

PLANNING STATEMENT

LAND AT PROVIDENCE HILL, BURSLEDON

VOP Ltd

May 2022

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Date: May 2022

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1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared by Carter Jonas LLP ('Carter Jonas') on behalf of VOP Ltd ('the Applicant') in support of a full planning application made to Eastleigh Borough Council ('the Council') for a mixed use development at land adjoining 4 Brookfield, Providence Hill, Bursledon ('the Site').
- 1.2 The Site is approximately 1.08 ha in size and is laid to grass. Several outbuildings currently used for storage and stabling are located on the site. The site is bound on all sides by trees with 4 Brookfield located in the south-eastern corner.
- 1.3 The description of development is:
Mixed use development comprising new vehicular access from Providence Hill, veterinary surgery and 16 residential dwellings with resident, visitor and customer car and cycle parking, pedestrian and cycle links to Providence Hill, sub-station, sustainable urban drainage system, and soft and hard landscaping, including acoustic screening to Providence Hill
- 1.4 The site will be developed by VOP Ltd.
- 1.5 The Applicant has sought pre-application advice from the Council and undertaken community engagement with the relevant stakeholders, to inform the development proposals. Details of this are provided in the accompanying Statement of Community Involvement.
- 1.6 The principal purpose of this Planning Statement is to test the compliance of the proposals for development against prevailing national and local planning policy and guidance.
- 1.7 The sections of this Statement are structured as follows:
Section 2 – Site Context: describes the Site's location and features;
Section 3 - The Proposed Development: provides a summary of the key components of the Proposed Development;
Section 5 – Planning Policy Context: provides an overview of the planning policy documents, and guidance notes relevant to the Council's determination of the planning application;
Section 6 – Assessment of the Proposed Development: assesses the proposed development's compliance with the relevant development plan policies and guidance; and
Section 7 – Conclusions: provides the overall conclusions to the planning statement.

2.0 APPLICATION SITE

Site Location and Description

- 2.1 The site is located within the urban edge of Bursledon as defined by the Eastleigh Borough Local Plan 2016-2036.
- 2.2 Southampton City Centre is approximately 9km to the west of the site and Eastleigh Town Centre approximately 8.5k to the north west. Junction 8 of the M27 lies approximately 1km to the north of the site.
- 2.3 The settlement of Bursledon is situated to the south and west of the site. The land to the north of the site has been developed in line with outline planning permission (ref: C/14/74932) which was granted in January 2016 for a residential scheme comprising 29 dwellings on this land. A reserved matters application (ref: C/16/77959) was approved in November 2016.
- 2.4 The Bursledon Windmill, which is a Grade II* listed building is situated to the north of the site, beyond the development mentioned above.
- 2.5 The site is in Flood Zone 1.
- 2.6 The site is approximately 1.08 ha in size and is laid to grass. A number of outbuildings are situated on site which are used for storage and stabling. The site is bound on all sides by trees.
- 2.7 The site slopes downwards from the north-western corner to the eastern boundary of the site and downwards from the southern boundary to the northern boundary.
- 2.8 There are two accesses to the site with the main one located at the south-eastern corner of the site which is used to access the dwelling known as 4 Brookfield. Both accesses are located off Providence Hill (A27) which runs along the southern boundary of the site.
- 2.9 The site is situated in a sustainable location with regards to public transport and facilities. There are a number of bus services along Portsmouth Road which is a 5-minute walk from the site (Numbers X4 and X5) which run between Southampton-Portsmouth and Southampton-Gosport. Bursledon train station is approximately 1.4km to the south of the site and has regular connections to Southampton and Portsmouth.
- 2.10 A large Tesco Extra is approximately 5 minutes walk and lies to the north west of the site.
- 2.11 Bursledon Village Centre lies approximately 0.6km to the south west of the site and offers a range of shops and services.

Planning history

- 2.12 In July 2018, the Council resolved to approve planning application ref: O/17/80899 which sought outline approval for the development of up to 20 new homes on the site, with appearance, access, layout and scale to be determined. An extract from the illustrative layout is provided below:



- 2.13 The required legal agreement was never signed and the application was withdrawn.
- 2.14 Separate discussions followed and pre-application discussions were held in respect of a scheme for up to 31 units on the site, later reduced to 27. This quantum of development was supported in principle by the Council. However a planning application for that scheme was not submitted.
- 2.15 Initial pre-application discussions were held in early 2021 in respect of the emerging mixed-use proposals which are the subject of this application, and the Council identified a number of matters that it suggested be addressed:
- (a) The justification for 16 dwellings when the draft allocation is for 19;
 - (b) The extent to which the proposals comply with draft Policy BU1; and
 - (c) The justification for the veterinary's practice.
- 2.16 Two other matters were also considered in the submission, namely:
- (a) Whether or not the sequential approach should be applied to this Class E use; and
 - (b) Other material considerations relevant to the Council's consideration of the revised proposal
- 2.17 The pre-application meeting was attended by Claire Martin (Senior Planning Officer) who co-ordinated the Council's response across a number of disciplines. The main points were that:

- (a) The principle of mixed use development is acceptable, the vets surgery should be integrated into the development and an appropriate amount of parking should be provided
- (b) The setting of Bursledon Windmill should be preserved and additional details should be provided to demonstrate this
- (c) Within the protected cone for Bursledon Windmill, there should be no vertical features, including buildings, trees and lighting columns
- (d) Existing trees should be treated as an asset and the landscape character assessment must make a deeper analysis of the landscape character and opportunities within the site boundary and address the heritage setting as a landscape receptor
- (e) The concept of a holistic SuDs scheme should be explored to create a Green Infrastructure framework for the development
- (f) Three conditions were recommended dealing with land contamination, remediation and verification

2.18 A second pre-application meeting was held in February 2022. Claire Martin again co-ordinated the Council's response and a series of detailed responses were provided:

- (a) Reducing the amount of parking for the vets is an improvement as is realigning the access road and repositioning plots 1-2. However, the residential part of the site is still dominated by hard surfacing, particularly with unbroken rows of car parking spaces, excessively long driveways (plots 7, 8, 9 & 12) and overly wide access road around the SuDS pond. A landscaping master plan needs to be considered alongside the site layout and more planting introduced to provide a setting for the development, particularly within the windmill buffer. As a rule of thumb we would expect one large/ medium tree to be planted for every four parking spaces and include some trees to be planted within gardens
- (b) There is a lot of unused space between the vets car park and plots 1-2. If possible the vets car park should be positioned north to south (rather than east to west). This would save space, which could be given over to the residential units.
- (c) The excessively wide access road around the SuDS pond could be reduced to provide more space for the SuDS feature, making it in to a landscaping/ amenity feature. The slope of the SuDS pond should be no more than a 1:4 for safety reasons and we would expect the final SuDS design details to be submitted as part of the application. Originally we spoke about having the SuDS pond in the windmill buffer to provide more of a setting. Is there a technical reason why this has moved?
- (d) The long driveways for no's 7, 8, 9 & 10 could be shortened and the additional space incorporated into residential gardens. Likewise the area to the east of no.16 could be incorporated into the property's garden or used for their parking. The parking areas for plots 7, 8, 9 and 12 are too large as these could be used for additional parking.
- (e) Electric Vehicle Charging Points are required.
- (f) Dwelling sizes and positions: garden areas need to be at least 60% of the dwelling's floor space, the affordable maisonettes should be able to accommodate up to 4 persons and 22m must be provided between main facing first floor windows and this distance should be increased by 5m in the case of sloping sites or for 2.5/ 3 storey buildings.

- (g) Access and parking: a full transport assessment will be required including tracking plans for refuse lorries and the provision of cycle storage and bin storage/ collection points, the parking arrangement could be improved and 8 residential visitor spaces is required
- (h) Gardens: The gardens of plots 3, 4 & 5 are going to be overshadowed by trees and these should be reorientated or additional garden space provided to compensate, gardens backing onto main roads should be avoided and should not rely upon acoustic fencing to protect the gardens, the garden boundary for plots 1-2 is within the windmill buffer and this should be relocated or softened with planting, and the building for Plots 10-11 is sited close to an existing tree in the garden of 4 Brookfield and no eastern side windows should be installed in plots 10-11 as this would overlook the garden of 4 Brookfield
- (i) Ecology and SuDs: an updated bat survey should be done during the active bat season in 2022, any trees proposed to be removed will need to be assessed for potential bat roost features, an Ecological Impact Assessment will be required to include a reptile mitigation strategy, invasive species strategy, precautionary method statements for amphibians and hedgehogs, and a Biodiversity Enhancement and Management Plan, a CEMP containing ecology protection measures and pollution prevention measures will also be required such as hedgehog holes (13 x 13 cm minimum) cut in the baseboards of any closed board fencing to allow free access for small mammals, concerns over the proposed use and length of the dual swale system given existing groundwater levels and possible need for an additional separator/filter must be provided within the system so that there is no chance that oils or petrol residues could arrive at the detention basin or the swales, native species hedgerows should be trimmed on a 3 year rotation (alternate sides and top in successive years) to ensure a continuous supply of fruit and seeds is available to wildlife
- (j) There needs to be a 6m clearance for the water main
- (k) Noise: fenestration, sound insulation and mechanical ventilation is an inevitable need for the dwellings, and for the gardens, the design of the site and noise barriers or fences can reduce exposure.
- (l) Landscape and design: the location of the vets practice will clearly require some landform alterations. The design of the building and the car park will need to be considered to avoid overly urbanising the appearance of this site and context. Whilst this land parcel is within a developed context, the river corridor and the built context directly to the north (including both existing development and the new development) has retained some degree of a 'village edge' type character. The design of the vets will need consideration around materials, signage, lighting etc. in order to avoid overly contrasting with this character. A similar consideration is needed for the car park and the recommendation is block paving rather than tarmac, and a naturalistic approach to the planting, in order to blend with the surroundings
- (m) Trees: the design appears to show encroachment into RPAs and some crown encroachment which should be avoided because of likely pressure to prune post occupancy, encroachment is also apparent for the attenuation pond, access may be problematic with the RPA of Category A trees, the tree line constrains the site regarding services in and out and concerns over the workability of the position of the tree protection fencing (e.g. to the south of the proposed vet surgery), and further street trees should be included throughout
- (n) Affordable housing: the provision of 6 affordable homes is supported, with 4 for rent, 1 for shared ownership and 1 as a First Homes, with the suggestion that 2 3 bed houses and 2 2 bed maisonettes should be for rent, and the 2 2 bed houses for shared ownership and First Homes,

and the maisonettes should be large enough for 4 persons and one of the 3 bed houses should be large enough for 6 persons.

(o) Carriageway outside of No 13 is too large and should be reduced in size.

2.19 The remaining sections of this document and the other supporting studies, in particular the Design and Access Statement, detail how the proposals respond to all of this feedback.

3.0 PROPOSED DEVELOPMENT

- 3.1 This section describes the proposed development. Full planning permission is sought for:
Mixed use development comprising new vehicular access from Providence Hill, veterinary surgery and 16 residential dwellings with resident, visitor and customer car and cycle parking, pedestrian and cycle links to Providence Hill, sub-station, sustainable urban drainage system, and soft and hard landscaping, including acoustic screening to Providence Hill
- 3.2 The Design and Access Statement describes and illustrates the proposals in detail, and a summary is provided here.
- 3.3 The scheme comprises 16 residential dwellings and a veterinary practice that will be separated by an internal spine road. The area to the east of the spine road will contain the majority of the residential development. The land to the west of the spine road will contain the veterinary practice and two residential units.
- 3.4 16 residential dwellings are proposed which are a mix of 2 and 2.5 storey buildings comprising 6 2 bed apartments measuring 61sqm, 4 2 bed houses measuring 79 sqm, 5 3 bed houses measuring 93 sqm and 1 4 bed house measuring 106 sqm. 10 of the homes will be market and 6 will be affordable. The breakdown of the affordable homes is that 4 will be for rent, 1 for shared ownership and one as a First Homes.
- 3.5 The veterinary practice is a part two-storey building which extends to 700 sq m GEA with its ground floor entrance level set down the slope as viewed from Providence Hill. This will reduce its scale in this important view. The building comprises a variety of client facing, treatment rooms and kennelling on the ground floor with staff areas on the first floor for the 21 members of staff who will work at the practice (comprising 4 vets, approximately 8 qualified veterinary nurses, 4 veterinary nursing students, 2 patient care assistants and 3 receptionists). There is an external bin store and freezer store. The grounds of the veterinary practice will be used for walking animals.
- 3.6 The proposals include car and cycle parking for both the residential units and the veterinary practice. 19 car parking spaces are to be provided adjacent to the veterinary practice for customer use. Residential parking (39 spaces) will be a mix of off-street and internal garages. 4 visitor spaces are proposed. Cycle stores will be located within the gardens of the properties that do not have garages. Electric charging points will be provided.
- 3.7 There will be a new access off Providence Hill. The location of the access is unchanged from the previously approved proposal (O/17/80899).
- 3.8 The public or communal green space on the site will either be part of the SuDS strategy, be part of the Reptile Protection Area and Reptile Movement Corridor or will contribute to green streets and spaces between buildings. The SuDs scheme focuses on a limited number of routes that lead to a storage pond at the foot of the hill forming the centrepiece of a green area overlooked by houses.
- 3.9 The ecological areas will be protected from human interaction and lead from the eastern corner of the site, at the rear of the veterinary building, along the northern boundary to the north-western corner.
- 3.10 The proposals for the surface water drainage are to store surface run off from the roads and buildings in a vegetated detention basin on site. This vegetated detention basin will provide a first stage of natural filtration in accordance with the requirements of the Eastleigh Local Plan. The filtration will be provided by the planting contained within the basin. This will then pass through the flow control manhole S12 and run into a dual-swale system before discharging into the existing watercourse adjacent to the northern boundary of the site.

- 3.11 The dual swale system has been implemented to provide second and third stages of natural filtration in accordance with the requirements of the Eastleigh local plan. The filtration will be provided by the planting contained within the swales. This system will consist of two narrow swales separated by a gabion basket weir structure or similar. The system is not designed to attenuate any volume of water nor does it permit infiltration.
- 3.12 The discharge from the flow control manhole S12 will be at a rate that mimics the developed site's greenfield run off rate of 2.5 l/s, restricted by a HydroBrake flow control device. An ordinary watercourse consent will be required.
- 3.13 Infiltration is not considered viable for this site. However, pervious paving is proposed to collect surface runoff from driveways and parking areas and provide short term storage at source. This also provides an additional stage of filtration. The pervious paving is to be type C, no infiltration.
- 3.14 A vortex separator / downstream defender has been specified upstream of the detention basin in order to remove oils and petrol residues from arriving at the detention basin.
- 3.15 No development is proposed within 6m of the water main.

4.0 PLANNING POLICY CONTEXT

- 4.1 Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that the determination of planning applications must be made in accordance with the Development Plan unless material considerations indicate otherwise.

National Planning Policy Framework (NPPF) July 2021

- 4.2 The National Planning Policy Framework (2021) (NPPF) sets out the Government's planning policies for England and how these should be applied. The NPPF is a significant material consideration in planning decisions.
- 4.3 Repeats determination
- 4.4 Key guidance relates to topics such as:
- Optimum and effective use of land (paragraphs 119-125 and 130)
 - Climate change (paragraphs 8, 11, 20, 131 and 153-158)
 - High design quality (paragraphs 8, 20, 73, 92, 97, 120 and 126-136)
 - Heritage (paragraphs 189-208)
 - Landscape and character (paragraphs 20, 130, 153, 155, 174 and 175)
 - Access and transport (paragraphs 111 and 131)
 - Biodiversity and trees (paragraphs 8, 11 and 174-179) ()

The Eastleigh Borough Local Plan (2016-2036)

- 4.5 The following Local Plan policies are relevant to the proposed development:
- Policy BU1 (Land north of Providence Hill)
 - Policy DM1 (General criteria for new development)
 - Policy DM2 (Environmentally sustainable development)
 - Policy DM3 (Adaptation to climate change)
 - Policy DM6 (Sustainable surface water management and watercourse management)
 - Policy DM10 (Water and Waste Water)
 - Policy DM11 (Nature conservation)
 - Policy DM12 (Heritage Assets)
 - Policy DM13 (General development criteria- transport)
 - Policy DM14 (Parking)
 - Policy DM23 (Residential development in urban areas)
 - Policy DM24 (Creating a mix of housing)
 - Policy DM28 (Delivering affordable housing)
 - Policy DM29 (Dwellings with higher access standards)
 - Policy DM30 (Internal space standards for new residential development)

- Policy DM33 (Provision of recreation and open space facilities with new development)

Supplementary Planning Documents and Guidance

- 4.6 Eastleigh Borough Council has a number of Supplementary Planning Documents (SPDs) and Guidance (SPG) notes for new development. The key documents for this proposal are summarised below.

Quality Places SPD (2011)

- 4.7 This SPD sets out the Borough Council's expectations for the design of new development in the Eastleigh. It outlines the criteria by which all development proposals will be assessed and gives a variety of examples to show how design problems may be solved, applying best practice in urban design to deliver sustainable, attractive and safe places to live and work. It is divided into a number of themes: access to local facilities & public transport, integrating with movement networks, analysis of context, residential density, legibility, external space, boundary structures, underground services, public open space, public art, residential amenity.

Residential Parking Standards SPD (2009)

- 4.8 This document sets out the approved parking standards for Eastleigh Borough in respect of residential development. The parking standards for non- remain the responsibility of Hampshire County Council and are set out in Tables 2 to 8 of the Hampshire Parking Strategy and Standards (2002).

Bursledon Conservation Area SPD (2011)

- 4.9 Eastleigh Borough Council have carried out this appraisal to re-assess the existing Bursledon Windmill conservation area and to re-evaluate its special interest. The review provides a basis for management proposals that are aimed at preserving or enhancing the character and appearance of the designated area. It provides additional guidance supplementary to the council's local plan saved policies. In due course these saved policies will be superseded by the Local Plan. This SPD will continue to provide supplementary guidance to the Local Plan. It will be a tool to be used by residents and developers when considering development within the conservation area. The borough council, as the local planning authority, will use it to inform planning decisions and future development. The SPD recognises the public view from Providence Hill of Bursledon Windmill (see adjacent plan & Bursledon Conservation Area SPD for further details).

Bursledon Character Area Appraisals SPD - Bursledon, Hamble-le-Rice & Hound SPD (2008)

- 4.10 The Bursledon Character Area Appraisal was adopted in 2008 to provide guidance to ensure new development is appropriate to its surroundings and to help retain the character of the area. The site is situated within Character Area BHH 15 (refer to the extract opposite). In this area the streets are identified for their grass verges, semi-mature broadleaved/mature broadleaved vegetation along the eastern edge of Providence Hill with prominent vehicular traffic. Buildings are predominantly 2 storey semi-detached or detached dwellings situated on large plots. Buildings materials used are mainly brick with tile roofs and there is a combination of regular & irregular facades with hipped roofs. Filtered views east to Providence Hill are recognised as important. The strength of the character area is classified as weak.

4.11 Design guidance for this Character Area:

- Retain the grass verges and the semi-mature/mature broadleaved tree planting along the eastern edge of Providence Hill
- Maintain the importance of the views east to Providence Hill
- Maintain the predominant deep building setbacks in order to retain/reinforce the existing levels of on-plot planting
- Mitigate the effects of the heavy vehicular traffic on Providence Hill in new development using measures such as boundary planting, transition spaces and orientation of internal spaces.

Climate and Environment Emergency Strategy (2019)

- 4.12 Although not an adopted policy document, this resolution was passed in 2019 with one of the stated intentions that it agreed to 'recognise the urgency of action to mitigate and adapt to the changing climate in every decision taken by the Council', which would include the determination of planning applications.

5.0 ASSESSMENT OF THE PROPOSED DEVELOPMENT

- 5.1 The approach to assessing the acceptability of the proposals uses the same criteria used by the former case officer in presenting the proposals to the Bursledon, Hamble-le-Rice and Hound Local Area Committee in July 2018, namely:
- a) The principle of development and compliance with Policy BU1
 - b) Is the scheme sustainable having regard to environment, economic and social considerations
 - c) Quantum of development
 - d) Design and layout
 - e) Impact on heritage
 - f) Landscape and character
 - g) Loss of agricultural land
 - h) Access, parking and transport
 - i) Noise, air quality and contamination
 - j) Biodiversity and trees
 - k) Drainage and flood risk
 - l) Sustainability and energy
 - m) Residential amenity
 - n) Deliverability
 - o) Planning obligations
 - p) Analysis of compliance with key policies of the development plan.

Principle of Development and compliance with Policy BU1

- 5.2 The pre-application process has confirmed that the principle of a mixed-use development that includes a veterinary practise is acceptable on the site.
- 5.3 Local Plan Policy BU1 (Land north of Providence Hill) allocates the site for residential development of approximately 19 dwellings. It explains that planning permission will be granted provided that detailed proposals accord with the development plan and meet specific development requirements. The extent to which the proposal satisfies these is explained below:
- noise and air quality assessments are undertaken to confirm that the site can be developed satisfactorily for residential purposes given the proximity to the A27 – the assessments undertaken by Apple Environmental demonstrate that with the planned mitigation the application proposals are acceptable (see later in this section for detailed explanation);
 - hydrological surveys are undertaken to identify the extent of the headwater system on site and the hydrological routes that feed the headwater and provide chemical and water quality testing to act as a baseline to monitor impact – the assessments undertaken by Paul Basham Associates Ltd establish this (see summary later in this section and the submitted Flood Risk and Drainage Assessment Strategy);
 - the development incorporates measures to safeguard the adjoining stream and Windmill Woods Site of Importance for Nature Conservation (SINC) with 20m undeveloped buffers – a combination of the submitted Design and Access Statement, Phase 1 Habitat assessment and commitment to matters such as a Construction and Environmental Management Plan CEMP) will ensure this;

- to preserve water quality and flows into the unnamed watercourse to the north of the site details of Sustainable Urban Drainage shall be provided in accordance with Policy DM6 as part of any application for outline or full planning permission – the assessments undertaken by Paul Basham Associates Ltd establish this (see summary later in this section and the submitted Flood Risk and Drainage Assessment Strategy);
 - ensure avoidance or mitigation of direct and indirect adverse impacts on habitats or species protected by legislation or identified as of principal importance within the NERC Act 2006 S41 lists and that there is a net gain in biodiversity – a combination of the submitted Phase 1 Habitat assessment and commitment to matters such as Biodiversity Enhancement and Management Plan demonstrate this can be achieved;
 - the development provides a high-quality landscaped setting which preserves or enhances the special interest, character and appearance of the adjoining Bursledon Windmill Conservation Area and safeguards the setting of the listed windmill – the submitted Design and Access Statement with Landscape Strategy demonstrate this;
 - a new vehicular and pedestrian access is provided from Providence Hill – this forms parts of the proposals and is unchanged from the previously approved proposals; and
 - occupation of the development is phased to align with the delivery of any necessary wastewater network reinforcement, in liaison with the service provider – the submitted Flood Risk and Drainage Assessment Strategy confirm this.
- 5.4 The pre-application process has confirmed that the principle of a mixed-use development that includes a veterinary practise is acceptable.

Is the scheme sustainable having regard to environment, economic and social considerations

- 5.5 The NPPF is a significant material consideration when assessing planning applications. It sets out the requirement to achieve sustainable development (paragraph 7) and carries a presumption in favour of sustainable development that runs through the Framework. Sustainable development is defined as containing three dimensions, those of economic, social and environmental sustainability. These dimensions should not be undertaken in isolation as they are mutually dependent and therefore the application is assessed against all three headings.
- 5.6 It also states that when determining applications those that accord with the development plan should be approved without delay and Policy S1 of the Eastleigh Local Plan confirms this. In this case, the Eastleigh Local Plan was adopted in 2022 and it accords with the NPPF which was published in 2021. As such, significant weight can be placed on the development plan in the assessment and determination of this application.
- 5.7 The application has been considered on that basis.

Economic Sustainability:

- 5.8 The veterinary surgery will employ 21 members of staff who will work at the practice (comprising 4 vets, approximately 8 qualified veterinary nurses, 4 veterinary nursing students, 2 patient care assistants and 3 receptionists). There will be indirect employment in the local economy arising from delivery, servicing and cleaning the surgery.

- 5.9 The decision to locate to Bursledon follows careful consideration over an 18-month period of the range and quality of veterinary care post the Covid-19 period within the sub area which concluded that a new purpose-built veterinary surgery in this location would enhance the future offering of veterinary care and community facilities. In addition to the above services the new veterinary surgery facility will also offer surgical support services which are currently lacking in the area. The name of the new practice is Ocean Vets.
- 5.10 Ocean Vets would operate as a family run practice and will aim to employ local staff with the right skills. Above all, it will be a local small medium size enterprise (SME) business that is independent of the big corporate firms who own the majority of the practices in the area.
- 5.11 The aim is to provide a comprehensive range of services to pet owners, in a way that is convenient, offers good value for money, and promotes excellent animal welfare care standards.
- 5.12 Several sites had been considered in Southampton, but this is the only one that provides a good location for recruiting and training local employment workforce, good transport links, adequate space for parking, and the ability to design and build an attractive and functional purpose-built practice premises
- 5.13 This is a material benefit.
- 5.14 During the construction phase, the site will make some contribution to the wider area in terms of construction jobs and related industries and there will be benefit to the local area from construction workers using local facilities. The proposed development will bring people into the area which would be a continuing economic benefit that would support growth in the local economy. In addition, the proposed development would result in financial contributions being secured to offset certain impacts of the development, such as transport contributions towards improvements in the local network and contributions towards the provision of enhanced community infrastructure.
- 5.15 These elements are all considered to be benefits in the planning balance and overall, it is considered that the development would be economically sustainable.

Social Sustainability:

- 5.16 In accordance with Policy DM38 of the Local Plan, development will be permitted provided that the developer has made arrangements for the provision of, or for contributions to the improvement of, any infrastructure, services, facilities or amenities necessitated by the development proposed. Discussions have taken place with the Council as part of the pre-application process on the possible scope and scale of these contributions, and this is explained later in this section. Subject to ensuring compliance with the guidance in the NPPF, policies in the Eastleigh Local Plan (2022), the Council's 'Planning Obligations' SPD and the requirements of Regulation 122 of the Community Infrastructure Regulations, the applicant has indicated a willingness to enter into a planning obligation.
- 5.17 The proposals include a range of house types, sizes and tenures would be provided, including 35% affordable housing in accordance with policies S3, DM23 and DM28 of the Eastleigh Local Plan. The Council's Housing Enabling Officer has inputted to the design process, in particular with regards to the size of the affordable units. The breakdown is provided below:

No. Beds & Persons	Type	No. storeys	GIA (sqm)	No. Homes
2 bed 3 person	Maisonette	n/a	61	4
2 bed 4 person	Maisonette	n/a	70	2
2 bed 4 person	House	2 storey	79	2
3 bed 5 person	House	2 storey	193	2
3 bed 5 person	House	2.5 storey	100	2
3 bed 6 person	House	2 storey	102	1
4 bed 6 person	House	2 storey	106	1
4 bed 6 person	House	2.5 storey	115	2
Total			1,366	16

- 5.18 The proposal does not make provision for public open space due to its size, and financial contributions would be secured to improve Local Green Space and off-site open space, together with off-site community infrastructure, in accordance with relevant adopted policies and the adopted SPD on Planning Obligations. It is important to explain that the public or communal green space on the site will either be part of the SuDS strategy, be part of the Reptile Protection Area and Reptile Movement Corridor or will contribute to green streets and spaces between buildings.
- 5.19 The scheme would make a contribution to the Council's housing land supply and would come forward within the 5-year period. The scheme would provide an appropriate mix of properties for the area and make financial contributions to improvements to local infrastructure. The proposal can therefore be considered to be socially sustainable.

Education:

- 5.20 Consideration of capacity of local schools, specifically Bursledon Infant, Bursledon Junior School and Hamble Secondary School, is ongoing and the advice of Hampshire County Council is awaited. If it is necessary to do so, additional school places to cater for additional primary age children and secondary age children will need to be provided and contributions secured via planning obligation.

Environmental Sustainability:

- 5.21 There are a number of different components to Environmental Sustainability, including consideration of site-specific planning matters and the impacts of the development on its surroundings and local infrastructure, which are considered below under the relevant subheadings.

Quantum of development, including affordable housing

- 5.22 The NPPF (paragraphs 119-125 and 130) and various policies of the Eastleigh Local Plan (Policies S1, S10, DM1 and DM24), seek the optimal and effective use and development of land, including provision of a mix of housing types and provision of community facilities.

Veterinary surgery

- 5.23 As explained earlier in this section, there is a need for a new veterinary surgery to serve the existing and growing community in this part of Eastleigh.
- 5.24 The veterinary surgery has a GEA of 700 sqm and will be served by a total of 19 parking spaces. The two-storey facility will be entered from the ground floor which is set down the slope as viewed from

Providence Hill, and this reduce its scale in this important view and is an efficient layout having regard to topography. The provision of this facility accords with Policies S1 and S10.

Housing

- 5.25 As explained earlier in this section, the proposal is for 16 homes, 35% of which will be affordable, and all of the units meet the national space standards, including provision of adequate parking, garden space and general amenity space in a high-quality landscape setting. The new homes comply with the requirements of Policies DM1 and DM24.
- 5.26
- 5.27 The density of the residential development is considered the most efficient for this part of the site due to the need to take account of the topography of the site; accommodate an ecological green corridor and reptile receptor site, a buffer from the woodland SINC to the northeast, and the protected view corridor for the Windmill; and the need to respect the lower development density in the immediate vicinity.
- 5.28 The Design and Access Statement demonstrates how the various uses can be accommodated on the site and achieve a high quality of design consistent with the objective of Policy BU1 to achieve development within a high-quality landscape setting.
- 5.29 The proposed development therefore meets the requirements of the NPPF and Policies S1, S9, DM1 and DM24 of the Eastleigh Local Plan.

Design and layout

- 5.30 The NPPF (paragraphs 8, 20, 73, 92, 97, 120 and 126-136) and various policies of the Eastleigh Local Plan (Policies DM1, DM8, DM24, DM28 and DM30) require the highest standards of design and layout.
- 5.31 As explained, the layout of the site has been influenced by the steep slope which requires retaining structures for the access road and buildings, and the need to retain an open view of Bursledon Windmill. The view cone is protected and there are no buildings, trees or light stands within it.
- 5.32 The Design and Access Statement explains that a simple palette of building materials is proposed to ensure the development has a coherent appearance that respects the surrounding context of Bursledon. A number of locally distinctive and specific building materials can be seen within Bursledon, particularly in the recent housing developments adjacent to the site. The architectural style of the proposed dwellings is in keeping with these and the overall character of Bursledon.
- 5.33 The market and affordable housing are exactly the same and the scheme is tenure blind.
- 5.34 The veterinary surgery will be a contemporary building which harmonises with its neighbours principally in terms of materials and has been laid out to meet the specialist nature of the use. The material pallet comprises natural stone and timber cladding to the front elevation and brickwork to the side elevations to create a link between the commercial building and the residential buildings. The flat roof enables the building to incorporate a sedum finish (green roof) and the ability to utilise PV panels in the future.
- 5.35 The scheme also includes large sections of glazing to maximise natural lighting and offer visitors views down the hillside towards the brook and windmill.

- 5.36 The Landscape Strategy confirms that for the Veteran English Oak tree along the northern boundary, its RPA has been afforded a greater area of protection commensurate with an RPA calculated at 15 times the diameter of its trunk.
- 5.37 The public or communal green space on the site will either be part of the SuDS strategy, be part of the Reptile Protection Area and Reptile Movement Corridor or will contribute to green streets and spaces between buildings.
- 5.38 The proposed development therefore meets the requirements of the NPPF and Policies S1, S9, DM1 and DM24 of the Eastleigh Local Plan.
- 5.39 There is no development within 6m of the water main, thereby complying with Southern Water's requirement.

Impact on heritage

- 5.40 The NPPF (paragraphs 189-208) and various policies of the Eastleigh Local Plan (Policies S1, S8, DM1, DM12 and BU1) require development not to harm or detract from the significance or special interest of the asset and sustain and enhances its special character and qualities.
- 5.41 It is also relevant to highlight the specific requirement of Policy BU1 that development of the site must provide *"a high-quality landscaped setting which preserves or enhances the special interest, character and appearance of the adjoining Bursledon Windmill Conservation Area and safeguards the setting of the listed windmill"*.
- 5.42 A Heritage Impact Assessment prepared by Foundation Heritage has been submitted in support of the application.
- 5.43 The Assessment concluded that the main archaeological potential of the site is for finds and features from the later archaeological periods. There is potential for stray finds from all periods to be present, but based on the available evidence, features are not anticipated, although there is limited potential for agricultural features from the Medieval period to be present within the site. As such, the view of this report is that the buried resource, which may be present within the site, is predicted to have low evidential value. The report goes on to state:

The unmitigated impact of the development proposal on an archaeological resource of low value is predicted as minor adverse. This predicted impact could be mitigated by a condition attached to any grant of planning permission that a post-determination, pre-commencement programme of archaeological investigation and recording, subject to an approved written scheme of investigation, be undertaken to ensure that any matters of archaeological interest are appropriately investigated and recorded. Further mitigation could be considered, depending on the findings of the evaluation. Should this programme of mitigation be implemented, the residual effect on any buried resources is predicted by this report to be negligible.

The only above ground heritage assets likely to be affected by the development proposals are the Bursledon Windmill, which is Grade II Listed and its associated Conservation Area and the eastern Medieval site boundary. The settings appraisal undertaken in this report concluded that views to the windmill from the site are partial, filtered and contingent on seasonality, with the site not forming part of the immediate setting within which the windmill is experienced. The Conservation Area borders the site in the north and can only be experienced from Providence Hill. This view is designated as a "protected view" in the Conservation Area Appraisal. The development proposals respect the "protected view" and have therefore already mitigated potential harm to the heritage values of the windmill and Conservation Area as far as is reasonably practicable. No alterations to the eastern*

boundary are proposed, thus preserving it within the landscape. Its setting is already compromised by modern built environment and it is not considered that the new proposals will have any additional appreciable adverse impact; therefore, the impact of the proposed development on this boundary is considered to be negligible. In light of this, the impact of the development proposals on the heritage significance of these assets is assessed as negligible, with no further mitigation considered necessary.

The impact of the proposals on the historic character of the landscape is considered negligible with no meaningful cumulative impacts predicted on either below or above ground heritage, assuming the proposed mitigation is undertaken. No other impacts are predicted on either designated or non-designated heritage assets.

Subject to the appropriate mitigation, the view of this report is that the proposals would only result in negligible harm to the heritage significance of both known and potential heritage assets. As such, they are not considered at variance with the provisions of NPPF or Local Planning Policy and should be granted consent.

- 5.44 The advice in relation to the view cone, heights of buildings, materials and layout were all utilised by Boyle+Summer in the preparation of the proposals and is set out in the Design and Access Statement.
- 5.45 It is clear the proposed development therefore meets the requirements of the NPPF and Policies S1, S8, DM1 and DM12 and specifically the requirement of Policy BU1 of the Eastleigh Local Plan.

Landscape and character

- 5.46 The NPPF (paragraphs 20, 130, 153, 155, 174 and 175), various policies of the Eastleigh Local Plan (Policies S1, S8, S9, DM1, DM3, DM6, DM11 and DM12) require development to conserve and enhance landscapes and habitats.
- 5.47 It is also relevant to highlight the specific requirement of Policy BU1 that development of the site must provide “a high-quality landscaped setting which preserves or enhances the special interest, character and appearance of the adjoining Bursledon Windmill Conservation Area and safeguards the setting of the listed windmill”.
- 5.48 The terra firma Consultancy Limited have undertaken a Landscape and Visual Appraisal of the application proposals (October 2021/April 2022) and since 2016, have been working closely with various project architects – now Boyle+Summers – to ensure the development achieves these objectives, in particular advising on the landscape setting for the development proposals.
- 5.49 Eastleigh Borough Council’s urban character area appraisals (2008) identify the site as lying with Character Area BHH15. Identified characteristics include: a generally fair condition but with a weak strength of character; special features including grass verges; apparent tree cover along eastern edge of Providence Hill; varying treatments of plot boundaries and apparent parking within plots; prominent planting of a mixed mature and semi mature broadleaf, coniferous and ornamental nature; and filtered views east to Providence Hill. Guidance relating to the site and its development includes: the need to retain the grass verges and the semi-mature/mature broadleaved tree planting along the eastern edge of Providence Hill; maintenance of the importance of the views east to Providence Hill; maintenance of the predominant deep building setbacks in order to retain/reinforce the existing levels of on-plot planting; mitigation of the effects of the heavy vehicular traffic on Providence Hill in new development using measures such as boundary planting, transition spaces and orientation of internal spaces.
- 5.50 This assessment of the landscape setting of the proposals should be read alongside the Design and Access Statement, in particular the Landscape Plan shown in the Design and Access Statement. An extract is shown below:



- 5.51 The landscape architect has led the design process and ensured that as many trees as possible are retained, noting that some will be lost to form the access from Providence Hill in exactly the same location and manner that was previously approved by the Council. The landscape architect has maximised the opportunities for additional planting within the site, noting the restriction on planting with the view-cone. It is clear that the built development will sit within a high-quality landscaped setting.
- 5.52 In terms of the effects on the landscape having regard to these proposals, the appraisal concludes that there are some adverse landscape effects of the development on landscape character, none of which are significant, and the most adverse effect is appraised as moderate on the site itself due to the change of land use.
- 5.53 The appraisal has also shown that there are no significant adverse effects on the Bursledon Windmill Conservation Area (LLCA2), with only a moderate / minor adverse effect arising from the introduction of residential property to the site, which is adjacent to the setting.
- 5.54 The appraisal has also shown that, whilst there are some adverse visual effects of the development on representative viewpoints, only one is significant, where views are from residential properties at Brookfield brought about by the change of use of the site.
- 5.55 Identification of site constraints and the subsequent design development has ensured that effects on the important view-cone towards Bursledon Windmill is minimised through careful consideration of site layout.
- 5.56 The site is allocated for residential development and the appraisal of landscape and visual effects has been shown that the proposed development is in keeping with other policy objectives to protect and enhance character, minimize adverse effects, encourage biodiversity and respect the heritage asset of Bursledon Windmill and its setting.
- 5.57 The proposed development therefore meets the requirements of the NPPF and Policies BU1, S1, S8, S9, DM1, DM3, DM6, DM11 and DM12 of the Eastleigh Local Plan.

Access, parking and transport

5.58 The NPPF (paragraphs 111 and 131) various policies of the Eastleigh Local Plan (Policies S1 and S11) to ensure highway safety, adequate parking and promotion of sustainable transport/active travel.

5.59 A Transport Statement has been prepared by Paul Basham Associated Ltd. The report concludes:

The site has a high provision of pedestrian and cycle infrastructure in the vicinity of the site, providing access to local facilities within Lowford and Bursledon. There is good provision of bus stops in proximity to the site, enabling travel in the local area, as well as between Southampton, Gosport, Fareham and Portsmouth. Bursledon Railway Station is situated 1.6km from the site and provides regular services between Portsmouth and Southampton. Therefore, the site is highly accessible by sustainable transport modes.

An analysis of PIA data established that there were no highways safety concerns with the highways network surrounding the development site.

The development will be accessed via a new point of access in the form of a simple bellmouth junction from Providence Hill, previously considered acceptable for 20 dwellings as part of application O/17/80899. Visibility splays have been undertaken and demonstrated as achievable to 2.4m x 74m in the primary direction and 2.4m x 76m in the secondary direction in line with HCC's TG3 and 85th percentile speeds on Providence Hill. The access road will have a radius of 10m at the access and measure 6m in width to accommodate refuse vehicles. Footways of 2m in width, will flank the access road and internal roads, connecting to the wider pedestrian network.

As raised in the previous Stage 1 Road Safety Audit (RSA) completed as part of application O/17/80899, a pedestrian crossing facility with tactile paving is proposed across the site access.

Servicing will take place internally within the site boundary. Swept path analysis has been undertaken to ensure that a refuse vehicle and fire tender can access and egress the site in a forward gear.

In terms of parking provision, the residential development will provide 39 car parking spaces (2/3 spaces per dwelling plus 4 visitor parking spaces). Overall, the site is in excess of EBC's visitor parking requirements by one space with allocated parking provided broadly in line with EBC's parking standards. The proposed parking provision ensures that all site users can be accommodated without overspill onto the surrounding highway network. Cycle parking for the residential dwellings would be provided in accordance with EBC cycle parking standards.

Based on the future occupiers experience of operating other sites of a similar nature, the Vet Surgery proposes 19 car parking space (2 of which are disabled spaces) which is in excess of HCC's parking standards and ensures that staff and visitors can be accommodated on site without overspill onto the surrounding highway network. Cycle parking would be provided within the curtilage of the vet surgery.

When utilising the TRICS database and client data, the proposed development is anticipated to generate 21 trips in the AM peak (08:00-09:00) and 25 trips in the PM peak (17:00-18:00). This is considered to provide a worst-case scenario given that staff at the vets would be subject to shift patterns and in practice while there could be up to 8 clients an hour this is unlikely to occur at all hours of the day. Given the strategic nature of the surrounding highway network it is not considered that the proposed development (generating a worst case of one trip every 2.5 minutes in the AM peak) would have a severe impact notable above daily fluctuations in traffic.

This Transport Statement has demonstrated that the proposed development would not have a severe impact on the operation of the local road network. We would therefore encourage Hampshire County Council to look favourably upon this development in relation to highways

- 5.60 It is proposed that EV charging points will be provided.
- 5.61 The Design and Access Statement illustrates the proposals for separate pedestrian and cycle connections to Providence Hill for which there is a proposal to establish a Strategic Footpath/Cycleway into which the site can connect (Policy S12).
- 5.62 In respect of access, parking and transport, the proposed development therefore meets the requirements of the NPPF and Policies S1 and S11 of the Eastleigh Local Plan.

Noise, air quality and contamination

- 5.63 The NPPF (paragraphs 174, 185 and 186) and various policies of the Eastleigh Local Plan (Policies DM8 and BU1) require development not to cause loss of amenity, impact on public health or other unacceptable environmental impacts, and for contaminated sites to be remediated.

Noise

- 5.64 Apple Environmental have provided a Sound Level Assessment in support of the application.
- 5.65 The Assessment concludes that the occupants of each dwelling could be impacted by road traffic noise to varying extents; principally when windows facing Providence Hill are open. The proposed mitigation is a 2500mm acoustic barrier fence along the road-facing boundary of each garden belonging to the dwellings closest to the road. More specifically, these are dwelling Nos. 1, 2, 3, 4, 5 along with a partial barrier adjacent to dwelling No.11. Dwelling nos 6 and 7 and 12-16 do not require mitigation. The Assessment goes on to state:

"It is noted that dwelling Nos. 1 and 2 have been included here due to the fact that they are unlikely to benefit from the tree-line boundary to the same extent as other dwellings may, as they directly face the site entrance where the tree-line would have to be broken. They should still however benefit from the reduction expected to be offered by the ground slope down from Providence Hill.

In dwellings 1-5, the road-facing first-floor rooms within each of these dwellings would be fitted with mechanical ventilation, thereby eliminating the need for these first-floor windows to be opened for ventilation.

Considering therefore the combined mitigation of an acoustic barrier fence for road-facing ground floor rooms and external recreation areas, with mechanical ventilation for first floor rooms, it should now be possible for the aforementioned day-time and night-time guideline criteria to be adequately achieved at each of these dwellings.

With specific regard to dwelling Nos. 8, 9, 10 and 11 a similar situation is evident, other than for the fact that the external recreation area for each is to be positioned on the other side of the dwelling, thereby protected from road noise by the associated dwelling in each instance.

As there should be no direct line of sight between ground floor rooms and the road, then a similar 5dB reduction would be expected for these ground floor rooms, whereas first floor rooms would similarly be fitted with mechanical ventilation.

Once again considering the combined mitigation offered by the ground slope, the dwelling itself, and mechanical ventilation, it should now be possible for the day-time and night-time guideline criteria to be adequately achieved here also. "

- 5.66 Taking into consideration the above detailed mitigation, the corresponding revised predicted internal and external noise exposure levels within these nine dwellings has been shown in Table 11 of the

Assessment. With mitigation, the Assessment demonstrates that occupants of the dwellings or those use the garden would not be subject to noise levels in excess of the relevant criteria.

- 5.67 These mitigation measures were included by Boyle+Summers in the layout for the site and which are shown in the Design and Access Statement.
- 5.68 In respect of noise levels, the proposed development therefore meets the requirements of the NPPF and Policies DM8 and BU1 of the Eastleigh Local Plan.

Air quality

- 5.69 Apple Environmental have provided an Air Quality Assessment in support of the application. It states:

The findings suggest that the NAQS objective (annual mean) value for traffic-related nitrogen dioxide is currently likely to be marginally exceeded at the roadside; although unlikely to be exceeded in the immediate vicinity of any of the proposed dwellings on the site, now or in the near future years. It is further noted that this conclusion does not consider the imminently forthcoming changes in legislation, vehicle technology, and driving habits, all of which are expected to eventually see vehicle related nitrogen dioxide fall further.

This report has also noted that the dwellings would additionally benefit from some degree of attenuation and subsequent protection offered by the roadside tree-line, as well as by garden boundary fences, and the numerous other vertical surfaces expected to be present throughout the development site.

In view of the overall findings there is little to suggest that there should be a need for further mitigation to address concerns from nitrogen dioxide exposure within any of the proposed dwellings or at the veterinary facility.

The report has also made reference to the potential for air quality to be affected during the construction phase of the development, and therefore the IAQM guidelines should be consulted and adhered to in order to mitigate for, and minimise, any such impact. This should be achievable through the application of appropriate procedures during the design and construction of the development, allowing the associated risk to be lessened accordingly.

Finally consideration has also been given to the potential for this development itself to have an impact on an existing air quality situation in this locality. In this specific instance, it is believed that the application site is ideally placed to conform to current planning guidance through its location, as it lies close to public transport routes, schools and local amenities, thereby potentially minimising the need to use private road vehicles.

- 5.70 In respect of air quality, the proposed development therefore meets the requirements of the NPPF and Policies DM8 and BU1 of the Eastleigh Local Plan.

Contamination

- 5.71 A Ground Investigation report has been provided by Opus (2017) in support of the application. It concludes that some remediation would be required, localised site soil scrapes to remove Made Ground and near surface soils impacted by bonfire activity, and precautionary gas protection measures. Given the use of the site has not changed, the report has not been updated as nothing is expected to have changed.
- 5.72 The Council's Pollution Control has reviewed the submission and advised that three conditions be attached to any grant of planning permission dealing with land contamination, verification and

unsuspected contamination. In principle, and subject to agreeing their wording, the applicant agrees to these conditions.

- 5.73 In respect of contamination, the proposed development therefore meets the requirements of the NPPF and Policies DM8 and BU1 of the Eastleigh Local Plan.

Biodiversity and trees

- 5.74 The NPPF (paragraphs 8, 11 and 174-179) and various policies of the Eastleigh Local Plan (Policies DM1 and DM11) seek to enhance and achieve a net gain in biodiversity.
- 5.75 Aven Ecology have undertaken a Phase 1 habitat assessment and worked with Boyle+Summers and terra firma on the landscaping strategy and masterplanning of the site. A tree survey has been commissioned also.
- 5.76 By way of baseline, Aven Ecology confirmed that the proposals would require the clearance of some of the grassland/scrub habitats for the building footprints and construction zones, as well as the removal of the spoil heaps and on-site agricultural/horticultural buildings. The proposals require the removal of six trees to form the access from Providence Hill, which is unchanged, as well as groups of trees/shrubs near the eastern boundary.
- 5.77 The report advises that there are several statutory sites for nature conservation recorded within 2km of the Site and is located within the 'Impact Risk Zone' (IRZ) of several SSSIs. One SINC – a patch of deciduous woodland, known as 'Windmill Fields Wood' – is located immediately adjacent to the northeast corner of the Site. This woodland SINC is also contiguous with the tree-lined northern boundary of the Site, connecting it to the western portion of the Site to form the 'Priority Habitats Inventory – Deciduous Woodland' habitat.
- 5.78 The potential impacts could include direct effects of site clearance/construction adjacent to the designated sites and/or increased levels of noise/light/public disturbance, as well as potential contamination via the adjacent creek. Mitigation can be achieved through a soft-landscaped buffer along the northern boundary with the use of SuDs with filtration, site remediation and good construction practise achieved through the use of a Construction Environmental Management Plan (CEMP) – see below.
- 5.79 The report advises that provided the key ecological interest within the site can be protected during the clearance and construction phases, the proposals offer opportunities to deliver biodiversity gains.
- 5.80 Key recommendations of the assessment are that:
- A Construction Environmental Management Plan (CEMP) should detail procedures and working methods to minimise/mitigate potential impacts on protected sites/species and sensitive habitats, to include avoiding the spread of invasive non-native species.
 - A Biodiversity Enhancement and Management Plan should detail specific enhancement measures and management prescriptions for the Site post-construction
 - Updated bat surveys in 2022 to confirm the continued absence of roosts and subject to the findings:
 - o Implementation of a pre-demolition check of buildings by a licensed bat-worker;
 - o Implementation soft-strip/demolition methodologies for buildings B6 and B7 as a minimum;
 - o Incorporation of bat roosting features into the new buildings; and

- Protection/enhancement of commuting/foraging habitats through sensitive lighting and landscape design.
- Implementation of a detailed Reptile Mitigation Strategy
- 5.81 The report concludes *“it is not considered that any of the ecological constraints associated with the site would prevent the granting of consent for the proposals and the development from progressing.”*
- 5.82 Additionally, as part of the pre-application process, the Council’s ecology officer had requested:
 - an updated bat survey should be done during the active bat season in 2022 (this is ongoing),
 - any trees proposed to be removed will need to be assessed for potential bat roost features (this will be covered in the survey and in the tree survey),
 - an Ecological Impact Assessment will be required to include a reptile mitigation strategy, invasive species strategy, precautionary method statements for amphibians and hedgehogs,
 - a Biodiversity Enhancement and Management Plan, and
 - a CEMP containing ecology protection measures and pollution prevention measures will also be required.
- 5.83 The bat survey is ongoing, and all of the remaining matters can be the subject of a planning condition.
- 5.84 In respect of biodiversity and trees, the proposed development therefore meets the requirements of the NPPF and Policies DM1 and DM11 of the Eastleigh Local Plan.

Drainage and flood risk

- 5.85 The NPPF (paragraphs 8, 11, 43, 131 and 159-169), various policies of the Eastleigh Local Plan (Policies S1, DM3, DM5, DM6, DM8 and BU1) require development to be directed away from areas of highest risk and incorporates SuDs.
- 5.86 A Flood Risk and Drainage Assessment Strategy has been undertaken by Paul Basham Associates Limited. The design of the SuDs, its location and dimensions, has been set following close interaction between Paul Basham Associates Ltd, terra firma and Boyle+Summers.
- 5.87 The report states:

“The site falls entirely within flood zone 1. The development is appropriate for the site according to NPPF guidance.

The site has been assessed for all sources of flood risk including canals, reservoirs, surface water and sewers. This report concludes that the site is at low risk of flooding from rivers, seas and reservoirs, with a low to high risk of flooding due to surface water.

Surface water runoff from the site shall be attenuated in a basin located in the north-eastern portion of the site. This shall then discharge into the watercourse adjacent to the northern boundary of the site at 2.5 l/s, a rate that mimics the greenfield run off rate of the site.

MicroDrainage calculations have been carried out and show that the site will not flood in 1-in-1, 1-in-30 or 1-in-100-year storm events (with 40% climate change and 10% creep to roofs).

Foul flows produced on site shall be taken off site and connected to existing public sewers by a mixture of gravity and pumped systems.

The site has been determined to generate additional nitrogen; mitigation will be required.

As a result of the proposed development there is no increase in flood risk either on site or downstream and it is considered that the development is suitable in the context of flood risk.

The proposed system is determined to provide “Sufficient” water treatment in accordance with the Combined Pollution Mitigation Indices of the UK SuDS Water Quality Toolkit.

The SuDS Management and Maintenance plan shall be implemented as outlined in Section 7 of this report to maintain the design performance of the SuDS components and it is the responsibility of the site freeholder, leaseholder, or the appointed agent.

- 5.88 Appendix H to the report includes a nitrogen budget calculator.
- 5.89 In respect of contamination, the proposed development therefore meets the requirements of the NPPF and Policies S1, DM3, DM5, DM6, DM8 and BU1 of the Eastleigh Local Plan.

Sustainability and Energy

- 5.90 The NPPF (paragraphs 8, 11, 20, 131 and 153-158), various policies of the Eastleigh Local Plan (Policies S1, S9, DM2, DM3, DM4, DM10 and DM11), and the Council's Climate and Environment Emergency Strategy (2019) require development to be sustainable in terms of resource use, climate change and energy use.
- 5.91 The proposed approach to sustainability and energy is set out in the Energy Strategy prepared by bptp Sustainability and is summarised here. It follows the policy of Be Lean, Be Clean and Be Green.
- 5.92 Be Lean using passive measures: the development looks to minimise energy consumption by implementing best practice building fabric standards. Mechanical Ventilation with Heat Recovery provides energy efficiency, and openable windows avoids the need for comfort cooling, passing the SAP overheating tests. For the purposes of the 'Be Lean' phase, the SAP modelling was done using basic Heat Pump inputs.
- 5.93 As a result of the application of the Be Lean measures listed on p10 of the Energy Strategy, both the residential and commercial elements of the development meet the Part L regulations Target Emission Rate without the application of any Low or Zero Carbon technologies. As such, integration of these technologies into the Energy Strategy of the development to meet the Local Authority emission reduction target of 15% will show at least the same improvement over the requirements of Part L building regulations.
- 5.94 Be Clean: the best solution for the new development is to employ heat pumps, allowing a fully electric energy supply to the new units, and aligning with national energy policy. This is achieved by implementing an electric Heat Pump system, thus future proofing the buildings and enabling them to take advantage of further carbon reductions as the grid continues to decarbonise.
- 5.95 The Carbon cost of electricity is decreasing rapidly. Whilst this is not currently reflected in carbon factors used for Part L compliance, the reality is that the greenest solution over the lifetime of the proposed development is for design is to move to all electric systems. The Southampton District Energy Scheme is a Geothermal DEN, but serves a 2km radius in Southampton, and so is not feasible for the Providence Hill Development.
- 5.96 Lighting is often the largest consumer of energy in buildings designed to modern standards, and so specification and of lighting systems is a major factor in reducing carbon emissions. Full LED lighting systems are proposed throughout the proposed development, with daylight control and occupancy control where applicable.

- 5.97 Be Green: the current and future decarbonisation of the electricity grid has made Air Source Heat Pumps the sensible choice to provide heating. The system uses heat pump technology to provide heating to the development, thus providing energy from a low carbon source.
- 5.98 It means the new buildings can be run as all-electric units, thus locking in future carbon savings as the grid further decarbonises, with carbon neutrality by 2050 the end goal.
- 5.99 The savings realised by the technology can be seen in the results on page 12 of the Energy Strategy. In reality, the savings are in fact greater, as the Part L methodology being used for the modelling exercise uses out of date carbon factors for grid electricity; it is now less than half of the figure used by the Part L methodology.
- 5.100 Applying the 'Be Lean, Be Clean, Be Green' methodology to reduce carbon emissions, the development achieves a 19.32% improvement over Part L regulations. The saving over and above Part L requirements is achieved using Low and Zero Carbon (LZC) Technologies.
- 5.101 This is in excess of the 15% LZC carbon reduction targets set for new build development in the Eastleigh Local Plan.
- 5.102 The proposed development therefore meets the requirements of the NPPF, Policies S1, S9, DM2, DM3, DM10 and DM11 of the Eastleigh Local Plan and is consistent with the Council's Climate and Environment Emergency Strategy.

Residential amenity

- 5.103 The NPPF (paragraphs 126-130), various policies of the Eastleigh Local Plan (Policies DM1 and BU1) and a number of the Council's SPDs require that the amenity of residents is designed for and maintained.
- 5.104 The Design and Access Statement illustrates the layout of the site and that the nearest properties are Brookfield Cottages on Providence Hill. Given the long history of the site's promotion for housing development on the part closest to the neighbours, Boyle+Summers have been careful to ensure that only the flank windows of Plots 10 and 11 face the rear gardens of Brookfield Gardens, and these will be glazed. All other separation distances exceed 20m.
- 5.105 In addition, the topography of the site sits the proposed dwellings lower than the existing Brookfield Cottages, which provides some benefits in term of privacy for both new and existing properties.
- 5.106 The proposed development therefore meets the requirements of the NPPF, Policies S1, S9, DM2, DM3, DM10 and DM11 of the Eastleigh Local Plan and is consistent with the Council's Climate and Environment Emergency Strategy

Deliverability

- 5.107 If planning permission is granted in 2022, it is expected that development would start in Q1 2023 on the entrance, access road and veterinary surgery. Development on the residential would in Q3 2023 and would be complete in early 2024.

Planning obligations

- 5.108 Having regard to the guidance contained within the NPPF, policies in the Eastleigh Local Plan (2022), the Council's 'Planning Obligations' SPD and the requirements of Regulation 122 of the Community Infrastructure Regulations, the pre-application discussions have identified a requirement for developers' contributions that are likely to be required to ensure on and off-site provision for facilities and infrastructure made necessary by the development, or to mitigate against any increased need / pressure on existing facilities. This is in addition to the requisite on-site provision of affordable housing.
- 5.109 Without prejudice to the conclusion of future discussions, and having regard to the previous scheme for residential development on this site, the Heads of Terms could include:
- Provision of 35% affordable housing on site;
 - Provision of the access works;
 - Restriction preventing unallocated parking spaces being sold off to individual householders;
 - Financial contributions towards:
 - Primary and Secondary Education
 - Off-site sports and recreation provision or improvement
 - Community infrastructure
 - Off-site highway junction improvements and strategic cycle network;
 - Public art;
 - Solent Recreation Mitigation Project;
 - TRO.
- 5.110 These projects and measures identified for contribution expenditure will comply with the 3 tests set out in Regulation 122 of the Community Infrastructure Levy 2010, in that the monies would be necessary to make the development acceptable in planning terms, would go towards projects that are directly related to the development, and are fairly and reasonably related in scale and kind to the development.
- 5.111 The contributions would be index-linked to ensure the contributions rise in line with the costs of providing the identified projects/measures. The obligations sought are necessary to make the development acceptable in planning terms and to meet the needs generated by the new residents and the potential impact on existing services and facilities.

Analysis of compliance with policies of the development plan

5.112 This section demonstrates and summarises how the application proposal satisfies in detail key planning policies (DM1, DM23, DM 24, DM28 of the development plan.

Policy DM1

5.113 This is set out below:

All new development should (as relevant):

a. not have an unacceptable impact on, and where possible should enhance:

i. residential amenities of both new and existing residents; the character and appearance of urban areas, the countryside and the coast – the DAS demonstrates how the amenity for residents will be secured and how the relationship with neighbouring properties is appropriate, in particular Brookfield Cottages

ii. biodiversity (avoiding significant adverse impacts) – there are proposals to enhance the site's biodiversity in accordance with the guidance provided by the Council's ecological office, in particular in the area around the attenuation pond and in the wildlife corridor; and

iii. the significance of heritage assets – the submitted Heritage Impact Statement confirms that the proposal would not have an unacceptable impact on Bursledon Windmill;

b. make efficient use of the site, maximise opportunities to increase density and have regard to potential development opportunities on adjoining land – the proposal does maximise the opportunity for mixed-use development at an appropriate density;

c. take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views. Where adjoining development is poor in urban design terms, new development should contribute to improving the character of the area – the proposals have extensively been revised through the pre-application process and having regard to the levels across the site, water course and mature trees, the Design and Access Statement demonstrates that the proposed mixed-use development is appropriate for this site and that the site-wide masterplan, including the height of buildings, is an appropriate response to the character and appearance of the site;

d. not involve the loss of or damage to trees, woodlands, hedgerows, ponds, priority habitats or other landscape features of value to the character of the area, for appearance or biodiversity unless they can be replaced with features of equivalent or enhanced value, (recognising that some species and habitats may be irreplaceable) – some tree loss is required to form the access from Providence Hill, however this is compensated for by replacement planting within the site;

e. include a landscape scheme covering the design and layout of external space – details of the landscape scheme and strategy are included in the Design and Access Statement;

f. protect and enhance public rights of way and National Trails and provide fully connected green infrastructure that interlaces the development and connects into the wider network – the landscape strategy demonstrates how the green spaces within the site will connect with the wider area;

g. provide satisfactory management arrangements for all landscape, green infrastructure and biodiversity enhancement – this will be secured by condition, as necessary;

- h. incorporate provision for people with disabilities and create accessible communities that cater for all – the scheme includes access for all;
- i. incorporate design measures to inhibit criminal and anti-social behaviour – the layout of the veterinary surgery and new homes will provide maximum passive surveillance;
- j. incorporate provision for on-site waste management – this is provided for the veterinary surgery and the new homes; and
- k. include provision for public art associated with new large scale development in accordance with the Council's adopted Public Art Strategy – this is a small scheme and does not apply to this scheme.

5.114 Overall, the proposed development complies with Policy DM1.

DM2

1. The Borough Council requires that:

- a. all new build residential development (C3 Use Class only) must achieve at the time a Reserved Matters or Full Planning Application is submitted:
 - i. a 19% improvement in predicted carbon emissions, compared with the building regulations standard current at the time, through increased energy efficiency of the building fabric, unless this is superseded by an updated building regulations requirement equivalent to 'zero carbon homes'; and
 - ii. a predicted mains water consumption of no more than 110 litres/person/day – the scheme achieves this.
- b. all other development that is above 500 sq.m of floorspace measured externally (including extensions and conversions to existing buildings) must achieve BREEAM 'excellent' (or equivalent) or BREEAM 'very good' plus 'passivhaus' certification including a 15% improvement in predicted carbon emissions, compared with the building regulations current at the time, through low or zero carbon energy generation on site or in a Borough location agreed by the Council - the scheme achieves this the best rating that it can, however locating this in the setting of large mature trees means the scope for the use of PVs and similar is limited.
- c. all other larger developments above 10,000 sq.m of floorspace should also seek to fund post occupancy evaluation (POE) in addition to the above – this is not applicable.

2. In addition to the above, all development above 500 sq.m of floorspace measured externally (including extensions and conversions to existing buildings) and external spaces within the curtilage serving developments of this size should where practical and viable:

- a. incorporate energy-efficient passive design principles, the best use of natural daylight and natural ventilation systems wherever possible – this is explained in the Design and Access Statement;
- b. connect to any existing near or adjacent low carbon local energy network unless this is proved unviable – the site is not remote from the nearest network for this to be viable;
- c. use recycled, low embodied carbon, low environmental impact and locally sourced materials in construction where possible – the CEMP will explain this;
- d. be designed with sufficient flexibility to enable the life of the building to be extended by re-use for other purposes where feasible – this will be demonstrated through the CEMP;
- e. aim to deliver at least 1% of all residential units within the whole scheme which achieve full 'passivhaus' certification – the scheme is unable to meet this target.

5.115 Overall, the proposed development complies with Policy DM2.

DM3

1. All development should be designed to adapt to the predicted climate change impacts for the Borough.

a. To reduce the potential impacts of surface water flooding, sustainable drainage systems need to be implemented as part of an integrated SuDS strategy for the site in accordance with policy DM6 (Sustainable surface water management and watercourse management) and as part of the landscape framework for the site including green open space and green roofs where appropriate – this is included within the proposed development

b. New development should have a cooling strategy which can include:

i. cooling through generous green infrastructure and trees

ii. areas of shade

iii. water cooling

iv. building design and orientation to reduce overheating

v. 'cool roofs' or green roofs and green walls

vi. porous cool pavements – the scheme includes some of these elements as part of its cooling strategy.

c. To adapt to water stress, new development should be designed to reduce demand.

Measures can include:

i. reduced residential mains water consumption (as per policy DM2)

ii. water efficient appliances, fittings and leak detection devices for non-residential and non C3 use class residential development

iii. rainwater harvesting and grey water recycling

iv. drought resistant landscape design and planting – the scheme includes some of these elements to reduce demand for water.

5.116 Overall, the proposed development complies with DM3.

DM5

1. Development will only be permitted within the areas at risk of flooding, now and in the future, as identified on the Environment Agency most recent flood maps and the Council's Strategic Flood Risk Assessment provided that:

a. it meets the sequential and exception test (where required) as outlined in Government guidance – the site is in Flood Zone 1 and therefore satisfies the sequential test;

b. a site-specific flood risk assessment demonstrates that the development, including the access, will be safe without increasing flooding elsewhere, and where possible, will reduce flood risk overall – a Flood Risk and Drainage Assessment Strategy has been submitted which demonstrates this;

c. the scheme incorporates flood protection, flood resilience and resistance measures appropriate to the character and biodiversity of the area and the specific requirements of the site and where

appropriate takes advantage of opportunities to utilise natural flood management techniques – these are not required for this site;

d. appropriate flood warning and evacuation plans are in place – these are not required for this site; and

e. new site drainage systems are designed taking account of events which exceed the normal design standard – the drainage system is appropriate for this site.

2. Development should not increase flooding elsewhere – the development will not do this.

3. Sustainable Drainage Systems (SuDS) must be designed in accordance with policy DM6 – it has been.

5.117 Overall, the proposed development complies with policy DM5.

DM6

1. New development (excluding extensions to dwellings and changes of use), will only be permitted if it incorporates Sustainable Drainage Systems (SuDS). Wherever feasible, naturalised filtration should be included within the treatment train as follows:

a. On sites of 1 hectare or more, or within 100m of the River Itchen SAC or Solent Maritime SAC, SuDS schemes should include at least three forms of naturalised filtration. On sites within 100m of headwaters and tributaries draining into a SAC, SuDS schemes should include at least three forms of naturalised filtration unless hydrological studies and project-level Habitats Regulations Assessment demonstrate this to be unnecessary to protect the integrity of the SAC and its qualifying features;

b. On other sites of between 0.5 hectares and 1 hectare, SuDS schemes should include at least two forms of naturalised filtration; and

c. On other sites of less than 0.5 hectares non-naturalised SuDS e.g. permeable paving will be considered where justified – the scheme complies with the requirements of b.

2. In order to reduce flooding and maintain water quality (in accordance with DM8) SuDS schemes should:

a. be designed and monitored in accordance with the CIRIA C753 SuDs Manual or equivalent national or local guidance, noting that all receiving waters in the Borough should be classified as protected waters;

b. manage surface water runoff as close to its source as possible;

c. ensure that discharge rates are reduced as far as possible and that on greenfield sites these should at least mirror greenfield rates before development;

d. be provided as part of any application for outline or full planning permission;

e. where discharge is to a wetland or wet woodland habitat, flows off site must mirror the natural hydrological pathways;

f. include clear arrangements for their whole life management and maintenance – the scheme achieves this.

3. Where a watercourse is present on a development site, it should be retained or restored into a natural state and enhanced where possible. The culverting of any watercourse will not generally be permitted, and development should wherever possible remove any existing culverts and increase on-

site flood storage. Development should be laid out to enable maintenance of the watercourse – the scheme does not culvert the existing watercourse and maintains it.

4. Where development drains into a waterway connected to the Natura 2000 or Ramsar network a site specific Construction Environment Management Plan must be prepared before permission – a CEMP will be provided.

5.118 Overall, the proposed development complies with DM6.

DM8

1. Development will not be permitted if it is likely to cause loss of amenity or impact on public health or other unacceptable environmental impacts through:

- a. air pollution (including odours or particulate emissions);
- b. pollution of surface, underground, coastal waters or other watercourses;
- c. noise or vibration;
- d. light intrusion, both generally and with respect to the South Downs National Park's status as an International Dark Night Skies reserve; or
- e. land contamination – the submitted Sound Level Assessment and Air Quality Assessment demonstrate compliance with this and the site is remote from the South Downs National Park and the site will be remediated, if required.

2. Development susceptible to particular forms of pollution will not be permitted:

- a. where it will be adversely affected by such pollution, unless measures can be taken that adequately mitigate the polluting effects; or
- b. where it would inhibit existing economic or other activities giving rise to acceptable polluting effects – this does not apply to this proposal.

3. Where a development site is known or suspected to be contaminated, before the site is developed the Borough Council will require the contamination to be remediated to a standard where as a minimum it cannot be defined as 'contaminated land' under Part IIA of the Environmental Protection Act 1990 – as agreed, the site will be remediated, if required.

5.119 Overall, the proposed development complies with DM8.

DM9

5.120 The relevant parts

General Approach

1. The Council will work with statutory and voluntary agencies and developers, and will determine planning applications, to:

- a. protect, conserve and enhance all:
 - i. international, national and local nature conservation designations; and
 - ii. networks of natural habitats and features, including the Local Ecological Network, Priority Biodiversity Areas and Priority Biodiversity Links, watercourses, wetland complexes, woodland trees, and trees and hedgerows important to biodiversity and local character;

and facilitate their adaptation to climate change wherever possible – the proposed development protects local nature conservation and trees;

b. assist in achieving national, county and local biodiversity targets as set out in Biodiversity Action Plans (BAPs) – the proposed development includes measures to enhance biodiversity;

c. seek a net gain of biodiversity on all development sites (including sites for redevelopment) through the protection, enhancement and connection of existing and provision of new habitats and features of nature conservation interest compatible with the native biodiversity characteristics of the Borough, having regard to local geodiversity and soils – the proposal seeks to achieve a net gain in biodiversity and the measures for this are still to be agreed; and

d. contribute to major elements of the PfSH Green Infrastructure Strategy and other strategies for the provision and enhancement of multifunctional green infrastructure including green routes, ecological networks and biodiversity enhancements (see strategic policy S9) – the scheme includes measures for enhanced ecological networks and biodiversity enhancements.

Surveys

8. Development will not be permitted unless it can be demonstrated that:

a. there have been thorough habitat and species surveys – a detailed Phased I habitat survey has been completed and further bat surveys are commissioned that will be submitted to the Council once complete;

b. the great crested newt strategic survey and strategy have been considered in all developments within 500m of a great crested newt pond – this is not applicable; and

c. the strategic bat trapping survey has been considered in all developments within the locality of a woodland or connected habitat networks – this will be updated following the completion of the bat surveys.

5.121 Overall, the proposed development complies with policy DM9.

DM12

1. Development of a heritage asset or within its setting will be permitted provided it does not harm or detract from the significance or special interest of the asset, and sustains and enhances its special character and qualities. The more important the asset, the greater the weight that should be accorded to this criterion. Permission for development which results in substantial harm to, or loss of, designated assets of the highest significance will be wholly exceptional. Development which involves the demolition or destruction of any part of other heritage assets will not be permitted unless its removal or replacement would enhance or better reveal the significance of the asset. In these circumstances, the developer will be required to record and advance understanding of the significance of any heritage assets to be lost, in a manner appropriate to their importance and the impact, and to make this evidence publicly accessible – the Heritage Impact Assessment demonstrates compliance with this policy.

a. Development that affects an archaeological site either above or below ground that is already identified or discovered through development proposals will only be permitted provided:

i. if the remains cannot be preserved in situ, the clear and convincing overriding public benefits of the development that cannot be achieved by any other means is sufficient to outweigh the value of the remains;

and

- ii. prior to the commencement of the development, provision has been made for a programme of archaeological investigation and recording and for this evidence to be made publicly accessible;
 - b. It achieves a high standard of design which respects and complements the character and qualities of the heritage asset(s);
 - c. Where necessary, it secures the long-term future maintenance and management of the asset;
 - d. Where possible, it enables public enjoyment and interpretation of the asset; and
 - e. A heritage statement is submitted with the application explaining the significance of the assets affected including the contribution made by their setting, at a level of detail proportionate to the asset's significance; the impact of the proposal on the significance of the asset; and how proposals have been developed to avoid harm or, if this is not possible, minimise the harm; with mitigation measures proposed – the submitted Heritage Impact Assessment demonstrates compliance with this policy.
2. In permitting development involving a heritage asset the Borough Council may seek a legal agreement to secure the long-term management and enhancement of the asset – this is not applicable in this case .
3. The Council will monitor buildings or other heritage assets at risk through neglect, decay or other threats, proactively seeking solutions for assets at risk through discussions with owners and willingness to consider positively development schemes that would ensure the repair and maintenance of the asset, and, as a last resort, using its statutory powers – this is not applicable in this case.

5.122 Overall, the policy complies with policy DM12.

DM13

1. All new development must have safe and convenient access to the highway network and make provision for access to, and by, other transport modes including public transport and cycle and pedestrian routes as appropriate. Access arrangements to the highway network must:
- a. meet national and local guidance and standards with all highway improvements meeting the standard required to be adopted by the Highway Authority;
 - b. not cause or increase danger to road users or have a significant detrimental impact on the operation or safety of the highway network; and
 - c. be provided without unacceptable environmental impact – the submitted Transport Statement demonstrates how the proposed development achieves this.
2. All new development will be assessed to establish whether it should contribute to off-site improvements to transport infrastructure in accordance with Hampshire County Council's Transport Contributions Policy, to the extent that these are necessitated by the development and proportionate to the scale of development – discussions on possible contributions have not concluded
3. Development proposals that will generate vehicle movements likely to have an adverse impact on traffic conditions beyond the immediate vicinity of the development site must be subject to Transport Assessment and will be required to incorporate and implement mitigation measures such as:
- a. provision of/contribution towards on and off-site highway improvements such as junction improvements and potentially new road links
 - b. on-site pedestrian, cycle and public transport infrastructure

c. contributions towards relevant off-site sustainable transport infrastructure, public rights of way and service improvements where appropriate

d. on-site measures aimed at increasing uptake of non-car travel options (e.g. Travel Plans) to reduce car use – the proposed development is not considered to give rise to impacts on the network that will require direct mitigation

4. New development intended to serve or accommodate large numbers of people will only be permitted in locations that as well as having adequate road access, or will have as a result of the development, are or can be served by means of transport – this is not applicable to this scale of development.

5.123 Overall, the proposal complies with Policy DM12.

DM14

1. New residential development will be required to provide off-highway parking which is adequate in terms of highway safety/traffic management. Provision will take account of the adopted Eastleigh Borough Council's Residential Parking Standards SPD which sets out minimum requirements for parking provision. Over provision relative to car ownership levels or which would create an ineffective use of space will be avoided. Applications with parking levels which deviate away from the expected standard should be substantiated by robust evidence contained within the transport statement/assessment/travel plan – the level of parking for the residential is appropriate (and the amount for the veterinary surgery is justified through the submitted Transport Statement).

5.124 Overall, the proposed development accords with policy DM14.

DM23

1. Within the urban edge as defined on the policies map, residential development through new build, conversion, sub-division or extension will normally be permitted subject to the general development criteria and transport policies of this Local Plan – the site is allocated for development and therefore this does not apply.

2. New dwellings will be permitted provided that:

a. where feasible the scheme provides a mix of dwelling types and sizes to meet local needs, including dwellings capable of adaptation to meet changing needs over time and housing for older people in accordance with policies DM24 and DM25 – the Design and Access Statement demonstrates that the scheme achieves this;

b. affordable housing is provided in accordance with policy DM28 – the scheme meets the Council's affordable housing policy in full;

c. a minimum density of 40 dwellings per hectare (net) should be achieved unless site constraints or local character justify a lower density. In areas with good access to public transport and other services and amenities, higher densities will be sought – the Design and Access Statement demonstrates that the density is appropriate for this site having regard to its constraints and is the maximum amount of development that could reasonably be accommodated.

3. Where possible residential development sites, including those proposed to be allocated in Chapter 6, should include provision for self and custom build development – given the constrained nature of the site and the need for it to be built in two complete phases, it is not possible to include provision for self and custom build development.

5.125 Overall, the proposed development complies with Policy DM23.

DM24

1. Applicants for market residential and mixed-use schemes will be required to:

a. demonstrate how the proposal contributes to the overall mix of housing in the Housing Market Area, informed by the current need, current demand and existing housing stock (including approved developments) considering the context and character of the site – the site is located in area of mixed housing development and the scheme provides a mix of 2B 3P and 4P maisonettes and 3 and 4 bed 5P and 6P houses, with gardens, and the SHMA indicated a need for 60%-65% of the affordable housing to be for 2+ bed units and 90%-95% of the market homes to be 2+ bed, therefore the proposed development will meet the identified need;

b. where appropriate, demonstrate how the scheme contributes to the provision of properties suitable for entry-level homes suitable for first time buyers (or equivalent, for those looking to rent), or for example downsizers, unless the need for such homes is already being met locally – the proposal is for a mix of unit sizes and types (maisonettes and houses) and so there opportunities for first time buyers of the smaller units and down sizing from the larger units;

c. demonstrate that where a mix of different house sizes and types is provided on site, the development is designed to avoid excessive concentrations of the same size or type of home – the Design and Access Statement demonstrates how the masterplan easily accommodates the mix of home styles and size of units.

5.126 Overall, the proposed development complies with Policy DM24.

DM28

1. The Council will seek the maximum reasonable amount of affordable housing when negotiating on individual market residential and mixed-use schemes, in line with the following:

a. 35% affordable housing will be required as part of new housing developments, where the proposal comprises:

i. sites of 0.5 ha or more and on sites with, or capable of accommodating, 10 dwellings or more; or

ii. a maximum combined gross floorspace of more than 1,000 sq.m; unless

iii. it can be demonstrated that this proportion would have an unacceptable impact on the economic viability of the proposed scheme, and a reasonable lower proportion is justified by evidence and that the lower proportion proposed is not below that which would be viable – the proposed development provides 35% affordable housing and is compliant.

b. Provision on qualifying sites will be on-site unless it can be demonstrated that an off-site contribution would be more appropriate and more deliverable – this is not applicable;

c. The tenure split, size and type of affordable housing will be informed by the latest Strategic Housing Market Assessment, the housing register, and the level and type of existing affordable housing in the locality – Eastleigh Borough Council's Housing Enabling Specialist has advised on the required mix and type of affordable housing and this is reflected in the proposed development;

d. Where affordable housing is provided as part of a mixed tenure site it should be integrated into the development in terms of its design and layout – the proposed development achieves this and is tenure blind;

- e. The Council will also support acceptable schemes where developers choose to offer more affordable housing than is required by the policy, where this is in accordance with other policies in the Plan – this is not included in this proposal;
- f. Inclusion of an element of specialist residential accommodation and facilities for older people within the affordable housing requirement may be appropriate depending on the proposal – this is not included in this proposal.

5.127 Overall, the proposed development complies with Policy DM28.

5.128 The required technical assessments have been carried out by appropriate specialist consultants and it has been demonstrated in this section of the planning statement, that the proposed development complies with the relevant Development Plan policies and guidance.

Policy DM29

1. The Borough Council requires that development should meet higher national access standards as set out in Part M of the building regulations for new build residential development (or future equivalent):

- a. 100% of dwellings meet at least Part M4(1) standard (Visitable dwellings) – it does; including
- b. a target of 80% of dwellings on each site meet Part M4(2) standard (Accessible and adaptable dwellings) – 3 of 16 are (19%)

For major new-build development of 40 residential units and above, b. should include:

- i. at least 2 dwellings or 7% (if higher number) of all market housing meeting the Part M4(3)(2)(a) standard for wheelchair adaptable dwellings – not applicable;
 - ii. at least 1 dwelling or 8% (if higher number) of all affordable housing meeting Part M4(3)(2)(b) standard for wheelchair accessible dwellings not applicable; and
2. 100% of all specialist housing for older people and adults with disabilities meet the Part M4(3) standard (Wheelchair user dwellings) – not applicable.

5.129 Overall, the proposed development complies with Policy DM29.

DM30

1. The Borough Council requires that all new dwellings meet as a minimum the Nationally Described Space Standards (or future equivalent) – it does.

2. Development proposals should be accompanied by a table setting out for every dwelling:

- a. the gross internal floorspace;
- b. extent of built-in storage (sq.m);
- c. number of twin/double bedrooms with their minimum room widths; and
- d. minimum floor to ceiling height for at least 75% of the Gross Internal Area.

The attached schedule confirms the space for each dwelling:

PLOT NUMBER	HOUSE TYPE	NO. BEDS / NO. PERSONS	NO. STOREYS	NDSS MIN. (SQM)	FLOOR AREA - GIA (SQM)	CEILING HEIGHT	BUILT-IN STORAGE (SQM)	DOUBLE 1 - X & Y (M)	DOUBLE 2 - X & Y (M)	DOUBLE 3 - X & Y (M)
1	Maisonnette	2B 3P	n/a	61	61	2.4	2.2	3975x3006		
2	Maisonnette	2B 3P	n/a	61	61	2.4	2.1	3975x3006		
3	House	3B 5P	2	93	93	2.4	1.7	4216x3611	2510x3611	
4	Maisonnette	2B 3P	n/a	61	61	2.4	2.2	3975x3006		
5	Maisonnette	2B 3P	n/a	61	61	2.4	2.1	3975x3006		
6	House	3B 5P	2	93	93	2.4	1.7	4216x3611	2510x3611	
7	House	3B 6P	2	102	102	2.4	3.1	2618x3617	4089x3095	3561x2492
8	House	2B 4P	2	79	79	2.4	1.2	4817x2991	4817x2959	
9	House	2B 4P	2	79	79	2.4	1.2	4817x2991	4817x2959	
10	Maisonnette	2B 4P	2	70	70	2.4	2.4	3841x4115*	3841x3150	
11	Maisonnette	2B 4P	2	70	70	2.4	2.6	3841x4115*	3841x3150	
12	House	4B 6P	2.5	112	115	2.4	2.7	4642x2989	4661x2514	
13	House	4B 6P	2.5	112	115	2.4	2.7	4642x2989	4661x2514	
14	House	4B 6P	2	106	106	2.4	1.9	3589x2961	4112x2904	
15	House	3B 5P	2.5	93	100	2.4	0.7	4531x2631	4704x4851	
16	House	3B 5P	2.5	93	100	2.4	0.7	4531x2631	4704x4851	

5.130 Overall, the proposed development complies with Policy DM30.

6.0 CONCLUSIONS

- 6.1 The development proposals fully accord with Policy BU1 of the recently adopted Eastleigh Local Plan (2022) which specifically allocates the site for residential development for up to 19 homes.
- 6.2 A key objective of the Eastleigh Local Plan is the delivery of new homes with supporting community facilities and social infrastructure. The application proposal does all of these and will provide a mix of housing types.
- 6.3 The development of the site provides a sustainable location for housing development which is within easy reach of Bursledon town centre and amenities.
- 6.4 The provision of a veterinary surgery will meet an identified need for such facility in the surrounding area.
- 6.5 The proposals provide adequate on-site parking for residents, visitors and customers of the veterinary surgeon. The improved pedestrian and cycle links to Providence hill will support sustainable transport modes.
- 6.6 It is on this basis that proposals are considered to be sustainable and acceptable development commensurate for a site on the edge of Bursledon. They are broadly compliant with national guidance and Eastleigh Borough Council's adopted policies.
- 6.7 The proposals can be delivered within a relatively short time frame. Planning permission should therefore be granted.

