TOWN & COUNTRY PLANNING ACT 1990

APPEAL BY: **MR AND MRS BURKE**

LOCATION: **PEAR TREE FARM, WINCHESTER ROAD, FAIR OAK, HAMPSHIRE, SO50 7HD**

PROPOSAL: **ERECTION OF 4NO. 4 BED DETACHED DWELLINGS WITH DETACHED CARPORTS FOLLOWING DEMOLITION OF EXISTING STORAGE BUILDING**

COUNCIL REF. NO: F/13/73697
APPEAL REF: APP/W1715/A/14/2216707

APPELLANTS' RESPONSE TO COUNCIL'S STATEMENT OF CASE AND THIRD PARTY COMMENTS

1. The Council's rural description does not acknowledge that the immediate area is also characterised by detached dwellings in good sized plots and that the appeal site sits between residential properties. Therefore the proposed residential development would be appropriate in respect of its use and setting and the prevailing character of the area.

2. Fair Oak is within 1 mile of the appeal site and can be accessed by a public footway and by bus (bus stops in both directions are located in front of the appeal site). It is therefore unreasonable to suggest that the site is not sustainably located. The site offers clear opportunity to access various services and facilities without being reliant on the private motor vehicle.

3. The lack of a five year housing supply is a significant material consideration in this decision as evidenced by the High Court decision appended to the appellant's statement of case. Any policy, including countryside policies, which seek to resist housing provision are superseded by paragraphs 14 and 49 of the NPPF.

4. The Council refers to a 2009 appeal decision for the site, which recognised the important characteristics of the countryside. It is not disputed that the rural characteristics are important and it is maintained that the replacement of the large storage building with one dwelling and the provision of a further three well-spaced dwellings does not undermine or harm the rural character of the site or its surroundings. It is in fact considered that the proposal offers an opportunity to improve the appearance of the site to the benefit of the rural character.

5. Notwithstanding the above position there has been a significant change in policy with the introduction of the NPPF and the need for Councils to meet its housing requirements; which Eastleigh is currently failing to do.

6. The Council claims that such housing provision makes little in the way of a contribution towards housing provision. Individually this would be the case. However, cumulatively developments such as that proposed make a significant contribution towards housing provision. It is considered that this should be recognised, particularly given that the Council is struggling to identify the required housing sites on a larger scale.

7. It is maintained that the proposal offers a sustainable form of development that would sympathetically relate to the character and appearance of the area whilst contributing to much needed housing provision within the borough of Eastleigh. The Inspector is therefore respectfully requested to allow the appeal proposal.