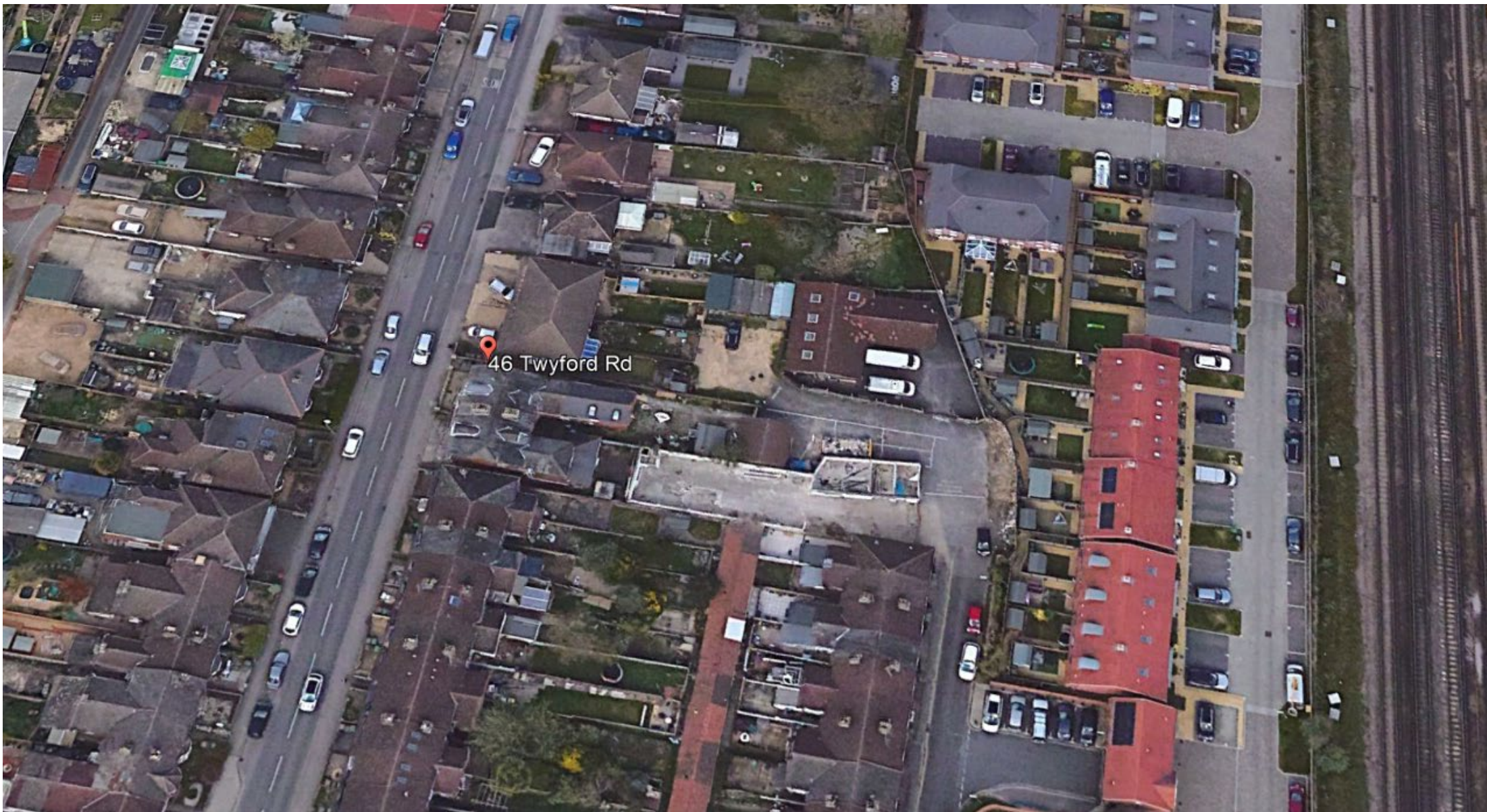




Planning, Design and Access Statement

Land to rear of 46 Twyford Road, Eastleigh

15 July 2023

CONTENTS

1	INTRODUCTION	3
2	SITE CONTEXT AND HISTORY	5
3	DESIGN EVOLUTION	8
4	PROPOSAL	11
5	POLICY CONTEXT	14
6	PLANNING ASSESSMENT	19
7	CONCLUSION	22
8	APPENDIX A	24
9	APPENDIX B	25

1 INTRODUCTION

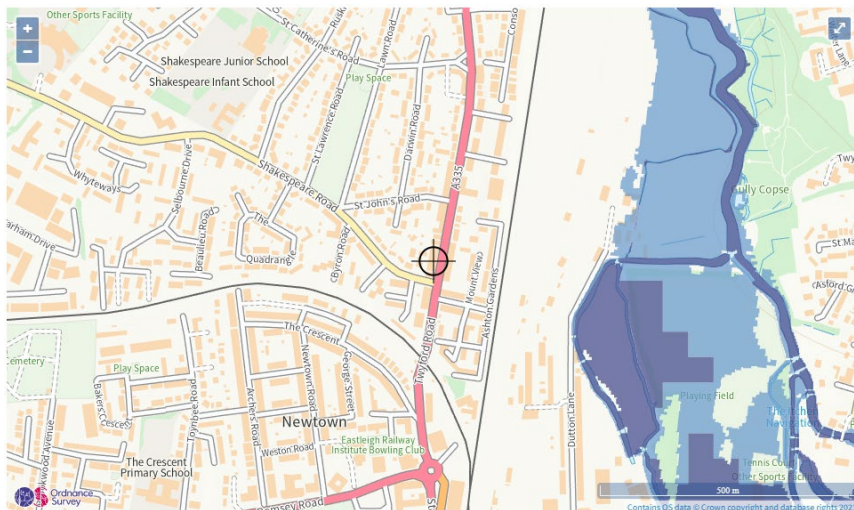
INTRODUCTION

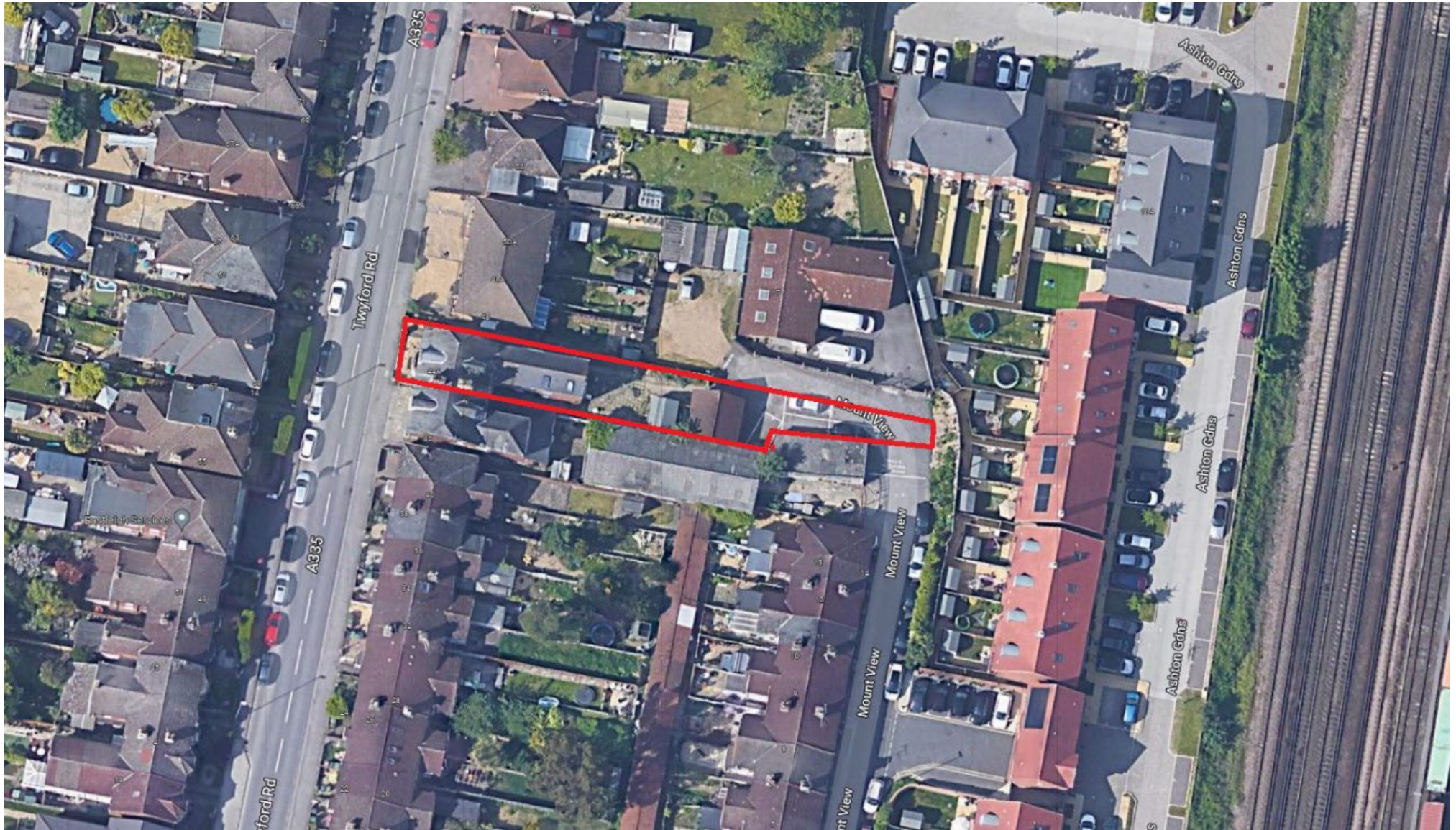
- 1.1 This planning design and access statement has been prepared by Wessex Planning Ltd on behalf of The Fledge Charity in support of a planning application for a 2 storey block of 3 apartments on land to the rear of 46 Twyford Road.
- 1.2 Fledge is a small, local charity whose mission is to nurture vulnerable and homeless young people by providing supported accommodation assisting the young people to learn how to live independently to better fulfil their potential. To date, the charity has provided six apartments within No 46 Twyford Road.
- 1.3 The proposals follow extensive pre-application correspondence with the LPA. The correspondence is included within Appendix A and Appendix B.
- 1.4 The submission includes the following:
 - Location Plan
 - Block Plan
 - Proposed Floor Plans
 - Proposed Elevations
 - Parking Survey

2 SITE CONTEXT AND HISTORY

SITE CONTEXT AND HISTORY

- 2.1 The site lies within the defined settlement boundary of Eastleigh and also within the Eastleigh Urban Renaissance Quarter where people-intensive development of 3 storeys or more is supported.
- 2.2 As expected, the area is very built up, with dense housing of mixed character as well as a mix of other uses.
- 2.3 This site sits on land belonging to, but at the rear of, no 46 Twyford, which has been converted to apartments.
- 2.4 To the south lies the garden of No 44 Twyford Road, but also land at the end of Mount View. The latter benefits from a permitted planning application (F/20/89336) for the demolition of existing buildings and the construction of two x 3 storey semi-detached dwellings.
- 2.5 As suggested by the LPA, discussions with the landowners of the land at Mount View have taken place in order to understand whether a more comprehensive development might be possible. Unfortunately, these discussions have not resulted in any more comprehensive opportunity.
- 2.6 In terms of access, vehicular access and pedestrian access is gained from Mount View. Additionally, a pedestrian access is also available to Twyford Road.
- 2.7 The site has a very low risk of flooding from rivers and the sea.
- 2.8 The relevant planning history for this site is;
- *F/21/91612 | Change of use from an HMO property to 6no. one-bedroom flats. | PERMIT | 21 Jan 2022*
 - *Z/32805/002/00 | FIRST FLOOR REAR EXTENSION TO CREATE FLAT | PERMIT | 26 Jul 1999*
 - *Z/32805/001/00 | ERECTION OF GARAGE AT REAR | PERMIT | 01 Dec 1993*
 - *Z/32805/000/00 | CHANGE OF USE TO 6NO. BEDSITS | PERMIT | 13 Apr 1993*





3 DESIGN EVOLUTION

DESIGN EVOLUTION

- 3.1 A formal pre-application enquiry (reference Q/22/92933) was submitted to the LPA for the construction of five one-bedroomed apartments within a three-storey building.



- 3.2 The pre-application response from the LPA to these proposals recognised that provision of appropriate residential development could be accommodated on the site but expressed concerns relating to:

- Size, shape and relationship with existing built form
- Appropriateness of development in terms of the character of the area and impact on residential amenity
- Size of amenity area
- Levels of parking and accessibility

- 3.3 Following the LPA's response, and a discussion held on site with planning officers, which suggested that an extra storey might be possible if that would reduce the length of the building and increase the garden area available, a second informal pre-application was submitted, with revised proposals seeking to address the concerns of the LPA.



- 3.4 The revised proposals shortened the length of the proposed building to allow for an increase in external amenity space to 110 sqm, introduced a fourth floor to improve the impact on residential amenity and included a 'Lambeth' parking survey to address the LPA's parking concerns.
- 3.5 Following further discussions with the LPA in which additional concerns were raised with regard to parking and amenity space, the designs were further evolved to revert back to a three-storey building and reducing the number of apartments from 5 to 4.



- 3.6 The informal response received from the LPA recognised that the three-storey proposals appeared more appropriate in terms of size and scale but still expressed concerns regarding the front and rear projections in relation to the impact on the amenity of the neighbouring properties.
- 3.7 Further informal discussions resulted in a proposal for a two storey block of 3 apartments with the sketch below sent to planning officers.



- 3.8 Whilst officers were encouraged by the 2 storey nature of the proposal, there remained a concern with regard to the elevational treatment of the proposal, suggesting that better reference was taken to the older properties that line Mount View.
- 3.9 As such, the new proposal is described below.

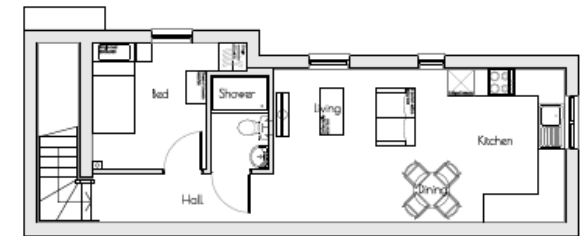
4 PROPOSAL

PROPOSAL

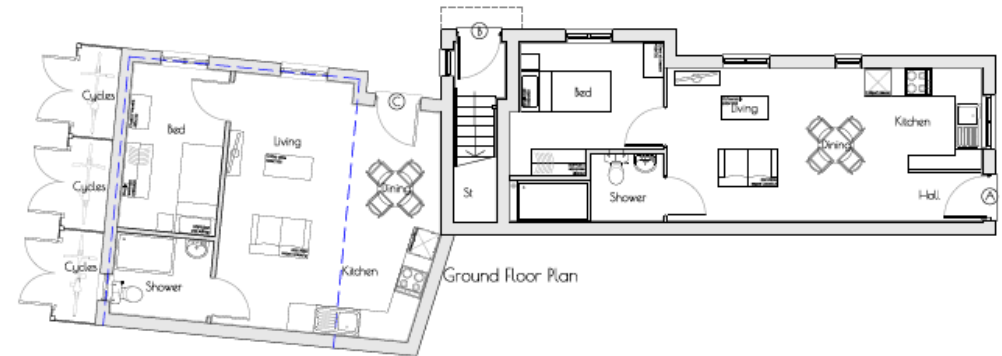
- 4.1 Cognisant of the varying constraints for this brownfield site, the proposal is to construct a two-storey, detached block of 3 x one bedroomed dwellings for single people.
- 4.2 The existing pitched roof double garage would be re-used and incorporated into the building and, except for the attached new cycle store, denote the rear building line for the new building.
- 4.3 The buildings would also see an area of informal parking subsumed into the building, although it has been noted by the LPA that the parking spaces do not conform to standards and are not laid out so as to be useable.
- 4.4 The proposal retains vehicular access to the neighbouring garage block.
- 4.5 The current existing amenity space for No 46 is not inspiring so, as a result of this proposal, would be upgraded, subject to an agreed landscaping plan. The amenity space would then be shared by both No 46 Twyford Road and this new apartment block.
- 4.6 No parking spaces would be provided, as the 'Fledge' occupants do not require vehicle parking. However, the submitted parking survey demonstrates that there is sufficient available on-street parking along Twyford Road for visitors or future occupiers should parking

be required. The dwellings would be accessed either from Twyford Road, along the pedestrian side access, or from Mount View.

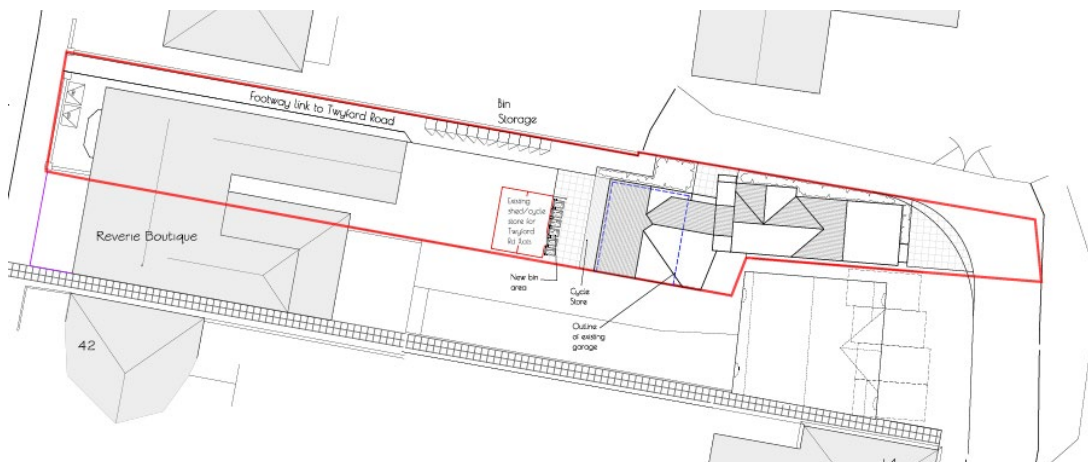
- 4.7 The floor plans of the apartments indicate 3 x one bedroomed dwellings each with a single bedroom, shower room, kitchen and living area giving sufficient space for appropriate independent living.



First Floor Plan



Ground Floor Plan



- 4.8 The apartments meet minimum space standards with a floor area of 37.1, 37.4, and 37.7 square metres, respectively.
- 4.9 Each of the new apartments dwellings would have their own separate access. Individual bin storage would be provided to the rear of the existing cycle shed located within the current amenity space, and cycle storage would be provided within the existing cycle shed.
- 4.10 Whilst No 46 Twyford Road's bin and cycle storage were originally proposed within the double garage, the double garage has never been used for this purpose, perhaps due to its distance from No 46. Currently the individual bins are stored within the wide pedestrian access to the side of the building, with cycle storage taking place either within the apartments themselves or in the shed within the amenity area.



- 4.11 This proposal looks to provide dedicated individual bin stores within the rear courtyard area for the existing block, with additional bin storage to the rear of the shed for the new apartments, and will improve the existing situation.
- 4.12 In terms of the elevations of the new building, pre-application discussions have been useful in understanding the LPA's preferences.
- 4.13 Whilst a modern design may have been appropriate, it has been agreed that reference should be taken from the existing dwellings fronting Mount View. As such, a traditional design approach has been taken, using a two storey form beneath tiled pitched roofs, with traditionally styled windows that are regularly spaced, with walls rendered in cream mirroring the elevational treatment of the last dwelling in Mount View - No 14, and the existing rendered walls of the existing builders store.



5 POLICY CONTEXT

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



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

Strategic policy S1, Delivering sustainable development

1. *"To be sustainable, new development in the Borough should:*
 - a. *meet community needs without compromising the identity of the Borough or its individual settlements, or the ability of future generations to meet their own needs;*
 - b. *enhance social equality by ensuring equal and easy access to a range of community facilities and services and by promoting the development of employment, education and skills training opportunities;*
 - c. *maintain and help to grow a high-performing local economy that benefits the Borough, south Hampshire and the wider economy, without adverse impact on south Hampshire's city, town and other centres, the quality of the local environment or local transport networks;*
 - d. *have regard to the potential impacts of climate change, and the need to limit greenhouse gas emissions including through carbon sequestration and by*

- promoting measures to design buildings and spaces which are adaptable to predicted climate change, and restrict development in areas at risk from flooding, minimise energy use and encourage the generation of renewable energy, and by minimising emissions from motorised transport, industrial activity and domestic uses;*
 - e. *minimise the need to travel longer distances and, where travel is necessary, prioritise more sustainable forms of transport, such as active travel, other alternatives to car use, or a combination of active travel and other alternatives to car use;*
 - f. *avoid impacts on the Hamble and Itchen catchments and associated flora and fauna species by preserving water quality and flows from development and safeguarding potential yield of local water resources used for public water supplies having regard to the impacts of abstraction;*
 - g. *seek opportunities to optimise density of new development and redevelopments;*
 - h. *use resources wisely and minimise the generation of waste in the construction, occupation and use of buildings;*
 - i. *maintain local environmental quality, including avoiding damage to, and where possible enhancing, the existing valued urban and rural environments in the Borough and heritage assets;*
 - j. *have regard to the purposes¹² of the South Downs National Park, including regarding its status as an International Dark Night Skies reserve; and*
 - k. *maintain, enhance, extend and connect the natural habitats within and landscape value of the Borough, extending natural habitats into new and existing development to achieve an environmental net gain.*
2. *Applicants are encouraged to undertake pre-application consultation with the relevant statutory and non-statutory consultees.*
 3. *When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.*
 4. *Planning applications that accord with the policies in the Local Plan will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:*
 - a. *any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or*
 - b. *where specific policies in that Framework or other international or national legislation indicate that development should be restricted"*

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 DM11, Nature conservation

"General Approach"

1. The Council will work with statutory and voluntary agencies and developers, and will determine planning applications, to:
 - a. protect, conserve and enhance all:
 - i. international, national and local nature conservation designations; and
 - ii. networks of natural habitats and features, including the Local Ecological Network, Priority Biodiversity Areas and Priority Biodiversity Links,

watercourses, wetland complexes, woodland trees, and trees and hedgerows important to biodiversity and local character;

and facilitate their adaptation to climate change wherever possible;

- b. assist in achieving national, county and local biodiversity targets as set out in Biodiversity Action Plans (BAPs);
- c. seek a net gain of biodiversity on all development sites (including sites for redevelopment) through the protection, enhancement and connection of existing and provision of new habitats and features of nature conservation interest compatible with the native biodiversity characteristics of the Borough, having regard to local geodiversity and soils; and
- d. contribute to major elements of the PfSH Green Infrastructure Strategy and other strategies for the provision and enhancement of multifunctional green infrastructure including green routes, ecological networks and biodiversity enhancements (see strategic policy S9).

International Designations

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

or alternative agreed site specific measures to address recreational disturbance;

- b. preserving the water quality and flows within the Itchen and Hamble, Southampton Water and Solent;
- c. protecting the River Itchen SAC, in particular the maintenance and where appropriate restoration of habitats and qualifying species to favourable conservation status (as defined by article 1 of the Habitats Directive); and

- d. seek contributions towards measures set out in the Southern Damselfly Conservation Strategy (or other strategy) specifically to deliver biodiversity net gain.

National and Local Designations

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

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

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

Irreplaceable habitats

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

Buffers

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

Surveys

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

Policy DM14, Parking

1. "New residential development will be required to provide off-highway parking which is adequate in terms of highway safety/traffic management. Provision will take account of the adopted Eastleigh Borough Council's Residential Parking Standards SPD which sets out minimum requirements for parking provision. Over provision relative to car ownership levels or which would create 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."*

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 E4, Urban Renaissance Quarter, Eastleigh

1. *"Within the urban renaissance quarter as shown on the policies map, the Borough Council will encourage well-designed, people-intensive development that raises the quality of the main approaches to Eastleigh town centre, subject to the site specific policies and criteria set out below. Retail development will not be permitted except in the leisure and cultural zone on Leigh Road (see part d below).*
 - a. *Residential, office and community areas*
Within the areas defined on the policies map, development of predominantly 3 storeys will be permitted and development higher than 3 storeys will be appropriate in certain circumstances where development reflects local distinctiveness and would contribute towards a positive relationship with the surrounding area.
 - b. *Health and education area*
Within the area currently occupied by the health centre and specialised education uses north of Romsey Road, as defined on the policies map, redevelopment will be permitted for health and education uses only unless it can be demonstrated that provision is no longer required to meet the needs of the local community.
 - c. *Romsey Road frontage*
On the Romsey Road frontage as defined on the policies map, redevelopment or change of use to accommodate offices, housing or a hotel will be permitted provided that exceptional design is delivered.
 - d. *Leisure and cultural zone, Leigh Road*
The Borough Council will seek to strengthen the relationship between the Recreation Ground, The Point and the southern side of Leigh Road as defined on the policies map, by permitting the redevelopment and change of use of premises in this area for restaurants, cafes, community uses, cultural uses and retailing, provided that:
 - i. *the design of any new buildings or external alterations is of high quality; and*
 - ii. *the new use is complementary to the cultural or recreational activities that are established at The Point or Recreation Ground.*
 - e. *All redevelopment proposals must retain the Grade II listed Church of the Resurrection and provide it with an appropriate setting."*

6 PLANNING ASSESSMENT

- 6.1 In providing new supported accommodation for vulnerable young people, the location of the proposed dwellings is highly sustainable. Close to all facilities and amenities, a bus and a train route, there is little need for a vehicle and occupants are also subject to an agreement with the Fledge Charity not to own, lease or drive a vehicle.
- 6.2 A parking survey has also been provided which demonstrates sufficient on-street parking capacity for visitors or future occupants, should ownership of No 46 Twyford Road change.
- 6.3 The new units look to continue the existing provision of the accommodation provided within the conversion of No 46 Twyford Road.
- 6.4 As supported accommodation, the apartments will share the outdoor amenity space currently provided for the apartments within No 46 Twyford Road. Whilst this amenity area would not be of a size that accords with required standards, this proposal is not for a standard dwelling or private apartment block. The occupants will be young, previously homeless, people just starting out on living independently whose requirements for outdoor amenity space can be shared with other occupants. If larger areas of amenity space are required they are significant spaces within walkable distance at the Lawn Road recreation ground, and within the town centre itself. Nonetheless, it is proposed, as part of this proposal, to upgrade the private amenity space to make it more attractive for the occupants to use. It is envisioned that an agreed landscaping plan pursuant to a planning condition would provide such improvements.
- 6.5 As a 'people intensive' development, this proposal looks to effectively use underused, brownfield site in accordance with National Planning Policy and Policy DM23 and E4 of the Development Plan.
- 6.6 Following extensive pre-application discussions, the design of the building is now traditional and considered to respond appropriately to its context.
- 6.7 In terms of residential amenity for the neighbours, no significant overlooking of the adjacent gardens would result from the proposal with both privacy and outlook preserved.
- 6.8 In relation to the Development Plan's strategic policy, this development would enhance the provision of community needs, ensuring the equality of opportunity to access facilities and services in a sustainable manner. The location of the site minimises any need to travel and the density is optimised as much as possible within a constrained site. The fabric of the building will be used to limit energy consumption with water use reduced as much as possible. As such Policy S1 – Delivering Sustainable Development and DM2 – Environmentally Sustainable Development and DM3 – Adapting to Climate Change, is fulfilled.
- 6.9 In ensuring residential amenity of existing occupants is preserved, making efficient use of land and taking full account of the context of the site, the proposal would accord with Policy DM1 – General Criteria for New Development, Policy DM23 – Residential Development in Urban Areas and Policy E4 – Urban Renaissance Quarter, Eastleigh.
- 6.10 In particular relation to parking, no 46 Twyford Road has already been converted to apartments with no requirement for parking. There are also other examples of town centre development without provision for car parking. This makes sense to ensure that on-road provision is utilised effectively and that sustainable modes of transport are also encouraged. This particular type of supported accommodation would be occupied only by young people that do not own or have the use of a car in any case. With a parking survey that demonstrates sufficient on-street parking available within walking

distance, there is no unacceptable divergence from Policies DM13 – General Development Criteria - Transport or DM14 – Parking.

- 6.11 The applicant is aware that increasing the number of dwellings in an area increases the recreational pressure upon the Solent coastline and the nearby New Forest National Park. In addition, the impact upon water quality is also accepted. As such, the required mitigation project contributions will be made to off-set this pressure. As such the proposal will accord with Policy DM11 – Nature Conservation.
- 6.12 In general, then, the proposal provides high quality, much needed, supported accommodation for a highly vulnerable group within a sustainable location. The applicants have worked with the LPA over several years to agree a scheme that works. As such, it is considered that the proposal should be supported.

7 CONCLUSION

CONCLUSION

- 7.1 The proposal provides three appropriately sized 1 bedroom apartments in a highly sustainable location. Located within walking distance of all facilities and amenities, including employment and leisure opportunities, there is no requirement for a private vehicle, and the occupants are disallowed from owning or having the use of a vehicle in any case. With sufficient on-street parking capacity for visitors or future occupiers demonstrated, the proposal is now considered acceptable
- 7.2 The design of the proposal has been agreed following extensive pre-application discussions, with a traditional architectural approach taken which includes pitched roofs, regularly spaced traditional windows, and cream render.
- 7.3 The small but useable shared amenity space would be upgraded subject to an agreed landscape plan improving its quality and useability, if not its quantity. With larger areas of amenity space within walking distance, an improved amenity space is considered acceptable.
- 7.4 With no significant detrimental impacts upon neighbours, the proposal accords with all the policies of the Development Plan, and it is respectfully requested that the LPA support these proposals.

8 APPENDIX A

Mrs Louise Cutts
Meadowsweet Cottage
Morleys Lane
Ampfield
Romsey
SO51 9BJ

Application	Q/22/92933
Please ask for	Summer Sharpe
Direct dial	023 8068 8841
Working hours	Mon-Fri 9-5
Email	Summer.Sharpe@eastleigh.gov.uk

Monday 23 May 2022

Dear Mrs Cutts

Without Prejudice

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

Application No:	Q/22/92933
Description:	Construction of 5no. of one-bedroom apartments for lease to young persons supported by the 'Fledge' charity
Site:	Rear of 46 Twyford Road, Eastleigh, SO50 4HH

Thank you for your pre-application enquiry received 25 April 2022. I can advise that the proposals would require planning permission, and as such the following comments would be offered:

Site Context

The pre-application enquiry relates to the land at the rear of no.46 Twyford Road. To the rear is Mount View, which provides access to the rear of properties fronting Twyford Road and is also bound by rear gardens of properties off Ashton Gardens. The surrounding area is predominantly residential with an array of types, styles, ages and size of dwellings.

Planning History

Application no.	Proposal	Decision
Z/32805/002/00	First floor rear extension to create flat.	Permission (July 1999)
F/21/91612	Change of use from an HMO to 6no. one-bedroom flats.	Permission (January 2022)

It is also noted that the plot to the south of the pre-application site recently received planning permission:

F/20/89336	Demolition of existing buildings and construction of two semi-detached dwellings	Permission (February 2021)
------------	--	----------------------------

Policy & Principle

The pre-application site falls within the urban edge (Policy DM1), as well as the Urban Renaissance area (Policy E4), therefore, the principle of additional residential development is considered acceptable. Policy E4 encourages *well-designed, people-intensive development that raises the quality of the main approaches to Eastleigh Town Centre, subject to site specific policies, criteria, and constraints.*

The proposals, however, would constitute back-land development not contributing towards the 'main approaches to Eastleigh'. It is also noted that to the east, the site would be screened by existing development (Ashton Gardens) which would form part of the street scene from the train station and the train routes into and out of the Town Centre. The overall acceptability of the proposal would also be dependent upon consideration of the matters outlined below, which would be assessed against the relevant planning policies and supplementary guidance requirements.

In this instance, any future submission would be considered against the following planning policies and guidance:

Eastleigh Borough Local Plan (2016-2036)

Policies: S1 (sustainable development), S2 (approach to development), DM1 (general development), DM2 (environmentally sustainable development), DM3 (climate change), DM4 (zero or low carbon energy), DM6 (sustainable drainage), DM8 (pollution), DM11 (nature conservation), DM13 (access), DM14 (parking), DM23 (residential development within urban areas), DM24 (Creating a mix of housing), DM30 (internal space standards), DM38 (funding infrastructure), and E4 (urban renaissance quarter, Eastleigh).

National Planning Policy Framework (revised July 2021)

Eastleigh Borough Council Supplementary Planning Documents:
Quality Places; Residential Parking Standards; and Character Area Appraisals.

Assessment

Design & Impact upon Street Scene

The pre-application proposes a detached building with a combination of heights and roof forms situated within the rear curtilage of 46 Twyford Road. The wider surroundings comprise residential properties; Mount View is characterised by two-storey terraced properties (although the recent approval to the south is noted), Twyford Road is characterised by two-storey properties some terraced, some semi-detached, and Ashton Gardens is characterised by new development of a combination of properties, two-storey in nature.

It is noted the site's overall size and shape is small and constrained with residential and commercial properties closely bordering the site. This creates an awkward site to accommodate development at higher densities and scale. It is not clear how the proposed design solution has been developed and is considered to have a dominating mass, scale and height in relation to the immediate surroundings

In terms of design as a result of materials and fenestration, the proposal does not appear to have any rhythm or cohesion. Furthermore, the southern and western elevations are considered to appear bland given the lack of visual interest, which is further worsened by its height and scale. The proposal does not reflect the local context and surrounding characteristics, nor does it reflect any surrounding material palette, thus would appear as a discordant and incongruous addition within this context.

Overall, and for the reasons set out above, the proposal creates a dominant and discordant additional built form that is of a design and external appearance alien to the character and appearance of the area. The proposal is considered contrary to policy DM1 of the EBC Local Plan and the Quality Places SPD and would not be supported should a planning application be submitted.

Amenities

This section will be separated into the impact upon neighbouring amenities and of future occupiers.

Neighbouring Amenities

Please be advised that this has been assessed by way of desktop study. Should a formal planning application be submitted, a site visit would be undertaken whereby a full assessment of the impact upon neighbouring amenities would be undertaken.

Due to the constrained nature of the site and close proximity of neighbouring properties the impact of the development on neighbouring residential amenity is a challenging factor in addressing the redevelopment of the site. The main impacts to consider would be the effect of the development on the residential amenities of the existing residential buildings to the west and south of the site.

The built form is considered to have an adverse impact upon the amenities of the residents of the flats at 46 Twyford Road to the west of the development, in terms of having an overbearing impact, impacting the outlook, and also reducing the existing external amenity area that is already restricted.

There is also concern with regard to the impact of the proposals upon the approved residential development which would be the neighbouring property to the south. The provision of a long extent of flank wall directly facing the proposed gardens of the new houses would create an overbearing and oppressive outlook, adversely affecting residential amenity.

To conclude, the proposal is considered to have a detrimentally harmful impact upon the neighbouring amenities and would not be acceptable in this regard, contrary to policy DM1 of the EBC Local Plan and the Quality Places SPD and would not be supported should a planning application be submitted.

Space Standards

The nationally described space standards (NDSS) set out the minimum space standards required for new residential development. This stipulates that for a single storey, 1-bedroom, 1-person dwellinghouse, this should provide 39 sq.m. (This can however be reduced to 37 sq.m where there is a 'shower room' instead of a 'bathroom'). A bedroom of single occupancy should measure 7.5 sq.m.

The 'pre-application enquiry statement' noted that the proposal would comprise 5no. 37.4 sq.m units. However, from the submitted plans it appears as though only 2 units meet the 37 sq.m minimum space standard. (The other 3 units range from 35 sq.m – 36 sq.m). The bedrooms appear to meet the 7.5 sq.m minimum requirement. Whilst the floor plans show that there would be the provision of windows to (most) habitable rooms, it is considered dubious as to whether each habitable room would be afforded 'adequate' natural light.

Further, and as set out within the Council's Quality Places SPD there is a requirement to provide some external amenity area, this is separated into communal space and private space:

Communal Space

- *The amount of communal space provided with flats and accommodation for older people should be determined by the local context, 25 sqm per flat (for communal areas) but as a guide, a minimum of 25 sqm of amenity space per dwelling should be provided.*
- *Communal space for flats should be provided with enclosure and some privacy, while including some overlooking by residents, and should have robust boundary design.*
- *Communal open space should be allocated in proportion to the building, to make this space comfortable and not over-dominated by the mass of the building*
- *The amenity space provided should be suitable for normal domestic activities, including sitting out and drying clothes and should not merely act as a grassed setting for the building.*

Private Space

- *For flats, private amenity space of *3 square metres per unit or *2 square metres per bedroom (whichever is the greater) will be required. This figure may be subtracted from the minimum amount of communal space provided for these dwellings. (*at least).*

In terms of the above, the LPA would conclude that the amenities of future occupiers would not be acceptable.

Highways

Initially, in terms of vehicular access, the proposal would be located within an area which currently has acceptable vehicular access to the rear via Mount View, therefore this is considered to be acceptable.

Previous planning application "F/21/91612" approved the change of use from an HMO to 6no. one-bedroom flats. Within the Officers Report, it was noted that there would be 3no. parking spaces to the rear of the building in a tandem arrangement. The Officer noted that this arrangement does not conform to the Council's requirements in terms of number of spaces required or in the method of parking given tandem spaces would not usually be considered appropriate to serve individual flats. However, they concluded that, due to the reasonable proximity to town centre (meaning lower than standard number of spaces would be considered acceptable) and considering that

occupiers of the approved units are unlikely to all own cars (due to certain circumstances) the impact upon highways network would not be detrimentally harmful despite the shortfall of parking provisions.

This pre-application proposal would lead to the loss of the existing parking for the existing flats and not provide any for the proposed 5no. The parking SPD requires 1no. off-street parking provision per flat, but it is accepted that due to the town centre location this parking provision could be reduced but not completely removed. However, the pre-application would not propose any parking and would also remove the previously approved parking thus creating a (maximum) shortfall of 11no. parking provisions which is considered to be inappropriate and unacceptable.

It is, however, noted that there would be the provision of cycle and bin storage which would be a positive. But when assessed in combination the provision of cycle storage does not outweigh the lack of parking provisions for the proposed site and the removal of existing parking for no.46 Twyford Road.

The LPA have raised the above concerns, however, please also note that should a formal planning application be submitted; the Local Highways Authority would be consulted whereby their comments would form part of the assessment of highways and parking as a whole.

Planning Obligations – Impact upon SPA

The addition of residential development is considered to have an impact upon the recreational disturbance and water quality of the European Protected Sites, which would need to be offset, in accordance with the Habitats Regulations.

Recreational Disturbance SPA - Solent & Southampton Water

The Solent & Southampton Water Special Protection Area is an internationally designated conservation site and is protected for its overwintering birds. It is recognised that new house building (within a 5.6km buffer of the designated area) is placing increased pressure on these overwintering birds from more people visiting the coastline. As such the Council requires all housing developments within the buffer to make a financial contribution towards the Solent Recreation Mitigation Strategy, which aims to limit recreation disturbance to our coastline through careful management. The site does not appear to be located within the designated area and therefore this would not be applicable.

Nitrates & Phosphates – Water Deterioration

In terms of water quality, Natural England have highlighted that new residential development can have an adverse impact upon the European protected Solent Complex and River Itchen SAC, for the features for which they are designated, through phosphate and nitrogen loading resulting from additional sewage generated from future residents. These impacts under the Conservation of Habitats and Species Regulations 2017 are required to be mitigated in order for development to be acceptable.

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

In order to calculate the level of contribution required a nutrient budget must be submitted with the planning application and confirmation of the mitigation to be used to offset the nitrates generated from the development.

Applicants are not obliged to use the Council's scheme and other options for achieving nutrient neutrality are possible. However, certainty needs to be given that the mitigation scheme achieves nitrate neutrality in perpetuity to the satisfaction of Natural England. However, should you wish to purchase Council credits to offset the nitrogen output, then you would need to complete an 'expression of interest' and send to the following email address: nutrientoffset@eastleigh.gov.uk to check the availability of credits. For further information, please see the following link: <https://www.eastleigh.gov.uk/planning-and-building/nutrient-neutrality-offset-scheme>

Please note that the impact of phosphates upon water quality is a recent matter which Natural England have raised. The principle of achieving a nutrient neutral development applies and therefore any increase of phosphates generated by development would need to be mitigated appropriately.

Recreational Disturbance – New Forest SPA

Natural England have recently raised the issue of new residential development resulting in more visitors to the New Forest National Park and subsequent increased

recreational disturbance. The site falls within the 13.8km radius of the New Forest where new residential schemes need to contribute toward mitigation projects. Eastleigh Borough Council is in talks with Natural England and is in the process of developing a strategy to tackle this issue. This will require an additional financial contribution towards the mitigation project.

Other Matters

Ecology

Any future application should seek to provide a biodiversity net gain; this could be in the form of planting or provisions of bird or bat boxes etc.

Sustainable drainage

All new housing developments need to incorporate a sustainable drainage system, which should include naturalised filtration where possible. A sustainable water drainage plan needs to be included within the planning submission and a ground survey should be undertaken to establish whether infiltration is possible.

Sustainability

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

Conclusion

Due to the heavily constrained nature of the site, in terms of its size, shape and relationship with existing built form it is considered that the proposed design solution represents an inappropriate form of development that would not be in keeping with the character of the area and which would harm residential amenity. Furthermore, the removal of existing parking, lack of further provision and lack of justification for the changes the development fails to address parking and accessibility issues satisfactorily.

Please note, due to the location falling within the urban edge and urban renaissance area of Eastleigh (Policy E4), it is acknowledged that the provision of appropriate residential development could be accommodated on this site in principle. The LPA would note that this plot is awkward and cramped with the proposals submitted, however, by redesigning and reducing the density this could be capable of support. It would be advised to look at a more modest and reduced scheme. It may be an option

to review the previous approved scheme to the south and integrate the development with this. Should you wish to provide alternative options for residential development in this location, the LPA would be happy to review plans and provide informal comments.

I trust the above comments are of assistance. Please note, these comments are given without prejudice basis and will not be binding should any future planning application be submitted.

Should you have any queries, please do not hesitate to contact Summer Sharpe via the details at the top of this letter.

Yours faithfully,

A handwritten signature in black ink that reads "A Grandfield".

Andy Grandfield
Executive Head for Planning and Economy

From: [Sharpe, Summer](#)
To: [Louise Cutts](#)
Subject: RE: 46 Twyford Road
Date: 21 April 2023 16:34:41
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[image202913.png](#)
[image672488.png](#)
[image312420.png](#)
[image640988.png](#)
[image587186.png](#)
[image736947.png](#)

Dear Louise

Thank you for your below email and for providing the additional plans.

With specific regard to the design, the two-storey proposal is considered to be appropriate, especially given the nature/ size of the plot. Concern would, however, be raised with regard to the depicted proposed materials (at ground floor level), it is unclear where these have been inferred from. Generally, it would be advised that the overall appearance could be improved, with regard to: roof form, fenestration layout, simplifying detailing and form (this could result in internal layout changes).

This is also subject to ensuring all other matters of concern previously raised can be satisfactorily addressed.

Kind Regards

Summer Sharpe
Senior Planning Officer

Service Delivery - Specialist Services - Housing & Development
023 8068 8841



Eastleigh Borough Council | Eastleigh House | Upper Market Street | Eastleigh | SO50 9YN

Remember to take an **accepted form of Photo ID** with you
when voting at a polling station on Thursday 4 May.

You now need
photo ID to vote at
a polling station

This email is subject to recording and/or monitoring. Any content or attachments are for the person to whom it is addressed and may be confidential.

If you get it by mistake, please email us back as soon as possible, and then delete it from your system; please do not pass it on to anyone else or use the information in it.

We do our best to guard against viruses. If you get a virus, we cannot accept liability for any damage.

You should carry out your own virus check before you open attachments.

Eastleigh Borough Council

From: Louise Cutts <LouiseCutts@wessexplanning.com>
Sent: 17 April 2023 08:53
To: Sharpe, Summer <summer.sharpe@eastleigh.gov.uk>
Cc: Jon Dale <jondalearchitect@gmail.com>
Subject: 46 Twyford Road

Hi Summer

I hope you are well.

We have been considering your advice for the site at the end of Mount View, and your suggestion that the proposal should be two storeys in height.

We have produced the attached plans (the street scene is provided below) but are quite concerned at how the two storeys will appear in the street scene as opposed to our previous plans (inserted adjacent below). Located adjacent to the 3 storey proposals on the site next door, I hope you would agree that the two storeys look a little underwhelming and doesn't provide the 'corner' impact at the end of the street that our previous proposals introduced.

Your thoughts at this stage in the design process would be much welcomed.



Kind regards

Louise Cutts BA (Hons) Dip TP MRTPI
Director

 **Wessex Planning**

Meadowsweet Cottage, Morleys Lane, Ampfield SO51 9BJ

Tel: 07940 033645

Email: louisecutts@wessexplanning.com

Website: <http://www.wessexplanning.com/>