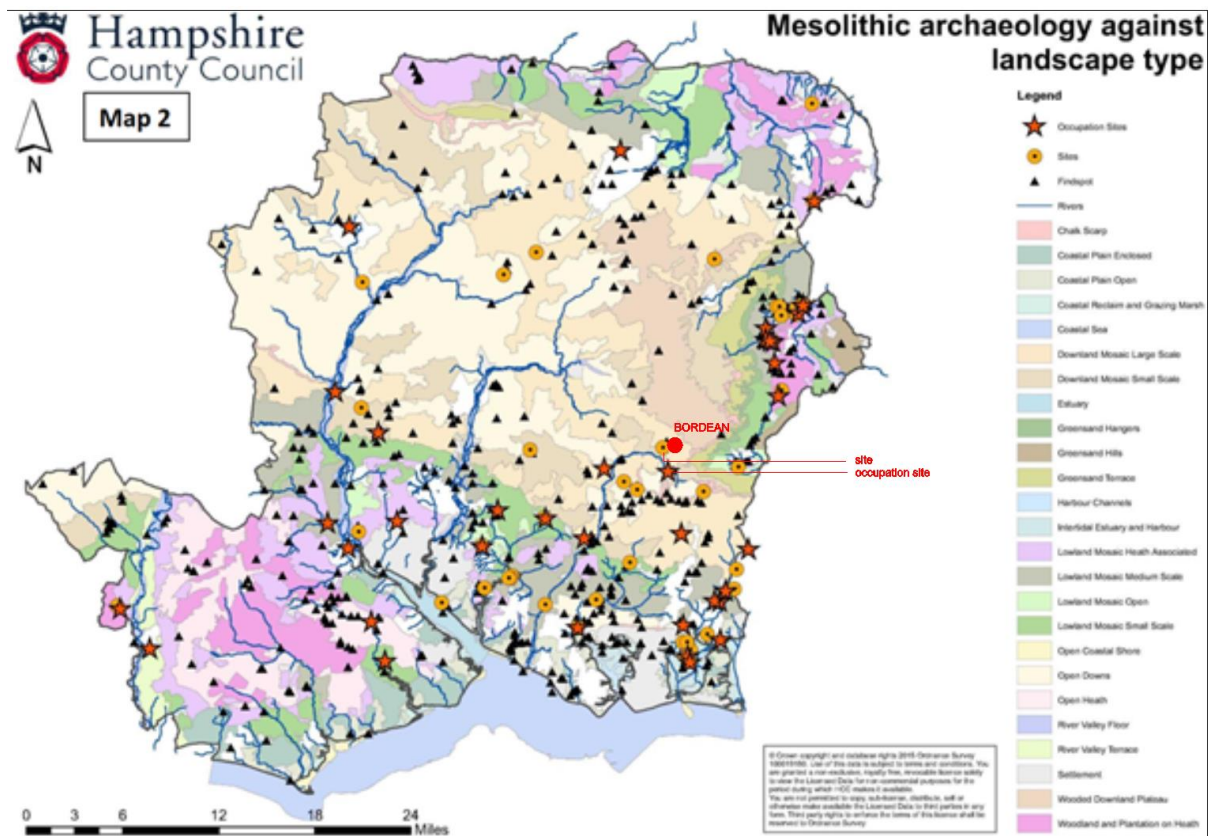
*The base plinth walls and entrance steps are all that remain of the western greenhouse.*

## 2.5 ARCHAEOLOGICAL HISTORY AT BORDEAN

2.5.1 The Historic Environment Record provides data that shows the evolution of the Hampshire Landscape.

2.5.2 The following extracts are taken from The Atlas of Hampshire's Archaeology to indicate the history and formation of the Bordean site and its immediate surroundings.

### 10,000 BC to 4,000 BC Mesolithic Period

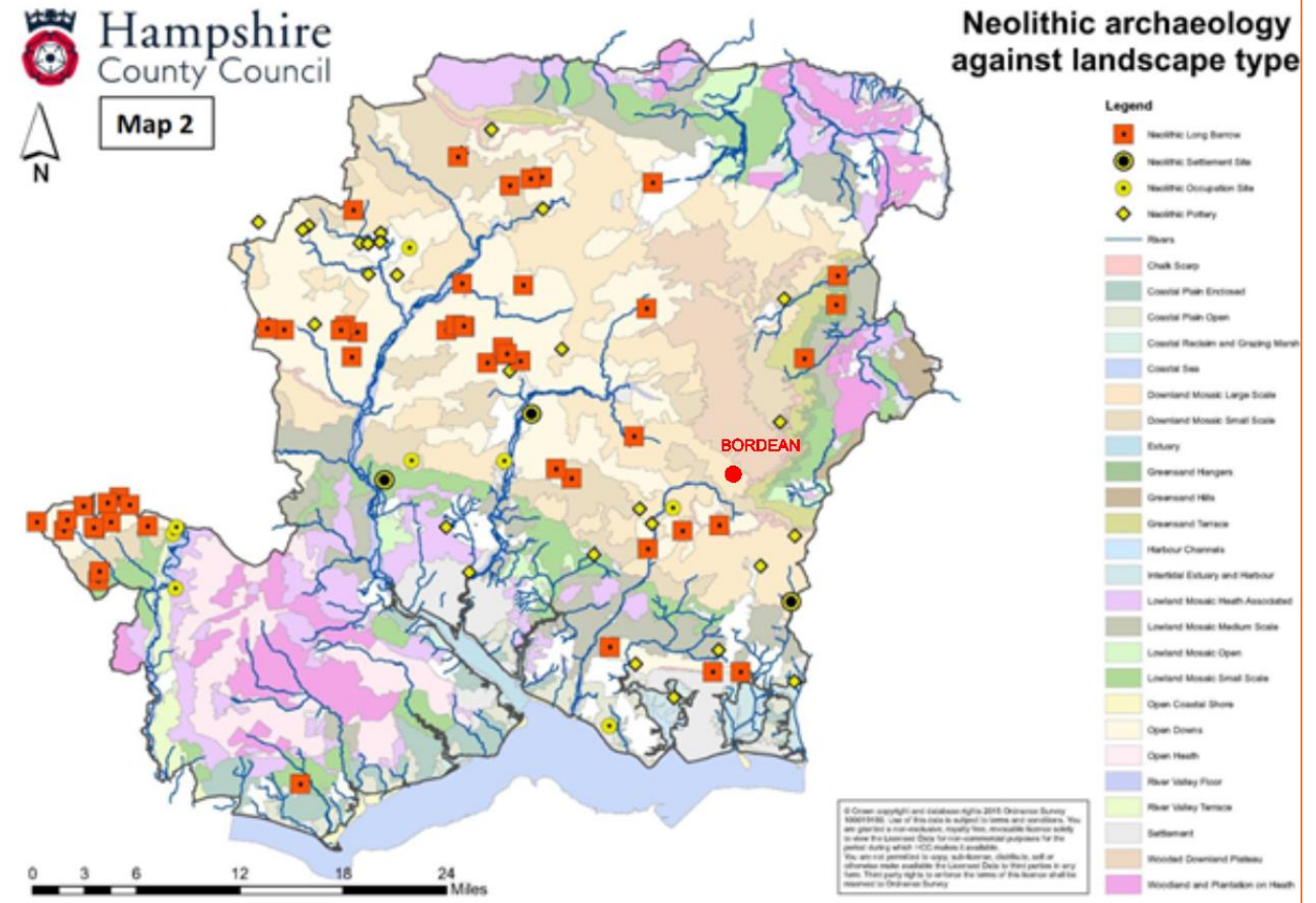


2.5.3 Mesolithic sites are shown close to the Bordean site. During this period nomadic hunters would look for food sources to hunt fish and gather wild foods.



## Bordean Nursery

4,000 BC to 2,200 BC Neolithic Period



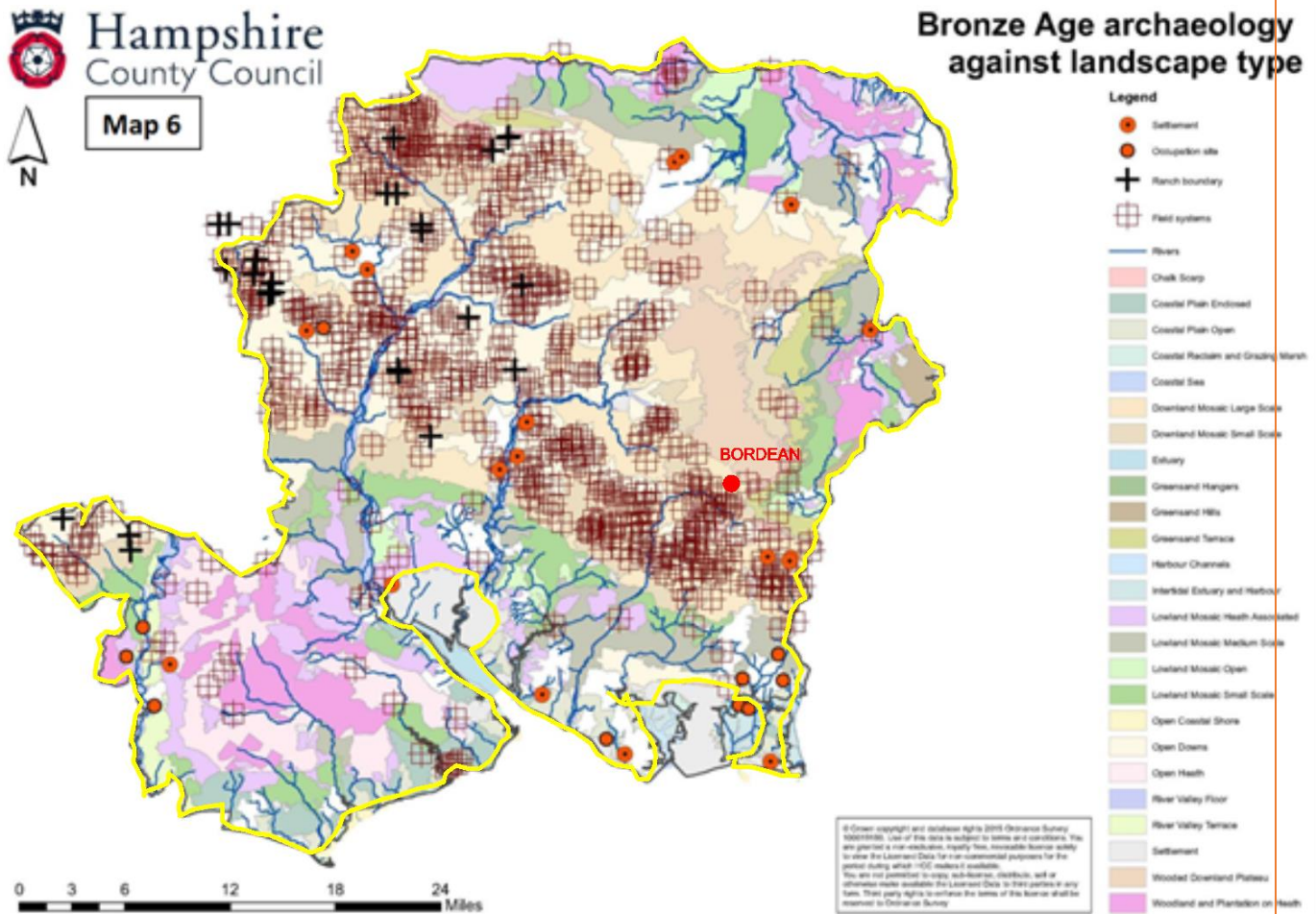
2.5.4 No Long Barrows or Neolithic sites are shown close to Bordean.

2.5.5 The Neolithic Period introduced farming and farmed landscapes with crops and domesticated animals. Monuments appeared on the landscape and Long Barrows (large communal burial grounds) were used as territorial markers.

2.5.6 Axes and arrowheads have been found near the Bordean site indicating the farmers were also exploiting the wider resources of the landscape.

## Bordean Nursery

2,200 BC to 801 BC Bronze Age

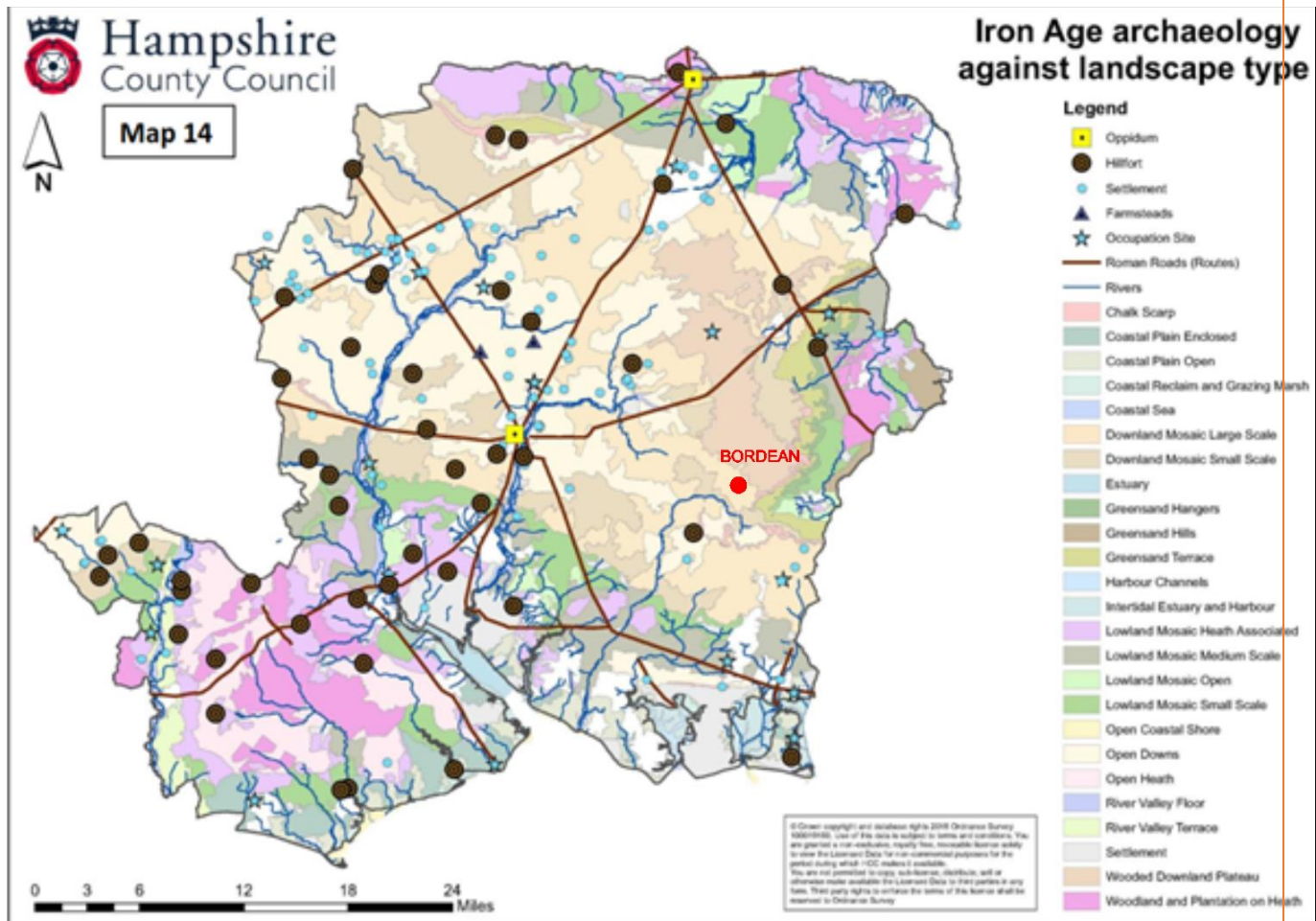


2.5.7 The Bronze Age brought the introduction of metal works and in particular bronze. However, within Hampshire there is little evidence of a cultural change and the Neolithic farming continued to expand.

2.5.8 The above extract map from The Atlas shows possible early field systems developing within the Bordean area.

## Bordean Nursery

400 BC to 43 AD Iron Age

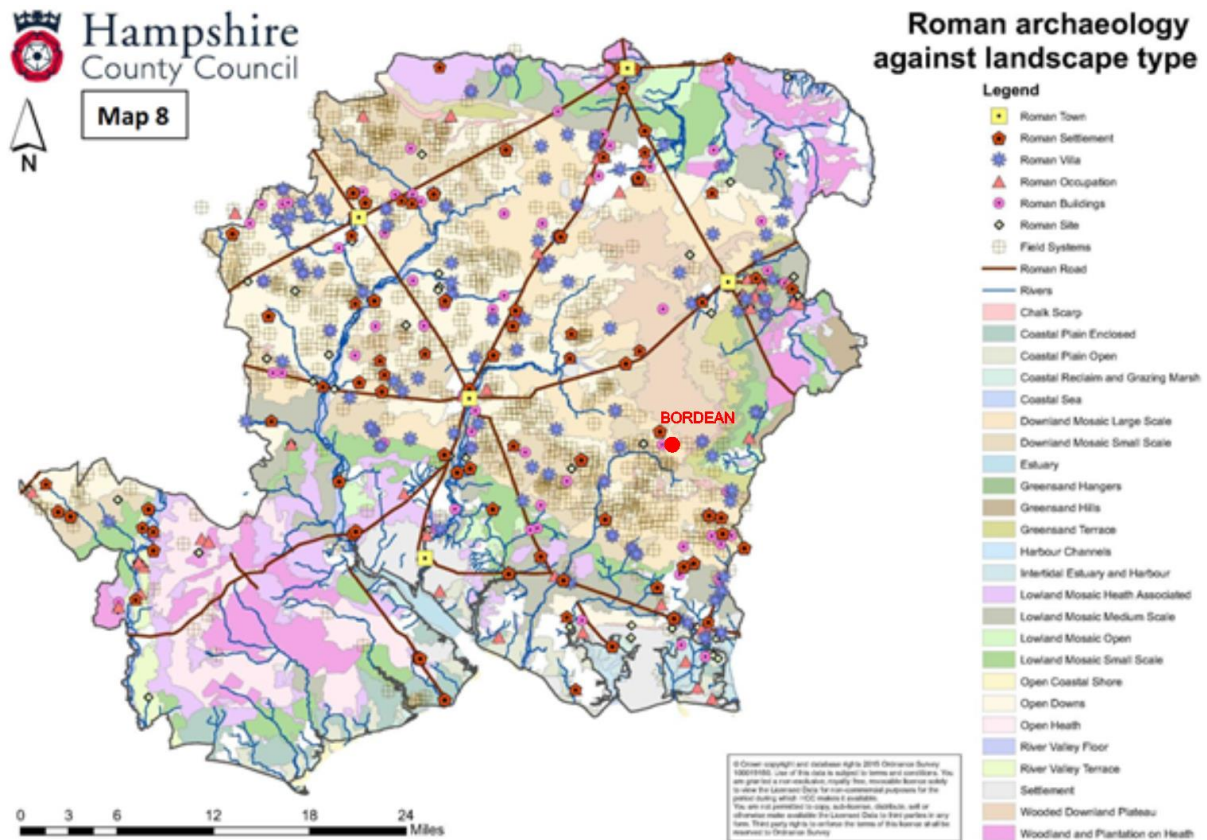


2.5.9 The technological advancement in iron production also brought about cultural changes with hill forts appearing as highly visible defences. These appear mostly in the central and western areas of Hampshire to demonstrate power and hierarchy.

2.5.10 The Bordean area appears to have continued much as before with farming field systems utilising the landscape.

## Bordean Nursery

43 AD to 450 AD Roman

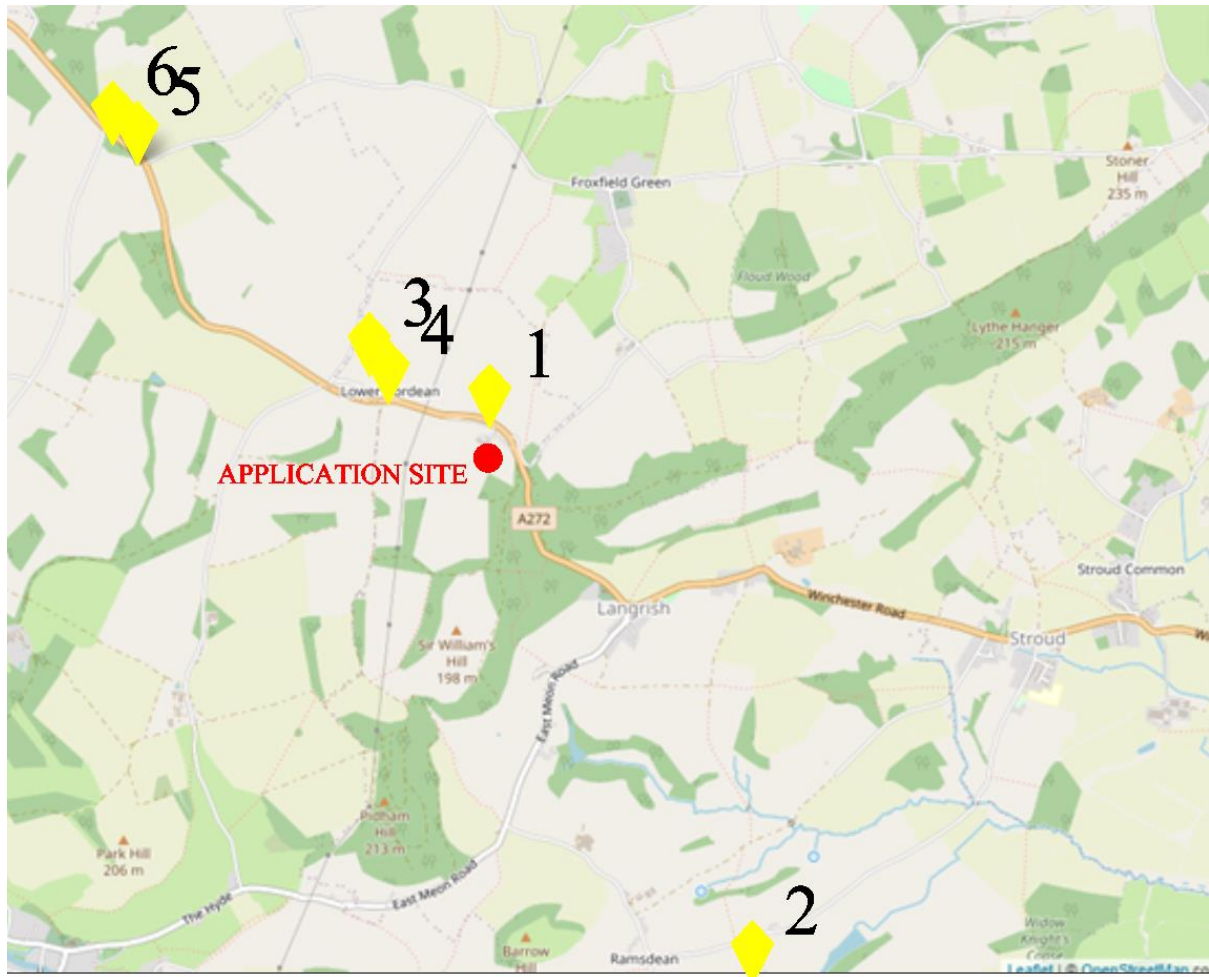


- 2.5.11 The extract map shows Roman occupation and buildings present within the Bordean area.
- 2.5.12 The main Roman towns included Andover, Winchester, Basingstoke, Silchester, Havant, east Anton and Neatham. This leaves the Bordean site outside of the main Roman road network.
- 2.5.13 The Roman villa at Stroud (2600m to the east of Bordean) is a scheduled monument - List Entry Number 1001905.
- 2.5.14 Roman earthworks at Stoner Hill, approx. 1500m to the east, are listed as a scheduled monument under 1001921.

### 450 AD -1066 AD Anglo-Saxon

- 2.5.15 Early Anglo Saxon Hampshire is very vague. Hampshire's countryside and settlements are a result of gradual change.
- 2.5.16 Domesday and manorial accounts provide an excellent view of Norman Hampshire. Earlier sources such as the Saxon Charters also provide information that allow approximations both of size and distribution of settlements of later Anglo Saxon Hampshire but once the Romans had left, the two major settlements of Winchester and Silchester fell away and scant evidence exists for the settlement of people in Hampshire during the C5th and C6th.

## 2.6 LOCAL ANCIENT MONUMENTS



2.6.1 The most common ancient monument features in the area are Bowl Barrows.

**Bowl barrows**, the most numerous form of round barrow, are funerary monuments dating from the Late Neolithic period to the Late Bronze Age, with most examples belonging to the period 2400-1500 BC. They were constructed as earthen or rubble mounds, sometimes ditched, which covered single or multiple burials. They occur either in isolation or grouped as cemeteries and often acted as a focus for burials in later periods. Often superficially similar, although differing widely in size, they exhibit regional variations in form and a diversity of burial practices. There are over 10,000 surviving bowl barrows recorded nationally (many more have already been destroyed), occurring across most of lowland Britain. Often occupying prominent locations, they are a major historic element in the modern landscape and their considerable variation of form and longevity as a monument type provide important information on the diversity of beliefs and social organisations amongst early prehistoric communities. They are particularly representative of their period and a substantial proportion of surviving examples are considered worthy of protection.

The following examples of Bowl Barrows can be found close to the site.

1. 1016521 **Bowl Barrow N of Bordean House** – The monument includes a bowl barrow situated immediately north of Bordean House at the mouth of a shallow valley. The barrow is slightly ovoid in plan and has a mound measuring a maximum of 19m east to west and up to 1.2m in height. A linear depression up to 1.5m in width and 0.3m in depth abutting the base of the mound on its northern side represents the remains of an external quarry ditch, the remainder of which has become infilled over the years but will survive as a buried feature

The bowl barrow immediately north of Bordean House (marked Tumulus on the Location Plan) survives particularly well as a substantial earthwork and despite some disturbance from tree roots and erosion will retain archaeological information relating to its construction and use. It represents a rare survival in a relatively low-lying location which has otherwise been subject to intense agricultural usage. In addition the old land surface sealed beneath the mound is likely to contain environmental evidence pertaining to the contemporary landscape into which it was placed. Together with other barrows in the vicinity, the monument will offer a detailed insight into ritual and burial practices in the area during the Bronze Age.
2. 1008693 **Three bowl barrows on Ramsdean Down.** The monument includes a group of three bowl barrows on the north-facing slope of Ramsdean Down. The barrows are in a closely-spaced east to west alignment and have shared ditches. The western barrow mound is 22m in diameter and 1.5m high. Surrounding the mound, and visible as a marked step in the natural slope at its south side, is a ditch from which material was quarried during the construction of the monument. Most of the ditch has become infilled over the years but it survives as a buried feature up to 3m wide. The central barrow mound, only 2m east of the western one, is 18m in diameter and 1.8m high. The quarry ditch is infilled but shows as a step cut into the natural slope south of the barrow mound; elsewhere it survives as a buried feature 2m wide. The eastern barrow mound lies 2m east of the central barrow, it is 20m in diameter and 1.75m high. The quarry ditch is infilled for most of its circuit, but a short section up to 3m wide is visible at the eastern side of the monument; the slope on which this barrow stands is less steep than that to the west and there is no marked step for the ditch to the south of the mound. Large irregular central depressions in each of the barrow mounds indicate that they have been dug into in the past, but there is no known record of antiquarian excavations.

Despite evidence for partial excavation, the three barrows on Ramsdean Down survive well as good examples of their class, and will contain archaeological and environmental information relating to their construction and use.
3. 1016520 **Two barrows immediately north east of Lower Bordean Farm.** The monument includes two barrows aligned NNE-SSW and some linear earthworks, situated on a gentle south facing slope immediately north east of Lower Bordean Farm. The barrows form part of an original group of five, three of which survive; the other surviving barrow in the group is the subject of a separate scheduling. The northern barrow has a sub-circular flat-topped mound 18m in diameter and up to 2.5m in height. Surrounding the mound, but no longer visible at ground level, is a ditch from which material was quarried for the barrow's construction. This has a width of approximately 2m. The second barrow 13m, to the south has been levelled and is now scarcely discernible at ground level but its external quarry ditch is clearly shown as surviving on aerial photographs as a circular buried

feature up to 1.5m in width and 25m in diameter. A series of linear banks survive in the vicinity of the barrows.

All fences are excluded from the scheduling, although the ground beneath them is included. The barrows immediately north east of Lower Bordean Farm survive as a combination of earthworks and buried features. The remains of the barrows represent a rare survival in a relatively low-lying location which has otherwise been subject to intensive agricultural usage. Despite the removal of one of the barrow mounds, both barrows will retain archaeological and environmental information relating to their construction, their use, the contemporary landscape into which they were placed and their relationship to the linear earthworks that survive in the vicinity. Together with other contemporary remains in the vicinity, they will offer a detailed insight into burial and ritual practice in the area during the Bronze Age.

4. **1017051 Bowl barrow 100m south east of Lower Bordean Farm.** The monument includes a bowl barrow situated 100m south east of Lower Bordean Farm at the base of a shallow valley. The barrow is one of an original group of five, three of which survive; the other two surviving barrows in the group are the subject of a separate scheduling. This barrow has been disturbed by ploughing on its southern side and truncated at its northern end by the construction of a road. The surviving portion consists of a low spread ovoid mound measuring approximately 27m east to west, 24m north to south and a maximum of 2m in height situated against the northern boundary of a field.

Adjacent to the mound on all but the northern side is the quarry ditch from which material was taken for the barrow's construction. This has been infilled over the years but survives as a buried feature approximately 2m wide.

The bowl barrow 100m southeast of Lower Bordean Farm survives well as a substantial earthwork despite some disturbance from ploughing and the construction of a road immediately to the north. The barrow represents an important survival in a relatively low-lying location which has been subject to intense agricultural usage. The remains of the barrow will retain archaeological information relating to its construction and use. In addition, the old land surface sealed beneath the mound is likely to contain environmental evidence pertaining to the landscape in which it was constructed. Together with other barrows in the vicinity, the barrow will contribute to a detailed insight into burial and ritual practices in the area during the Bronze Age.

5. **1019116 Bowl barrow 620m north of Warhill Cottage.**

The monument includes a bowl barrow of late Neolithic or Bronze Age date situated on an apron of relatively flat, low lying ground between the A272 and the base of War Hill. It may form part of a more extensive round barrow cemetery arranged around the toe of the hill, of which at least four additional barrows survive. Although occupying an apparently inconspicuous location, the monument would have been prominently visible from across the valley to the north east where a coaxial field system, probably dating to the same period, has been identified from aerial photographs.

The barrow has been considerably lowered and spread by modern ploughing, but survives as a slight circular mound, visible in freshly ploughed soil as a compacted area of flint and chalk rubble, 24m in diameter and raised approximately 0.1m. Although the mound has been significantly damaged, the underlying primary burial and a surrounding quarry ditch, from which material for the mound's construction would have been obtained, are both likely to survive as buried features.



The bowl barrow 620m north east of Warhill Cottage survives well despite being spread by modern ploughing, and can be expected to retain important archaeological remains and environmental evidence relating to the monument and the landscape in which it was constructed. Its close spatial association with the sites of four additional bowl barrows situated to the north west indicates it may have formed a component of a larger round barrow cemetery. Such cemeteries typically contain between 5 and 30 individual barrows and are known to have been constructed throughout the Bronze Age period, between 2000 and 700 BC.

### 6. 1019115 **Group of four bowl barrows 660m north of Warhill Cottage.**

The monument includes a group of four bowl barrows of late Neolithic or Bronze Age date situated on an apron of flat, low lying ground between the A272 and the base of War Hill. The barrows are tightly clustered and may originally have formed the core component of a more extensive round barrow cemetery arranged around the toe of the hill. Although occupying an apparently inconspicuous location, the monument would have been prominently visible from across the valley to the northeast, where a coaxial field system, probably dating to the same period, has been identified from aerial photographs.

The two most substantial barrows lie at the centre of the group and are joined near the base, possibly having been constructed together as a twin barrow, with a slight trace of a common surrounding ditch on the eastern side. Both mounds are circular and steep sided, 25m to 27m in diameter and 2.5m to 2.7m high. They have flattened or slightly hollowed tops, indicative of possible later excavation.

The two other barrows flank the central pair to the east and south, separated from it by distances of four to five metres. They are much less prominent, both surviving as low, flat topped, circular mounds, 25m in diameter and 0.3m to 0.4m high. Neither has any trace of a surrounding ditch, although both barrows appear to have been lowered and spread by modern ploughing, and such ditches, from which material would have been obtained for the mounds' construction, will survive as buried features, infilled by the later use of the site.

The group of four bowl barrows 660m north of Warhill Cottage survive well despite some later damage caused by modern farming and can be expected to retain important archaeological remains and environmental evidence relating to the barrows and the landscape in which they were constructed. The monument's close spatial association with the sites of two additional round barrows situated to the southeast indicates it may have formed a component of a larger round barrow cemetery. Such cemeteries typically contain between 5 and 30 individual barrows and are known to have been constructed throughout the Bronze Age period, between 2000 and 700 BC.

#### 2.6.2 Other notable ancient monuments within the area are.

- An undated linear feature SE of Bordean House – much eroded, runs for about 150m. It may be a Saxon boundary bank.
- 1001905 Roman Villa at Stroud
- 1001921 Roman earthworks on Stoner Hill, Ridge Hanger.

## Bordean Nursery

- 2.6.3 Approx. 1200m to the north of Bordean lie the Froxfield Entrenchments (1003786), a series of extraordinary banks consisting of three short parallel dykes running across a shallow valley and a fourth dyke, 2-3 miles long half a mile to the west.

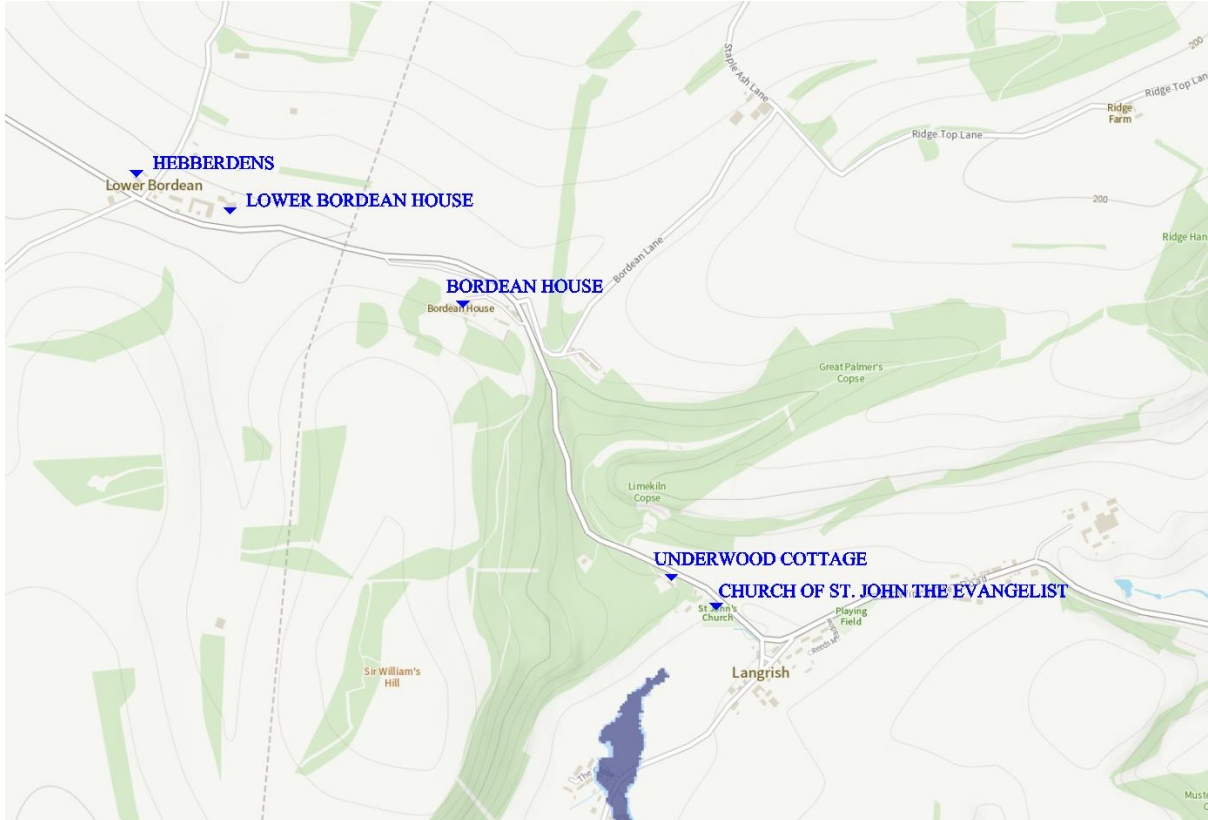


*Froxfield Entrenchments*

- 2.6.4 Whilst there are no imminent signs of above ground archaeological features such as bowls, barrows or entrenchments within the site, the potential for other archaeological interest is apparent and, prior to submitting a full application, an archaeological heritage statement is to be prepared.

### 2.7 LISTED BUILDINGS

2.7.1 Apart from Bordean House there are a number of listed buildings within the area the closest of which are shown below.



#### **HEBERDENS**

SU 62 SE EAST MEON EAST MEON

2/2 Heberdens, (formerly listed as Reed Cottages Nos 7 & 8)

House. C17 timber frame, with substantial C20 restorations. Upper walls have exposed frame with brick infill, the lower being brickwork in Monk and Flemish Garden Wall bonds (some of late C20). C20 tile roof, hipped and half hipped. Two storeys, irregular fenestration. Casements. Plain doorways.

#### **LOWER BORDEAN HOUSE**

SU 62 SE LANGRISH WINCHESTER ROAD

2/3 Lower Bordean Farmhouse

House. Early C19 and early C20 exterior. Brick walls in Flemish and English bond, brick and flint plinth, also flint walls with brick dressings, 1st floor band to the west wall, brick dentil eaves fascia. Hipped tile roof. Sashes and casements. Early C20 Bath stone Doric porch, of two plain columns and two pilasters, enclosing a brick arched opening, with fanlight and panelled door.

### **BORDEAN HOUSE**

SU 62 SE LANGRISH WINCHESTER ROAD

2/4 Bordean House

Mansion. Late C17, with late C19 changes, and substantial early C20 eastward extension. Walls of squared malmstone with brick dressings (bold rusticated quoins, other flush quoins, rubbed flat arches with stone keys), brick plinth, also stone dressings to the later features. Hipped slate roof, wood modillion cornice. The original H-block retains its symmetrical north-east front, but with added and very ornamental features of the late C19 (with classical details in Bath stone), and a tall centre projecting from the recessed middle part; now two storeys and attic, 2.1.1.1.2 windows, with a single-storey unit (with balustrade above rendered walls, but still slightly recessed) filling the space between wings and entrance. Sashes; the semi-attic windows are coupled within stone frames, of pilasters, cornice, and bell-shaped pediment: the 1st floor sashes are within original openings: the ground-floor window to each wing is a massive splayed bay of four sashes, with stone classical details below a balustrade. The centre has a (higher) attic window similar to those in the wings, and there is a classical framework of brick pilasters (rusticated to the ground-floor) enclosing a stone framed three-sash 1st floor window above an Ionic doorcase. The plain west end has a massive brick stack, the centre part having been rebuilt, with mullioned windows, in the early C20 (following the removal of a more-westerly unit). The generally symmetrical rear elevation is mostly comprised of late C19 alterations, but the west side retains an original Venetian window. Interior: the main feature is the staircase, lit by the Venetian window, with iron rails and stone steps of traditional form, but other older details such as niches and a decorative plaster ceiling. Besides the much-altered original block, there is a larger early C20 east wing, which follows the simpler style of the original elevations.

### **UNDERWOOD COTTAGE**

SU 72 SW LANGRISH WINCHESTER ROAD

3/1 Underwood Cottage

Cottage. C17. Exposed timber frame with upper panels of plaster and lower of painted brick, other walling of painted brickwork. Thatch roof, half-hipped at the east end, hipped at the west and brought to a low eaves above an outshot, catslide to part of rear, small eyebrow dormers, shafted stack. North front elevation of one storey and attic, two above five windows. Casements. Boarded door in a plain frame.

**CHURCH OF ST. JOHN THE EVANGELIST**  
SU 72 SW LANGRISH WINCHESTER ROAD  
3/2 Church of St John the Evangelist

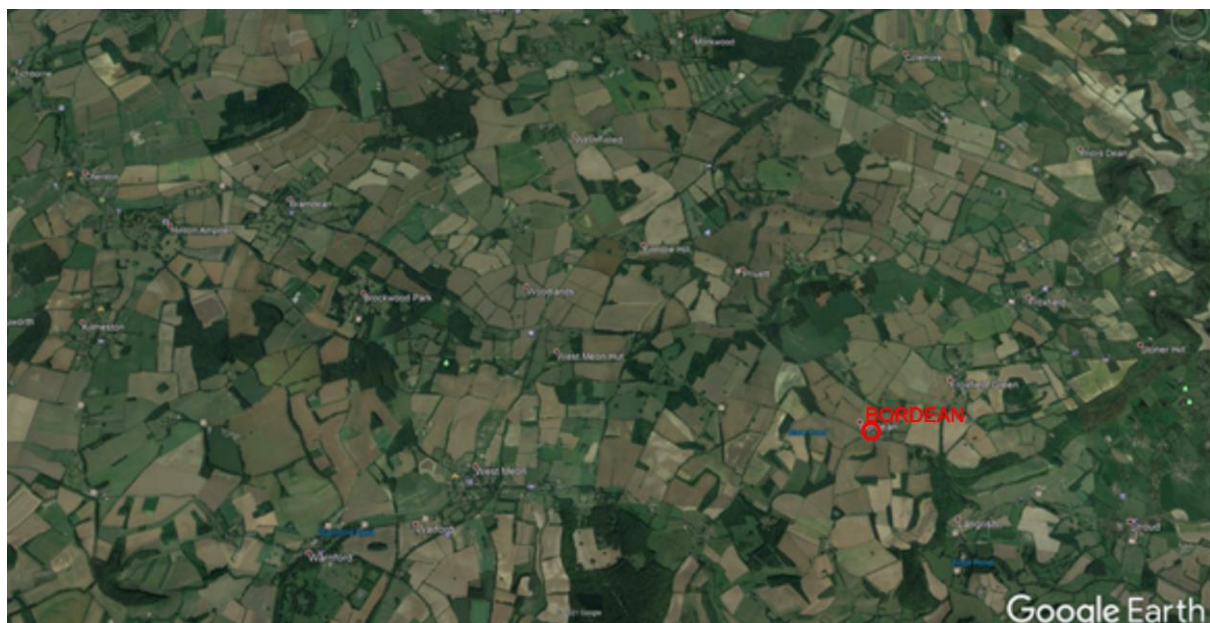
Parish church. 1870, by Ewan Christian. Coarse flint walls with Bath stone dressings; plinth, horizontal bands, cusped lancets in groups of two and three, some having plate tracery with quatrefoils: massive stepped buttress at the west end (supporting the bell turret). Tile roof, dated cast-iron rainwater hoppers; at the west end an octagonal stone turret with spirelet. Of Early English style; chancel with north vestry, nave with shorter north aisle of three bays, south porch. Victorian interior: the veined marble circular columns have moulded square heads and circular moulded bases. The font is circular, on an octagonal moulded base.

### 3.0 LANDSCAPE ASSESSMENT

#### 3.01 Bordean lies within the SDNP Landscape Character Type D(3) – Downland Mosaic



Map of the SDNP showing the area classed as Character Type D.



The mosaic character of the land surrounding Bordean. Courtesy of Google Earth.

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- 3.02 The Bramdean and Cheriton Mosaic encloses the valley of the River Itchen and its eastern boundary (adjacent to Bordean) meets the steep scarp of the Selbourne Hangers to East Meon Scarp.
- 3.03 The surface clay capping in this character area results in a high proportion of tree and woodland cover which contribute to an enclosed character – the whole area is therefore defined as an ‘enclosed’ sub-type.
- 3.04 The SDNP Character Assessment lists the main key characteristics as

- Comprises a gently undulating chalk downland landscape incorporating the upper dry valley of the River Itchen.
- Reaches 207m at its eastern edge where it meets the east facing Selborne Hangers to East Meon Scarp at Park Hill.
- A number of ancient woodlands, the most extensive of which is Cheriton Wood, which reflects the less extensive clearance of these downs compared to the eastern South Downs and provides a sense of enclosure.
- Many game coverts indicating the historic importance of the area for shooting sports. The remnant of a medieval deer park to the north of East Meon on Park Hill indicates the importance of the area for hunting.
- Woodland and unimproved grassland at Mascombe Bottom.
- Surface clay capping results in extensive areas of early enclosures, including medieval assarts around Tigwell Farm and Peak Farm, and woodland resulting in an enclosed character.
- Areas of more recent 18th and 19th century enclosure west of Cheriton Wood, at Old Down and north of Park Hill representing later enclosure of open common down. The battle of Cheriton, fought in 1644, occurred on open downland west of Cheriton Wood and the site remains as a registered battlefield.
- The settlement pattern is characterised by farmsteads and hamlets dispersed across the downland, linked by a network of rural lanes e.g. Kilmeston.
- Nucleated villages are located in the shelter of the Itchen Valley e.g. Bramdean. The A272 utilises the valley as a communication route.
- The downs contain a well-established network of public rights of way, including the King’s Way, Wayfarer’s Walk, and the Itchen Way.
- Areas of Registered Common Land at Cheriton and Bramdean provide open public access as well as providing evidence of the former practice of grazing common wood pastures.
- A number of parklands and designed landscapes at Hockley House, Brockwood Park, Hinton Ampner Park, Woodcote Park, Bereleigh House, and Bordean House with designed landscape features.
- Views across the Itchen and Meon Valleys.

- 3.05 A number of parklands and designed landscapes are located at Hockley House, Brockwood Park, Hinton Ampner Park, Woodcote Park, Bereleigh House, and Bordean House. Although not listed on Historic England’s Register, these are recognised locally by Hampshire County Council. The presence of these small parks indicates the lack of major wealthy landowners and importance of agriculture in this area compared to the central wooded South Downs. There are also remnants of a

## Bordean Nursery

medieval deer park to the north of East Meon, on Park Hill, which indicates the historic importance of the area for hunting.

- 3.06 This is a highly tranquil landscape due to the extent of woodland, low density of settlement and general lack of overt human influences. The eastern half of the Bramdean and Cheriton Downland Mosaic is particularly remote with some of the darkest skies across the National Park and without visibility of main settlements.
- 3.07 In addition, to the generic landscape management and development considerations for this landscape type, the following landscape management considerations are specific to this character area:

1. Conserve, and continue to manage, the features of the parklands and designed landscapes at Hockley House, Brockwood Park, Hinton Ampner Park, Woodcote Park, Bereleigh House, and Bordean House, all of which are of county importance. Consider enhancing or creating new views towards these landscape features.



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### 4.0 LOCAL BUILDING CHARACTER AND DISTINCTIVENESS

- 4.01 There are numerous picturesque houses and cottages within the South Downs National Park that collectively make up the vernacular architecture of the area.
- 4.02 Vernacular houses were put together from materials that were readily available. They were indigenous in that they belonged to the locality. The geology dictated the natural materials that would be at hand while the human activity managed the way in which they were produced and used.
- 4.003 The housing and walls within the Bordean estate used malmstone, brickwork, vertical clay tile hanging with slate and clay roof tiling. Malmstone is defined as a marly or chalky rock- a hard, cherty, greyish-white sandstone. Brickwork quoins are used to define the corners, ends and window/door surrounds.



*Bordean House*

- 4.04 Bordean House is constructed of squared malmstone with rusticated quoins and dressings and has a slate roof with dormer windows. Tall brickwork chimneys punctuate the roof.



*View across the north of the site. The old entrance gates off Winchester Road can be seen on the left, remains of the greenhouses still visible between the tree foliage, East and West Lodges and ancient woodland providing the backdrop.*

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- 4.05 The East and West Lodges have brickwork quoins and dressings to the malmstone walls, tall, brickwork ornamental chimney stacks, vertical clay tile hanging to the upper wall levels and clay roof tiles.



*East and West Lodges showing the typical building materials that creates the character of the area.*

- 4.06 Other typical building materials to be found in the area include timber framed buildings and flint with brick quoins.
- 4.07 Brickwork is generally either Flemish or English Bond.
- 4.08 Only a few buildings within the South Downs National Park survive from the medieval period (1200-1500) and these are generally from the wealthy. This period saw houses with an open hall. A central open hearth provided heat in the form of a fire with smoke drifting up and filtering out of the roof. The weald and Downland Museum is a good example.
- 4.09 The buildings had timber box frames with bays either side of the open hall, often two storey with ladders each end. The box frames generally had a crown-post roof, constructed with rafters joined together in pairs with collars which rested across a central collar purlin supported by the crown posts rising from the ties that linked the bay posts.
- 4.010 The proposed reception building is to be based on this style of timber boxed frame building to give visitors an insight into the historical past of Hampshire.
- 4.011 Domestic housing styles changed with the desire to contain and control the smoke with the introduction of chimney stacks. This meant halls no longer needed to be open and use could be made of the first floor with a central staircase replacing the two previously required either side.

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- 4.012 Roof construction changed as people sought to make their attic space habitable and society moved away from communal living to private rooms.
- 4.013 The timber framed houses that followed, within the Weald of Kent, Sussex and Hampshire were described as Wealden houses and there are many examples of these still present such as The George at Alfriston.

### 5.0 RELEVANT PLANNING POLICIES

- 5.01 Particularly relevant parts of the policies to which the proposals relate and adhere to are highlighted in blue.
- 5.02 Parts of the policies to which the proposals conflict with are highlighted in red.
- 5.03 The previous pre-application for development on the site was for fully accessible homes.
- 5.04 The relevant parts of the policies to which those proposals related and adhered to are highlighted in blue.
- 5.05 Parts of the policies to which those proposals conflicted with are highlighted in purple.

### 5.1 Core Policy SD1: Sustainable Development

1. When considering development proposals that accord with relevant policies in this Local Plan and with National Park purposes, the Authority will take a positive approach that reflects the presumption in favour of sustainable development. It will work with applicants to find solutions to ensure that those development proposals can be approved without delay unless material planning considerations indicate otherwise.

2. The National Park purposes are

i) to conserve and enhance the natural beauty, wildlife and cultural heritage of the area; and

ii) to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public. Where it appears that there is a conflict between the National Park purposes, greater weight will be attached to the first of those purposes. In pursuit of the purposes, the National Park Authority will pay due regard to its duty to seek to foster the economic and social wellbeing of the local communities within the National Park.

3. When determining any planning application, the Authority will consider the cumulative impacts of development.

4. Planning permission will be refused where development proposals fail to conserve the landscape, natural beauty, wildlife and cultural heritage of the National Park unless, exceptionally:

a) The benefits of the proposals demonstrably outweigh the great weight to be attached to those interests; and

b) There is substantial compliance with other relevant policies in the development plan.

### 5.2 Core Policy SD2: Ecosystem Services

1. Development proposals will be permitted where they have an overall positive impact on the ability of the natural environment to contribute goods and services. This will be achieved through the use of high quality design, and by delivering all opportunities to:

- a) Sustainably manage land and water environments;
- b) Protect and provide more, better and joined up natural habitats;
- c) Conserve water resources and improve water quality;
- d) Manage and mitigate the risk of flooding;
- e) Improve the National Park's resilience to, and mitigation of, climate change;
- f) Increase the ability to store carbon through new planting or other means;
- g) Conserve and enhance soils, use soils sustainably and protect the best and most versatile agricultural land;
- h) Support the sustainable production and use of food, forestry and raw materials;
- i) Reduce levels of pollution;
- j) Improve opportunities for peoples' health and wellbeing; and
- k) Provide opportunities for access to the natural and cultural resources which contribute to the special qualities.

2. Development proposals must be supported by a statement that sets out how the development proposal impacts, both positively and negatively, on ecosystem services.

### 5.3 Strategic Policy SD4: Landscape Character

1. Development proposals will only be permitted where they conserve and enhance landscape character by demonstrating that:

a) They are informed by landscape character, reflecting the context and type of landscape in which the development is located;

b) The design, layout and scale of proposals conserve and enhance existing landscape and seascape character features which contribute to the distinctive character, pattern and evolution of the landscape;

c) They will safeguard the experiential and amenity qualities of the landscape; and

d) Where planting is considered appropriate, it is consistent with local character, enhances biodiversity, contributes to the delivery of GI and uses native species, unless there are appropriate and justified reasons to select non-native species.

2. Where development proposals are within designed landscapes, or the setting of designed landscapes, (including historic parkscapes and those on the Historic England Register of Historic Parks and Gardens) they should be based on a demonstrable understanding of the design principles of the landscape and should be complementary to it.

3. The settlement pattern and individual identity of settlements and the integrity of predominantly open and undeveloped land between settlements will not be undermined.

4. Green and blue corridors will be safeguarded. Development proposals should identify and take opportunities to create and connect green and blue corridors.

5. The restoration of landscapes where features have been lost or degraded will be supported where it contributes positively to landscape character.

### 5.4 Strategic Policy SD5: Design

1. Development proposals will only be permitted where they adopt a landscaped approach and respect the local character, through sensitive and high quality design that makes a positive contribution to the overall character and appearance of the area. The following design principles should be adopted as appropriate:

- a) Integrate with, respect and sympathetically complement the landscape character by ensuring development proposals are demonstrably informed by an assessment of the landscape context;
- b) Achieve effective and high quality routes for people and wildlife, taking opportunities to connect GI;
- c) Contribute to local distinctiveness and sense of place through its relationship to adjoining buildings, spaces and landscape features, including historic settlement pattern;
- d) Create high-quality, clearly defined public and private spaces within the public realm;
- e) Incorporate hard and soft landscape treatment which takes opportunities to connect to the wider landscape, enhances GI, and is consistent with local character;
- f) Utilise architectural design which is appropriate and sympathetic to its setting in terms of height, massing, density, roof form, materials, night and day visibility, elevational and, where relevant, vernacular detailing;
- g) Provide high quality, secure, accessible, and where possible, integrated storage for general and recycling waste, heating fuel, and transport related equipment;
- h) Provide high quality outdoor amenity space appropriate to the needs of its occupiers or users;
- i) Ensure development proposals are durable, sustainable and adaptable over time, and provide sufficient internal space to meet the needs of a range of users;
- j) Give regard to improving safety and perceptions of safety, and be inclusive and accessible for all; and
- k) Have regard to avoiding harmful impact upon, or from, any surrounding uses and amenities.

### 5.5 Strategic Policy SD6: Safeguarding Views

1. Development proposals will only be permitted where they preserve the visual integrity, identity and scenic quality of the National Park, in particular by conserving and enhancing key views and views of key landmarks within the National Park.

2. Development proposals will be permitted that conserve and enhance the following view types and patterns identified in the Viewshed Characterisation & Analysis Study:

a) Landmark views to and from viewpoints and tourism and recreational destinations.

b) Views from publicly accessible areas which are within, to and from settlements which contribute to the viewers' enjoyment of the National Park;

c) Views from public rights of way, open access land and other publicly accessible areas; and

d) Views which include or otherwise relate to specific features relevant to the National Park and its special qualities, such as key landmarks including those identified in Appendix 2 of the Viewshed Characterisation & Analysis Study, heritage assets (either in view or the view from) and biodiversity features.

3. Development proposals will be permitted provided they conserve and enhance sequential views, and do not result in adverse cumulative impacts within views



### 5.6 Strategic Policy SD7: Relative Tranquillity

1. Development proposals will only be permitted where they conserve and enhance relative tranquillity and should consider the following impacts:

a) Direct impacts that the proposals are likely to cause by changes in the visual and aural environment in the immediate vicinity of the proposals.

b) Indirect impacts that may be caused within the National Park that are remote from the location of the proposals themselves such as vehicular movements; and

c) Experience of users of the PROW network and other publicly accessible locations.

2. Development proposals in highly tranquil and intermediate tranquillity areas should conserve and enhance, and not cause harm to, relative tranquillity.

3. Development proposals in poor tranquillity areas should take opportunities to enhance relative tranquillity where these exist.

### 5.7 Strategic Policy SD8: Dark Night Skies

1. Development proposals will be permitted where they conserve and enhance the intrinsic quality of dark night skies and the integrity of the Dark Sky Core as shown on the Policies Map.

2. Development proposals must demonstrate that all opportunities to reduce light pollution have been taken, and must ensure that the measured and observed sky quality in the surrounding area is not negatively affected, having due regard to the following hierarchy:

a) The installation of lighting is avoided; and

b) If lighting cannot be avoided, it is demonstrated to be necessary and appropriate, for its intended purpose or use:

i. Any adverse impacts are avoided; or

ii. If that is not achievable, then adverse impacts are mitigated to the greatest reasonable extent.'

3. Lighting which is proposed to be installed must meet or exceed the level of protection appropriate to the environmental zone, as shown on the Policies Map, as set out in the table below.

It will be proposed to use low level bollard lighting throughout the site to provide security and means of movement to avoid light pollution into the sky.

### 5.8 Strategic Policy SD9: Biodiversity and Geodiversity

1. Development proposals will be permitted where they conserve and enhance biodiversity and geodiversity, giving particular regard to ecological networks and areas with high potential for priority habitat restoration or creation. Prior to determination, up-to-date ecological information should be provided which demonstrates that development proposals:

- a) Retain, protect and enhance features of biodiversity and geological interest (including supporting habitat and commuting routes through the site and taking due account of any use by migratory species) and ensure appropriate and long-term management of those features;
- b) Identify and incorporate opportunities for net gains in biodiversity;
- c) Contribute to the restoration and enhancement of existing habitats, the creation of wildlife habitats and the creation of linkages between sites to create and enhance local and regional ecological networks;
- d) Protect and support recovery of rare, notable and priority species;
- e) Seek to eradicate or control any invasive non-native species present on site;
- f) Contribute to the protection, management and enhancement of biodiversity and geodiversity, for example by supporting the delivery of GI and Biodiversity Action Plan targets and enhance Biodiversity Opportunity Areas (BOA); and
- g) Comply with the mitigation hierarchy as set out in national policy.

2. The following hierarchy of site designation will apply in the consideration of development proposals:

- a) Internationally Protected Sites, as shown on the Policies Map (SPAs, SACs and Ramsar Sites, or candidate and formally proposed versions of these designations):
  - i. Development proposals with the potential to impact on one or more international sites(s) will be subject to a HRA to determine the potential for likely significant effects. Where likely significant effects may occur, development proposals will be subject to Appropriate Assessment.
  - ii. Development proposals that will result in any adverse effect on the integrity of any international site will be refused unless it can be demonstrated that: there are no alternatives to the proposal; there are imperative reasons of overriding public interest why the proposal should nonetheless proceed; and adequate compensatory provision is secured.
- b) Nationally Protected Sites SSSI, NNRs, MCZ as shown on the Policies Map:
  - i. Development proposals considered likely to have a significant effect on nationally protected sites will be required to assess the impact by means of an EIA.
  - ii. Development proposals should avoid impacts on these nationally protected sites. Development proposals where any adverse effect on the site's notified special interest features is likely and which cannot be either avoided or adequately mitigated will be refused, unless the benefits of the development, at this site clearly outweigh the likely impact to the

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notified features of the site and any broader impacts on the network of nationally protected sites.

c) Irreplaceable Habitats (including ancient woodland as shown on the Policies Map, and veteran trees): Development proposals which result in the loss or deterioration of irreplaceable habitats, including ancient woodland and veteran trees will be refused unless there are wholly exceptional reasons and a suitable compensation strategy exists

d) Locally Protected Sites (Sites of Nature Conservation Importance (SNCI)/Local Wildlife Sites (LWS)/Sites of Importance for Nature Conservation (SINC), Local Nature Reserves (LNR and Local Geodiversity Sites (LGS)) as shown on the Policies Map:

i. Development proposals considered likely to have a significant effect on local sites will be required to assess the impact by means of an

Ecological Impact Assessment (EcIA)

ii. Development proposals that will result in any adverse effect on the integrity of any local site which cannot be either avoided or adequately mitigated will be refused, unless exceptional circumstances outweighing the adverse effects are clearly demonstrated.

e) Outside of designated sites

i. Development proposals should identify and incorporate opportunities to conserve, restore and recreate priority habitats and ecological networks. Development proposals should take opportunities to contribute and deliver on the aims and objectives of the relevant biodiversity strategies where possible.

### 5.9 Development Management Policy SD11: Trees, Woodland and Hedgerows

1. Development proposals will be permitted where they conserve and enhance trees, hedgerows and woodlands.
2. Development proposals that affect trees, hedgerows and woodland must demonstrate that they have been informed by a full site survey, including an Ecological Survey, Arboricultural Method Statement and associated Tree Protection Plan, and include a management plan.
3. The removal of protected trees, groups of trees woodland or hedgerows will only be permitted in exceptional circumstances and in accordance with the relevant legislation, policy and good practice recommendations. Where protected trees are subject to felling, a replacement of an appropriate number, species and size in an appropriate location will be required.
4. Development proposals must provide adequate protection zones and buffers around hedgerows and other woodland and trees to prevent damage to root systems and taking account of future growth. A minimum buffer of 15 metres will be required between the development and ancient woodland or veteran trees.
5. A proposed loss or damage of non-protected trees, woodland or hedgerows should be avoided, and if demonstrated as being unavoidable, appropriate replacement or compensation will be required.
6. Development proposals must demonstrate that appropriate protection measures are in place prior to any work on site throughout the development process as part of a comprehensive landscaping plan, and that suitable opportunities for the restoration, enhancement or planting of trees, woodland, and hedgerows are identified and incorporated.
7. Opportunities should be identified and incorporated for planting of new trees, woodlands and hedgerows. New planting should be suitable for the site conditions, use native species and be informed by and contribute to local character, and enhance or create new habitat linkages.

### 5.10 Strategic Policy SD12: Historic Environment

1. Development proposals will only be permitted where they conserve and enhance the historic environment, including through the safeguarding of heritage assets and their setting.
2. Applicants will be required to provide a Heritage Statement sufficient to allow an informed assessment of the impact of the proposed development on the significance of the heritage asset(s).
3. Development proposals which affect heritage assets (whether designated or non-designated) or their setting will be determined with regard to the significance of the asset, including the long-term conservation and enhancement of that asset.
4. Development proposals will be permitted where they enhance or better reveal the significance of heritage assets, particularly where they are considered to be at risk of irreversible harm or loss.
5. Development proposals which appropriately re-use redundant or under-used heritage assets with the optimal viable use, which secures their long-term conservation and enhancement, including of their setting, will be supported.
6. Development proposals for enabling development that would otherwise conflict with other planning policies but which would secure the future conservation of a heritage asset will be permitted provided:
  - a) The proposals will not materially harm the heritage values of the asset or its setting;
  - b) It can be demonstrated that alternative solutions have failed;
  - c) The proposed development is the minimum necessary to protect the significance of the heritage asset;
  - d) It meets the tests and criteria set out in Historic England guidance Enabling Development and the Conservation of Significant Places<sup>50</sup>;
  - e) It is subject to a legal agreement to secure the restoration of the asset; and
  - f) It enables public appreciation of the saved heritage asset.

### **5.11 Development Management Policy SD16: Archaeology**

1. Development proposals will be permitted where they do not cause harm to archaeological heritage assets and/or their setting. Sufficient information in a Heritage Statement is required to allow an informed assessment of the significance of the archaeological heritage asset and its setting, and the impact of the proposed development on that significance.

2. There will be a presumption in favour of preservation in-situ for Scheduled Monuments and other archaeological heritage assets of equivalent significance.

3. Development proposals that will result in unavoidable harm to, or loss of, an archaeological heritage asset's significance, will only be permitted where there is a clear justification in terms of public benefits arising from the development which outweigh that harm and, in the case of substantial harm/loss, also meet the following requirements:

a) There is no less harmful viable option; and

b) The amount of harm has been reduced to the minimum possible.

In these cases, preservation by record secured through an agreed Written Scheme of Archaeological Investigation will be required.

### 5.12 Strategic Policy SD17: Protection of the Water Environment

1. Development proposals that affect groundwater, surface water features, and watercourse corridors will not be permitted unless they conserve and enhance the following:

- a) Water quality and quantity, and help achieve requirements of the European Water Framework Directive, or its replacement;
- b) Ability of groundwater, surface water features and watercourse corridors to function by natural processes throughout seasonal variations, within the immediate vicinity, and both upstream and downstream of the site of the proposal; and
- c) Specifically for surface water features and watercourse corridors:

- i. Biodiversity;
- ii. Historic significance;
- iii. Character, appearance, and setting;
- iv. Public access to and along the waterway for recreational opportunities; and
- v. Ability for maintenance of the watercourse, including for flood risk

2. Development within Groundwater Source Protection Zones (SPZs) will only be permitted provided that there is no adverse impact on the quality of the groundwater source and provided there is no risk to its ability to maintain a water supply.

3. Development proposals must incorporate measures to eliminate risk of pollution to groundwater, surface water and watercourse corridor features which would harm their ecological and/or chemical status.

4. Development proposals for the provision of agricultural reservoirs that aid demand management, water efficiency and water storage will be permitted where they are compatible with the National Park purposes



### 5.13 Development Management Policy SD22: Parking Provision

1. Development proposals for new, extended or re-located public parking will be permitted provided that they are located in or adjacent to the settlements listed in Policy SD25: Development Strategy, or have a strong functional link to an established cultural heritage, wildlife or landscape visitor attraction, provided that:

- a) There is evidence that overriding traffic management or recreation management benefits can be achieved;
- b) It is a component of a strategic traffic management scheme which gives precedence to sustainable transport; and
- c) The site is close to and easily accessible from main roads by appropriate routes, and well connected to the PRow network.

2. Development proposals will be permitted if they provide an appropriate level of private cycle and vehicle parking to serve the needs of that development in accordance with the relevant adopted parking standards for the locality.

Wherever feasible, electric vehicle charging facilities must also be provided.

3. All new private and public parking provision will:

- a) Be of a location, scale and design that reflects its context; and
- b) Incorporate appropriate sustainable drainage systems.

4. All new public parking provision will comply with the following:

- a) Wherever feasible, electric vehicle charging facilities must be provided. Where located with potential for onward travel by mobility scooter, this should include charging facilities for such scooters; and
- b) Where located with good accessibility to the bridleway network, include provision for horse box parking

### 5.14 Strategic Policy SD23: Sustainable Tourism

1. Development proposals for visitor accommodation, visitor attractions and recreation facilities will be permitted where it is demonstrated that:

- a) The proposals will provide opportunities for visitors to increase their awareness, [understanding and enjoyment of the special qualities](#);
- b) The design and location of the development minimises the need for travel by private car and encourages access and/or subsequent travel by sustainable means, including public transport, walking, cycling or horse riding;
- c) Development proposals will not detract from the experience of visitors or adversely affect the character, historical significance, appearance or amenity of the area;
- d) Development proposals make use of existing buildings, and, if no suitable existing buildings are available, the design of any new buildings are sensitive to the character and setting;
- e) Ancillary facilities are not disproportionately large in relation to the rest of the visitor facilities;
- f) Any proposal does not have an adverse impact on the vitality and viability of town or village centres or assets of community value; and
- g) [Where proposals are located outside settlement policy boundaries as defined on the Policies Map, they:](#)
  - i. [Positively contribute to the natural beauty, wildlife and cultural heritage of the National Park](#); and
  - ii. [Are closely associated with other attractions/established tourism uses, including the public rights of way network](#); or
  - iii. Are part of farm diversification schemes or endorsed Whole Estate Plans.

2. Development proposals that would result in the loss of visitor accommodation, visitor attractions and recreation facilities will not be permitted unless :

- a) Evidence is provided that the current use is financially unviable and a robust marketing campaign of at least 12 months has been carried out that clearly demonstrates there is no market demand for the existing use or an equivalent tourism use; or
- b) The current use or related development harms the special qualities.

3. The Authority will support a year-round visitor economy, while ensuring the facility remains for visitor use only.

4. Development proposals, on their own or cumulatively with other development uses, must not prejudice or disadvantage people's enjoyment of other existing and appropriate tourism and recreation activities. Development proposals that generate significant additional pressure upon the surrounding rights of way network will be required to mitigate these impacts.

### 5.14 Strategic Policy SD25: Development Strategy

1. The principle of development within the following settlements, as defined on the Policies Map\*, will be supported, provided that development:

- a) Is of a scale and nature appropriate to the character and function of the settlement in its landscape context;
- b) Makes best use of suitable and available previously developed land in the settlement; and
- c) Makes efficient and appropriate use of land.

2. Exceptionally, development will be permitted outside of settlement boundaries, where it complies with relevant policies in this Local Plan, responds to the context of the relevant broad area or river corridor, and:

- a) It is allocated for development or safeguarded for the use proposed as part of the Development Plan; or
  - b) There is an essential need for a countryside location; or
  - c) In the case of community infrastructure, there is a proven need for the development that demonstrably cannot be met elsewhere; or
  - d) It is an appropriate reuse of a previously developed site, excepting residential gardens, and conserves and enhances the special qualities of the National Park.
3. In considering development proposals outside settlement boundaries within rural estates and large farms, positive regard will be had to the following:
- a) The development proposals are part of a Whole Estate Plan that has been endorsed by the National Park Authority; and
  - b) The development proposals deliver multiple benefits in line with the purposes and the special qualities of the National Park and in regard to ecosystem services.

### 5.16 Strategic Policy SD27: Mix of Homes

1. Planning permission will be granted for residential development that delivers a balanced mix of housing to meet projected future household needs for the local area. Proposals should provide numbers of dwellings of sizes to accord with the relevant broad mix.

a) Proposals for affordable housing delivered as part of a market housing scheme should provide the following approximate mix of units:

1 bedroom dwellings: 35%\*

2 bedroom dwellings: 35%

3 bedroom dwellings: 25%

4 bedroom dwellings: 5%

b) Proposals for market housing should provide the following mix of units:

1 bedroom dwellings: at least 10%

2 bedroom dwellings: at least 40%

3 bedroom dwellings: at least 40%

4+ bedroom dwellings: up to 10%

2. Planning permission will be granted for an alternative mix provided that:

a) Robust evidence of local housing need demonstrates that a different mix of dwellings is required to meet local needs; or

b) It is shown that site-specific considerations necessitate a different mix to ensure National Park Purpose 1 is met.

3. Development proposals will be permitted for residential development that provides flexible and adaptable accommodation to meet the needs of people who are less mobile, or have adult home care requirements. Development proposals of 5 or more homes will be permitted where it is clearly demonstrated that evidence of local need for older people's or specialist housing is reflected in the types of homes proposed.

\*1 bedroom affordable dwellings may be substituted with 2 bedroom affordable dwellings

### 5.17 Strategic Policy SD28: Affordable Homes

1. Development proposals for new residential development will be permitted that maximise the delivery of affordable housing to meet local need, and provided that, as a minimum, the following are met:

a) On sites with gross capacity to provide 11 or more homes, a minimum of 50% of new homes created will be provided as affordable homes on-site, of which a minimum 75% will provide a rented affordable tenure.

b) On sites with gross capacity to provide between 3 and 10 homes, a proportion of affordable homes will be provided in accordance with the following sliding scale, applied to new homes created:

3 homes Meaningful financial contribution, to be negotiated case-by-case

4 – 5 homes 1 affordable home

6 – 7 homes 2 affordable homes, at least 1 of which is a rented affordable tenure

8 homes 3 affordable homes, at least 1 of which is a rented affordable tenure

9 homes 3 affordable homes, at least 2 of which is a rented affordable tenure

10 homes 4 affordable homes, at least 2 of which is a rented affordable tenure

Development proposals of 4 to 10 net dwellings will provide affordable housing

on-site. Exceptionally, at the discretion of the Authority, financial contributions in lieu will be accepted.

2. Where, exceptionally, provision of affordable housing which complies with Part 1 of this policy is robustly shown to be financially unviable, priority will be given to achieving the target number of on-site affordable homes over other requirements set out in this policy.

3. Development proposals will be permitted provided that affordable housing units are integrated throughout the development, are indistinguishable in design and materials from the market housing on the site, and, where feasible, will remain affordable in perpetuity.

4. Occupancy conditions and local connection criteria will be applied to affordable housing to ensure local needs are met. Specific criteria will be determined by the Authority, in close partnership with established community and legally constituted organisations or CLTs where applicable.

5. Developers may not circumvent this policy by artificially subdividing sites.

### 5.18 Strategic Policy SD29: Rural Exception Sites

1. Proposals for new residential development of 100 per cent affordable housing outside of settlement boundaries as shown on the Policies Map will be permitted, provided that the following are met:

- a) Affordable housing is provided in perpetuity;
- b) The site selection process has considered all reasonable options, and the most suitable available site in terms of landscape, ecosystem services and overall sustainability has been chosen;
- c) The scale and location relates well to the existing settlement and landscape character; and
- d) It is shown that effective community engagement has fed into the design, layout and types of dwellings proposed.

2. The size (number of bedrooms), type and tenure, (for example, social and affordable rented, intermediate, shared ownership or older people's housing) of affordable homes for each proposal will be based on robust and up-to-date evidence of local community need.

3. Occupancy conditions and local connection criteria will be applied to affordable housing to ensure local needs are met. Specific criteria will be determined by the Authority, in close partnership with established community led and legally constituted organisations or CLTs where applicable.

### 5.19 Strategic Policy SD45: Green Infrastructure

1. Development proposals will be permitted where they demonstrate that they:
  - a) Maintain or enhance GI assets, GI links and the overall GI network; and
  - b) Provide new GI, or improvements to existing green assets and green linkages, which are integrated into the development design, that meets the needs of communities both within and beyond the site's boundaries.
2. GI proposals must contribute to multifunctional landscapes which:
  - a) Strengthen connectivity and resilience of ecological networks;
  - b) Incorporate GI measures that are appropriate to the type and context of the development proposal as part of an overall landscape design;
  - c) Maximise opportunities to mitigate, adapt and improve resilience to climate change;
  - d) Maximise opportunities for cycling and walking, including multi user routes and, where possible, facilitate circular routes; and
  - e) Support health and wellbeing and improve opportunities for understanding and enjoyment of the National Park and its special qualities.
3. Development proposals that will harm the GI network must incorporate measures that sufficiently mitigate or offset their effects.
4. Where appropriate, the Authority will seek to secure via planning condition or legal agreement provision for the future management and/or maintenance of GI.

### 5.20 Strategic Policy SD48: Climate Change and Sustainable Use of Resources

1. The Authority will encourage all new development to incorporate sustainable design features, as appropriate to the scale and type of development.
2. All development proposals will be required to achieve the minimum standards as set out below unless it can be demonstrated that doing so is not technically feasible or would make the scheme unviable:

#### Residential:

- i. Energy efficiency: 19% carbon dioxide reduction improvement against Part L (2013)<sup>96</sup> through the energy efficiency of the building and;
- ii. Water: Total mains consumption of no more than 110 litres per person per day<sup>97</sup>. Non-residential and Multi-residential<sup>97</sup>:

- i. Major: Building Research Establishment Environmental Assessment Method (BREEAM) Excellent<sup>98</sup>

3. All development proposals, including retrofitting, will be required to demonstrate, proportionately, how the development addresses climate change mitigation and adaptation through the on-site use of zero and/or low carbon technologies, sustainable design and construction, and low carbon materials.

4. Major development proposals should also include an energy assessment to demonstrate how carbon dioxide emissions are to be minimised on-site.



### 5.21 Strategic Policy SD49: Flood Risk Management

1. Development proposals will be permitted that seek to reduce the impact and extent of all types of flooding through:

a) Steering development away from areas of flood risk as identified by the EA and the SFRA and directing development to Flood Zone 1, wherever possible. Development in areas of flood risk will, where relevant, be required to meet the national Sequential and Exception Tests;

b) Not increasing the risk of flooding elsewhere and, wherever possible, reducing overall flood risk;

c) Flood protection, mitigation and adaptation measures necessary and appropriate to the specific requirements of the proposal, the development site and other areas potentially impacted; and

d) Ensuring that the integrity of coastal and river flood defences are not undermined.

2. Development proposals should, where required by national policy and guidance, be accompanied by a site specific Flood Risk Assessment (FRA).

3. Proposed flood protection, mitigation and adaptation measures should be supported with a management schedule, the identification of the body responsible for maintenance, and evidence of funding and maintenance in perpetuity.

### **5.22 Development Management Policy SD50: Sustainable Drainage Systems**

1. Development proposals will be permitted where they ensure that there is no net increase in surface water run-off, taking account of climate change.
2. Proposals for major development\* will be permitted where they provide suitable sustainable drainage systems, unless it is demonstrated to be inappropriate. All other development proposals must give priority to the use of suitable sustainable drainage systems where required by the LLFA.
3. SuDS, where feasible, must support the provision of open space, public amenity areas and enhancing biodiversity and other public benefits as appropriate.
4. Where SuDS are provided, arrangements must be put in place for their whole life management and maintenance.

### **5.23 Development Management Policy SD51: Renewable Energy**

1. Development proposals for renewable energy schemes, except those specifically addressed in Criterion 2, that contribute towards reducing greenhouse gas emissions and moving towards a carbon neutral National Park will be permitted where it is demonstrated through suitable site specific analysis that the proposal:

- a) Makes provision for the removal of the facilities and reinstatement of the site, should it cease to be operational;
- b) Ensures existing public access is not impeded; and
- c) Does not result in the loss in use of Grades 1, 2 or 3a agricultural land.

2. Development proposals for small-scale individual wind turbines and freestanding solar arrays serving individual properties or small groups of properties will be permitted where:

- a) They are suitably sited and screened and clearly associated with the buildings or properties that they are intended to serve;
- b) They are appropriate in scale to the property being served; and
- c) There is no unacceptable adverse impact on local amenity or conflict with public safety.

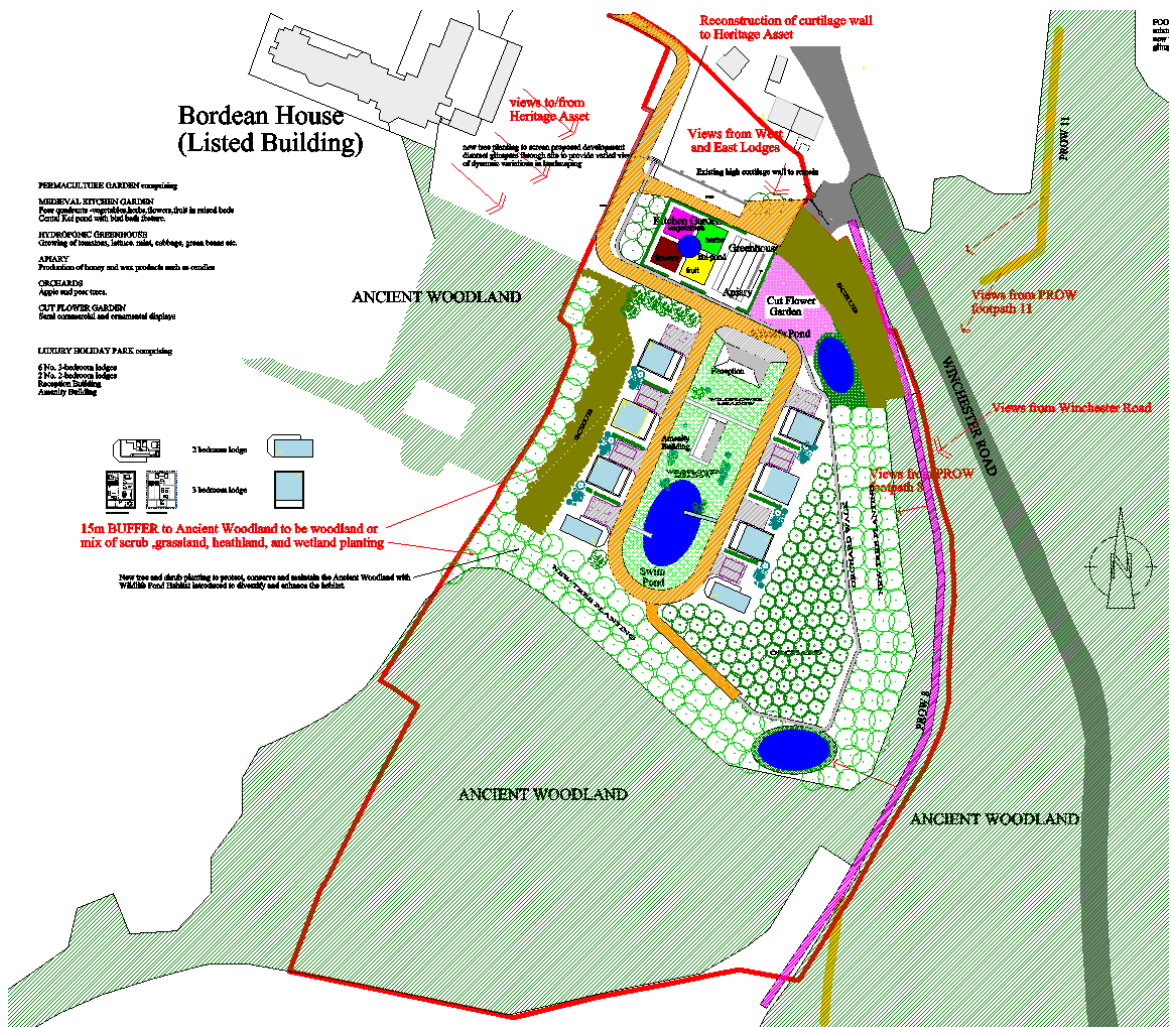
### **5.24 Development Management Policy SD54: Pollution and Air Quality**

1. Development proposals will be permitted provided that levels of air, noise, vibration, light, water, odour or other pollutants do not have a significant negative affect on people and the natural environment now or in the foreseeable future, taking into account cumulative impacts and any mitigation.
2. Development proposals that by virtue of their location, nature or scale could impact on an existing AQMA, as shown on the Policies Map, will be required to:
  - a) Have regard to any relevant Air Quality Action Plan (AQAP) and to seek improvements in air quality through implementation of measures in the AQAP; and
  - b) Provide mitigation measures where the development and/or associated traffic would adversely affect any declared AQMA.
3. Development proposals will be required to provide mitigation measures where the development and/or its associated traffic could lead to a declaration of a new or extended AQMA.
4. Development proposals will be permitted where they follow best practice methods to reduce levels of dust and other pollutants arising during a development from demolition through to completion.

# Bordean Nursery

## 6.0 PROPOSALS

- 6.01 There are two basic elements proposed. A horticulture unit and a luxury holiday park.
- 6.02 For a site of this size to be maintained sustainably long-term sound financial income is required.
- 6.03 The horticulture unit is to restore some of the previous uses of the site and, together with new planting, help to maintain and protect the ancient woodland and the landscape character of the area.
- 6.04 The horticulture unit will provide annual income from the growing of fresh produce such as herbs, apples, pears, tomatoes, lettuce, cabbage, flowers etc. This will enable full time staff to be on-site year-round to maintain the site.
- 6.05 The luxury holiday park will bring in a seasonal income from tourists. Apart from the renting out of the lodges it is anticipated visitors will want to purchase the fresh produce they see growing before their eyes.
- 6.06 The combined income of the horticulture unit and the holiday park will ensure that the site will remain vibrant and well maintained for years to come.



Proposed Block Plan

### 6.1 HORTICULTURE UNIT

- 6.1.1 The horticulture unit is to be based on a permaculture style garden comprising of the following elements.
- Medieval kitchen garden
  - Hydroponic greenhouse
  - Apiary
  - Orchards
  - Cut flower garden.
- 6.1.2 The medieval kitchen garden, usually enclosed or walled, played an especially important role in the life of people from 11<sup>th</sup>-15<sup>th</sup> century. Regardless of class or status the cultivation of food was important to everyone.
- 6.1.3 Four quadrants will represent the main four plants that were essential to the medieval garden.
- Vegetables – from bogbean to broad bean, cabbage to calabash, squash to squirting cucumber.
  - Herbs – all herbs known today plus those since forgotten -artemisia, dittany, hyssop etc.
  - Flowers -to include ornamental use, salads and medicinal potions.
  - Fruit- rhubarb, gooseberries, redcurrants, blackcurrants etc.
- 6.1.4 The hydroponic greenhouse will introduce a modern way of growing crops in water within a greenhouse. Plants and vegetables are placed in a growing medium such as clay pellets, rock wool, recycled foam, gravel, or coconut fibre and then fed a feeder of nutrient to make them grow.
- 6.1.5 The benefits of hydroponics are a 25% quicker growth and they can generally produce up to 30% more plants than in regular growth medium like soil.
- 6.1.6 Crops such as tomatoes, cucumbers, lettuce, mint, cabbage, green beans etc. can all be successfully produced.
- 6.1.7 The apiary, consisting of approx.20 hives, will provide 2 benefits. The production of honey and wax and the pollination of the orchards.
- 6.1.8 The bees produce the honey and wax at no cost apart from giving them an annual sugar solution to feed off once the honey has been taken for extraction. Honey is an expensive item, particularly when selling locally or to the tourist who has witnessed the bees. Honey production can be very lucrative.
- 6.1.9 The wax, taken as a biproduct from the combs while extracting the honey, can also be a valuable commodity when converting to candles etc.
- 6.1.10 There was a local advert displayed recently that read - *Help reverse the decline of bees in the Southeast and create a haven for pollinators in the South Downs National Park. Support our Bee Lines.*

## Bordean Nursery

- 6.1.11 1700m<sup>2</sup> of land has been set aside for an orchard of apples and pears. This equates to 0.4 acres and, with an average of 400 dwarf trees planted per acre, approx. 160 trees will be planted.
- 6.1.12 A dwarf apple/pear tree will yield, on average, 50kg of fruit per year. This will equate to approx. 8000 kg of fruit per year.
- 6.1.13 The cut flower garden will be within a grid to provide flowers in spring, summer, and autumn. There are four categories of cut flower. Bulbs, that flower in the spring, and some that flower in late summer. Annuals which flower from early to late summer and Perennials which flower when they flower together with Biennials. The flower garden will be a great attraction for the bees.
- 6.1.14 Most of the UK's cut flowers were grown here until the 1970s. But the industry could not compete with the growth of large scale – often subsidised – commercial flower farming in other countries. Flowers are routinely flown or driven across continents and treated to delay or preserve flowering.
- 6.1.15 There is a growing movement of new British flower farmers, ranging from large-scale professional flower farmers to small, homegrown cut flower growers that can provide freshly cut flowers daily to the local market.
- 6.1.16 Dried flowers are experiencing a renaissance. As part of the 'no waste' philosophy, if a florist has flowers left over in the summer, then they will often dry them, so they have got something to sell in the winter when there is very little about. These dried flowers are also becoming popular for weddings and other events.

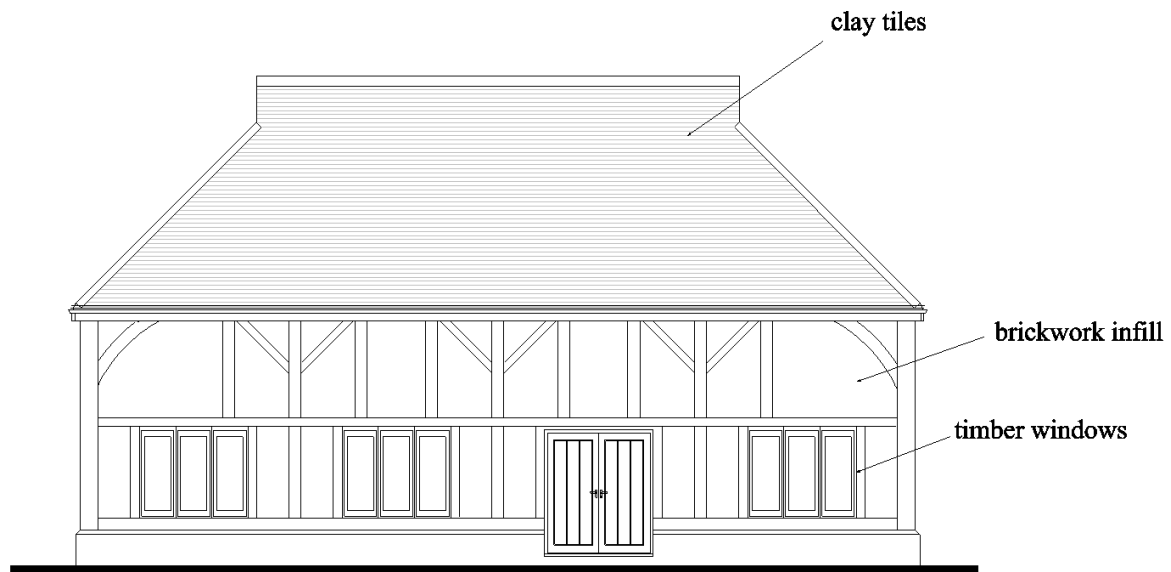
### 6.2 LUXURY HOLIDAY PARK

- 6.2.1 The site lies in the heart of the South Downs National Park within some of the most stunning scenery in Britain.
- 6.2.2 Ancient woodland surrounds the site and helps to offer the most tranquil spot for tourists to relax. The Public Right Of Way running down the east boundary offers miles of countryside walks through the National Park.
- 6.2.3 The proposal is for a small-scale Holiday Park comprising 6 No. 3-bedroom lodges and 2 No. 2-bedroom lodges.
- 6.2.4 The location of the site provides an abundance of opportunities for the visitor to explore and take in the many attractions of the South Downs National Park. Local wildlife such as deer, lapwings and hares can frequently be seen.
- 6.2.5 The site is perfect for leisurely walks or cycling through the woodland and across the countryside or for simply watching the land being cultivated and the local wildlife. The Meon Valley Trail, South Downs Way and Monarchs Way are all nearby.
- 6.2.6 The holiday park will benefit local businesses within the area such as those in the villages of East and West Meon. The public houses, shops and other community facilities will all gain from the additional tourist income.
- 6.2.7 Petersfield town is approx. 5km to the east and Winchester, Southampton and Portsmouth are all a short drive away.
- 6.2.8 Hampshire have two national parks, the other being the New Forest. This Park is also accessible for a day trip.
- 6.2.9 Frontline produced an Economic Benefit Report for the UK Caravan & Camping Alliance in 2019 that demonstrated a scheme of this size would generate total additional spends into the local economy of approx. £260,000 on an annual basis, for a 30-week session.
- 6.2.10 Two ponds will add interest for the visitors whilst creating a great opportunity to enhance the wildlife. One pond will be a swim pond that will allow swimmers a chance to swim close to nature. The other will be a wildlife pond to encourage and support wildfowl, birds, insects, and amphibians etc.
- 6.2.11 Additional tree planting will segregate the site into areas providing avenues and screening together with native species hedges and shrubs marking out the individual plots.
- 6.2.12 The day to day running of the Holiday Park will necessitate the use of local employment for ground maintenance and office administration that will also benefit the local community and economy.
- 6.2.13 A reception building to accommodate the office administration, staff amenities and allow occasional overnight sleeping facilities is to replicate the style of an average 4-bay medieval house, with a 2-bay unfloored open hall in the centre.

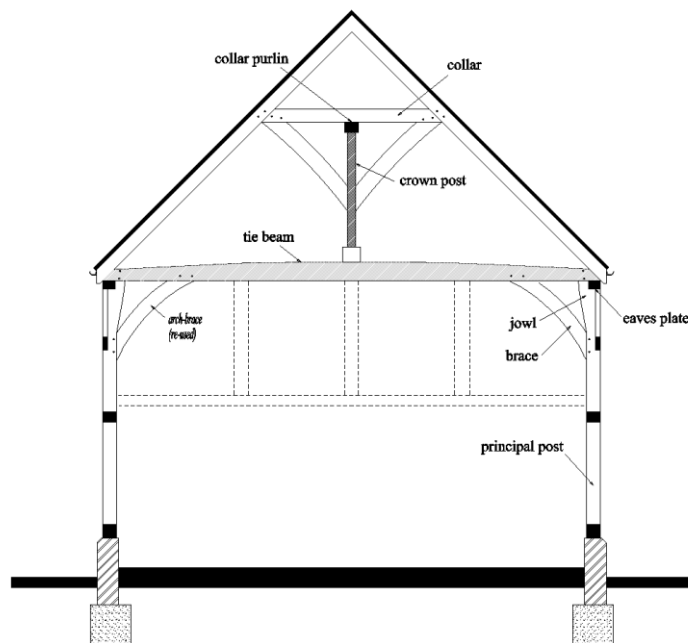


## Bordean Nursery

6.2.14 The overall site will therefore provide the tourist with an insight into the heritage of the local area in building style and garden layouts.



*The reception building with exposed external timber posts and braces. Gables to each end of the roof depict the area where the smoke would have originally filtered out. The internal central open hall will have exposed posts, beams, braces, and the down-braced crown-post with its collar purlin and collars and tie beam.*



6.2.15 The Amenity Building will provide toilet and washing facilities. It is proposed to be timber clad with clay roof tiling. This building will reflect a more subservient outbuilding akin to its mundane function although, if deemed necessary, it could also take on the form of a traditional SDNP house with malmstone and brickwork walls.

## Bordean Nursery

6.2.16 The proposed Holiday Park will provide a unique, upmarket, and exclusive tourism attraction that will reflect the traditional heritage of the South Downs whilst also responding fully to the policies for tourism set out in both the NPPF and the South Downs National Park Local Plan.

### 7.0 CONCLUSIONS

- The proposed development respects, conserves and enhances the character of this site set in the South Downs National Park
- The proposals will enhance and protect the ancient woodland and character of the site and its surroundings with the planting of new trees and an orchard.
- The proposed activity will allow the site, together with its heritage assets, to be properly maintained.
- The site is not within a Flood Risk Zone nor will the development cause or exacerbate the risk of flooding.
- The development pays due regard to its surroundings in terms of scale, siting, design, and materials.
- The development will not have an adverse visual impact on the streetscene or landscape.
- The development pays due regard to the amenities of neighbouring properties.
- The proposal will help to meet the significant demand for quality holiday accommodation within the area.
- The site offers a unique holiday experience for tourists to stay within the tranquil heart of the South Downs National Park with immediate access to the local Public Right Of Way network.
- The Horticulture Unit will restore the previous ability of the site to grow and produce fresh produce.
- The Holiday Park will enable the landscaping of the entire site to be enhanced and conserved with all the proposed additional trees and landscaping.
- The Holiday Park will bring significant economic benefits to the area, the local economy and other tourist attractions in the area.
- The Holiday Park will create full and part-time employment opportunities for local residents.
- The proposed development conforms to all the relevant planning policies, makes good use of the existing site, (currently having overgrown vegetation with heritage assets falling into disrepair) and will restore the site to its former status of an historical parkland to the Bordean Estate.
- It is considered that all the advantages the development will bring to the site and the local area in general will outweigh the minor loss of fabric to the curtilage wall.

- For all the above considerations, we ask that you consider our proposals, and we look forward to your pre-application advice.