REF. NO. R/16/78543

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Reserved matters application pursuant to outline permission O/13/73707 of phase 4 residential development. Comprising 23no. 1, 2, 3, 4 & 5 bedroom dwellings with associated access roads, parking & landscaping (matters for approval, appearance, landscaping, layout & scale) Land at Winchester Road Fair Oak Eastleigh SO50 8GL

SITE VISIT DATE – 9.6.16

ARE PLANS ACCURATE? - yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION
Phase 4 reserved matters for 23 dwellings (1-5 bed units) on land within SE corner of development site). Includes, roads, landscaped areas and footways.
Plans have been amended to improve design, layout and landscaping.
Proposed housing mix:

House Size	Market	Affd
1 bedroom apartment	0	1
2 bedroom apartment	0	3
2 bedroom house	1	2
3 bedroom house	5	1
4 bedroom house	7	1
5 bedroom house	2	0
Total	15 (65%)	8(35

SITE AREA 0.69ha

TOPOGRAPHY Site falls gently from north to south west

TREES woodland to on north outside of application sites boundaries.

BOUNDARY TREATMENT formerly fenced field boundaries

SITE CHARACTERISTICS agricultural field with outline permission for residential development. This phase hase no direct road frontage to

REF. NO. R/16/78543

THE SITE AND ITS SURROUNDINGS

Hardings Lane or Winchester Rd. Ecological area to west. Nearest dwellings/commercial properties in Hardings Lane area of mixed design, age and suburban character. To north Phase 1 dwellings now occupied and phases 2 and 3 under construction. New POS to immediate NE, SuDS to south and ecology area to west

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Outline O/13/73707	Residential development of up to 330 dwellings, public open space, community building and vehicular access off Winchester Road	Granted Sept 2014, subject to conditions and S106 agreement
Reserved Matters R/14/75539	RM's for Phase 1: 41 dwellings	Approved Feb 2015
Reserved Matters R/15/76118	RM's for Phase 2: 81 dwellings	Approved June 2015
Reserved Matters R/15/77100	RM's for Phase 3: 185 dwellings	Approved December 2015
Reserved Matters R/15/77067	RM's for community building	Approved November 2015

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Head of Housing	No Objection
Fair Oak and Horton Heath Parish Council	No objection
Head of Engineering	No objection subject to amended plans
Design Team	No objection subject to amended plans
Biodiversity Officer	Amended landscaping plans sought (outside application site)
Southampton Airport	No objection
Tree Manager	No objection
Direct Services	No comments

REPRESENTATIONS RECEIVED

	SUMMARY OF RESPONSE
2 no. residents comments	1 objection to development in principle and need for infrastructure in place prior to commencement. 1 comment of no objection provided the access to the site during or after construction is never via Harding Lane as previous planning decisions.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE

REF. NO. R/16/78543

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary Reserve Housing site Policy 82.H Draft Residential development allocation Policy FO1

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011), saved policies

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, (the Submitted Local Plan) comprising:

- Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and
- Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014'

Supplementary Planning Document: Quality Places
Supplementary Planning Document: Residential Parking Standards
Supplementary Planning Document: Environmentally Sustainable Development
Supplementary Planning Document: Affordable Housing

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

1. The NPPF states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Para 14 sets out a general presumption in favour of sustainable development and states that development proposals which accord with the development plan should be approved without delay. Where the development plan is absent, silent, or relevant policies are out-of-date planning permission should be granted unless the adverse impacts of the development would outweigh the benefits; or specific policies in the Framework indicate development should be restricted (paragraph 14). Local plan policies that do not accord with the NPPF are now deemed to be "out-of-date". The NPPF requires that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. In other words the closer the policies in the plan accord to the policies in the Framework, the greater the weight that may be given.

2. Three dimensions of sustainability given in paragraph 7 are to be sought jointly: economic (supporting economy and ensuring land availability); social (providing housing, creating high quality environment with accessible local services); and environmental (contributing to, protecting and enhancing natural, built and historic environment) whilst paragraph 10 advises that plans and decisions need to take local circumstances into account, so they respond to the different opportunities for achieving sustainable development in different areas.

3. Para 17 sets out 12 core planning principles that, for reserved matters considerations, include;

    - always seeking to secure high quality design and a good standard of amenity for all

NATIONAL PLANNING POLICY GUIDANCE

existing occupiers of land

- actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development ion locations which are or can be made sustainable

4. Para. 56 – Requirement for good design.

5. Para. 58 – Policies and decisions should aim to ensure developments establish a strong sense of place; optimise the potential of the site; respond to local character and history; create safe and accessible environments; are visually attractive as result of good architecture and appropriate landscaping

6. Para. 60 – Policies and decisions should not attempt to impose architectural styles or particular tastes. It is proper to seek to promote or reinforce local distinctiveness

7. Para. 61 – Securing high quality and inclusive design goes beyond aesthetic considerations. Planning decisions should address the connections between people and places and the integration of new development into the natural built and historic environment

8. Para 69 – Decisions should aim to achieve places which promote meetings between members of the community, safe and accessible environments and developments containing clear and legible pedestrian routes, high quality public space which encourages the active and continual use of public areas.

9. Para. 70 – Decisions should plan for the provision and use of shared space, community facilities etc. and ensure an integrated approach to the location of housing and other uses.

10. Para.73 – Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Information gained from assessments should determine what open space, sports and recreational provision are needed.

11. Para. 103 – Ensure flood risk is not increased elsewhere.

12. Para. 109 – Seeks to minimise impacts on biodiversity and protect unacceptable levels of soil, air, water or noise pollution and remediating contaminated land where appropriate.

13. Para. 118 – Decisions should aim to conserve and enhance biodiversity. If significant harm cannot be avoided, mitigated or compensated for, then planning permission should be refused. If development is likely to have an adverse effect on a SSSI, an exception should only be made where the benefits clearly outweigh the impacts. Opportunities to incorporate biodiversity in and around development should be encouraged. Permission should be refused for proposals resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland unless the need for and benefits of development clearly outweigh the loss.

REF. NO. R/16/78543

NATIONAL PLANNING POLICY GUIDANCE

14. Para. 120 – Decisions should ensure that sites are suitable for their new use taking into account ground conditions, any pollution from former activities and any pollution to general amenity.

15. Para. 121 – Ensure sites are suitable for their new use in terms of ground conditions, land stability, etc.

16. Para 123 – Avoid, mitigate and reduce noise which gives rise to significant adverse impacts on health and quality of life.

17. Para. 192 – The right information is crucial to good decision-taking, particularly where formal assessments are required (such as EIA/HRA/FRA).

18. Para 196 indicates that planning law requires that planning applications are dealt with in accordance with the development plan unless material considerations indicate otherwise. The NPPF is such a material consideration.

19. Para 203 - LPAs should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations.

20. Para 216 - Decision-takers can give weight to relevant policies in emerging plans according to the stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency to the relevant policies in the emerging plan to the policies in the NPPF.

National Planning Practice Guidance

21. Where material, this guidance should be afforded weight in the consideration of planning applications.

22. Determining a planning application – To the extent that development plan policies are material, a decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise. Where the plan is absent, silent or out of date, an application must be determined in accordance with the presumption in favour of sustainable development.

23. Design – Good quality design is an integral part of sustainable development. Achieving good design is about creating places, buildings or spaces that work well for everyone, look good, will last well and adapt for the needs of future generations. Good design responds in a practical and creative way to both the function an identity of a place. It puts land, water, drainage, energy, community, economic, infrastructure and other such resources to the best possible use over the long as well as the short term.

POLICY COMMENTARY

Saved Policies of the Adopted Eastleigh Borough Local Plan Review (EBLP 2001-2011)

REF. NO. R/16/78543

POLICY COMMENTARY

24. The key policies of the adopted local plan are;

- 25.NC – promotion of biodiversity
- 45.ES – Sustainable Drainage requirements
- 59BE - seeks to ensure the high quality design of new development, taking full and proper account of the context of the site including the character and appearance of the locality
- 174.LB - Listed buildings protection
- 100.T – Requires development to be well served by sustainable forms of transport, to provide measures to minimize impact on the network, minimize travel demand, provide a choice of transport modes
- 82.H – allocates land off Hardings Lane as reserve housing site
- 102.T – Requires new development to provide safe accesses that do not have adverse environmental implications and are to adoptable standard.

25. **Hampshire Minerals and Waste Plan 2013** - The application site lies within a Minerals Safeguarding Area.

Submission Eastleigh Borough Local Plan 2011-2029

26. This plan was submitted to the planning inspectorate for examination. However, following the initial hearing in November 2014 the Local Plan Inspector has advised the plan would be found to be unsound if it progressed on grounds of an inadequate supply of housing. At present, the submitted local plan not been formally withdrawn and thus carries some weight, although in the light of the Inspector's comments this is limited greater weight can be accorded to relevant policies. The most relevant policies are:

- S1 – promoting sustainable development
- S8 – Footpath, cycleway, bridleway links supported
- S11/DM9 -nature conservation interests protected
- S12 – Heritage assets including archaeology protected
- DM1 – includes general criteria for development including that it should not have an unacceptable impact on the character and appearance of urban areas and the countryside and that proposals should take full account of the context of the site (character, appearance, compatible with adjoining uses, scale, materials, density, design etc.)
- DM2 – sets out detailed requirements for development to be environmentally sustainable
- DM5 – Sustainable surface water management
- DM10 – Heritage assets protection

POLICY COMMENTARY

- DM24 – Parking criteria given
- DM28 – Affordable housing requirement given
- DM29 – Minimum internal space standards specified

- FO1 – allocates land off Hardings Lane and Winchester Road for residential development (approx. 330 dwellings) and public open space with vehicular access off Winchester Road

Government planning guidance indicates that emerging development plans can be accorded increased weight as they progress towards adoption.

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states: "If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise"

ASSESSMENT OF THE PROPOSAL

The Principle of Development

27. In granting outline permission the principle of development, including traffic and infrastructure considerations, has been approved and this is not a matter for reconsideration with this reserved matters proposal.

Sustainable Development

28. The outline application addressed sustainability considerations and established a Masterplan for the whole site and development framework to be followed by the subsequent Reserved Matters applications for individual phases of the development. This fourth and final phase for reserved matters approval follows the sustainability principles established by the Masterplan and Section 106 agreement and includes:

    - Access via the new principal spine road off Winchester Road
    - Planned informal footway/public open space network which will run around the site boundary adjacent retained woodland and hedgerows
    - Extensive sustainable drainage provisions which is in the form of swales combines with this open space and forms part of a comprehensive Sustainable Urban Drainage Scheme (SUDS) for the whole development. This whole scheme is designed so as to control surface water run off using such grassed areas and swales where needed, such that there will be no increase in surface water run off from the site or increased flood risk. The outline permission also requires long-term management of the SUDS.
    - A strong structural landscaping scheme to include street trees and strategic landscaping to screen views across the site
    - Development following perimeter block designs (2 blocks) with varied and active frontages to roads and robust boundary treatments. The street and roofscapes, whilst introducing new cottage style and arts and craft type designs to Fair Oak, give the phase appropriate character and identity which fits with the Masterplan principles supported at the outline stage. Traditional details and proportioning involve the use of distinctive gable, brick work, window and porch elements. The

proposed materials include the use of red stock bricks, render and plain tiles. The variety of roof heights would add interest to the scheme, which is predominantly at two storeys, with an element of 2.5 storeys. Varied boundary treatments and hard surfacing. The designs have been assessed in relation to the approved Phase 1, 2 and 3, in particular where the two phases 3 and 4 face each other across the spine road.

- Car parking to meet the Council's Parking Standards SPD, to include allocated parking and visitor parking, with the exception of the apartment block which has 7 unallocated spaces). This to be conditioned to prevent unacceptable private management scheme or selling of spaces.
- Internal floor areas, site layout, garden areas, bin and cycle storage to meet the Council's Quality Places SPD guidance and Policy DM29
- Affordable housing units of mixed type and size (including apartments) to meet the Council's Affordable Housing SPD guidance and S106 requirements .
- Dwellings designed to Code Level 4 of the Code for Sustainable Homes and to meet the Council's additional Environmentally Sustainable SPD requirements.
- Affordable and 2 no. private dwellings (plots 329 and 330) to meet Lifetime Homes standards to provide appropriate housing for the elderly.

- Tree/woodland buffer protection on the northern and boundary of this phase to ensure the biodiversity and tree protection requirements set down in the outline permission are fully met.

29. As such, the proposals are considered to meet all relevant Development Plan, NPPF and NPPG policy and guidance.

Residential Amenity

30. The proposed dwellings are not in any close proximity to existing dwellings and meet o Quality Places SPD guidance in respect of Phase 3 so as there be no unacceptable loss of privacy as a result of the new dwellings.

OTHER MATERIAL CONSIDERATIONS

The Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014 is a material consideration. While not to taken forward in its submitted form, it is nevertheless the Council's most recent policy statement in respect of the application site and carries some limited weight.

CONCLUSIONS

This final Phase 4 reserved matters scheme is considered to conform with the outline permission masterplan and agreed development principles, with high standard and quality housing which also meets relevant standards and expectations in respect of sustainable construction, car parking, landscaping, amenity space and floorspace provision as well as responding appropriately to its specific context and comments raised during the pre-application and application processes. Reserved matters consent is therefore recommended.

REF. NO. R/16/78543