

Planning, Design and Access Statement

**Land adjacent to 20 Steele Close, Chandler's Ford,
Eastleigh, SO53 3AA**



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1 Aerial Photograph



2 Introduction

- 2.1 This statement has been prepared by Wessex Planning Ltd on behalf of Elitemurphy Developments Ltd in support of a planning application for the construction of a two bedroomed dwelling at Land adjacent to 20 Steele Close, Chandler's Ford, Eastleigh, SO53 3AA.
- 2.2 The application follows a meeting on site with officers on 17th November 2022 to discuss how best to develop the site, following several refusals of planning permission. This application follows that advice and is offered as a high quality development within the urban edge of Eastleigh.
- 2.3 The submission includes the following:
- Ecology Report
 - Noise Report
 - Tree Report
 - Location Plan
 - Block Plan
 - Proposed Floor Plans
 - Proposed Elevations

3 Site Context and History

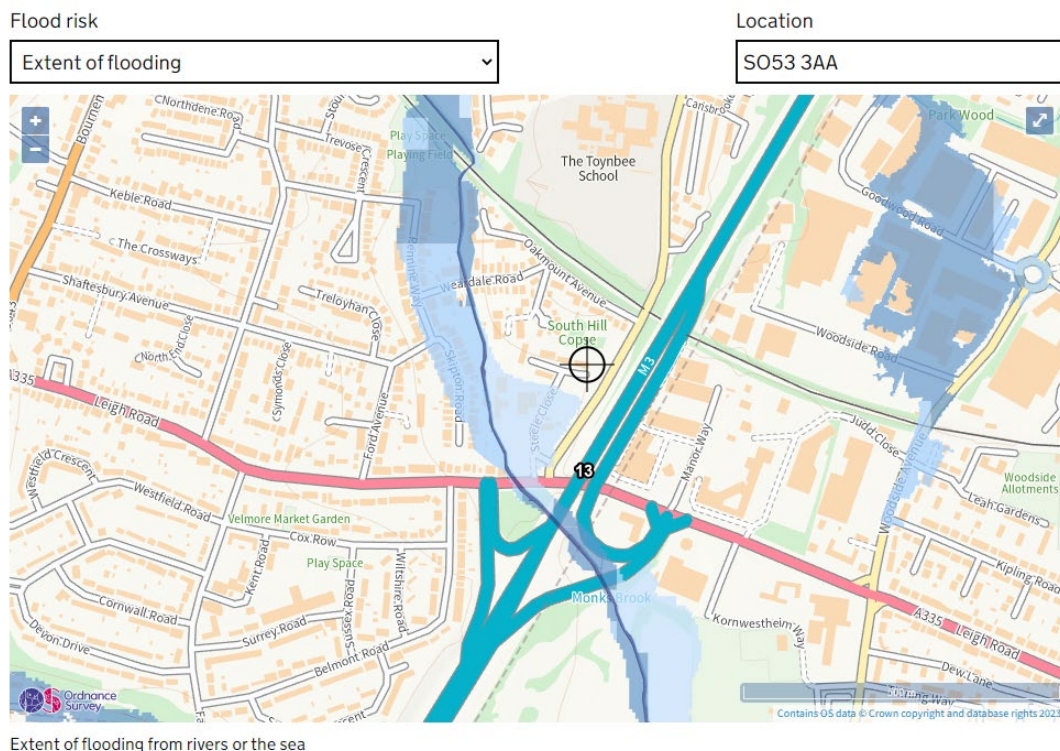
- 3.1 The site lies within the urban edge of Eastleigh, at the end of a cul-de-sac on the east side of Steele Close, adjacent to number 20 (an end of terrace, two-storey dwelling).



- 3.2 The site is well screened to the north and east by mature trees and hedgerows. Further east is Oakmount Road and beyond this, the M3.
- 3.3 The character of the area is residential, as shown below. As well as some on plot and on street parking, the dwellings are also served with garage courts to the western end of Steele Close. No 20 has access to a single garage. This plot has access to 2 garages.



- 3.4 The site has a very low risk of flooding from rivers and the sea.



3.5 The relevant planning history for this site is;

- F/16/79411 | Construction of 2no. 3 bedroom semi-detached dwellings & detached garages with parking, access & amenity space | Refuse Planning Permission | 27/01/2017
- F/18/82834 | Construction of 2no. 3 bedroom semi-detached dwellings with detached garages and associated parking | Refuse Planning Permission | 14/12/2018
- F/22/93733 | Construction of 1 no, two-bedroomed bungalow | Refuse Planning Permission | 19/10/22

4 Design Evolution

- 4.1 Following a further refusal of planning permission, most recently for the construction of a single storey dwelling on this site, a meeting was arranged with the planning officer Ms Summer Sharpe and her manager Mr Nick Parker. This was held on the site on 17th November 2022.
- 4.2 At the meeting, the officers agreed that this site was a developable site with no constraints that would fatally inhibit development of a dwelling.
- 4.3 After so many refusals, the site meeting was welcomed and resulted in positive and constructive discussion. The key points from the meeting were that:
- The plot is developable in principle;
 - There is potential for a two storey 'end-of-terrace' dwelling potentially set back from the principal elevation of No 20, depending on space;
 - If sited as suggested above, the rear garden area would be acceptable as it would be located with a buffer between it and the protected trees on the northern and eastern boundaries;
 - In relation to parking, 1 space for the host dwelling No 20 should be achievable and acceptable provided information as to the associated garage court is included. The suggested location of the new dwelling should allow sufficient parking space to the frontage or to the east without affecting the root protection areas of the protected trees on the eastern boundary;
 - Comments from the Environmental Health officer to be addressed.
- 4.4 The new proposal is described below.

5 Proposal

- 5.1 The proposal is for one 2-bedroomed detached dwelling located to the east, but set back from No 20 Steele Close. Upon investigation as to whether an end-of-terrace dwelling could be achieved, the constraints of topography and a first floor window on the existing dwelling does not allow this.
- 5.2 However, taking into account officer's comments regarding their preference for an end-of-terrace dwelling, the dwelling now proposed lies as close as feasibly possible to No 20 Steele Close. Due to the tucked away nature of the site in the far corner of Steele Close, the proposal will appear as an adjoined dwelling from public vantage points, if it can be seen at all. Photographs to demonstrate this are provided below.



5.3 The proposed site plan is provided below:

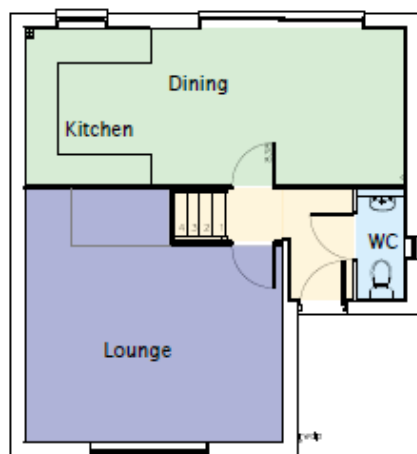


- 5.4 The dwelling would be located on land that is slightly higher than that of No 20, and set back from No 20 so as to avoid any impact upon its outlook from its non-habitable first floor side elevation window.
- 5.5 The parking forecourt would be shared between No 20 and the new plot to reduce the level of hardstanding to the frontage.
- 5.6 Landscaping would be provided to the entrance to provide privacy to the rear garden.
- 5.7 The parking forecourt and the dwelling itself would be located outside the root protection area of the nearby trees.
- 5.8 As agreed with planning officers, one parking space would be provided for and to the front of No 20, who also have access to a parking court garage nearby (as shown on the aerial photograph below, in red).

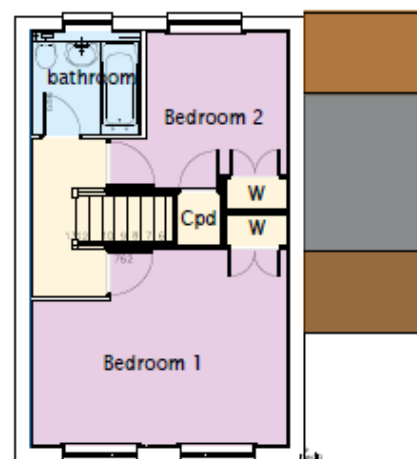
- 5.9 Two parking spaces would be provided to the front of the new dwelling, and this new dwelling would also have access to two new storage units which could also be used for parking (also shown in the aerial photograph below).



- 5.10 It is noted at the site meeting that, in terms of manoeuvring, all cars on neighbouring forecourt parking in Steele Close reverse into Steele Close without any conflict with other vehicles due to the slow speeds involved. However, sufficient space is available on the shared forecourt for exiting the site in forwarding gear, in the unlikely event that a driver considers this necessary. As well as the parking court, and the forecourt, on-street parking is also available in the close.
- 5.11 The dwelling proposed is a 2 storey, 2-bedroomed dwelling comprising lounge, kitchen/diner and a WC on the ground floor with two bedrooms and a bathroom on the first floor. (See floor plans below).
- 5.12 At 73 square metres, the dwelling will exceed the required national minimum space standards.
- 5.13 Locating the bathroom on the west side of the first floor lit by an obscure glazed window, there would be no overlooking of No 20.

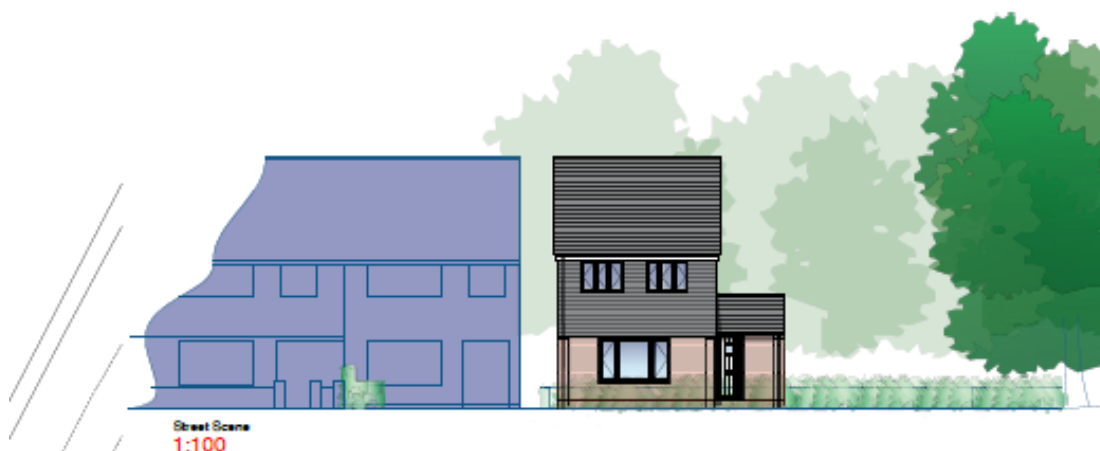


Ground Floor Plan
1:50



First Floor Plan

- 5.14 The design of the dwelling is two storey with the roof ridge running in the same direction as the adjacent terrace in order to reflect the local vernacular and reduce any visual impact from the first floor side elevation window of No 20.
- 5.15 The street scene provided below is one taken from directly in front of the site. Whilst this is not a view available within the street (as the dwelling will be located set back from No 20 tucked away into a corner of Steele Close), the drawing is helpful in demonstrating that the dwelling is a similar size, scale and design to the existing terrace.



- 5.16 The materials proposed are proprietary red/brown facing bricks beneath brown roof tiles. A weatherboarded first floor will provide visual interest, and mimic the horizontal effect of the tile hanging on existing properties in the close.



6 Policy Context

- 6.1 The policy context comprises the Eastleigh Borough Adopted Local Plan 2016-2036 (adopted in April 2022), together with the National Planning Framework and its associated guidance.



- 6.2 The most relevant policies of the adopted Local Plan are:

Policy DM1, General criteria for new development

1. "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;
 - ii. biodiversity (avoiding significant adverse impacts); and
 - iii. the significance of heritage assets;
 - b. make efficient use of the site, maximise opportunities to increase density and have regard to potential development opportunities on adjoining land;
 - 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;
 - 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);
 - e. include a landscape scheme covering the design and layout of external space;
 - 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;
 - g. provide satisfactory management arrangements for all landscape, green infrastructure and biodiversity enhancement;
 - h. incorporate provision for people with disabilities and create accessible communities that cater for all;
 - i. incorporate design measures to inhibit criminal and anti-social behaviour;
 - j. incorporate provision for on-site waste management; and
 - k. include provision for public art associated with new large scale development in accordance with the Council's adopted Public Art Strategy."

Policy DM8, Pollution

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.
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.
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."

Policy DM11, Nature conservation"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;

- b. assist in achieving national, county and local biodiversity targets as set out in Biodiversity Action Plans (BAPs);
- 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; 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).

International Designations

2. Development which is likely (either individually or in combination with other developments) to adversely affect the integrity of an international or European nature conservation site will not be permitted subject only to imperative reasons of overriding public interest and securing any necessary compensatory measures in the absence of alternative solutions. A 'project level' Habitat Regulations Assessment will be required where there are likely significant effects or uncertainty. Any mitigation measures required to ensure no adverse impact must be implemented at the appropriate time.
3. The Council will work with PfSH, Natural England, the Environment Agency and other wildlife organisations to develop and implement with developers a strategic approach to the protection and enhancement of international and European sites from the direct and indirect effects of development. Within Eastleigh Borough this will include:
 - a. implementing:
 - i. the Solent Recreation Mitigation Strategy (requiring contributions from residential developments within 5.6 kilometres of the Solent Special Protection Area to the Strategy); and
 - ii. the interim and any future New Forest Recreation Mitigation Strategy if required;

or alternative agreed site specific measures to address recreational disturbance;

- b. preserving the water quality and flows within the Itchen and Hamble, Southampton Water and Solent;
- c. protecting the River Itchen SAC, in particular the maintenance and where appropriate restoration of habitats and qualifying species to favourable conservation status (as defined by article 1 of the Habitats Directive); and
- d. seek contributions towards measures set out in the Southern Damselfly Conservation Strategy (or other strategy) specifically to deliver biodiversity net gain.

National and Local Designations

4. Development will not be permitted if it is likely (either individually or in combination with other developments) to have a direct or indirect adverse effect on a Site of Special Scientific Interest (SSSI), Site of Importance for Nature Conservation (SINC) or Local Nature Reserve (LNR) as shown on the policies map (or on a more recent plan provided by the Hampshire Biodiversity Information Centre) unless it can be demonstrated that:
- there are no alternative solutions;
 - the adverse effects are unavoidable;
 - measures are taken to mitigate or, as a last resort, compensate for the adverse effects;
 - there is an overall biodiversity net gain; and
 - if there are any residual adverse effects which cannot be avoided, mitigated or compensated, the benefits of the development must clearly outweigh the adverse effects on the nature conservation value of the site and any broader impacts on national and local designations.

Priority habitats, protected and priority species and the local ecological network

5. Development will not be permitted if it is likely (either individually or in combination with other developments) to have a direct or indirect adverse effect on priority habitats, protected or priority species, or on the local ecological network unless it can be demonstrated that:
- there are no alternative solutions;
 - the adverse effects are unavoidable;
 - measures are taken to mitigate or, as a last resort, compensate for the adverse effects;
 - there is an overall biodiversity net gain; and
 - if there are any residual adverse effects, the benefits of the development clearly outweigh the adverse effects on priority habitats, priority and protected species, and the local ecological network.

Irreplaceable habitats

6. Development will not be permitted if it results in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees), unless there are wholly exceptional reasons and a suitable compensation strategy exists.

Buffers

7. Buffers free from development will be provided to designated sites to avoid/mitigate impacts, including recreational impact and impacts on edge habitats, and to maintain dark skies.

Surveys

8. Development will not be permitted unless it can be demonstrated that:
- there have been thorough habitat and species surveys;
 - the great crested newt strategic survey and strategy have been considered in all developments within 500m of a great crested newt pond; and
 - the strategic bat trapping survey has been considered in all developments within the locality of a woodland or connected habitat networks."

Policy DM14, Parking

- "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.
- For out-of-centre development proposals, parking needs will be assessed based on the impacts of the development on neighbouring town, district or local centre or a neighbourhood parade.
- Within town, district and local centres and in neighbourhood parades, parking needs will be assessed in relation to wider needs within the centre/parade. Where existing provision is inadequate, the provision of additional parking may be permitted subject to a financial contribution towards measures to assist on-street parking management, public transport, cycling and walking.
- Proposals to provide new car parks, extend existing car parks or provide workplace park and ride facilities will be permitted if:
 - it can be demonstrated that this is the only way the transport requirements driving the proposals for car parking provision can be met;
 - the proposals form part of a strategy aimed at managing use of the private car, such as a workplace travel plan; and
 - transport and other environmental assessments demonstrate that the benefits of the proposal (e.g. reduction of on-street parking pressures, reduction of traffic congestion) outweigh any adverse effects; and

- d. *the design, layout, planting and landscaping and lighting provision addresses visual and landscape impacts, noise, lighting and impacts on residential amenity; and*
- e. *the developer pays for any off-site highway improvements necessary from traffic generated by the proposal, and any additional works necessitated by an inability to meet workplace travel plan targets; and*
- f. *for sites outside the urban edge and in accordance with other policies in the Plan, they are subject to a sequential approach prioritising sites within the urban edge. Proposals in settlement gaps will only be acceptable in exceptional cases (see strategic policy S6)."*

Policy DM24, Creating a mix of housing

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;*
 - 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;*
 - 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."*

Policy DM29, Dwellings with higher access standards

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); including*
 - b. *a target of 80% of dwellings on each site meet Part M4(2) standard (Accessible and adaptable dwellings)*
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;*
 - 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; and*
2. *100% of all specialist housing for older people and adults with disabilities meet the Part M4(3) standard (Wheelchair user dwellings)."*

Policy DM30, Internal space standards for new residential development

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

7 Other Material Considerations

National Planning Policy Framework

- 7.1 **Paragraph 119** of the NPPF states *“Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.....”*
- 7.2 **Paragraph 120 (d)** of the NPPF states that planning policies and decisions should *“promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively...”*

Eastleigh Quality Places Document

- 7.3 This document provides criteria that guides good design in relation to layout, parking, garden areas, residential amenity etc.

Air Quality

- 7.4 The plan below is the Air Quality Map for the M3 in the vicinity of the site. The site has been marked with an aqua-coloured dot. Whilst the site is located in close proximity to the Air Quality Management Area (AQMA) it is located outside of its boundary. Set down significantly from the road, and with a wide bund of mature trees separating the site from the road, it is very unlikely that any significant air quality impact would result from locating one dwelling in this position.



8 Planning Assessment

- 8.1 This planning assessment considers all planning considerations in the light of pre-application advice received.

PRINCIPLE

- 8.2 The site is an undeveloped area of land within the urban area where development, in principle, is acceptable. The opportunity is to make the most efficient use of this piece of urban land whilst maintaining the prevailing character of the area. The opportunity to provide a smaller 2 bedroom dwelling will meet with the requirement to provide a better mix of housing within the close, as required by Policy DM24 of the Local Plan.

CHARACTER AND APPEARANCE

- 8.3 The detached two storey dwelling in this location, sited so close to the existing end of terrace dwelling, would be in sympathy with the urban grain in Steele Close. Set-back, yet tucked away in the far corner of the close, the dwelling would be barely visible from public vantage points.
- 8.4 The design, height and massing of the new dwelling will mirror the scale and form of the existing terraced dwellings with a roof pitch angled to match those of the adjacent dwellings. Materials would also be in sympathy with a weatherboarded 1st floor element to match the horizontal line of the tile hanging of the adjacent properties.
- 8.5 As such, the proposal is considered to accord with Local Plan Policy DM1 and the Quality Places SPD.

RESIDENTIAL AMENITY

- 8.6 The house has been designed so as not to impact the light received from the first floor side elevation window of No 20, nor its outlook. Further, as the dwelling is located to the east of No 20, its mass would have little impact on the enjoyment of No 20's rear garden. The large trees along the eastern boundary of the site already have an impact upon any sunlight received in this direction.
- 8.7 The floor plan has also been carefully considered to place a bathroom at first floor nearest No 20. With an obscure glazed window, there would be negligible overlooking of No 20's rear garden from the rear elevation of the proposed dwelling. Likewise, the nearest first floor window on No's 20's rear elevation is an obscure glazed bathroom window, so there would be no overlooking of the new dwelling's rear garden.
- 8.8 The garden for the new dwelling is large (much more than the 60% of footprint required), with sunlight available from the west in the afternoon/evenings, but with areas of shade available too. The existing garden wall between No 20 and the site would remain to provide privacy.
- 8.9 As such, the proposal is considered to accord with Local Plan Policy DM1 and the Quality Places SPD.

- 8.10 In addition, the proposal, at 73 square metres and built to wheelchair visitable standards will accord with Policies DM29 and DM30.

ACCESS AND PARKING

- 8.11 The forecourt (for 3 cars – one space for No 20 and two spaces for the new dwelling) would be paved in high quality materials, and be soft landscaped on its edges to soften its appearance. It is noted that all vehicles from existing forecourts reverse safely into Steele Close, a very low-speed road.
- 8.12 With additional on-street and parking court garage options, the parking proposed is considered acceptable.
- 8.13 As such, it is considered that the proposal accords with Policy DM14 of the Local Plan and the Residential Parking Standards 2009 SPD

TREES

- 8.14 A full Arboricultural Impact Assessment is provided with the application to show that there will be no impact upon the Root Protection Areas (RPA's) of any protected trees.
- 8.15 It is also clear from the positioning of the dwelling there will be no pressure to fell any protected trees within the garden, which all lie to the north and east of the dwelling.
- 8.16 As such, the proposal is considered to accord with Policies DM1 and DM11 of the Local Plan.

ECOLOGY

- 8.17 An ecology report has been provided which shows that, whilst there is potential for reptiles and bats on site, precautionary measures would be taken to ensure that no likely significant effects would result.
- 8.18 In relation to the impact of the proposal upon protected wider habitats, such as the Solent SPA and the New Forest SPA, the applicant is willing to agree to the required financial contributions for projects to mitigate any impacts on water quality and recreational pressure.
- 8.19 As such, the proposal is considered to accord with Policy DM11 of the Local Plan.

NOISE

- 8.20 The site is located approximately 46m west of an elevated section of the M3 motorway and approximately 21m west of Oakmount Road.
- 8.21 The Noise Impact Assessment which accompanies this application concludes that provided the mitigation measures detailed in the report are implemented, there is no reason to suggest that future residents of the dwelling will be adversely affected by the noise emissions.
- 8.22 The proposed mitigation measures include the provision of acoustic glazing and mechanical ventilation.
- 8.23 In relation to the garden area, as an existing garden area to No 20, the noise impacts are no worse and no better than as existing.

8.24 Whilst the LPA's environmental health officer questioned the results of the noise survey, there is no basis on which to do this. The survey was carried out by a professionally qualified noise engineer. If the LPA remain concerned, then it would be their responsibility to provide evidence to counter the applicant's survey.

8.25 As such, it is considered that the proposal accords with Policy DM8 of the Local Plan.

AIR QUALITY

8.26 The site is located just outside the AQMA, as can be seen on the AQMA plan above. The land is used as residential garden land currently and it is therefore unreasonable to require further detail in this respect.

8.27 As such it is considered that the proposal accords with Policy DM8 of the Local Plan.

9 Conclusion

- 9.1 It is therefore considered that the proposal has taken account of the pre-application advice given at the site meeting of 17th November 2022, following the refusal of the previous application.
- 9.2 As such it is considered that the LPA can be reassured that the proposal represents the highest quality scheme possible for this site.
- 9.3 It is therefore respectfully requested that the proposals receive planning permission as soon as possible.