

# Andrew Burgess Planning

Planning and  
Development  
Consultant

SUPPORTING STATEMENT

TO ACCOMPANY PLANNING APPLICATION

PROPOSAL FOR A NEW BUILD DWELLING

LAND ADJACENT TO BRAESIDE HOUSE, 49 BISHOPSTOKE ROAD, BISHOPSTOKE,  
HAMPSHIRE SO50 6BF

ON BEHALF OF

JANE BRAY

OCTOBER 2022

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This Statement is to be read in conjunction with the following documents and the application plans;

#### DOCUMENTS

Design and Access Statement by Temple Ford Design  
Heritage Statement by Temple Ford Design  
Flood Risk Assessment by Unda Consulting Ltd  
Arboricultural Impact Appraisal Assessment and Method Statement  
by Barrell Tree Consultancy  
Ecological Impact Assessment by Lowans Ecology and Associates

## **1.0. PROPOSAL & BACKGROUND**

### **Introduction**

- 1.1 This planning application relates to a proposal to construct a new house on land adjacent to 49 Bishopstoke Road, Hampshire, SO50 6BF.
- 1.2 This planning proposal is considered to comply with National Planning Guidance and Local Planning Policy.
- 1.3 The applicant wishes to engage positively with the planning authority, parish council and neighbours throughout the consideration of this application.

### **The Applicant**

- 1.4 The applicant is Jane Bray, who has been a Bishopstoke resident for many years and lived on the site for most of her life.
- 1.5 The applicant has been planning to build her own custom built home for the last decade and seeks to downsize in her retirement and release a larger house to the market for a family.

### **The Site Location & Context**

- 1.6 The application site is well screened and sits comfortably in the plot adjacent to 49 Bishopstoke Road the existing dwelling and the bank of the River Itchen.
- 1.7 Residential properties are located to the west as a frontage to Bishopstoke Road. Further information and a detailed description is included in the Design and Access Statement that accompanies the application.

- 1.10 The plot is accessed via the existing access off Bishopstoke Road. It is comparable to neighbouring plots in scale and comfortably sized to accommodate a single modest 2 bedroom detached family home.
- 1.11 The plot benefits from utility services within its demise and in close proximity.
- 1.12. The site lies inside the built up area and is within the of the settlement boundary. The site is also within the Bishopstoke Conservation Area and very careful consideration has been given to heritage issues in the Heritage Statement. The site also contains a number of large and ageing trees which have been subject to an Arboricultural Assessment by Barrell Treecare.
- 1.13. An Ecological survey has also been carried out and concludes that there are no significant ecological features that will be harmed, indeed the bio-diversity of the site can be enhanced.
- 1.14. The site is adjacent to the River Itchen and a Flood Risk Assessment has been carried out and confirms that the siting of the proposed dwelling is within Flood Zone 1.
- 1.15. A new home can be accommodated on the site without imposing any material harm on the character and appearance of the surrounding area.
- 1.16 The plot has no recent relevant planning history and is currently laid to grass.

### **The Proposed Dwelling**

- 1.17 Proposal to construct a single, 3 bedroom detached dwelling.
- 1.18 The design is influenced and in-keeping with the local vernacular of Bishopstoke, and the nearby town of Eastleigh.
- 1.19 Proposal to use high quality, locally sourced materials on simple, carefully designed elevations

- 1.20 The detailed plans are shown is shown in drawings which accompany this planning application prepared by Temple Ford Architects . The design has been carefully designed to accommodate an older person and is accessible, flexible space.

### Energy & Sustainable Design

- 1.21 The applicant wishes to design and construct the new dwelling using *Modern Methods of Construction*, to the emerging *Future Homes Standard*, with the aim of achieving 75-80% lower carbon emissions than as required by the current Building Regulations.
- 1.22 The proposed dwelling will be gas free, utilising a combination of solar thermal/Photo-voltaic panels and efficient Air Source Heat Pumps to provide heating and hot water.
- 1.203 Foul Drainage will be to the local sewer network. Appropriate mitigation will be put in place with the Eastleigh Nutrient Neutrality Scheme in respect of Nitrate and Phosphate impacts, as required by Natural England.
- 1.24 Surface Water Drainage will be managed using a site based sustainable drainage system (SUDS) to ensure Greenfield run-off rates are not exceeded.

### Ecology & Conservation

- 1.25 The applicant has commissioned Louise Lowans Ecology to complete a Phase 1 Habitat Survey to support the application.
- 1.26 Hampshire Bio-Diversity Information Centre (HBIC) data searches have been completed.
- 1.27 The applicants are aware of the *Solent Recreation Mitigation Partnership* and are prepared to meet the necessary financial contribution at the appropriate time.

- 1.28 The applicants are also aware of the updated guidance from Natural England (16<sup>th</sup> of March 2022) relating to nitrate neutrality. It is their intention to utilise the *Solent Nitrates Calculator* in support of their application, proposing a 'neutral' development.
- 1.29 The ecological value of the site could be enhanced through the implementation of an approved landscape and mitigation scheme.

### **Neighbour Consultation**

- 1.30 The applicants have engaged positively with their adjacent neighbours in advance of this submission, and shall continue to do so through stages of the planning process.

## 2. NATIONAL AND LOCAL PLANNING POLICY

### National Planning Policy Framework

2.1. National Planning Policy is contained in the National Planning Policy Framework (NPPF) July 2021. The NPPF sets out the Government's planning policies for England. The NPPF provides the Framework for the production of local plans or development plans. Under Planning law the determination of planning applications must be in accordance with the development plan unless material considerations indicate otherwise.

2.2. The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. There are three overarching objectives to achieve sustainable development and in paragraph 8 it states,

“

*a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

*b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*

*c) an environmental objective –to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”*

2.3. The NPPF provides a presumption in favour of sustainable development and in respect of determining planning applications, decision making; paragraph 11 states this means

“

*c) approving development proposals that accord with an up to date development plan without delay; or*

## 2.4

*d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. "*

2.5. In respect of decision making paragraph 38 of the NPPF states, "

*38. Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible."*

2.6. In respect of new Housing paragraph 60 states,

*60. To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.*

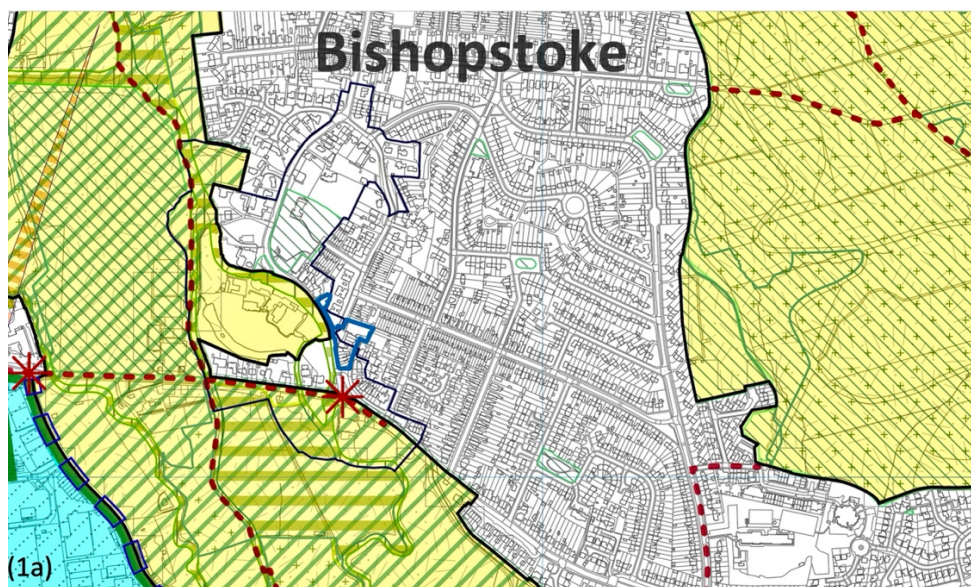
Paragraph 69 goes on to state,

*69. Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:*

- a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;
- b) use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward;
- c) support the development of windfall sites through their policies and decisions– giving great weight to the benefits of using suitable sites within existing settlements for homes; and
- d) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.

## 2.7 EASTLEIGH BOROUGH LOCAL PLAN 2016 -2036

The site is within the built up area as shown on the extract from the Local Plan Proposals map below.



Eastleigh Local Plan 2016 -2026 Proposals Map extract for Bishopstoke.

2.8. Policy DM 23 Residential Development in urban areas is the most relevant local plan policy for this proposal and states,

### Residential development in urban areas

5.120

#### Policy DM23, Residential development in urban areas

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.
2. New dwellings will be permitted provided that:
  1. 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;
  2. affordable housing is provided in accordance with policy DM28;
  3. 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.

3. Where possible residential development sites, including those proposed to be allocated in Chapter 6, should include provision for self and custom build development.

This policy enables residential development within urban areas in a way that meets identified local needs and helps to create mixed and balanced communities. Research by ORS identified the housing mix required by 2036, split between affordable housing and general market housing<sup>53</sup>. The Council will encourage the delivery of market rental housing in the Borough. The largest need for affordable housing is for 2 and 3 bedroom houses, for market housing it is primarily 3 bedroom houses. Policy DM24 provides more detail on housing mix. In addition the National Planning Policy Framework identifies that planning for a mix of housing should include considering the needs of people wishing to build their own homes.

The Self-build and Custom Housebuilding Act 2015 and the Housing and Planning Act 2016 place a duty on the Borough Council to keep a register of individuals and associations of individuals, who are seeking to acquire serviced plots of land for self-build and custom housebuilding in the area as well as to have regard to the register when carrying out its planning functions. This policy represents a proportional and flexible response to the level of demand identified in the Register. The Borough Council recognises the need to make more land available at a range of sites to encourage growth in the self-build sector and is committed to actively raising awareness of this route to home ownership.

5.121 In terms of density, the Borough Council wishes to ensure the most efficient use of urban land whilst ensuring that developments are in character with the surrounding area and provide a high standard of residential amenity.

- 2.9 This proposal complies with both National and Local Planning Policy in respect of new housing proposals.

### 3.0 KEY CONSIDERATIONS & CONCLUSIONS

- 3.1 This application statement has been prepared to explain the supporting documents and plans that accompany the planning application.

#### **The Site Location and Proposal**

- 3.2 The site is an addition to the existing frontage of housing along Bishopstoke Road, Bishopstoke Road.
- 3.3 The proposal is to construct a single, high quality, 2bedroom detached dwelling, aesthetically in-keeping with the vernacular and at a scale appropriate to the plot size.

#### **Energy Performance Standards**

- 3.4 The applicants propose to design and construct the new dwelling using *Modern Methods of Construction* to meet the emerging *Future Homes Standard*, exceeding both policy and building regulation requirements with regard to carbon emissions.
- 3.5 On balance, taking account of the site being an addition to the existing developed residential frontage, absence of harm to the Conservation Area, Ecology and Trees and no issues in respect of Flooding and Drainage as well as a valuable contribution to housing delivery, and lack of any other significant planning impacts; Jane Bray asserts that this is an application that Eastleigh Borough Council should support through the planning approval process.

- 3.6. The proposed new house is an entirely acceptable form of development. This planning application has thoroughly assessed the relevant issues.
- 3.7. The key issues that have been addressed are;
- i) the design and external appearance of the building
  - ii) heritage and conservation issues
  - iii) flood risk and drainage
  - iv) biodiversity and impact on wildlife
  - v) compliance with National and Local Planning Policies
- 6.3. The proposed house is eminently suitably located within this location. There is no reason not to grant planning permission subject to suitably worded planning conditions.

**Therefore, it is respectfully requested that in accordance with paragraph 11 of the NPPF that the application is approved without delay.**