



Planning, Design and Access Statement

Land adjacent to 52 The Crossways, Chandler's Ford

27 April 2023

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1 INTRODUCTION

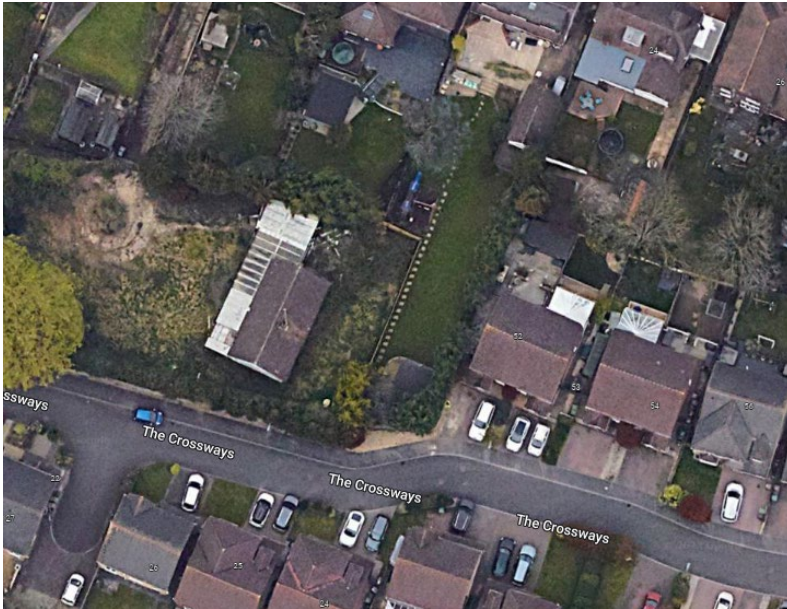
INTRODUCTION

- 1.1 This planning, design and access statement has been prepared by Wessex Planning Ltd on behalf of Mr D Readings in support of a planning application for the construction of one dwelling on land adjacent to 52, The Crossways, Chandlers Ford.
- 1.2 This application follows a formal pre-application enquiry with the LPA, the response to which is included as Appendix 1. In summary, the LPA concluded that the proposals were acceptable in principle but wished to see an architectural design that better responded to the plot size and shape and neighbouring residential amenity. The need for an ecology and tree report was also advised along with confirmation that The Crossways could be lawfully accessed.
- 1.3 The proposals have therefore been amended and this application addresses the remaining concerns of the LPA.
- 1.4 The application submission includes the following:
 - Location Plan
 - Block Plan
 - Proposed Floor Plans
 - Proposed Elevations
 - Ecological Report
 - Tree Report
 - Flood Risk Assessment and Drainage Report

2 SITE CONTEXT AND HISTORY

SITE CONTEXT AND HISTORY

- 2.1 The site forms part of the rear garden of 22 Keble Road. It is currently laid to lawn and enclosed by 2m high fencing.



- 2.2 The photographs below show The Crossways end of the site.



- 2.3 To the east of the site is No 52 The Crossways - a dwelling that formed part of a development of several dwellings in the rear gardens of the properties in Keble close in the early 2000's.
- 2.4 Importantly, this development forms a closely spaced development of detached, semi-detached and terraced houses exhibiting a much denser character than the established residential area surrounding the development site.
- 2.5 A photograph of this dense arrangement of dwellings is included adjacent.
- 2.6 An appraisal of the development spacing has been carried out as it is an important consideration for this proposal.
- 2.7 The distances between the dwellings on the northern side of The Crossways is shown below (measured on Google Maps measurement).

Table 1 – Dwelling Separation Distances

Between	Distance
53 and 54	2.9m
55 and 56	1.56m
56 and 57	1.00m
57-and 58	0.57m
58 and 59	0.75m
59 and 60	0.97m
Mean distance	1.29m

- 2.8 Also important to point out is the range of widths of plots within the development.

SITE CONTEXT AND HISTORY

2.9 The table below details the width of each plot on the northern side of The Crossways, and 3 smaller plots on the southern side of The Crossways.

Table 2 – Plot Widths

Nos	Type	Width
Site	Detached	9.00m
52	Semi-detached	7.51m
53	Semi-detached	6.53m
54	Semi-detached	6.57m
55	Semi-detached	6.93m
56	Detached	10.00m
57	Detached	9.44m
58	Detached	9.39m
59	Detached	9.31m
60	Detached	10.74m
26	Detached	8.92m
12	Detached	8.74m
9	Detached	9.53m
10	Detached	9.53m

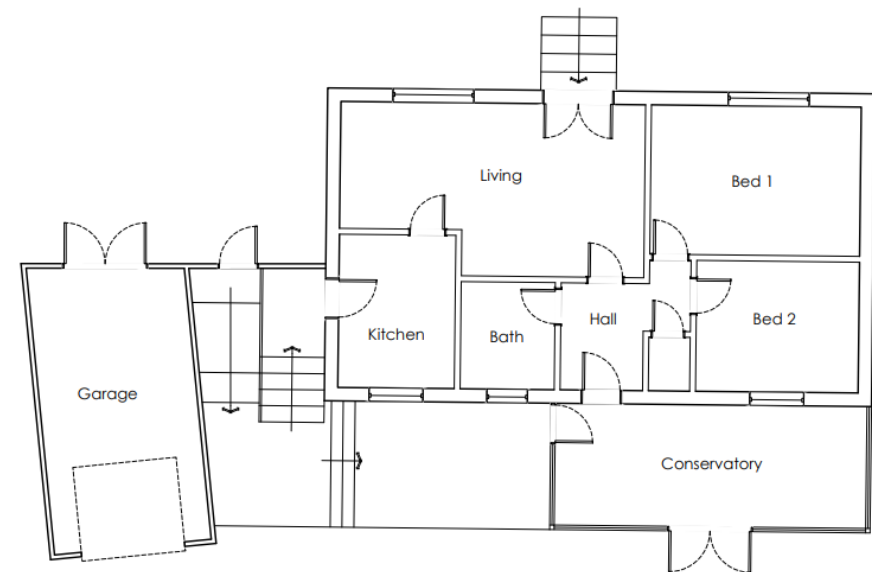
2.10 In terms of the design of the dwellings, there is a good mix of terraced, semi-detached and detaching dwellings with both hipped and ridged rooflines with single and double height bay windows evident. Frontage car parking is also a characteristic.

2.11 A double-bay feature is evident within the street scene.



SITE CONTEXT AND HISTORY

- 2.12 To the west is a bungalow that has been subject to several recent, unsuccessful planning applications for redevelopment for several dwellings.
- 2.13 This bungalow is located at approximately 9m from the proposed dwelling.
- 2.14 Facing the site are windows to the living room and bedroom. (The floorplans of the bungalow are provided adjacent).
- 2.15 This bungalow has a line of evergreen trees along the shared boundary within its garden.



Floor Plan 1:100

- 2.16 The planning history of the site comprises an outline application for 1 x 3 bed dwelling, withdrawn in 2017. No site layout, elevations or floorplans were provided for this application.
- 2.17 The above planning application is important to the assessment of the current proposal due to the internal consultee responses received:
- The highways consultee stated that the strip of land between the site and the highway currently belonging to No 52 needed to be under the ownership of the applicant in order to provide site access and parking. This strip has now been purchased.
 - The tree officer requested an arboricultural report due to the position of a protected cedar tree in No 22 Keble Road's rear garden. This report accompanies this application. It is noted that this tree was considered to have low amenity value by the Council's tree officer in 2021 due to poor visibility from the public realm.

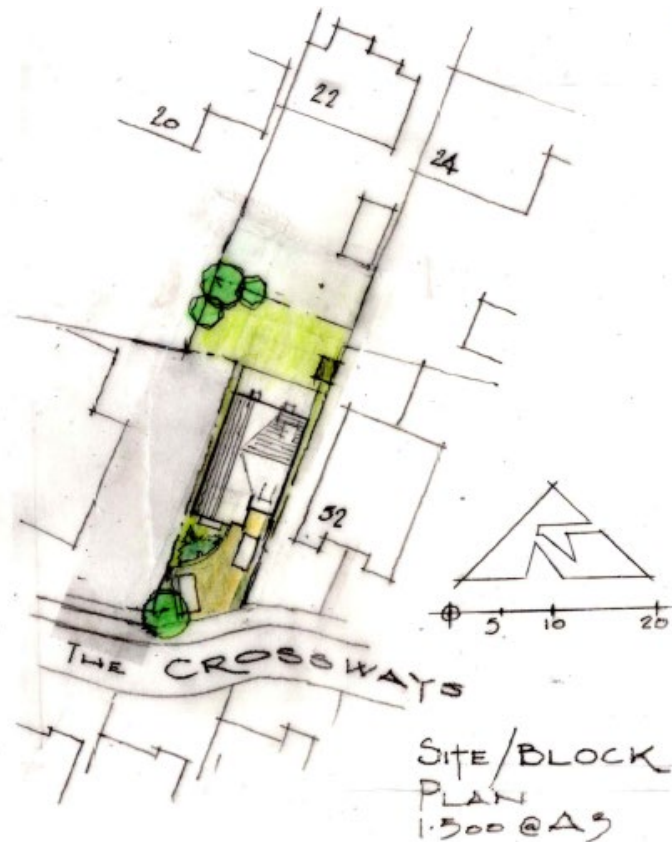
SITE CONTEXT AND HISTORY



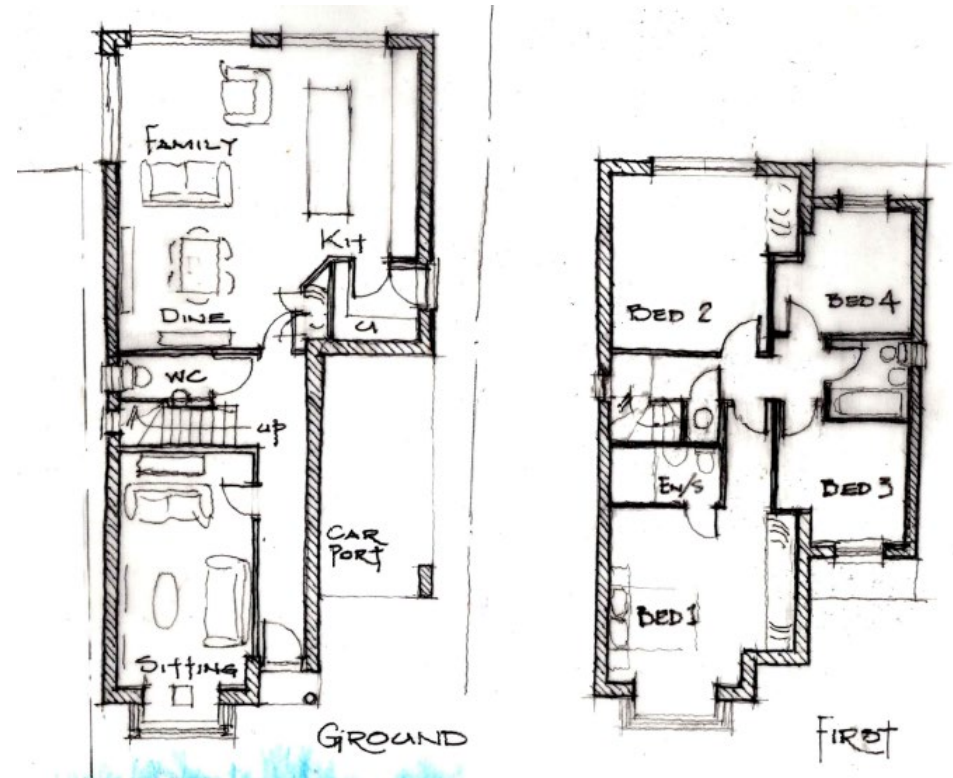
3 DESIGN EVOLUTION

DESIGN EVOLUTION

- 3.1 A formal pre-application enquiry was submitted on 22nd December 2022. The enquiry was assigned to Ms Alex Webb.
- 3.2 On 19th January 2023, a site meeting was held, and the proposals discussed.
- 3.3 For the pre-application the plans proposed a 4 bedroomed dwelling, located centrally on the plot equidistant between the boundaries, with the longer side elevation facing No 16 Keble Road (to the west) and the shorter side elevation facing 52 The Crossways (to the east).



- 3.4 A combined family/dining/kitchen area was proposed on the ground floor with a separate sitting area to the front of the dwelling and a carport to one side. To the first floor, 4 bedrooms were proposed.



- 3.5 The two storey dwelling was proposed with a double height bay window projection on its west side and incorporated a cat-slide roof terminating over a porch. The eastern side of the dwelling featured a roof pitching away from the road and incorporating a dormer window.



3.6 A written pre-application response was received on 3rd March 2023. The key points from this pre-application response were the following:

- The site is located within the urban edge where development in principle is acceptable
- Site is narrow in comparison with other plots nearby
- The dwelling would follow established building line but siting is tight against both east and west boundaries resulting in a cramped form of development out of character with the character of the area

- Amenity space would meet standards
- Separation distance between 22 Keble Road and 24 The Crossways is acceptable
- No 52 The Crossways (to the east) has a first floor non-habitable window on its side elevation
- No 16 Keble Road (to the west) is 9m distant and has several habitable room windows facing the site, so some concern regarding their privacy and outlook. Ideally no windows should face No 16 Keble Road at first floor level
- Internal space standards are required to be met
- The scale and massing would be akin to the neighbouring dwellings. Design is attractive but cat slide roof features and ground to first floor bay window are no common residential characteristics in this area
- A Design that incorporates a ground floor only bay window, a hipped rooflines and hipped roof dormer would be more appropriate.
- An alternative design should be explored to reduce cramped arrangement within the narrow plot whilst avoiding adverse impacts on neighbouring properties
- Three on-site parking spaces are appropriate
- Dropped kerb would require separate permission from Hampshire County Council highways department and land needs to be within control of applicant to achieve access.
- A tree report is required to protect Cedar tree in rear garden during construction
- An ecological report is required due to records of bats and hedgehogs in the area and to show biodiversity net gain. Mitigation, enhancements and surface water drainage information is required

- Any trees to be removed would need to be checked for roosting bats and nesting birds as a pre-development condition
- Any fencing to be erected must have hedgehog holes
- A sustainable drainage plan for surface water should be included with infiltration survey included
- A sustainable approach to construction should be included including a fabric first approach to energy, the maximisation of light entering the dwelling, PV panels etc to achieve a 19% improvement on carbon emissions (compared to current Building Regulations) and water consumption of no more than 110 litres per day
- Bin and Cycle Storage should be included on the plans
- Planning Obligations will include financial contributions towards maintenance of water quality in the Solent and Southampton Water SPA, and the mitigation of recreational pressure on the New Forest SPA

3.7 All these issues were considered in proposing the current plans.

4 PROPOSAL AND DESIGN PRINCIPLE

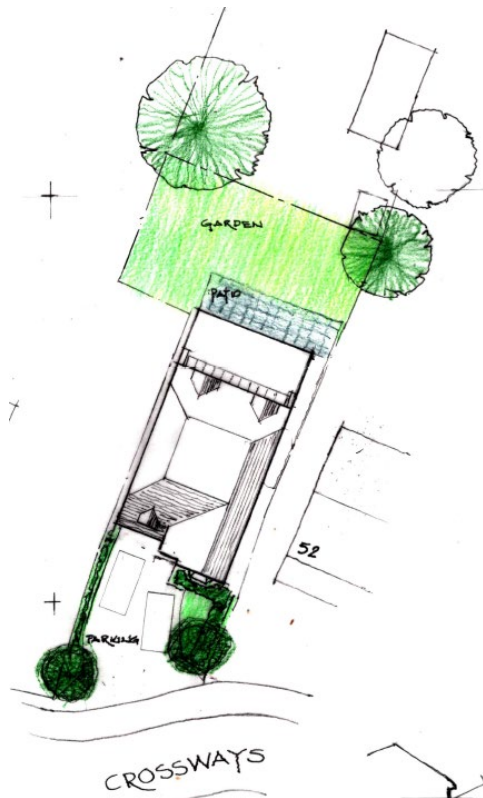
PROPOSAL AND DESIGN PRINCIPLE

Use

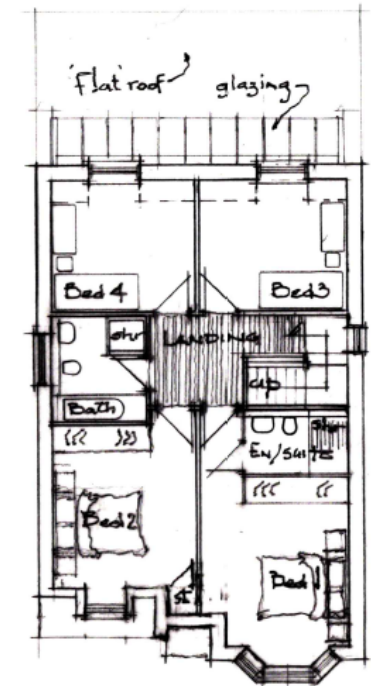
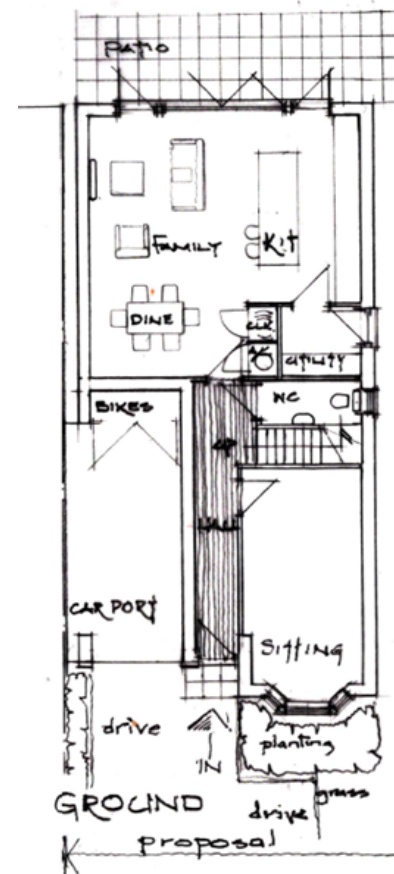
- 4.1 The proposal continues to be for one residential dwelling, garden and parking area.

Amount and Layout

- 4.2 The proposed dwelling would be a 2 storey, 4 bedroomed dwelling of a size commensurate with surrounding properties, with 3 parking spaces provided to the front of the property.
- 4.3 The proposed layout would see the front of the property overlooking The Crossways and its parking area.
- 4.4 The amenity area would be focussed to the rear of the property.



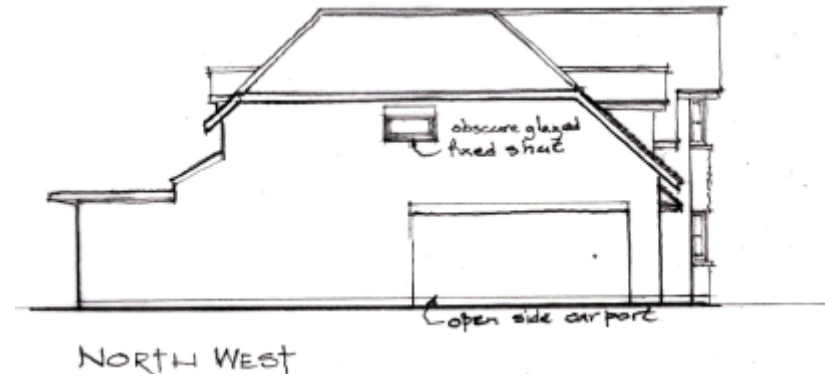
- 4.5 The ground floor would consist of a kitchen/diner/family room with separate utility room, WC and sitting room.
- 4.6 The first floor would consist of 4 bedrooms, one with en-suite and a family bathroom.



PROPOSAL AND DESIGN PRINCIPLE

Scale and appearance

- 4.7 The dwelling would be two stories in height, with a double storey bay window to the front elevation, all beneath a cat-slide roof that would extend to provide a porch in the centre of this elevation. A deep roof incorporating dormer windows would feature to one side of the dwelling. Beneath this, to the front of the dwelling, an open sided car port would be provided.
- 4.8 To the rear a single storey extension to the building would provide additional space for the family/kitchen/dining room lit by a part glazed roof and wide patio doors leading to the garden.
- 4.9 Windows on the side elevations would light only non-habitable rooms and be fixed shut and obscure glazed.
- 4.10 It is proposed to finish the dwelling in red or yellow brick beneath a brown or grey tiled roof to match those in the locality. Windows would be white UPVC.



Access

- 4.11 The strip of land at the access point that formerly belonged to the neighbour has now been purchased and a viable access point from The Crossways therefore now exists.
- 4.12 A frontage parking area for 2 or 3 cars is proposed as well as an open car port within the dwelling itself.

Ecology

- 4.13 A preliminary ecological assessment has taken place and accompanies this submission. No additional species surveys are recommended, but ecological enhancements are suggested.

Trees

- 4.14 A tree survey accompanies this application which concludes that no harm will come to any retained trees, provided the Arboricultural Method Statement contained within the report is adhered to.

Drainage

- 4.15 A Flood Risk Assessment accompanies this proposal to demonstrate appropriate sustainable urban drainage principles can be utilised.

5 POLICY CONTEXT

- 5.1 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.



- 5.2 The most relevant policies of the adopted Local Plan are listed below, with the full text of each policy included as Appendix 2:

- S1 – Delivering sustainable development
- S2 – Approach to new development
- S3 – Location of new housing
- DM1 – General criteria for new development
- DM2 - Environmentally sustainable development
- DM3 - Adaptation to climate change
- DM4 - Zero or low carbon energy

- DM6 - Sustainable surface water management and watercourse management
- DM10 - Water and Waste Water
- DM11 - Nature conservation
- DM14 - Parking
- DM23 - Residential development in urban areas
- DM30 - Internal space standards for new residential development
- DM38. - Funding infrastructure

Supplementary Planning Documents

- 5.3 Supplementary Planning Documents provide additional detail with regard to particular planning issues. For this application the most relevant SPD include:

- Quality Places SPD
- Residential Parking Standards SPD
- Trees and Development SPD

6 PLANNING ASSESSMENT

IMPACT ON CHARACTER OF THE AREA

- 6.1 The original developer of The Crossways was unable to gain agreement to develop this plot from the former landowner of No 22 Keble Road. As No 22 has now changed ownership, the development potential for this plot can be realised.
- 6.2 As the final plot available within a completed comprehensive development, it was considered important for the proposal to take account of the developed character of The Crossways.
- 6.3 The pre-application response considered that this plot was narrower than others and that its development with a detached dwelling may appear cramped in the street scene
- 6.4 As a result, a careful analysis of plot widths in The Crossways has been carried out. (see Table 2). This shows that at 9m wide, the plot width is commensurate with and larger than some plots within the wider Crossways development.
- 6.5 A further analysis of gaps between the existing dwelling in The Crossways has been carried out (see Table 1). This shows that a slightly amended position, siting the dwelling closer to the boundary to the west (where there is a 9m distance to 16 Keble Road), allows a 2m gap to No 52 The Crossways. As the table shows this is commensurate, with the gaps between the dwellings in The Crossways, and in some instances, wider.
- 6.6 Thus, whilst the proposal was considered to have the potential to appear cramped within the street scene, it is evident that the proposal will not be cramped but will exactly emulate the character of the area in terms of plot widths and gaps between the dwellings in The Crossways.
- 6.7 The architectural character of the dwellings within The Crossways has also been considered carefully in the site context section above. With many different designs, including double-height bay windows, and

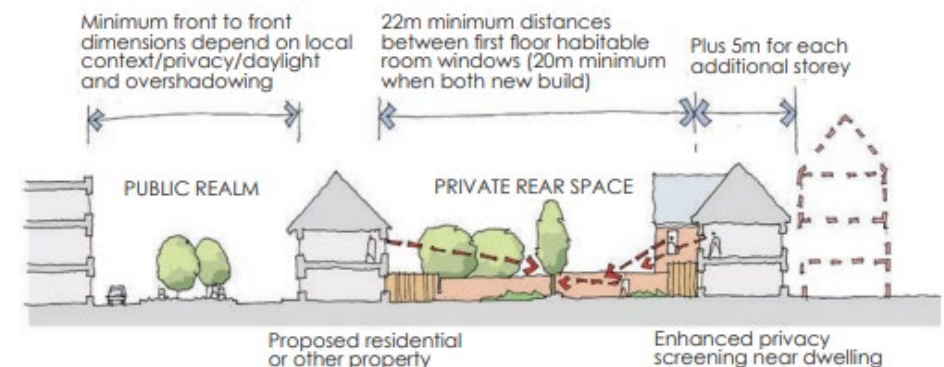
altering roof lines, the proposal is considered to replicate the overall character of the area in its architectural detail. Nonetheless, the pitch of the roof above the double height bay was amended to better match that found on similar dwellings in the street.

- 6.8 As such the proposal is considered to be context-specific and respond sensitively to the character of the area. Accordingly, the proposal is considered to be compliant with Policy DM1 of the adopted Local Plan.

IMPACT UPON RESIDENTIAL AMENITY

- 6.9 As an 'infill' plot, the impact upon residential amenity has been closely considered and the Quality Places SPD has guided this assessment, both for existing neighbours and future occupiers.
- 6.10 Separation distance guidance provided within EBC's Quality Places SPD suggests that a minimum of 22m is required between the proposed new property and the existing dwelling at 22 Keble Road (see below). Approximately 25m separation distance would be provided.

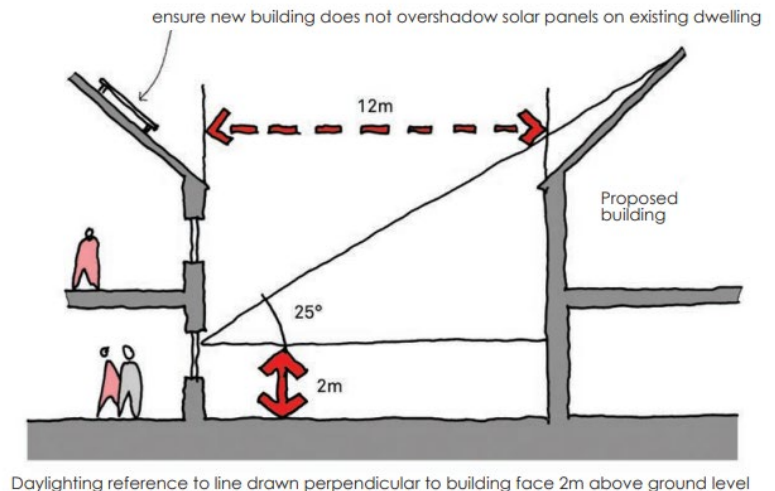
g.48: Rear residential privacy



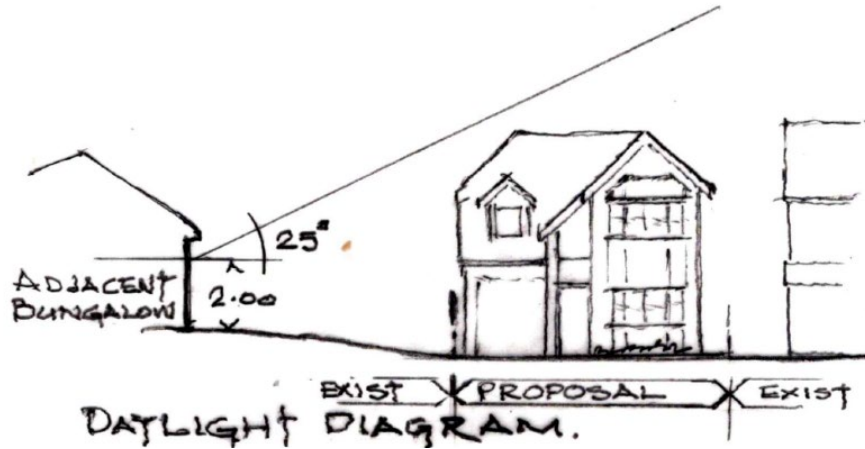
- 6.11 No 52 The Crossways has a small window on its side elevation, but this does not serve a habitable room and therefore its privacy would not be detrimentally impacted by the proposal. Just one obscure glazed fixed shut window is proposed on the side elevation facing No 52.
- 6.12 In terms of the outlook from No 52 the depth of the new dwelling is commensurate with those dwellings already existing in The Crossways and so there is negligible impact upon outlook from No 52's windows.
- 6.13 No 16 Keble Road is the bungalow to the west. There is no impact upon the privacy of this bungalow as there are only two small, fixed shut, obscure glazed windows proposed on the facing elevation of the new dwelling.
- 6.14 In relation to daylighting, No 16 has a large private front garden as well as a 9m long rear garden and any detrimental impact on daylight reaching the garden or living room windows on this elevation is of less concern than if the rear garden were the bungalow's sole private amenity space.
- 6.15 The positioning of the new dwelling in relation to No 16 also minimises any impact upon outlook. As can be seen from the floorplan in the site context section above, the nearest room within No 16 is a living room which is lit by a large set of patio doors, and a secondary window. It is the secondary window that lies directly opposite the new dwelling
- 6.16 Furthermore, there is also garden vegetation that screens this plot, which is also on higher land than the site, reducing any negative impact on outlook further.
- 6.17 To address this relationship further, the proposal has been amended since pre-application to place the shorter side elevation on this side.

- 6.18 In addition, the roof of the proposed dwelling is proposed to slope away from No 16, further minimising any detrimental impact on outlook.
- 6.19 Furthermore, the new dwelling is situated to the northeast of No 16, reducing any blockage of direct sunlight.
- 6.20 The Quality Places SPD has been useful in the consideration of this relationship.
- 6.21 Figure 5.1 in the Quality Places SPD suggests a separation distance of 12m, but where this cannot be achieved, another method of ensuring essential daylighting is offered. Figure 5.1 is reproduced below.

Fig.5.1: Daylight checking for new buildings adjacent to existing homes



- 6.22 The submitted plans below use the above diagram and transpose it to the Crossways situation.



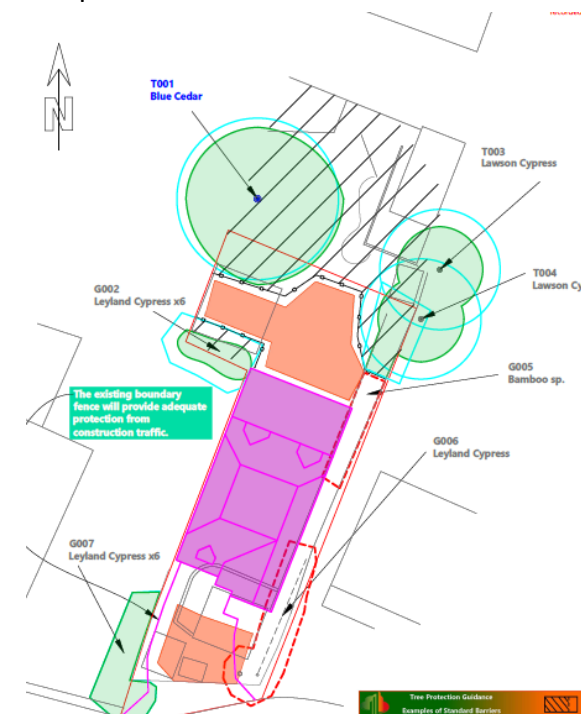
- 6.23 As can be seen, with the intervening garden shrubbery, the impact on outlook and daylighting is minimal and in accordance with the Quality Places SPD.
- 6.24 Finally, this bungalow is subject to redevelopment proposals which would also be able to take into account the relationship proposed in any future redevelopment.
- 6.25 In terms of residential amenity for the future occupiers, the proposed dwelling meets minimum internal space standards and provides an adequately sized garden, measuring 10m in depth and 15m in width. An appropriately sized car parking area to the site frontage is also provided.
- 6.26 With separation distances and privacy issues secured in accordance with the Quality Places Document the proposal is also in accordance with Policy DM1, DM14, DM23 and DM30 in relation to its residential amenity requirements.

MAKING EFFICIENT USE OF LAND

- 6.27 The development of No 22's over-long garden would make the most efficient use of urban land in a similar way to the historical development of the neighbouring plots.

LANDSCAPE AND LANDSCAPE FEATURES

- 6.28 Whilst the long garden of No 22 Keble Road is an attractive benefit for the occupiers, its retention is not essential to protect any defined pattern of development. Indeed, most of the long gardens in this area of Keble Road have been comprehensively developed for housing, and this last plot stands as an undeveloped anomaly.
- 6.29 There is a protected Cedar tree within the rear garden of No 22 Keble Road, but the proposal would not impact this tree. As such the tree would remain protected and retained.



- 6.30 Landscaping for the proposed dwelling would consist of a rear garden area laid to lawn and a front garden area available for the owner to landscape. Space would be available on either side of the drive for ornamental trees. Hard landscaping in the form of close boarded boundary fencing and a tarmacked drive would be provided.

ECOLOGY ISSUES

- 6.31 The applicant instructed a preliminary ecological appraisal to understand whether any habitats on the site were worthy of specific species surveys, and what biodiversity enhancements could be made.
- 6.32 The preliminary ecological appraisal found that no specific species surveys were required, and that mitigations and enhancements could be made to increase the biodiversity on the site.
- 6.33 As such, the proposals are considered to be in accordance with Policy DM11 of the Local Plan.

PROVISION FOR PEOPLE WITH DISABILITIES

- 6.34 The dwelling would be constructed to Part M wheelchair adaptable standards.

ANTI-CRIME MEASURES

- 6.35 Visually closing this gap within The Crossways increases security for the neighbours and for No 22 Keble Road itself. With lockable garden gates and lockable windows and doors, the new dwelling will be secured by its design.

WASTE MANAGEMENT

- 6.36 Sufficient room exists to the forecourt of the new dwelling, or the car port to incorporate a bin/cycle storage area.

SUSTAINABILITY ISSUES

- 6.37 The dwelling would be constructed to current Building Regulation standards and incorporate a fabric first approach to reducing carbon emissions.
- 6.38 Water usage would be maintained at 110 litres per person per day with water meter monitoring and low water use taps/showers and other appliances.
- 6.39 As such, the proposal will accord with Local Plan policies DM2, DM3 and DM4.

OTHER MATTERS

- 6.40 The applicant is aware of the requirements with regard to habitat regulations issues i.e., recreational pressure and water quality, and is willing to make the required financial contributions to offset the impacts upon protected areas.
- 6.41 As such the proposal would be in accordance with Policy DM11 and DM38 of the Local Plan

7 CONCLUSION

CONCLUSION

- 7.1 The new dwelling would be of attractive design sympathetic to the dwellings that make up the overall character of the area.
- 7.2 The layout would retain residential amenity, protect landscape features, provide sufficient access and parking and accord with the requirements of the Quality Places SPD in all other respects.
- 7.3 The LPA can be fully confident that the proposals would make an attractive and useful contribution to the street scene within The Crossways and therefore be in full compliance with the policies of the Eastleigh Borough Local Plan (2016-2036).
- 7.4 As such it is respectfully requested that permission is granted for the proposal without delay.

8 APPENDIX 1: PRE-APPLICATION ENQUIRY RESPONSE

MRS LOUISE CUTTS
MEADOWSWEET COTTAGE
MORLEYS LANE
AMPFIELD
ROMSEY
SO51 9BJ

Application	Q/22/94431
Please ask for	Alex Webb
Direct dial	023 8068 8134
Working hours	
Email	alex.webb@eastleigh.gov.uk

Friday 3 March 2023

Dear Sir/Madam

Without Prejudice

**Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure)
(England) Order 2015**

Application No:	Q/22/94431
Description:	Construction of one detached two-storey, 4-bedroom dwelling
Site:	Land adjacent to 52 The Crossways, Chandlers Ford, Eastleigh, SO53 3BU

Thank you for your pre-application enquiry in relation to the above address. I have now had the opportunity to review the details submitted and would make the following comments based upon the site visit on 19.01.2023 and the information available.

Site Context and History

The site sits between No. 52 The Crossways and 16 Keble Road. It forms part of the rear garden No. 22 Keble Road. No. 22 Keble Road is a detached bungalow set in a good size plot.

The Crossways is a comprehensive development of 30 dwellings consented in 2004. The dwellings consist of a mixture of detached and semi-detached two-storey properties facing onto The Crossways, with most private amenity space located to the rear.

The site slopes upwards to the rear (south) level with development along the northern side of The Crossways. It is surrounded by 1.6m high close board fencing and currently contains a summerhouse and a small shed. Along the eastern boundary are trees and shrubs. In the north west corner, adjacent to the rear boundary of no. 16 Keble Road, is a collection of children's play equipment. There is a protected tree sited near the rear of 22 Keble Road, to the north west of the site.

The proposal is for the erection of a detached, two storey 4-bed dwelling. This would result in the sub-division of the rear garden of No.22 Keble Road. The majority of the private amenity space would be to the rear of the proposed dwelling and partially to the rear of No. 16 Keble Road. The proposed dwelling would be sited to be in line with No. 52 The Crossways with a private driveway to the front. Parking provision would be on the proposed driveway and within the proposed integral car port.

In design terms, only a proposed front elevational drawing has been provided, indicating that the proposed dwelling would include a cat-slide roof feature on the front projection, a flat roof dormer window set within the roof space and a ground to first floor square bay window on the front (south) elevation.

Planning policy & Principle

The site lies within the urban edge and the basic principle of development is acceptable. However, approval or otherwise of any planning application will be dependent on consideration of the proposals and whether they are considered to accord with the relevant planning policy and supplementary guidance requirements. In this instance, any application would be considered against the following National and Local policies and guidance:

National Planning Policy Framework

Of particular relevance to this application is Section 12: Requiring well-designed places, which stipulates that good design is a key aspect of sustainable development and that planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment; and that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Planning Practice Guidance

Paragraphs 001 in the Design Section set out how good quality design is an integral part of sustainable development and how it responds in a practical and creative way to both the function and identity of a place.

Development Plan

Eastleigh Borough Local Plan 2016-2036

Strategic policies S1 (Sustainable development), S2 (Approach to new development) and S3 (Location of new housing); and Development Management policies DM1 (General development criteria); DM2 (Environmentally sustainable development), DM4 (Zero or low carbon energy), DM3 (Adaptation to Climate Change), DM6 (Sustainable surface water management and watercourse management), DM8 (Pollution), DM10 (Water and waste water), DM11 (Nature conservation), DM13 (Transport), DM14 (Parking), DM15 (Safeguarding existing employment sites), DM23 (Residential development in urban areas), DM26 (Creating a mix of housing), DM29 (Dwellings with higher access standards), DM30 (Internal space standards for new residential development) and DM38 (Funding Infrastructure).

Eastleigh Borough Council Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Chandlers Ford and Hiltingbury Character Area Appraisal; and Trees & Development

Assessment

In terms of the suitability of the site for re-development, the site is within the urban edge where the principle of residential development would be acceptable although the plot looks narrow in comparison to other plots with detached properties in the locality.

The proposed location and orientation of the proposed dwelling would follow the established building line. However, the siting of the dwelling, due to the narrow plot, is very tight against both the east and west boundaries. This results in a cramped form of development, be out of keeping with the residential character of the area.

The proposed amenity space available to the proposed dwelling would meet the required amenity standard provision as set out in the Quality Spaces SPD. The proposal would reduce the size of No. 22's plot and rear amenity provision but the resultant size and layout would be similar to neighbouring plots and pattern of development on the southern side of Keble Road.

The separation distance from the proposed first floor windows to those at both No. 22 Keble Road and 24 The Crossways would be so as not to impact on light reaching those existing habitable spaces, in accordance with the minimum separation distances as set out in our Quality Places SPD.

It is noted there is a window at first floor level on the side (west) elevation of No. 52 The Crossways, which appears to serve a staircase. There are also several windows at ground floor level to No. 16 Keble Close on the side (east) elevation, approx. 9m to the west, which appear to serve habitable rooms. There would therefore be some concern that there could be an impact upon the privacy and outlook of those occupiers of no. 16 Keble Road. Whilst no proposed side elevations of the proposed dwelling have been provided, the proposed floor plans suggest there would be two small windows at first floor level on this elevation that would be serving a bathroom and stairwell. Ideally no windows should be provided on this elevation. Internally, any new dwelling would also need to meet access and internal space standards as set out under policies DM29 and DM30.

The proposed scale and massing of the proposed dwelling would be akin to those neighbouring dwellings to the east and south. The suggested design is attractive however it is noted that cat slide roof features and ground to first floor bay windows are not common residential characteristics along this section of The Crossway. Ground floor bay windows, hipped rooflines and hipped roof dormers are evident and may therefore be more appropriate to incorporate into the proposed design.

Given the issues highlighted in terms of siting and design, I would advise you to explore alternative designs to significantly reduce the proposed cramped and tight arrangement of the dwelling within the narrow plot, whilst avoiding adverse impacts on neighbouring properties and ensuring sufficient space is retained in order for any development to sit comfortably in the existing streetscene.

In terms of parking and access, the proposal appears to provide three on-site parking space which would be in accordance with the Residential Parking Standards SPD. The new vehicular access and driveway arrangements may require excavations and the provision of a dropped kerb to the highway such works could necessitate the need for separate permissions to be obtained from Hampshire County Council. I would advise contacting Hampshire County Council separately for pre-application advice on this matter. It is also noted that the land at the access point is not currently under the same ownership and therefore appropriate notice would need to be served and/or the land purchased by the applicant in order to carry out the necessary works in order for this to be achieved.

The highway officer has also commented that any future planning application would need to demonstrate that there is a formal title to allow access from the site to the

unadopted 'The Crossways' thus enabling vehicle and pedestrian access into the site, there is adequate parking on site is available (cars and cycles) in line with the EBC Parking Standards; and that a Construction Site Management Plan is provided due to the constraints of 'The Crossways'.

Other Issues

Trees

Whilst it is stated in the submitted Planning Design and Access Statement that an arboricultural report "*is not considered necessary*", it is the opinion of the Council's tree officer that a Tree Survey would be required at full planning to schedule any required removals and potential tree planting. Whilst it is acknowledged that the cedar (protected by a TPO) is a "*suitable distance from the proposed development area*" there is a risk from construction access and activities during development and a Tree Protection Plan would be required at full planning to demonstrate that this tree can be protected and retained.

Ecology

The Council's ecologist has commented that there are records of bats and hedgehogs in the vicinity of this site and the proposal would represent a net loss of biodiversity. EBC policy DM11 requires biodiversity net gain. Mitigation for loss of the trees, biodiversity enhancements and surface water drainage information will be required.

Any trees on site may have the potential to be used by roosting bats and nesting birds. Any trees proposed to be removed and the large cedar mentioned in the Tree officer's response will need to be checked by a suitably qualified ecologist for potential bat roost features before planning permission can be granted and for nesting birds as a pre-development condition.

Any permanent fencing that is erected at the property boundaries must have periodic holes (measuring 13cm by 13 cm minimum) at its base to allow the movement of animals, such as hedgehogs, to promote habitat connectivity and extended foraging ranges. A precautionary working method to protect hedgehogs will also be required.

Sustainable Drainage – All new housing development needs to incorporate a sustainable drainage system, which should include naturalised filtration where possible. A sustainable water drainage plan needs to be included within the planning

submission and a ground survey should be undertaken to establish whether infiltration is possible.

Sustainability – Thought should be given to incorporating a wide range of sustainability measures any proposed development for new dwellings. This may include a fabric first approach, design adapted to maximise light and provide solar shading, PV panels for water heating and power, green roofs, ground source heat pumps, electric vehicle and bicycle charging points, watt butts, rain gardens etc. All new residential developments are expected to provide a 19% improvement on carbon emissions (compared to building regulations) and water consumption of no more than 110litres per person per day.

Bin & Cycle Storage – Bin and secure cycle storage would need to be in an appropriate and convenient position in relation to the proposed property.

Planning Obligations – Impact on SPAs

Any proposals for new housing development will have an impact upon the water quality and recreational disturbance of European Protected Sites and these impacts need to be addressed in line with the Habitats Regulations.

Water Quality – Solent and Southampton Water SPA

In term of water quality, Natural England have advised that new housing development should achieve nutrient neutrality to mitigate the impacts of additional nitrogen and phosphates arising from the sewage generated by the future residents. This wastewater then feeds into the Solent Complex via Wastewater Treatment Works, which discharges into the river network and so causes eutrophication affecting the features for which it is designated.

The Council has adopted its own strategy for achieving nutrient neutrality whereby it identifies areas of agricultural land and remove these from a nitrate intensive use, thus reducing the nitrogen input into the protected sites, with the level of reduction then being used as a means of offsetting the impacts of development proposals within the Borough. This ensures no overall net increase in nitrates within the Solent and thereby allow a development to achieve nutrient neutrality. To do this, the Council calculates the level of nitrate mitigation this land provides (measured in kg) and makes 'nitrate credits' available to developers to buy, with funding being secured during the planning application. The charge for these credits is £3,000 plus VAT (£3,600) per kilogram of nitrates that require offsetting, with this fee including estimated costs of land purchase and ongoing maintenance.

Applicants are not obliged to use the Council's scheme and other options for achieving nutrient neutrality are possible. However, certainty needs to be given that the mitigation scheme achieves nitrate neutrality in perpetuity to the satisfaction of Natural England.

To calculate the level of contribution required a nutrient budget must be submitted with the planning application and confirmation of the mitigation to be used to offset the nitrates generated from the development. A copy of Natural England's guidance has been provided with this pre-application response.

Recreational Disturbance – New Forest SPA

Natural England have recently raised the issue of new residential development resulting in more visitors to the New Forest National Park and subsequent increased recreational disturbance. The site falls within a 13.8km radius of the New Forest where new residential schemes need to contribute toward mitigation projects.

The Council's interim strategy uses existing and future land acquisitions to provide further sites to mitigate the recreation impact on the New Forest from the increased number of visits from the occupiers of new residential development within Eastleigh borough to March 2027.

Eastleigh housing growth will account for just over 20% of all planned new residential development between 5-14km from the New Forest protected sites. The interim strategy is therefore calculated based on a 20% contribution towards the total SANG required (equating to 1.6ha per 1,000 population). This results in a requirement of 21.7ha of SANG within Eastleigh borough. The SANG provision will include both new greenspace sites and improvements to increase the attractiveness and capacity of existing greenspaces throughout the year which can therefore function as SANG.

The SANG contribution will deliver a list of projects in the borough focused on improvements to Itchen Valley Country Park (IVCP). This is an existing open space at the centre of the borough with public access with the scope to significantly increase its capacity. This is through the extension into adjacent land and by improvements to the existing open space to make it more attractive for visitors who would otherwise visit the New Forest. It is anticipated that the projects will be in place by Summer 2023.

The Council is satisfied as competent authority that further mitigation will be in place prior to the occupation and is keeping a record of developments reliant on this strategy and their occupation dates. The mitigation, approved at Cabinet on the 24th November 2022, sets out an index-linked 1 Nov 2022 payment per dwelling at £2220, split 3 ways between a New Forest Ranger (£41.07), New Forest SANG (£1968.24)

and New Forest SANG monitoring (£9.13). This should be secured by S106 legal agreement.

Conclusion

In conclusion, it is considered that the proposal as suggested, may provide a suitable in-fill development between the two properties however the plot is narrow and any proposed dwelling must be of a suitable size and orientation to ensure development is in keeping with the development pattern of the area and does not appear cramped.

The privacy and outlook of the occupiers of no. 16 Keble Road should be protected to ensure there is no unacceptable impact upon amenity and the character of the locality. Further design changes would ensure the design and form of the proposed dwelling would be compatible with surrounding development in accordance with the relevant planning policy and supplementary guidance requirements.

I would advise you to address the issues raised by trees and ecology in the submission of any future planning applications and to seek the option of the highway authority as to whether the proposed means of access and in particular the provision of a dropped kerb is acceptable.

I hope that the above comments are of assistance to you, however, please note that they are given on a without prejudice basis based on the information provided and cannot be held to be binding on the decision on any subsequent planning application. should you decide to submit one. If you have any queries on the content of this response, please do not hesitate to contact Alex Webb using the details at the top of this letter.

Yours faithfully

A handwritten signature in black ink, appearing to read "Andy Grandfield", written in a cursive style.

Andy Grandfield
Executive Head for Planning and Economy

9 APPENDIX 2: RELEVANT LOCAL PLAN POLICIES

APPENDIX 2: RELEVANT LOCAL PLAN POLICIES

Strategic policy S1, Delivering sustainable development

1. *“To be sustainable, new development in the Borough should:*
 - a. *meet community needs without compromising the identity of the Borough or its individual settlements, or the ability of future generations to meet their own needs;*
 - b. *enhance social equality by ensuring equal and easy access to a range of community facilities and services and by promoting the development of employment, education and skills training opportunities;*
 - c. *maintain and help to grow a high-performing local economy that benefits the Borough, south Hampshire and the wider economy, without adverse impact on south Hampshire’s city, town and other centres, the quality of the local environment or local transport networks;*
 - d. *have regard to the potential impacts of climate change, and the need to limit greenhouse gas emissions including through carbon sequestration and by promoting measures to design buildings and spaces which are adaptable to predicted climate change, and restrict development in areas at risk from flooding, minimise energy use and encourage the generation of renewable energy, and by minimising emissions from motorised transport, industrial activity and domestic uses;*
 - e. *minimise the need to travel longer distances and, where travel is necessary, prioritise more sustainable forms of transport, such as active travel, other alternatives to car use, or a combination of active travel and other alternatives to car use;*
 - f. *avoid impacts on the Hamble and Itchen catchments and associated flora and fauna species by preserving water quality and flows from development and safeguarding potential yield of local water resources used for public water supplies having regard to the impacts of abstraction;*
 - g. *seek opportunities to optimise density of new development and redevelopments;*
 - h. *use resources wisely and minimise the generation of waste in the construction, occupation and use of buildings;*
 - i. *maintain local environmental quality, including avoiding damage to, and where possible enhancing, the existing valued urban and rural environments in the Borough and heritage assets;*
 - j. *have regard to the purposes¹² of the South Downs National Park, including regarding its status as an International Dark Night Skies reserve; and*

- k. *maintain, enhance, extend and connect the natural habitats within and landscape value of the Borough, extending natural habitats into new and existing development to achieve an environmental net gain.*
2. *Applicants are encouraged to undertake pre-application consultation with the relevant statutory and non-statutory consultees.*
3. *When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.*
4. *Planning applications that accord with the policies in the Local Plan will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:*
 - a. *any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or*
 - b. *where specific policies in that Framework or other international or national legislation indicate that development should be restricted”*

Strategic policy S2, Approach to new development

1. *“The Council will promote the delivery, over the plan period 2016-2036, of a minimum of:*
 - a. *14,580 new dwellings;*
 - i. *The pattern of delivery is expected to involve:*
 - *2,572 dwellings completed 1st April 2016 to 31st March 2019;*
 - *7,187 dwellings with planning permission or resolution to grant permission at 1st April 2019;*
 - *1,475 allowance for windfall development*
 - *732 dwellings on new sites allocated in this plan*
 - ii. *The Council will ensure a minimum 5 year supply (plus appropriate buffer) of deliverable sites across Eastleigh Borough.*
 - iii. *The Council will support the provision of an average of 200 (net) new affordable homes per annum as part of the overall net additional homes provided each year (from 2016 to 2036).*

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- iv. *The Council will monitor the delivery of all types and tenures of homes to ensure housing needs are being met.*
 - b. *103,500 sq.m (net) of new employment development (of which 56,800 sq.m to be E(g)(i)/(ii) development);*
 - c. *and related transport infrastructure, open space, sports facilities and other community facilities.*
2. *The urban edge as set out on the policies map defines the main built-up areas within which there is a presumption in favour of new development, subject to the policies of this plan."*

Strategic policy S3, Location of new housing

1. *"The Borough Council will focus as much new housing development as possible within the existing urban areas, with the remainder on greenfield sites in the form of a number of larger strategic sites, urban extensions and a number of smaller sites to meet more local needs. The Council proposes:*
- a. *The development of approximately 5,960 dwellings on strategic sites with planning permission at:*
 - i. *South of Chestnut Avenue, Eastleigh at Stoneham Park (1,150 dwellings);*
 - ii. *West of Horton Heath (1,500 dwellings) (HH1);*
 - iii. *West of Woodhouse Lane, Hedge End (605 dwellings) (HE1);*
 - iv. *Land north and east of Boorley Green and Botley (1,400 dwellings);*
 - v. *Land to the north-west of Boorley Green (680 dwellings);*
 - vi. *Land at Pembers Hill Farm (250 dwellings); and*
 - vii. *Land north east of Winchester Street (Uplands Farm) (375 dwellings) (BO2).*
 - b. *The development of approximately 2,702 dwellings on other large sites which already have planning permission or a Council resolution to grant permission, or will come forward as unidentified windfalls;*
 - c. *Provision for approximately 732 dwellings on new smaller greenfield and urban sites within and adjoining the settlements of Allbrook, Bishopstoke, Botley, Bursledon, Chandler's Ford, Eastleigh, Fair Oak & Horton Heath, Hedge End, Netley and West End.*
2. *The Council anticipates that the new housing development identified in this policy will be delivered in accordance with the housing trajectory."*

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 DM2, Environmentally sustainable development

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:*

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- 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.
 - 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.
 - 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.
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;
 - b. connect to any existing near or adjacent low carbon local energy network unless this is proved unviable;
 - c. use recycled, low embodied carbon, low environmental impact and locally sourced materials in construction where possible;
 - d. be designed with sufficient flexibility to enable the life of the building to be extended by re-use for other purposes where feasible;
 - e. aim to deliver at least 1% of all residential units within the whole scheme which achieve full 'passivhaus' certification."

Policy DM3, Adaptation to climate change

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.
- 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
- 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 nonresidential and non C3 use class residential development
- iii. rainwater harvesting and grey water recycling
- iv. drought resistant landscape design and planting"

Policy DM4, Zero or low carbon energy

1. "The Borough Council will permit the development of infrastructure to:
 - a. generate zero or low carbon energy; and/ or
 - b. make more efficient use of energy sources e.g. installations deploying combined heat and power (CHP technology);
2. Subject to general development criteria and provided that the development:
 - a. has no significant adverse impact on the landscape or landscape features, biodiversity or heritage assets;
 - b. does not involve the loss of land in public recreational use (see policy DM32);
 - c. does not involve the permanent loss of the best and most versatile agricultural land *BMV)"

Policy DM6, Sustainable surface water management and watercourse management

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

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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.*
- 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.*
- 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.*
- 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."*

Policy DM10, Water and Waste Water

- 1. "Where new water supply or waste water infrastructure is required or proposed in support of new development the development will be phased alongside the provision of the infrastructure to ensure:*
 - a. compliance with the Habitats Regulations;*

- b. that there is no deterioration of the status of water bodies which might impact adversely on Water Framework Directive requirements; and*
- c. the avoidance or mitigation of any other adverse impacts.*
- 2. Wherever possible measures should be implemented which would improve the water environment.*

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*

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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:
 - a. there are no alternative solutions;
 - b. the adverse effects are unavoidable;
 - c. measures are taken to mitigate or, as a last resort, compensate for the adverse effects;
 - d. there is an overall biodiversity net gain; and
 - e. 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:
 - a. there are no alternative solutions;
 - b. the adverse effects are unavoidable;
 - c. measures are taken to mitigate or, as a last resort, compensate for the adverse effects;
 - d. there is an overall biodiversity net gain; and
 - e. 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:
 - a. there have been thorough habitat and species surveys;
 - b. the great crested newt strategic survey and strategy have been considered in all developments within 500m of a great crested newt pond; and
 - c. the strategic bat trapping survey has been considered in all developments within the locality of a woodland or connected habitat networks."

Policy DM14, Parking

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

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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.

2. *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.*
3. *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.*
4. *Proposals to provide new car parks, extend existing car parks or provide workplace park and ride facilities will be permitted if:*
 - a. *it can be demonstrated that this is the only way the transport requirements driving the proposals for car parking provision can be met;*
 - b. *the proposals form part of a strategy aimed at managing use of the private car, such as a workplace travel plan; and*
 - c. *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 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:*

- 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;*
 - b. *affordable housing is provided in accordance with policy DM28;*
 - 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.*
3. *Where possible residential development sites, including those proposed to be allocated in Chapter 6, should include provision for self and custom build development."*

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."*

Policy DM38, Funding infrastructure

1. *"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, by means of either:*
 - a. *a planning obligations agreement under section 106 of the Town and Country Planning Act 1990, and/or*
 - b. *should it be introduced in the Borough in the future, the Community Infrastructure Levy under the Planning Act 2008."*