

Planning Statement

**Brighstone
Botley Road
Horton Heath
SO50 7DT**

Applicant: Alderbury Homes

LPA: Eastleigh Borough Council

June 2023 V1

 www.novaplanning.co.uk

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1. Introduction

- 1.1 Nova Planning has been instructed by Alderbury Homes (the Applicant) to prepare and submit a planning application for the construction of five new dwellings on land at Brighstone, Botley Road, Horton Heath, SO50 7DT, following the demolition of the existing dwelling.
- 1.2 The Site is currently occupied by a single bungalow known as Brighstone, which fronts onto Botley Road with the remainder comprising a substantial residential garden laid mostly to lawn with some ornamental planting and a number of small outbuildings. This Site lies within the settlement boundary and this proposal seeks to make efficient use of the land through redevelopment comprising 5 new dwellings following demolition of the existing property.
- 1.3 This Planning Statement should be read in conjunction with the supporting plans, assessments and reports as follows:
- Design and Access Statement
 - Arboricultural Implications Assessment and Method Statement
 - Highway Technical Note
 - Preliminary Ecological Appraisal
 - Phase II Bat Survey
 - Biodiversity Net Gain Assessment

2. Site Description

- 2.1 The application site comprises the property known as Brighstone, which is located on Botley Road, Horton Heath. It comprises the existing bungalow and its curtilage which includes a substantial garden to the rear (west) and a parking area to the front (east). There are several small sheds and outbuildings in the garden. The existing dwelling is single storey and sits between two 2-storey dwellings either side resulting a mixed streetscene along this stretch of Botley Road.
- 2.2 The site lies within the defined settlement boundary of Horton Heath. The southern boundary is defined by a mature hedge beyond which are fields, that also lie within the defined settlement boundary. The areas to the north, east and west are residential in character, albeit interspersed with community and business uses including The Brigadier Gerard Pub and Horton Heath Community Centre, both of which are within walking distance of the Site.

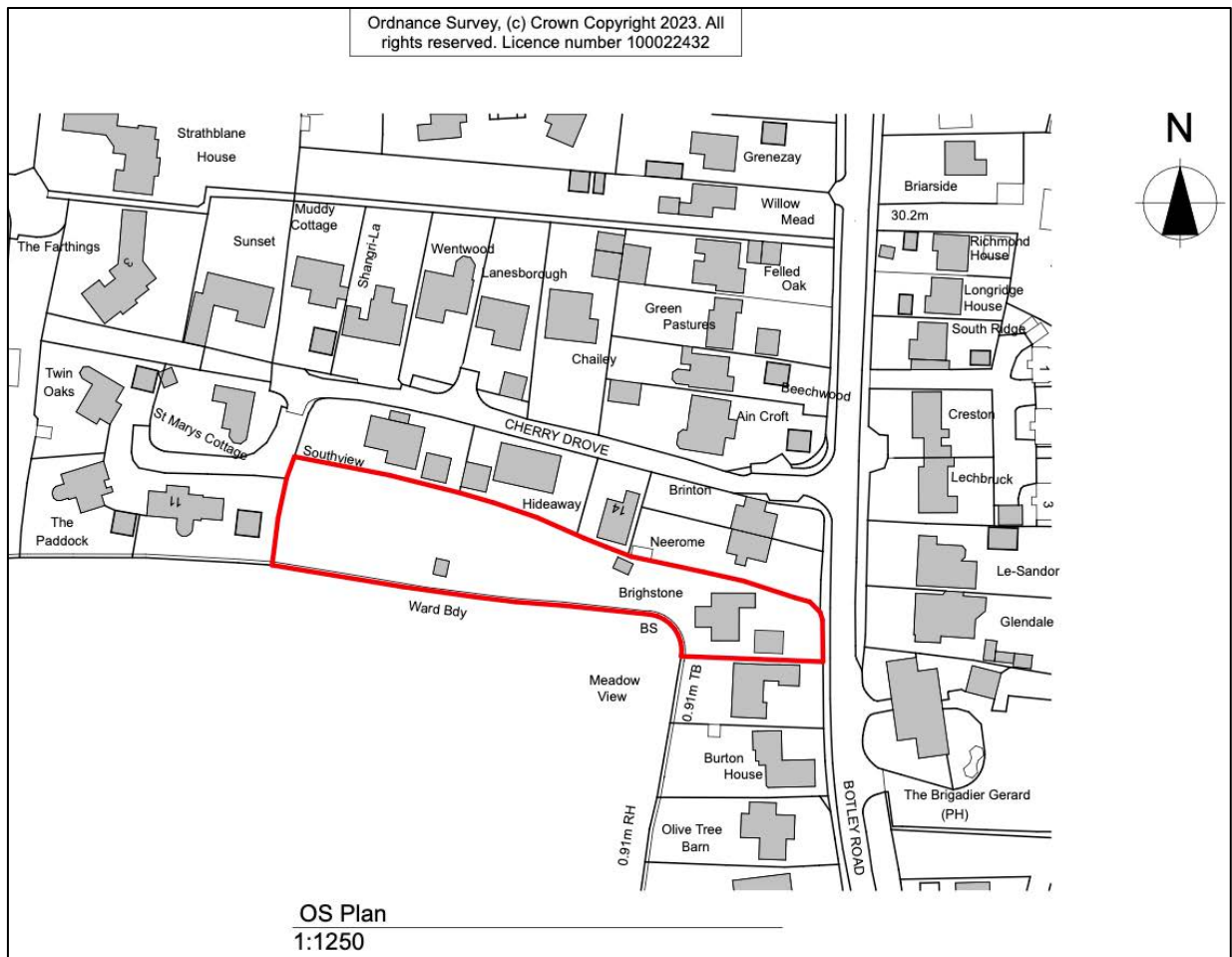


Figure 1: Site Location Plan

- 2.3 The B3354 Botley Road runs along the eastern boundary, with bus stops located just north and south of Cherry Drive providing easily accessible public transport.

3. Planning History

3.1 There is no planning history for the Site available on the Council's website.

4. Planning Policy Context and Other Material Considerations

4.1 The Planning and Compulsory Purchase Act 2004, Section 38(6) states that:

“If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”.

4.2 The policy framework relevant to the consideration of this proposal comprises the National Planning Policy Framework (2021) (NPPF) and the Eastleigh Borough Local Plan 2016-2036, which was adopted on 25 April 2022.

4.3 A summary of the key development plan policies relevant to this proposal is provided below:

National Planning Policy Framework

4.4 The National Planning Policy Framework (NPPF) sets out the Government’s agenda for planning and growth in England.

4.5 Paragraph 7 sets out the purpose of the planning system as being the contribution to achieving sustainable development. The objective of sustainable development is to meet the needs of the present, without compromising the ability of future generations to meet their needs. There are three, interdependent objectives in achieving sustainable development: an economic objective; a social objective; and an environmental objective. Whilst these objectives should be used to guide development towards sustainable solutions, local circumstances should be considered to reflect the character, need and opportunities of each area.

4.6 At the core of the NPPF is the presumption in favour of sustainable development, where it is advised that plans and decisions should apply a presumption in favour of sustainable development (para.11). For decision-taking, this means that development proposals should be approved without delay if they are in accordance with an up-to-date development plan. Where there are no relevant development plan policies, or they are out of date, permission should be granted unless:

- The application of policies in the NPPF that protect areas or assets of importance provide clear reason for refusing development.
- The adverse impacts of granting permission would significantly or demonstrably outweigh the benefits when assessed against the NPPF as a whole.

4.7 Section 4 of the NPPF advises authorities to approach decisions on applications in a positive and creative way and that applications for sustainable development should be approved where possible. Paragraph 39 encourages early engagement to improve the efficiency of the planning application

process. This allows many issues to be resolved at pre-application stage, including improvement to infrastructure and affordable housing.

- 4.8 Paragraph 55 advises that planning conditions should only be imposed where they are “necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects”.
- 4.9 Paragraph 59 and 61 of the NPPF outlines the need to boost the supply of dwellings and within this context, paragraph 61 states: “...the size, type and tenure of housing needed for different groups within the community should be assessed and reflected in planning policies (including but not limited to, those who require affordable housing, families with children, older people, people with disabilities) ...”
- 4.10 Paragraph 60 sets out the Government’s objective of significantly boosting the supply of housing, and is intended to prompt significant change in the delivery of housing, to rectify the housing crisis. The emphasis on the delivery of housing in sustainable locations remains.
- 4.11 Paragraph 119 promotes and prioritises the reuse of previously developed land (PDL) in meeting the need for homes and other uses.
- 4.12 Paragraph 125 states that plans should contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible. This should include the use of minimum density standards for city and town centres and other locations that are well served by public transport. These standards should seek a significant uplift in the average density of residential development within these areas, unless it can be shown that there are strong reasons why this would be inappropriate.
- 4.13 Paragraph 174 states that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes.

Eastleigh Borough Local Plan 2016 - 2036

- 4.14 The Council adopted a new Local Plan in April 2022. The Policies Map (North), an extract from which is copied below, shows the site located within the Urban Edge as defined by Strategic Policy S2 (Approach to New Development) where there is a presumption in favour of new development. A summary of this and other relevant policies, is provided below.

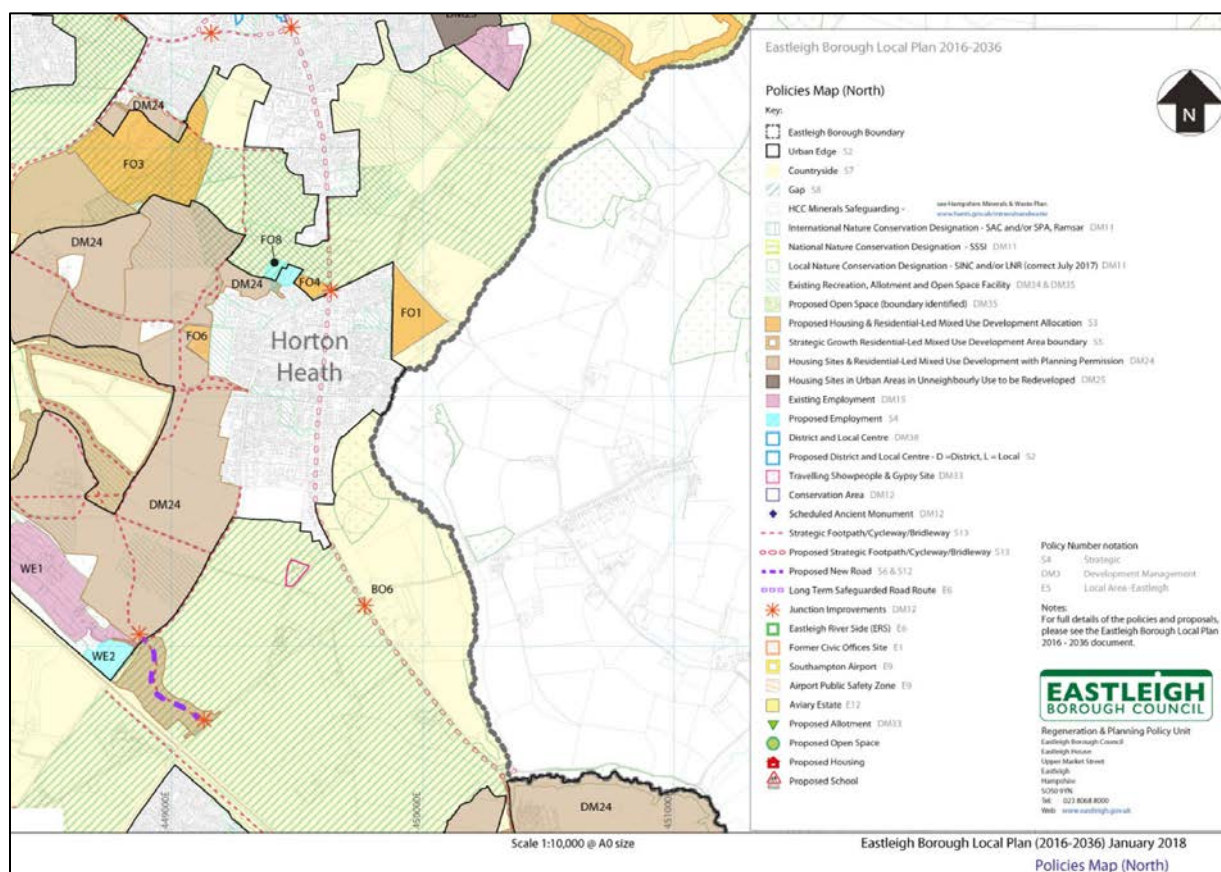


Figure 2: Eastleigh Local Plan 2016 – 2036 Policies Map (North)

4.15 Policy S2 sets out the Council’s approach to new development, including the delivery of 14,580 new homes. An allowance is made for 1,475 new homes on windfall sites. Policy S2 defines the main built up areas, within which there is a presumption in favour of sustainable development. The supporting text notes that the provision set out at S2 results in a shortfall of 2,614 dwellings due to the deletion of the Strategic Growth option following an earlier examination into the plan.

4.16 Policy S3 confirms that the Council will focus as much new housing as possible within the existing urban areas, with the remainder on greenfield sites in the form of strategic sites, urban extensions and smaller sites to meet local needs.

4.17 Policy S11 promotes walking, cycling and the use of public transport.

4.18 The following Development Management policies are also relevant to this proposal. They way in which the proposals address the requirements and criteria set out in these policies is considered in more detail at Section 6 of this Statement:

- DM1 General criteria for new development
- DM2 Environmentally sustainable development
- DM3 Adaptation to climate change
- DM5 Managing flood risk
- DM6 Sustainable surface water management and watercourse management

- DM8 Pollution
- DM10 Water and waste-water
- DM11 Nature conservation
- DM13 General development criteria - transport
- DM14 Parking
- DM17 Agricultural development
- DM18 Extension and replacement of non-residential buildings in the countryside
- DM24 Creating a mix of housing
- DM26 Residential extensions and replacement dwellings in the countryside
- DM28 Delivering affordable housing
- DM29 Dwellings with higher access standards
- DM30 Internal space standards for new residential development
- DM33 Provision of recreation and open space facilities with new development

Supplementary Planning Documents

- Trees and Developments
- Quality Places
- Residential Parking Standards
- Biodiversity

6. Planning Considerations

Principle of Development

- 6.1 The Site lies within the Urban Edge, where in accordance with Policy S2 there is a presumption in favour of new development. The principle of development is therefore established.

Character

- 6.2 The locality is predominantly residential in character although there are a number of community uses and small businesses in the vicinity. The existing dwelling at Brighstone is on a much larger plot than nearby properties in Cherry Drove and Botley Road. The proposed redevelopment would be entirely in keeping with its surroundings which is at a higher density and comprises a mix of 1, 1.5 and 2 storey dwellings. Red brick with slate or tile roofs are the prominent building materials.

Design & Layout

- 6.3 The layout follows a linear arrangement with a semi-detached pair fronting Botley Road to continue the established pattern of development. Both properties are 2 storey, consistent with the adjacent properties. Three detached properties are proposed west of the frontage properties and these will reflect the pattern of development present on Cherry Drove to the north. All dwellings are sited to the southern side of the site, with the access road along the northern boundary creating separation from the properties in Cherry Drove.
- 6.4 The properties are traditional in design as shown on the elevations submitted as part of this application. Although features such as hipped roofs and gable ends are consistent, the form of each dwelling is different to create a varied proposal. The building heights are similar but due to the variation in ground levels, the properties to the east sit lower than those to the west.
- 6.5 Each dwelling has a private garden and dedicated parking. Separate provision is made for visitor parking within the layout. The layout has also been designed to accommodate service vehicles, so that these can turn and exit in a forward gear.

Residential Amenity

- 6.6 The new dwellings achieve a good level of separation between each other and from existing properties in Cherry Drove. Where there is a stepped roofline, the lower portion has been deliberately sited along the northern frontage to reduce any visual impact for existing residents. Windows and openings have also been kept to a minimum on the northern elevations.
- 6.7 Although there will be a new access road along the northern boundary, this will only serve 3 properties, meaning that any noise from vehicles will be minimal.

Access and Parking

- 6.8 The application is accompanied by a technical note prepared by Nick Culhane Highways Consultant which should be read in conjunction with this statement. The application proposal accommodates policy compliant parking provision, including dedicated provision for visitors. The layout also accommodates space for services vehicles to turn and exit in a forward gear. The proposals will not give rise to any highway safety or capacity concerns.
- 6.9 The proposal is compliant with policies DM13 and DM14 of the adopted Local Plan, and the Residential Parking Standards SPD.

Trees & Ecology

- 6.10 The application is accompanied by a Arboricultural Implications Assessment and Method Statement which considers the impact of the development on retained trees and it makes recommendations for the protection of trees during construction. The requirements of this report can be secured by planning condition.
- 6.11 The application is also accompanied by a detailed ecological assessment work, including biodiversity net gain calculations. These surveys demonstrate that the proposals can be delivered without harm to protected species and that a net gain in biodiversity can be achieved. The recommendations of this assessment work can be secured by planning condition.
- 6.12 The proposal is compliant with policies DM1 and DM11 of the adopted Local Plan and the Biodiversity and Trees and Development SPD.

Flood Risk and Drainage

- 6.13 The Site is in Flood Zone 1 as shown on the Environment Agency's flood map for planning:

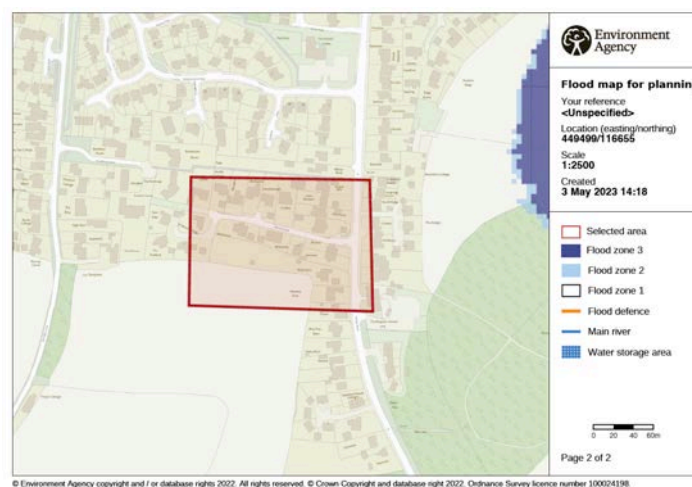


Figure 2: Flood Map for Planning

7. Conclusion

- 7.1 The Site is located within the settlement boundary where the principle of residential development is supported. As demonstrated by this planning application, there are no technical or environmental constraints which would prevent the development of the Site.
- 7.2 The layout and design of the dwellings is sympathetic to the surrounding area, with a density that responds to the pattern and grain of the settlement in this location. The proposal will make efficient use of a site within the defined urban area of Horton Heath. New landscaping will enhance the proposals whilst delivering a net gain of biodiversity, and together with the access road, create separation from properties to the north.
- 7.3 With these points in mind, the Applicant considers that the planning balance rests firmly in favour of granting consent for this proposal.