To: **Head of Development Control**

FAO: **Gary O**

From: **Planning Policy and Design Section (Regeneration and Planning Policy Unit)**

Date: **21 July 2017**

Register No: 2766 **Application Ref:** F/17/80114

Application Address:

Chestnut Lodge 312-316 Southampton Road, Eastleigh SO50 5QG

Application Summary:

Construction of 6 No. 1 bed and 6No. 2 bed flat6s in a 2 and 3 storey block with associated parking , bin storage, cycle storage follwing demolition of existing buildings.

Policy Officer:

Comments:

Design Officer: Dave

Comments:

Eastleigh Local Plan Review 2001-11(Saved Policies)
Site is within the urban edge where development is acceptable in principle subject to meeting requirements of (saved policies) in the adopted development plan. Relevant policies are;
52.BE environmental improvements to Eastleigh Town Centre approach roads
53.BE Requires buildings to make optimum use of land.
59.BE Design
i) takes account of context
ii) appropriate mix of dwelling type
iv) high standard of landscape design
v)satisfactory means of access and layout for vehicles, cyclists and pedestrians including linkage to surrounding footpaths/cycle ways/town centre etc.
Vi) secure storage for cycles
viii) Adequate provision for the collection of waste/recyclable materials.
72.H higher residential densities encouraged in urban areas.
75.H making the most effective use of the land
125.TC Development or re-development in or on the edge of Eastleigh town centre..

Adopted Quality Places SPD (2012)
#requires flats to have private amenity space 3m2 per unit or 2m2 per bedroom which ever is the greater.
Shared amenity space to be provided at a standard of 25m2 - requirement may be waived in town centre locations and close to areas of open space.- subject to receipt of DCs to mitigate impacts..
Standards for private and shared amenity space
Car park - tree planting standard of 1 tree per 6 spaces
#Internal space standards for dwellings - nationally described standards (not yet adopted through local plan) 1 bed 2 person min 50m2, 3 person 2 bed min 61m2.

Assessment
Site is circa 700m from ETC but not technically edge of centre but

within reasonable walking distance.
Site is a similar distance from Grantham Green (nearest significant POS).currently subject to regeneration.
Form of development positively addresses the street and "turns the corner" . In urban design terms proposal contributes to enclosing the block.
Boundary as shown is not robust and does not continue the local vernacular of low brick walls on residential frontages in central Eastleigh,
Scheme lacks any useable public private amenity space. In view of heavily trafficked roads any amenity space on frontage is effectively unusable. Car park is un-relieved and does not meet the 1 tree per 6 spaces rule of thumb set out in the QP SPD.
Room sizes need to be assessed against the nationally prescribed standards although these have yet to be adopted by EBC through the Local Plan Process...
Conclusion holding objection - lack of amenity space - unrelieved car parking.- boundary treatment.

Design Officer 2:

Comments

Design Officer 3:

Comments

Response: HOLDING OBJECTION