

DESIGN, ACCESS AND PLANNING STATEMENT
FOR
TEN ADDITIONAL RESIDENTIAL LODGES
AT

**Land at Hillview Manor Park, Winchester Road, Fair Oak,
Hampshire SO50 7HD**



Prepared by

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1. INTRODUCTION

1.1 Mark Simmonds Planning Services Ltd have been instructed by Mr A Barney to submit a planning application for the addition of 10 residential lodge caravan/units to extend the existing residential site at land adjacent to Hillview Manor Park, Winchester Road, Fair Oak, SO50 7HD

2. THE PROPOSAL

2.1 The planning application seeks to obtain permission for the erection of 10 residential units on land adjacent to the existing and well-established lodge site, with 2 units being shown the existing car park area which is vastly overused in its current state.

The planning history for the site is long and complex, however the existing residential use is well established and is run as a high-quality residential lodge site. What has become clear is that this form of dwelling house is a popular and affordable option which especially appeals to the more elderly as it is a manageable and accessible living space.

2.2 The site does not lie within a designated character area or Conservation Area and there are no Listed Buildings nearby.

2.3 The additional 10 units are submitted alongside a further application for the expansion of the lodge park with some tourist units and also a replacement dwelling on the site. The expansion hereby proposed features on the land associated with and adjoining the existing site with 2 of the units being placed on the car park area which is an underused section of the site. The proposed location plan below shows the placement of the additional residential units which are generously spaced and sensitively landscaped.



Location of the additional 10 residential lodges

3. THE SITE LOCATION

3.1 The application site is located off Winchester Road and in accordance with the Council's Local Plan policies, lies outside of the urban edge and within an area of designated countryside. There are green fields and dense areas of woodland to the north, west and south of the site and the well-established Hillview Caravan Park sits to the front looking onto Winchester Road.

3.2 There is an existing caravan unit on the site which has become lawful by way of a Lawful Development Certificate, which is subject to an application for a replacement dwelling. Below is an aerial image of the existing site.



Aerial view of site (Google Earth 2023)

3.3 The existing site is well established and the site benefits from good levels of natural screening. The new section of the site would be accessed by way of the existing northern entrance whilst the two units on the existing car park would benefit from the current established access.

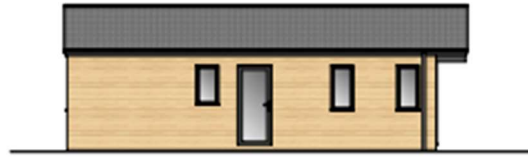
4. DESIGN

4.1 The proposed 10 additional residential caravans/lodges will be high quality moderns units.

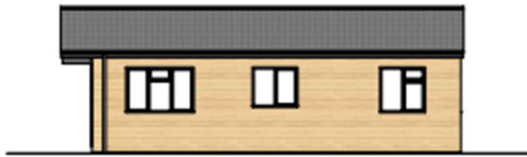
4.2 The images below are taken from the submitted plans and show examples of the style of lodge proposed:



PROPOSED FRONT ELEVATION
1:100



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



Images of proposed residential units

5. ACCESS

No new access is proposed to these residential lodges, therefore there would be no negative or additional impacts on the highway network. The existing northern access would be utilised as this would provide the most commodious access to the 8 new units, with the remaining 2 units being located at the existing southern access on the underused car park.

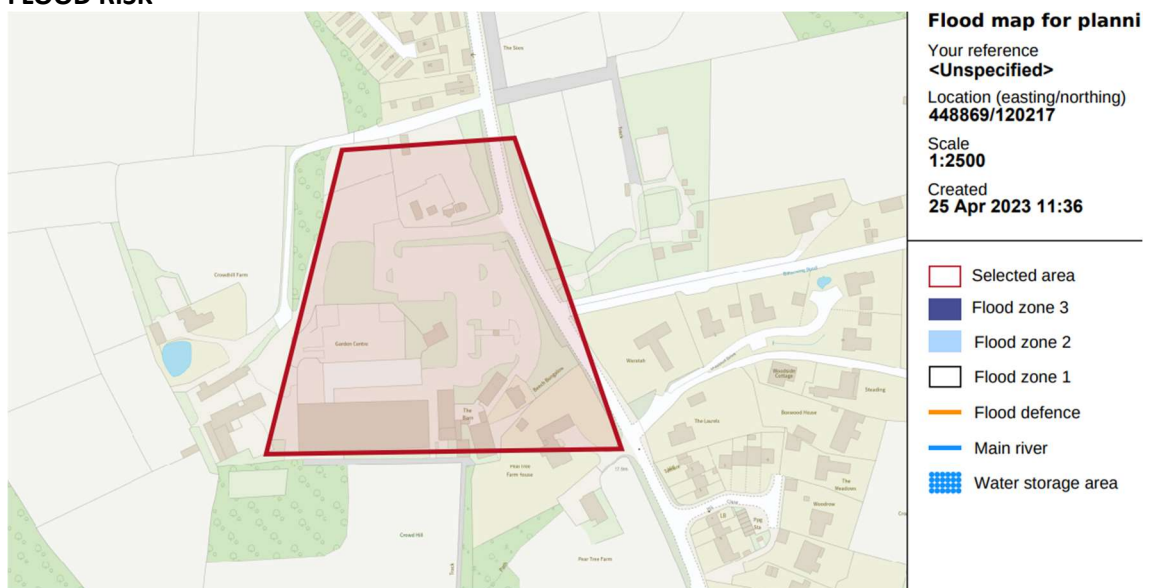
There is generous parking space provided to the proposed residential units and room internally to manoeuvre vehicles so that only forward gear would need to be used to leave the site.

6. RESIDENTIAL AMENITY

The new lodge units are well spaced and reflect the existing layout so this would be viewed as a natural extension to the site and not a new stand-alone proposal. The amenity space provided is large enough to create positive amenity benefits but without being too arduous for residents to maintain in the long term. The good levels of screening are not only preserved but also increased to as to maintain the screening of any sensitive public views.

There will be no impact on any existing or future residents by way of loss of privacy and there are no dwellings near enough so as to be negatively impacted.

7. FLOOD RISK



EA Flood Risk Map 2023

7.1 The site is within a Flood Zone 1 and is therefore at the lowest risk of flooding and a preferential site in terms of development.

8. PLANNING POLICY

The National Planning Policy Framework (NPPF 2021)

It sets out Central Government's planning policies for England and how these are expected to be applied.

Paragraphs 7 and 8 define the commitment to sustainable development based on three dimensions:

7. The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs⁴. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection⁵.

8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

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

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

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

Rural Housing

Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs and consider whether allowing some market housing on these sites would help to facilitate this.”

Paragraph 80 states that “Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;
- d) the development would involve the subdivision of an existing residential building; or
- e) the design is of exceptional quality, in that it: - is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area

Paragraph 159 states that “Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere”.

The Eastleigh Borough Local Plan 2016-2036

The most relevant policies are considered to be:

Strategic policies S1 and S2; and
Development Management policies DM1, DM2, DM3, DM6, DM11, DM14, DM26, DM29 and DM30.

Supplementary Planning Documents:

Quality Places;

Residential Parking Standards;

Character Area Appraisals;

Biodiversity.

9. THE PLANNING BALANCE/ POLICY ANALYSIS**The Principle of Development**

Local Plan Policy S5 states planning permission will be granted for new development in the countryside provided it is related to: "... residential extensions and replacement buildings". The site benefits from an existing and very well-established residential lodge site; the proposal forms a natural and very modest extension to this residential site. The residential lodges have proved to be extremely popular and provide an affordable and accessible alternative to traditional brick-built dwellings. The modest lodges are an ideal option for those reaching retirement and certainly have a place in the market by providing affordable single storey accommodation.

The Council is asked to consider that the principle of residential lodges on this site has already been well established and is an example of a sustainable site which provides quality accommodation which is currently in demand. It is the applicant's case that this modest increase of 10 caravan/lodge units is of a low impact and due to its immediately adjacent location on land which was originally part of a car park/scrapyard, on balance would not create an urbanising effect nor be detrimental to the character of the countryside. The existing residential park is an orderly feature in the street scene with the lodges being highly maintained as homes:



Local Plan DM1 which requires development to be appropriate to the nature and character of the area, be of a good quality design, minimise impact on neighbouring uses and occupiers, as well as respecting the character of the area. The proposal is considered to be a modest extension to the established residential park and makes use of under-used land which creates a natural extension to the site. The site is well screened and being modest, is not expected to negatively impact on the character of the area nor the street scene.

In terms of layout and design, the density of the proposal reflects the existing site and offers good levels of amenity space between each unit. The proposal, when viewed in the context of the established residential development is considered to accord with the prevailing pattern of development and therefore is in accordance with Policy DM1 of the Local Plan and the Council's 'Quality Place' and 'Character Area Appraisals' SPDs.

Residential Amenity

The Council is asked to consider that the proposal accords with guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.

The proposed extension to the residential park is modest and due to the generous spacing

between units and modest amounts of amenity space to each unit the overall result is considered to be beneficial and manageable levels of amenity space.

Highways

The extension of the residential units is considered to be modest and proportionate. The northern access which would serve 8 of the additional homes is well established and benefits from good levels of visibility. The proposal shows the widening of this access to allow for a minor spur road which would lead into the new section of residential space for the 8 proposed units in this section. The Council is reminded that this application is submitted along with a proposal for a new section of tourist accommodation and a replacement dwelling; the image below shows the northern access and how it would serve all 3 of the proposals.

Replacement Dwelling

Tourist lodges



8 of the 10 additional residential homes

Access point

Ecology and Trees

The Council is asked to consider the accompanying tree report. The extension of the site is directly adjacent to the existing well-established development and utilises underused land of very little visual value. The site, being so closely related to the residential use is not considered to contain any excessively sensitive ecological features, however the applicant would welcome and pre-commencement conditions to ensure the protection of any ecology factors the Council deem appropriate.

Climate Change

The applicant is aware that In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to:

- (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2025;
- (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030;
- (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and
- (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and adopted local plan policy do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and local plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the Local

Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use.

When considering the impact of climate change, the proposed lodge style homes are of the highest quality and incorporate modern day methods of insulation and draft proofing and they expected to be resilient to the potential effects of climate change and is expected to reduce/limit impacts on climate emissions. The new lodges will utilise the most up to date energy saving methods and will prioritise energy efficiency.

10. CONCLUSION

The Council is respectfully asked to consider the benefits of the proposal which outweigh any policy restrictions. The provision of 10 more high quality lodge dwellings fulfil a particular need for housing by providing attractive single storey accommodation which appeals to those of a retirement age and those with a more limited budget for homes. The proposal forms a natural and modest extension to the existing site which is successful and well maintained. The Council is asked to consider that this site provides homes which are highly accessible, and which provides a type of housing which is in high demand, especially for more elderly residents who are downsizing which in turn free's up marketable family size dwellings in the area.

The Council is asked to consider this proposal as a natural extension to this popular site, which on balance accords with both national and local policy requirements and provides a welcome boost to single storey accessible housing in the Borough.