



Planning Statement

Land at Home Farm, St John's Road, Hedge End

18 April 2023

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1 PROJECT TEAM

PROJECT TEAM

Wessex Planning Ltd	Planning Statement and LPA contact
Pope Priestley Architects LLP	Architecture, Design and Access Statement
Aqua Callidus Consulting Ltd	Drainage, Flood Risk and Nutrients
24 Acoustics Ltd	Noise
Ground Condition Consultants Ltd	Winter Infiltration, Ground Conditions, Contamination and Minerals
Deacon Design Ltd	Landscape
Nick Culhane Highway Consultant	Transport
Ecosupport Ltd	Ecology
Eco-urban Ltd	Arboriculture
Hawkins Environmental Ltd	Air Quality
S106 Affordable Housing Ltd	Viability
Encompass Surveys Ltd	Topography

2 INTRODUCTION

INTRODUCTION

2.1 This planning statement has been prepared by Wessex Planning Ltd on behalf of Wykeham Homes Ltd in support of a detailed planning application for the construction of 8 dwellings, on land allocated for residential development at Home Farm, St. John's Road, Hedge End, under Policy HE3 of the Local Plan. It is supplementary statement to the Design and Access Statement prepared by Pope Priestley Architects LLP.

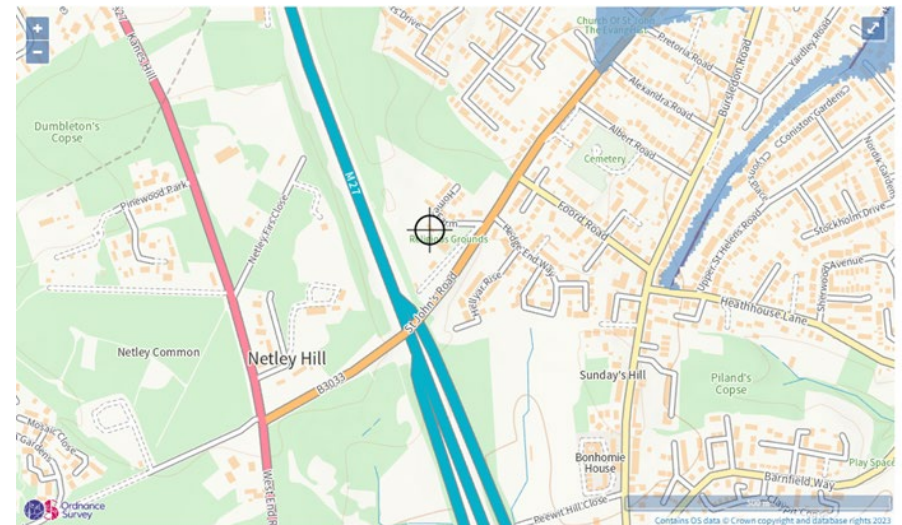
2.2 This submission includes the following:

- Application form, ownership certificate
- Site Location Plan
- Site Layout Plan
- Site Plan
- Site Sections
- Plots 1-2 Floor Plans and Elevations
- Plot 3 Floor Plans and Elevations
- Plot 4-5 Floor Plans and Elevations
- Plot 5 Garage
- Plots 6,7 and 8 Floor Plans and Elevations
- Landscape Strategy Plan
- Design and Access Statement
- Planning Statement
- Preliminary Ecological Assessment
- Badger Report
- Tree Report
- Transport Statement
- Minerals Extraction Assessment
- Drainage Report
- Noise report
- Air Quality Assessment
- Nutrients Report
- Phase 1 Preliminary Risk Assessment
- Phase 2 – Generic Quantitative Risk Assessment, Ground Investigation Report and Geotechnical Design Report
- Affordable Housing Viability Assessment

3 THE SITE

THE SITE

- 3.1 This site lies to the west of Hedge End close to the M27 motorway. It is a steeply sloping site bounded on its northern, western and south-western boundaries by a block of woodland and tree planting which forms a strong boundary feature. The woodland to the north is protected by a Tree Preservation Order.
- 3.2 Beyond the woodland to the west lies the M27 motorway.
- 3.3 The eastern boundary is formed by the recent residential development of 14 new homes accessed from St John's Road.
- 3.4 The majority of the site lies within a Minerals and Waste Consultation Area (MWCA) for Superficial Sand and Gravel in the adopted Hampshire Minerals & Waste Local Plan (2013), although this was not seen as an overriding constraint to development as the site has been allocated for residential development within the adopted Eastleigh Borough Local Plan.
- 3.5 The architectural context of the site is varied with mixed housing typology built over several eras.
- 3.6 The site has a very low risk of flooding (see EA Flood map for planning below).
- 3.7 There is no historic planning history associated with this site, although the adjacent plot of land was granted planning permission on 23rd March 2017 for the construction of 14 dwellings and light industrial unit (reference F/15/76447 refers). These dwellings have been completed and are occupied.



4 POLICY CONTEXT

Adopted Local Plan

4.1 The Eastleigh Local Plan was adopted in April 2022. The relevant policies are listed below. The full text of each policy is contained in Appendix 1.

- Policy HE3 - Land at Home Farm, St John's Road, Hedge End
- Policy DM1 – General Criteria for New Development
- Policy DM2 – Environmentally Sustainable Development
- Policy DM3 – Adaptation to Climate Change
- Policy DM6 - Sustainable surface water management and watercourse management
- Policy DM8 - Pollution
- Policy DM11 – Nature Conservation
- Policy DM13 - General development criteria - transport
- Policy DM14 - Parking
- Policy DM23 - Residential development in urban areas
- Policy DM24 - Creating a mix of housing
- Policy DM25 - Delivering Older peoples housing
- Policy DM28 - Delivering affordable housing
- Policy DM29 - Dwellings with higher access standards
- Policy DM30 - Internal space standards for new residential development
- Policy DM33 - Provision of recreation and open space facilities with new development

National Planning Policy Framework

- 4.2 **Paragraph 30** explains that local planning authorities should approach decisions on proposed development in a positive and creative way. They should work proactively with applicants and seek to approve applications for sustainable development where possible.
- 4.3 **Paragraph 47** states that planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.
- 4.4 **Paragraph 64** requires major development to contribute at least 10% affordable housing.
- 4.5 **Paragraph 91** explains that planning policies and decisions should aim to achieve healthy, inclusive, and safe places which promote social interaction, are safe and accessible and that enable and support healthy lifestyles.
- 4.6 **Paragraph 96** states that access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and wellbeing of communities.
- 4.7 **Paragraph 127** states that planning policies and decisions should ensure that developments:
- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not

preventing or discouraging appropriate innovation or change (such as increased densities);

- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming, work and distinctive places to live, work and visit;
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks;
- create places that are safe, inclusive and accessible and which promote health and wellbeing, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

4.8 **Paragraph 128** states that design quality should be considered throughout the evolution and assessment of individual proposals and recommends early discussion between applicants, local planning authority and local community about design.

Supplementary Planning Documents

- Character Area Appraisals SPD
- Landscape Character Assessment
- Residential Parking Standards SPD
- Quality Places SPD
- Environmentally Sustainable Development SPD
- Trees and Development SPD
- Affordable Housing SPD
- Biodiversity SPD

5 PRINCIPLE OF DEVELOPMENT

- 5.1 The consideration as to whether the principle of development is acceptable on this site is governed by Policy HE3 of the Eastleigh Borough Local Plan 2016 to 2036 which allocates the land for residential development.
- 5.2 Whilst policy HE3 suggests that the area of land measures 'approximately 0.6ha', much of the land is undevelopable due to site constraints. Additionally, 0.108ha of this allocation has been incorporated into the gardens of the adjacent dwellings. These constraints are detailed in the Design and Access Statement that accompanies the application but include the site topography (a 'bowl' shape with steep sides); the large overhanging Oak trees, the noise levels on site which reach up to 71dB LAeq nearest to the M27 motorway; site drainage issues and ecological constraints. The rear gardens of the neighbouring development have also encroached onto the land. On this basis Wykeham Homes have purchased only the developable area of land which measures 0.45 ha. The undevelopable land remains in the ownership of the original landowner.
- 5.3 As such, after detailed consideration of the site constraints, the developable area of land has capacity for 8 dwellings, rather than the 'approximately 16 dwellings' specified in Policy HE3. The reduction in the number of units is directly attributable to the detailed constraint mapping - an activity not required as part of the Local Plan process, but necessary for the production of a viable detailed planning proposal.
- 5.4 Policy HE3 states that residential development is acceptable subject to several criteria – in particular that the proposed development address the need for:
- a range of housing types, sizes and tenure;
 - the provision of vehicular access from St John's Road;
 - the provision of contributions to, or delivery of, off-site highway improvements considered necessary to serve the development;
 - the provision of pedestrian and cycle links both within the site and to connect the site with the built-up area of Hedge End, with development permitted on adjacent sites and over the motorway to Southampton in accordance with strategic policy S12 (1)(o);
 - to preserve water quality and flows details of Sustainable Urban Drainage shall be provided in accordance with policy DM6 as part of any application for outline or full planning permission;
 - ensure avoidance or mitigation of direct and indirect adverse impacts on habitats or species protected by legislation or identified as of principal importance within the NERC Act 2006 S41 lists and that there is a net gain in biodiversity;
 - the provision of a good quality landscape setting for the development and the adjacent permitted development and maintaining and reinforcing existing boundary planting compatible with planned adjoining uses and minimising impacts on protected trees;
 - ensuring an acceptable noise environment for new homes through appropriate siting of development and the provision of suitable noise mitigation measures, in light of the proximity of the M27 Motorway to the west;
 - implementation of appropriate measures to mitigate any adverse air quality impacts arising from the proximity of the M27 Motorway to the west;
 - thorough exploration of the nature and extent of the underlying mineral resource and of the potential for the extraction of any viable deposits on the part of the site affected by minerals safeguarding;

- implementation of appropriate measures to address any land contamination associated with former uses of the site; and
 - occupation of the development is phased to align with the delivery of any necessary wastewater network reinforcement, in liaison with the service provider.
- 5.5 Subject to the above criteria, in addition to other policy requirements, the principle of residential development on this site is considered acceptable.
- 5.6 Each of the above criteria is considered below.

6 HOUSE TYPES, DESIGN AND LAYOUT

- 6.1 In addition to Policy HE3 which allocates the land for residential development, there are a range of other policies within the adopted Local Plan that also consider housing mix, layout and design. These include policy DM1, which seeks high quality design in development, policy DM24 with requirements for a mix of housing, and DM29 which seeks dwellings with higher access standards.
- 6.2 Whilst the site constraints are significant, the Design and Access Statement also considers the design opportunities. The surrounding woodland allows potential development to be visually framed by the surrounding trees, lending a rural character to the site. The 'bowl'-like topography of the site also creates the opportunity for a tight enclosure of traditionally designed buildings based on a 'farm courtyard' concept. Wider buildings at the northern end of the courtyard define the space, with 'cottages' arranged so as to enclose a 'yard' of central hard landscaped space. The 'farm courtyard' concept also allows for the required refuse vehicle turning area.
- 6.3 This is a traditional layout generally accepted as attractive, having a central focal area which allows the opportunity for residents to casually meet whilst also being safe and secure, offering high levels of natural surveillance. The Design and Access Statement provides more detail as to the design evolution and accordance with Policy DM1.
- 6.4 In relation to Policy HE3 and the requirement for a range of house types and sizes the following are proposed:
- 2 x 2 bedroom dwellings
 - 4 x 3 bedroom dwellings
 - 2 x 4 bedroom dwellings
- 6.5 All dwellings will be two storeys in height and range in size between 80 square metres and 157 square metres, therefore supplying a range of sizes that will contribute to current need within the Housing Market Area, from entry-level 2 bedroom homes which are equally appropriate for downsizers to larger 4 bedroom family homes.
- 6.6 The total GIA of all dwellings, garages and car ports is 1134.2 square metres.
- 6.7 Each dwelling will exceed the internal space standards set out within Local Plan and therefore comply with Policy DM30 of the Local Plan which requires all new dwellings to meet, as a minimum, the Nationally Described Space Standards.
- 6.8 As well as Policy HE3, Policy DM24 of the Local Plan also requires a range of homes in new market residential schemes. It is considered that the proposed mix of homes will avoid any excessive concentration of the same type of home and contribute towards a balanced community.
- 6.9 100% of the properties will meet the requirements of Part M4 (2) of Building Regulations to make each home fully accessible and adaptable to take into account the differing needs of future occupants including those whose mobility is affected by disability or age.
- 6.10 As such, the proposal is in accordance with Local Plan policy DM29 and DM1, both of which seek the provision of dwellings with higher access standards. In turn, the proposal is also compliant with Policy HE3.

7 ACCESS AND HIGHWAY IMPROVEMENTS, PEDESTRIAN AND CYCLE LINKS

- 7.1 In addition to Policy HE3 which requires the access issues to be considered, there are other policies within the adopted Local Plan that consider highway improvements and pedestrian and cycle links. These include policies DM1, which requires fully connected infrastructure connecting to the wider network and provision for on-site waste management; Policy DM13, which require safe and convenient access to the highway network as well a cycle and pedestrian routes where appropriate; Policy DM14, which requires appropriate levels of parking in accordance with Eastleigh's Residential Parking Standards SPD.
- 7.2 The Highways Technical Note that accompanies the application explains that access for this development will be taken through the recently permitted 14 dwelling development adjacent, which leads onto St Johns Road. At this point, St Johns Road is a highway subject to a 30mph speed limit. The 14 dwelling planning application was supported by a Transport Statement which addressed the highway implications of the proposal. Following Highway Authority comments, an improved junction arrangement was constructed. This incorporate a 10m radii with a footway leading into the site on the northern side. Tactile paving has been included on both sides of the junction to aid pedestrian crossing. Visibility splays in excess of 90m are available. The existing junction arrangement is considered to be able to easily cope with the traffic from a further 8 dwellings.
- 7.3 In movement terms, using the TRICS database, the additional traffic impact has been calculated at 4 additional movements in the morning peak period, and 3 in the afternoon peak period with 33 two-way movements in total (throughout the day). This is considered a small increase in the number of daily movements.
- 7.4 The level of cycle parking required is set out in the Residential Parking Standards SPD. For 2/3 bedroomed dwellings 2 car parking spaces are required and 2 cycle spaces together with 1 visitor cycle space.
- For a 4 bedroomed dwelling 3 car parking spaces are required with 3 cycle spaces and 1 visitor cycle space.
- 7.5 The development proposed 20 parking spaces in total, with 5 parking spaces provided within garages/car ports and 15 on-plot spaces. In addition, 2 additional visitor car parking spaces are proposed. Cycle parking is provided within garages or in sheds in the rear gardens with rear access available for all dwellings. Bin storage is within the rear garden of each property with suitable access to ensure bins can be easily moved to the frontages on collection day.
- 7.6 Turning is provided within the central courtyard which also incorporates turning for an 11.2m long refuse vehicle.
- 7.7 With a fully connected and serviced development together with the provision of a safe access and appropriate parking and turning areas, the proposal is considered to comply with policies DM1, DM13, and DM14. As such the proposal is also compliant with Policy HE3.

8 SUSTAINABLE URBAN DRAINAGE – SURFACE AND WASTEWATER

- 8.1 In addition to the Policy HE3 requirement for sustainable urban drainage issues to be considered, the adopted Local Plan has other specific policies that relate to drainage issues. These are Policy DM3, which looks to reduce the potential of surface water flooding and requires a Sustainable Urban Drainage strategy for all sites; Policy DM6 which seeks drainage schemes which incorporate naturalised filtration in schemes on sites larger than 0.5ha with non-naturalised filtration e.g. permeable paving being considered acceptable on smaller sites with any off-site surface water flows discharged to mirror existing discharge rates; Policy DM10 and DM11, both of which seek compliance with the Habitat Regulations to ensure no adverse impact on nearby protected European Sites;
- 8.2 In terms of wastewater, the dwellings will be connected to the existing sewer and contributions towards Eastleigh Borough Council's nutrient mitigation scheme are proposed in order to ensure no adverse effects upon the nearby protected European sites.
- 8.3 In relation to surface water drainage, a full SUDS drainage strategy accompanies this application. Following a winter infiltration survey which demonstrated poor infiltration rates, this proposal incorporates a combination of infiltration beneath the permeably paved central courtyard area together with exceedance overland surface water flows to the woodland on the north-east of the site, to mimic existing flows. For more detail, please refer to drainage report that accompanies the application.
- 8.4 The drainage strategy is therefore sustainable and accords with Policies DM3, DM6, DM10 and DM11. As such it is also therefore considered compliant with Policy HE3.

9 BIODIVERSITY AND HABITAT REGULATIONS

- 9.1 To complement policy HE3's requirement to consider biodiversity and habitat regulations issues, the adopted Local Plan also includes a specific policy relating to these issues. Policy DM11 looks to protect all natural habitats, features and protected species, as well as existing trees and hedgerows, and achieve a net gain in biodiversity. It also seeks to mitigate any adverse effects of development upon protect international or European sites. In Eastleigh this relates, particularly, to the recreational pressure effects of new development upon areas around the Solent coastline and the New Forest National Park, and the water quality impacts of additional nutrients discharged from local wastewater treatment plants as a result of new residential development.
- 9.2 In relation to the trees around the site, whilst the woodland is not ancient woodland, a buffer of 5m from the crown edge has been utilised to provide protection to the nearest trees to the north of the site. The access drive will require an approved method of construction as it passes over the root protection areas of the trees to the south of the site and a preliminary design is proposed within the tree report.
- 9.3 An ecology assessment accompanies the proposal which demonstrates that, whilst there is a high potential for breeding and nesting birds in the woodland surrounding the site, the proposal is situated away from the woodland and so will have no adverse effects. The same applies to the potential for dormice and commuting bats. There is low potential for common reptile species on site and the badger setts on site, located towards the woodland edge, were found to be inactive following thorough surveys.
- 9.4 A precautionary approach is recommended. In relation to reptiles this would include strimming and clearing of the site in two phases to allow the escape of any reptiles if present. A 5m grassland buffer is proposed between the site and the surrounding woodland during the construction phase to protect any dormice present in the surrounding woodland. Any badger runs are to be protected during construction and night working avoided. In relation to birds and bats, 50% of the dwellings will incorporate swift bricks and bat bricks. In addition, the garden fences of each property would incorporate 2 gaps within each fence line to allow for the movement of hedgehogs and other small mammals.
- 9.5 The wider impacts of development in terms of recreational pressure are proposed to be mitigated through the required financial contribution to the Solent Recreational Mitigation Project and the required financial contribution towards the New Forest Recreational Pressure Mitigation Scheme.
- 9.6 The increased level of wastewater nutrients as a result of this scheme has been calculated. This application is accompanied with a nutrients report which confirms that the required financial contribution towards nutrient mitigation will be paid to Eastleigh Borough Council.
- 9.7 In conclusion, it is considered that, with the mitigation proposed, no harm will come to habitats, species, trees, woodland, or nearby protected European sites. As such the proposal accords with Policy DM11, and therefore, also, the requirements of Policy HE3.

10 LANDSCAPING AND TREES

- 10.1 In addition to Policy HE3's requirement to provide a good quality landscape setting and minimise any impacts upon trees, the adopted Local Plan contains specific policies which also relate to landscaping and trees issues. These are: Policy DM1, which requires development to be context specific and not involve the loss of or damage to trees and woodlands, to include a landscape scheme and proved satisfactory long term management of such; Policy DM11 which seeks the protection of woodlands, trees and hedgerows. Eastleigh's Trees SPD also refers.
- 10.2 In order to ensure compliance with the above planning policies and guidance, a landscape architect was instructed at an early stage to advise on the landscape setting and the treatment of the boundaries of the site.
- 10.3 The existing 14 dwelling development to the south-east lies directly adjacent to the site. The rear gardens of several of these dwellings back onto the south-eastern boundary. However, they are at a significantly higher level than the site with a steep embankment down to the site. The treatment of this embankment is considered critical to the success of the scheme. The landscaping strategy therefore features within the site layout plan as well as being a stand-alone plan.
- 10.4 The strategy proposed is to plant the embankment with ground cover plants, with native-mix hedgerow planting atop the embankment interplanted with native trees. This would provide a strong boundary between the two developments and an attractive outlook for the adjacent existing dwellings.
- 10.5 As described above, the 'bowl-like' topography of the site means that the site will be contained by a level of embankment on three sides, some of these steeper than others. As the access winds into the site the levels rise steeply to the south and south-east. In order for the proposed dwellings and their gardens to be useable, a level of ground modelling is required. As such an embankment will be formed to the south and the west of the site, and treated in a similar manner to the existing embankment to the east, with ground cover planting up to a hedgerow interplanted with native trees. The design and access statement includes cross sections to aid understanding.
- 10.6 The surrounding trees also required careful consideration. An arboricultural survey accompanies the proposals which demonstrates that the surrounding protected woodland is situated at some distance to the proposed dwellings and their gardens. However, the site access does incur into the root protection areas of the mature trees to the south of the site. A preliminary construction method statement is included within the tree report to demonstrate a low-invasive cellular confinement construction method to ensure no harm is caused to the tree roots.
- 10.7 As such, it is considered that the proposal does not involve the loss or damage to any trees, and includes a landscaping strategy which introduces significant native-mix ground cover, hedging and tree planting.
- 10.8 The applicant is also willing to agree to a planning condition requiring the provision of a detailed planting and long-term management scheme. Accordingly, the proposal is considered to comply with Policies DM1 and DM11, and therefore in turn, Policy HE3.

11 NOISE AND AIR QUALITY

- 11.1 Cognisant of the nearby M27 motorway, Policy HE3 requires the provision of an acceptable noise environment for the new dwellings through appropriate siting, and the provision of any required noise mitigation measures. The same policy also provides for the implementation of any required measures to mitigate adverse air quality impacts arising from the proximity of the M27 motorway. Policy DM8 of the Local Plan disallows any development if it would cause an unacceptable impact on public health through either noise or air quality.
- 11.2 An acoustic assessment was carried out at an early stage in order to calculate the acoustic capacity of the wider allocated site for residential development. With parts of the site reaching over 70dB LAeq, it was considered necessary to propose development on the area of the site situated the furthest from the motorway nearest to the access point.
- 11.3 Even in this location, the noise levels from the adjacent motorway are a significant constraint to development. However, using the natural 'bowl-like' topography, together with the need for useable gardens, embankments have been introduced which have the dual function of providing a level of acoustic screening for the new homes and their gardens.
- 11.4 The acoustic assessment demonstrates that internal and garden noise levels would be acceptable subject to the proposed 1.8m high close boarded fences along the southern boundary, and the acoustic glazing of habitable rooms. This would achieve maximum internal noise levels of 35dB LAeq during the daytime and 45dB LAm_{ax} at night, and garden noise levels no greater than 55dB LAeq.
- 11.5 In relation to air quality, an air quality assessment has been produced. On-site air quality has been monitored and measured and found to be within Air Quality Objectives. In relation to construction impacts, air quality mitigation measures are recommended, and a detailed dust control strategy is included.
- 11.6 With both acoustic and air quality assessments provided recommending suitable mitigation measures, Policy DM8 of the Local Plan is satisfied. In turn, the proposals accord with Policy HE3 in relation to noise and air quality issues.

12 MINERALS

- 12.1 Policy HE3 requires a thorough exploration of the nature and extent of the underlying mineral resource and of the potential for the extraction of any viable deposits on the part of the site affected by minerals safeguarding.
- 12.2 It is noted by reference to the Hampshire Online Minerals Consultation Map, that the site does not actually fall within a safeguarded area, but is within a Minerals and Waste Consultation Area (MWCA) for Superficial Sand and Gravel, related to River Terrace Deposits.
- 12.3 The assessment carried out concluded that the area of the site proposed for built development is not underlain by the River Terrace Deposits, the subject deposit of the MWCA in which the site falls. As such, it is considered that the proposed development would not result in sterilisation of mineral sharp sand or sand and gravel resource.
- 12.4 Noting that the HMWP promotes assessment of resource even where not identified under MWCAs, it is considered, given the geological and hydrogeological model and geography of the site, that large scale or medium to smaller scale extraction (as outlined in the Hampshire Minerals SPD) are not feasible.
- 12.5 As such only incidental recovery is potentially appropriate in the unlikely event that River Terrace Deposits are unearthed. Such arisings would be used in any future landscaping scheme.

13 CONTAMINATION

- 13.1 Policy HE3 requires the implementation of any appropriate measures to address potential land contamination associated with the former uses of the site. Policy DM8 also requires development not to detrimentally impact public health through, inter alia, land contamination.
- 13.2 In order to comply with the above policies, it was first necessary to establish whether any contamination existed on the site.
- 13.3 A Preliminary Risk Assessment (Phase 1 assessment) was carried out in November 22 to assess the risk for contamination on site. A more detailed Generic Quantitative Risk Assessment (Phase 2 Assessment) was carried out in December 2022 and used in the compilation of the overarching Ground Conditions Assessment in March 2023.
- 13.4 In relation to contamination, whilst 'made ground' was found (thought to be the spoil from the 14 dwelling development adjacent) the assessments concluded that no potentially significant contamination was found that required more detailed assessment.
- 13.5 As such the proposal accords with policy DM8 in this regard, and therefore HE3 too.

14 OTHER MATTERS

Energy and Climate Change

- 14.1 Policy DM2 and DM3 require development to be environmentally sustainable and inherently adaptable to future climate change.
- 14.2 As above, much consideration has been given to the surface and wastewater strategies for the site, with exceedance surface water flows managed as part of the SUDS strategy and mitigation contributions proposed for the impact of additional nutrients created by the development from wastewater treatment works into protected Solent coastline waters.
- 14.3 The Design and Access Statement that accompanies the application also confirms that the required 19% improvement, compared with the building regulations standard current at the time, together with a predicted water mains consumption of no more than 110 litres per person per day will be achieved.

Affordable Housing

- 14.4 Policy DM28 of the Local Plan requires 35% affordable housing to be provided on market residential schemes where the site is larger than 0.5ha, or on sites capable of accommodating 10 dwellings or more, or where the combined gross floorspace (including car ports and garaging) exceeds 1000 square metres unless it can be demonstrated that this proportion would have an unacceptable impact on the economic viability of the proposed scheme..
- 14.5 Whilst the site is not larger than 0.5ha, or capable of accommodating 10 dwellings or more, the combined floorspace does exceed 1000 square metres.
- 14.6 It is important to note that the 1000 square metres affordable housing threshold figure was one that was originally included in an historic version of the National Planning Policy Framework, but was removed from the current version. This is a material consideration to

which the LPA should give weight in its assessment of the requirement for affordable housing on this site.

- 14.7 Nonetheless, a viability assessment accompanies this application which demonstrates that it would be unviable to provide any form of affordable housing or affordable housing contribution in association with this development.
- 14.8 Likewise, as this application is not a major application, no other S106 contributions would be payable.
- 14.9 As such it is considered that the proposal accords with Policy DM28 of the Local Plan.

15 CONCLUSION

- 15.1 This site benefits from its own specific policy as a result of its allocation with the adopted Eastleigh Borough Plan.
- 15.2 It has been demonstrated above that the proposal is in accordance with this adopted plan policy and other policies within the adopted Local Plan that are also relevant.
- 15.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that “where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise.”
- 15.4 The above paragraphs demonstrate that not only is the proposal in accordance with the development plan, but that there are no material planning considerations that indicate a decision should be taken otherwise than in accordance with this plan.
- 15.5 On this basis, it is respectfully requested that planning permission is granted.

16 APPENDIX 1 – RELEVANT LOCAL PLAN POLICIES

APPENDIX 1 – RELEVANT LOCAL PLAN POLICIES

1. 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:
 - 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)

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- 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 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 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 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. 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

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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:
 - 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 DM13, General development criteria - transport

1. "All new development must have safe and convenient access to the highway network and make provision for access to, and by, other transport modes including public transport and cycle and pedestrian routes as appropriate. Access arrangements to the highway network must:
 - a. meet national and local guidance and standards with all highway improvements meeting the standard required to be adopted by the Highway Authority;
 - b. not cause or increase danger to road users or have a significant detrimental impact on the operation or safety of the highway network; and
 - c. be provided without unacceptable environmental impact.

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2. *All new development will be assessed to establish whether it should contribute to off-site improvements to transport infrastructure in accordance with Hampshire County Council's Transport Contributions Policy, to the extent that these are necessitated by the development and proportionate to the scale of development.*
3. *Development proposals that will generate vehicle movements likely to have an adverse impact on traffic conditions beyond the immediate vicinity of the development site must be subject to Transport Assessment and will be required to incorporate and implement mitigation measures such as:*
 - a. *provision of/contribution towards on and off-site highway improvements such as junction improvements and potentially new road links*
 - b. *on-site pedestrian, cycle and public transport infrastructure*
 - c. *contributions towards relevant off-site sustainable transport infrastructure, public rights of way and service improvements where appropriate*
 - d. *on-site measures aimed at increasing uptake of non-car travel options (e.g. Travel Plans) to reduce car use.*
4. *New development intended to serve or accommodate large numbers of people will only be permitted in locations that as well as having adequate road access, or will have as a result of the development, are or can be served by means of transport other than the private car, including bus, train, cycle and pedestrian access."*

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 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 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."*

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Policy DM25, Delivering Older peoples housing

1. *“New development should seek to respond to the requirements of an ageing population by increasing the supply of specialist housing and accessible housing in accordance with policy DM29.*
2. *The Council will support the provision of accommodation suitable for the needs of older people. Proposals should be:*
 - a. *located in sustainable locations with good access to the public transport network;*
 - b. *close to local facilities that residents can use, ideally Extra Care housing should be in or close to local centre; and*
 - c. *well integrated into the local community”.*

Policy DM28, Delivering affordable housing

1. *“The Council will seek the maximum reasonable amount of affordable housing when negotiating on individual market residential and mixed-use schemes, in line with the following:*
 - a. *35% affordable housing will be required as part of new housing developments, where the proposal comprises:*
 - i. *sites of 0.5 ha or more and on sites with, or capable of accommodating, 10 dwellings or more; or*
 - ii. *a maximum combined gross floorspace of more than 1,000 sq.m; unless*
 - iii. *it can be demonstrated that this proportion would have an unacceptable impact on the economic viability of the proposed scheme, and a reasonable lower proportion is justified by evidence and that the lower proportion proposed is not below that which would be viable.*
 - b. *Provision on qualifying sites will be on-site unless it can be demonstrated that an off-site contribution would be more appropriate and more deliverable;*
 - c. *The tenure split, size and type of affordable housing will be informed by the latest Strategic Housing Market Assessment, the housing register, and the level and type of existing affordable housing in the locality;*
 - d. *Where affordable housing is provided as part of a mixed tenure site it should be integrated into the development in terms of its design and layout;*
 - e. *The Council will also support acceptable schemes where developers choose to offer more affordable housing than is required by the policy, where this is in accordance with other policies in the Plan;*
 - f. *Inclusion of an element of specialist residential accommodation and facilities for older people within the affordable housing requirement may be appropriate depending on the proposal.”*

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.”*

Policy DM33, Provision of recreation and open space facilities with new development

1. *“All new residential development shall contribute to the achievement of the quantitative, qualitative and accessibility standards for recreation and open space facilities in the Open Space Needs Assessment 2017. The level of provision and contribution will vary depending on the existing areas of open space located within the distance set by the accessibility standard and the size of the proposed development.*
2. *Contributions may take the form of the provision of land laid out for recreation and/or open space; and/or funding for improvements to the quality and capacity of existing recreation; and/or open space facilities, including indoor and outdoor sports facilities. Sports and open space requirements for strategic development is set out in strategic policy S9.*
3. *Development proposals should include provision for the long-term management and maintenance of any recreation or open space facilities provided. Private open space that is not available for public use will not be accepted in lieu of requirements for public open space provision or contributions.*
4. *Proposals should help to create and enhance multifunctional green infrastructure in accordance with strategic policy S9.”*

Policy HE3 Land at Home Farm, St John's Road, Hedge End

1. *"An area of approximately 0.6ha to the west of Hedge End, as defined on the policies map, is allocated for development to include approximately 16 dwellings. Planning permission will be granted provided that the detailed proposals comply with the development plan, and comply with an approved masterplan for the whole site which addresses the following specific requirements:-*
 - a. *a range of housing types, sizes and tenure;*
 - b. *the provision of vehicular access from St John's Road;*
 - c. *the provision of contributions to, or delivery of, off-site highway improvements considered necessary to serve the development;*
 - d. *the provision of pedestrian and cycle links both within the site and to connect the site with the built-up area of Hedge End, with development permitted on adjacent sites and over the motorway to Southampton in accordance with strategic policy S12 (1)(o);*
 - e. *to preserve water quality and flows details of Sustainable Urban Drainage shall be provided in accordance with policy DM6 as part of any application for outline or full planning permission;*
 - f. *ensure avoidance or mitigation of direct and indirect adverse impacts on habitats or species protected by legislation or identified as of principal importance within the NERC Act 2006 S41 lists and that there is a net gain in biodiversity;*
 - g. *the provision of a good quality landscape setting for the development and the adjacent permitted development and maintaining and reinforcing existing boundary planting compatible with planned adjoining uses and minimising impacts on protected trees;*
 - h. *ensuring an acceptable noise environment for new homes through appropriate siting of development and the provision of suitable noise mitigation measures, in light of the proximity of the M27 Motorway to the west;*
 - i. *implementation of appropriate measures to mitigate any adverse air quality impacts arising from the proximity of the M27 Motorway to the west;*
 - j. *thorough exploration of the nature and extent of the underlying mineral resource and of the potential for the extraction of any viable deposits on the part of the site affected by minerals safeguarding;*
 - k. *implementation of appropriate measures to address any land contamination associated with former uses of the site; and*

occupation of the development is phased to align with the delivery of any necessary wastewater network reinforcement, in liaison with the service provider."