

DELEGATED OFFICER REPORT

Application Ref: F/23/94675

Site Address: 1 Sovereign Drive, Botley, Southampton, SO30 2SR

Case Officer: Summer Sharpe

Description: Erection of 3-bedroom, two-storey detached dwelling.

Particular Site Constraints?	Yes ☒	No ☐
- Within urban edge - Airport safeguarding - Solent protection recreational disturbance - HRA screening; River, SAC, SPA & Ramsar - Countryside & settlement gap (immediate east) - Surface water flooding (west)		

Planning History?	Yes ☒	No ☐
Planning App no.	Proposal	Decision
LDC/21/91591	Lawful development certificate to confirm use of land to the side of dwelling as garden.	Certificate issued (January 2022)

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>Comments post amendments, 2no. objections:</u> Previous concerns relating to; parking, and impact upon wildlife we reiterated. <u>Comments pre-amendments, 6no. objections from 4no. addresses:</u> (a) disruption; noise/ dust/ traffic, (b) the Local Plan has been designed to double the size of Botley so there are plenty of houses available, (c) impact upon doctors surgeries, (d) impact upon biodiversity, (e) unsafe access, including for bin lorries, (f) industrial vehicles access the track behind the site, (g) queries relating to affordability of the proposed dwelling, (h) highways safety, (i) design/ impact upon streetscene/ visually intrusive, (j) overlooking/ loss of privacy, (k) overdevelopment, (l) lack of information/ reports.		
Parish Council:	<u>Comments 12 July 2023 (following amended plans):</u> Objection: over development, the garden around the property would be extremely limited and not fit for purpose, whilst changes have been proposed for parking on site, this adds to the general traffic on the road and with a private track just behind the proposed development, safety concerns around manoeuvring remained. Concern was also raised with regard to the degradation of environmental conditions following the loss of the hedge and light. <u>Comments 1 March 2023:</u> Objection: Committee members felt the parking/driveway situation was unsafe as this opens onto a Y-shaped junction. Also, there was insufficient detail on the application form to allow councillors to consider the application fully.		
Hampshire Highways:	<u>Comments 6 July 2023 (following amended plans):</u> These plans outline an amended position for the proposed vehicle crossover/ drop kerb, now fronting Sovereign Drive in a more suitable position (Drawing 1706/P/13 March		

2023). Whilst the associated visibility splay drawings demonstrate that to achieve 30mph appropriate visibility splay sightlines are required that cut across third party land, in this specific case this would be acceptable given the site specifics. This would however be on the provision that a condition is applied restricting the height of any hedge within the site boundary that fronts Sovereign Drive or sits within the drawn visibility splay to a height of no more than 0.6m. This height will allow for visibility of the far side carriageway which would otherwise be obscured. Whilst the nearside carriageway is the standard measurement for visibility, it is noted that a parking court entrance sits opposite the proposed driveway. Due to this, it would not be foreseen that any vehicle would park there, and as such no overtaking movements would be anticipated to occur which would otherwise necessitate a nearside carriageway view. Additionally, the third party land is a vehicle parking area which would not be anticipated to change in the future. As such, there is no objection subject to condition.

Comments 29 March 2023 (following amended plans and a revised vehicle crossover):

Whilst the associated visibility splay drawings demonstrate that to achieve 30mph appropriate visibility splay sightlines are required that cut across third party land, in this specific case this would be acceptable given the site specifics. This would however be on the provision that a condition is applied restricting the height of any hedge within the site boundary that fronts Sovereign Drive or sits within the drawn visibility splay, to a height of no more than 0.6m. This height will allow for visibility of the far side carriageway which would otherwise be obscured. Whilst the nearside carriageway is the standard measurement for visibility it is noted that a parking court entrance sits opposite the proposed driveway. Due to this, it would not be foreseen that any vehicle would park there, and as such no overtaking movements would be anticipated to occur which would otherwise necessitate a nearside carriageway view. Additionally, third party land is a vehicle parking area which would not be anticipated to change in the future. As such, there is no objection to the proposals subject to condition.

Comments 2 March 2023:

Access: access into the site is proposed via the north-western corner of the site, located very close to the Fir Tree Farm access road that runs to the rear of the property. The proposed vehicle crossover/drop kerb appears to be located partly over this private access and partly over highway land, and the different land ownerships need to be clarified on plan, along with confirmation that any private land can be utilised. If this is not the case, then access into the site may be restricted accordingly, and not be suitable for vehicle movement. Onwards, the vehicle access results in movements onto Sovereign Drive, which in the present circumstances would be severely reduced visibility for users due to the location of a high hedge. Firstly, an additional plan demonstration how 2.4 x 43m visibility splay can be

	achieved left and right onto Sovereign Drive should be provided, and any hedge (or other vertical obstruction) located within this splay would need to be reduced height to a maximum of 0.6m with a condition in place to ensure this height is retained at all times. Any dropped kerb would require a separate highways consent.
EBC Ecology:	<u>Comments 24 July 2023:</u> This provides a 5m distance between the soakaway and each house as required. It is not clear whether the soakaway for the existing house would be 5m from the proposed bike shed/ bin store. <u>Comments 26 June 2023:</u> Additional information is still required in relation to surface water drainage. <u>Comments 1 June 2023 (following receipt of Extended Phase 1 Ecological Assessment by Phillips Ecology (May 2023):</u> The garage was assessed as having negligible bat roost suitability and no further surveys are required. A species poor hedgerow is also proposed to be removed to accommodate this proposal. The existing records of bats, common toads, badgers and hedgehogs identified near this site are available from HBIC and were not all shown on the MAGIC map used by Phillips Ecology. The site has been assessed as having high suitability for nesting birds. Precautionary working methods have been recommended to mitigate any potential impact on hedgehogs, badgers, toads and nesting birds. Two swift boxes and two open fronted nest boxes were recommended as mitigation for lost nesting opportunities. The biodiversity enhancements recommended were one bat box and two invertebrate bricks. Built-in boxes (bat or swift bricks) are recommended over externally mounted boxes as they do not require maintenance and cannot fall off. Surface water drainage information has still not been provided and is required. <u>Comments 20 March 2023:</u> There are records of bats, common toads, badgers, and hedgehogs near this site. An existing garage is proposed to be removed to accommodate this dwelling. Photos on Google Maps show that the site is currently surrounded by a tall hedgerow which could provide habitat for hedgehogs and nesting birds. The garage may have some potential features for crevice roosting bats under the white wooden strips near the roof, but it is not likely that bats would be using the interior of the garage as there is a large window and a flat felt roof with no loft space. I would like to review close-up photos of the exterior of the garage on all sides. Bats might be using the hedgerow as a linear feature for foraging. I am concerned that removal of the hedgerow and any additional vegetation in the garden would represent a net

	loss of biodiversity on site, which is contrary to local plan policy DM11 so I would object to the proposal on that basis. Should the application be granted, it must be able to demonstrate biodiversity net gain rather than net loss. Any construction work on site would need to be done under a precautionary method statement for hedgehogs, toads, badgers and nesting birds. Any lighting from the proposed dwelling would need to be designed in a wildlife-sensitive manner and no light can be allowed to shine on the vegetation in the hedgerow to the northeast, across the service road
EBC Environmental Health:	<u>Comments 3 July 2023:</u> The previous comments were reiterated. <u>Comments 27 February 2023</u> Regarding the presence of ambient noise, local road traffic has influence on this and possibly within an extent that insulated thermal glazing could be sufficient to reduce internal sound levels within the guidance of BS8233. If windows need to be closed to comply, there will need to be alternative means of ventilation and prevention of overheating to comply with Building Regulations. Please require a CEMP for the protection of neighbouring dwellings' amenity works are in progress.
EBC Arboriculturalist:	There are no significant trees within the site, or adjacent to it. Further, we have no issues regarding any removal of the conifer hedge from an arboricultural perspective. Therefore, we raise no arboricultural objection to the proposals.
Natural England:	Objection to recreation impact upon the New Forest. No objection to recreational disturbance upon Solent Special Protected Areas or water deterioration subject to mitigations being secured.

Policy:

National Planning Policy Framework

National Planning Practice Guidance

Development Plan:

Eastleigh Borough Local Plan 2016-2036

Policies: Policies: S1 (delivering sustainable development), S2 (approach to development), S3 (location of new housing), DM1 (General development), DM2 (environmentally sustainable development), DM3 (climate change), DM6 (surface water management), DM8 (Pollution), DM11 (nature conservation), DM13 (access), DM14 (parking), DM23 (residential development within urban areas), DM30 (internal space standards), and DM38 (funding infrastructure).

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Hedge End, West End and Botley Character Area Appraisal, and Trees and Development.

Site Visit

Yes ☒

No ☐

28 February 2023.

Assessment:

Site & Surroundings

The application site comprises a corner plot located to the south and east of Sovereign Drive. To the east there is a road which provides access to Fir Tree Farm and Blue Bell Farm (to the south-east of the application site). The application site, and this junction, is visible from the cross-roads to the north which connect Marls Road, The Bridleway and Sovereign Drive.

The application site currently comprises a detached two-storey dwelling, bound by tall, dense, mature fir hedging providing sufficient screening from public vantage points to the north. Access is obtained to the west of this dwelling, whereby there is a driveway to park vehicles. 1 Sovereign Drive benefits from a side and rear garden which wraps around the dwelling and contains an outbuilding to the north. The application proposes the subdivision of the land and the construction of 1no. detached dwelling to the north of 1 Sovereign Drive, thus being situated within the corner plot.

The dwelling itself, 1 Sovereign Drive, is two-storeys in height, with a large catslide roof with front flat roofed dormer, mirroring the window size at first floor level. The property is constructed of brick work, brown tile hanging, tiled roof and white upvc fenestration. The surroundings to the north, west and south comprise residential properties. Throughout Sovereign Drive there appear to be 3 distinct different characters/ styles of dwelling. The first being the application site, larger dwellings with a catslide roof and front dormer, apart from the application site, and a couple of corner examples, these are predominantly semi-detached dwellings. The second (opposite the application site, a row of 5 detached dwellings) a smaller variation of the catslide roof and front dormer. The third distinct character, further south of the application site, are two-storey dwellings (with garages linking the line of dwellings together) with the gable elevation fronting Sovereign Drive. Further south, where Sovereign Drive curves west and adjoins Precosa Road there are also different styles of dwelling, but these are much further away from the application site. Whilst different designs are visible within the streetscene, the grouping of these dwellings, and their consistency (limited extensions/ alterations) create a strong sense of uniformity.

To the north-east, along The Bridleway (which is more of a track than formalised/ hard-surfaced road), there are a couple of residential properties, but these are limited. To the immediate east of the application site is a road which provides access to other residential properties, and then there is designated countryside and settlement gap comprising open fields and some mature trees.

Proposal

The application proposes the erection of a two-storey three-bedroom detached dwelling within the side garden of the existing property. This would be situated to the north of no.1 Sovereign Drive. The proposals have been amended during the process of the application, reducing the scale of the dwelling and altering the overall design and appearance.

The proposed dwelling would have a footprint of approx. 64.6m² and would be two-storeys in nature with a maximum height of 8.2m with catslide roof form, which would accommodate a front dormer. The front eaves dormer would project approx. 1.5m from the front roof slope and would measure approx. 1.6m in length and 1.5m in height. The proposed dwelling would have differing eaves heights, approx. 4.8m and 3.8m (in relation to the catslide roof). The proposed dwelling would be finished in red/ brown brick, interlocking tiles roof and tile hanging, to match 1 Sovereign Drive.

Principle

The application site falls within the urban edge, whereby the general principle of residential development is considered to be acceptable. However, this would be subject to the following considerations set out within this report.

Paragraph 11 of the NPPF relates to the presumption in favour of sustainable development, with sub-paragraph d) ii) relating to the decision-taking process, noting that permission should be granted unless *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole*. Paragraph 14 elaborates on this stating that where the application involves the provision of housing, the adverse impact of allowing development would be assessed against the criteria laid out (a-d).

The Council also has an ongoing responsibility to ensure that there is a continuous 5 year supply of housing. The government has consulted on changing the requirements for having to demonstrate land supply and as such, it is not proposed to update the position until the NPPF and supporting documentation are revised. The last published figure was 5.1 years in July 2022 and the current local plan is very recent, having only been adopted in April 2022.

To conclude, the proposal would provide for additional residential development within the urban edge, an area which is acknowledged to be a sustainable location, this contribution would be particularly modest in the form of a single dwelling.

Design

Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbouring, and be compatible in terms of mass, scale, layout density, design and siting.

In addition to the above Policy, the Hedge End, West End and Botley Character Area Appraisal makes reference to the application site and surroundings, noting that they are *1970s/1980s detached/semi-detached development on cul-de-sacs on the eastern edge of Hedge End, partly within the parish of Botley*.

The application proposes the subdivision of 1 Sovereign Drive and the addition of 1no. dwelling within the corner part of the plot. This piece of land has established itself as amenity area associated with 1 Sovereign Drive, bound by tall hedging. The proposal would result in the subdivision of the plot and the removal of the hedging. Limited details of boundary treatment have been provided as part of this application, as such it is recommended that these be requested as part of the landscaping plan which would be secured via condition. The dwelling would be positioned fairly centrally within the plot, allowing for parking provisions and external amenity area.

Turning to the design and appearance of the proposed dwelling, it is noted that the proposal has sought design cues from the neighbouring property and established streetscene, incorporating a catslide roof, front dormer (albeit a differing design) and similar materials. The application has also been supported by a proposed streetscene plan. This shows that the proposed dwelling would be similar to the existing dwelling, this would, however, be slightly taller than the neighbour 1 Sovereign Drive, but when viewed within the streetscene this is likely to be negligible.

Whilst the proposals would represent a new form of dwellinghouse within an established area, it is noted that there are a number of different characters and styles of dwellings within the streetscene. The proposals have, however, sought to draw on and interpret the established characteristics. The proposals are therefore not considered to result in a

harmful impact upon the streetscene. As such would accord with Policy DM1 of the Local Plan.

Internal & External Space for Future Occupiers

To ensure adequate internal living standards are met the Local Planning Authority assess the measurements of space against the 'Nationally Described Space Standards' (NDSS) (March 2015). Policy DM30 of the Eastleigh Borough Local Plan (2016-2036) requires that all new dwellings meet the NDSS as a minimum. In addition to internal arrangements, the Quality Places SPD requires all new residential development to provide a garden area of 60% of the host dwellinghouse.

The NDSS sets out the minimum space required for new dwellinghouses, this is dependent upon the number of bedrooms, people who would reside there and storeys. There are also standards relating to sizes of bedrooms; a single occupancy bedroom should measure 7.5m², and a double occupancy bedroom should measure 11.5m².

The application proposes a two-storey 3no. bedroom dwelling, whereby the NDSS requires between 84m² – 102m² for a property of this size. From the submitted plans, the ground and first floor would provide approx. 53.2m². Cumulatively, this would result in an overall footprint of 106.4m², thus would exceed the requirements of the NDSS. The master bedroom, and bedroom 2 would both exceed 11.5m². Bedroom 3 would measure approx. 8.9m², thus exceeding single occupancy. Further, from the submitted floor plans and elevations, it appears that each habitable room would be served by a window, thus would provide adequate natural light.

In addition, and as set out within the Council's Quality Places SPD, the garden size for new residential development must be at least 60% of the floor space of the host dwellinghouse. Further and in this instance, the 60% amenity space would also be applied to the retained dwelling.

The proposed dwelling would have an external amenity area of approx. 78m², thus would provide 60% amenity space for the new dwelling. From the information submitted a crude estimation of the footprint of the retained 1 Sovereign Drive has been undertaken, whereby this is calculated to be 134m². The agent has submitted a plan which shows the retained rear garden would measure approx. 81m², thus would retain 60% amenity area.

Further, and due to the nature of the proposals, the Council's Environmental Health Team have been consulted. They noted that regarding the presence of ambient noise, local road traffic has influenced this. Whilst these comments are noted, given the residential location and current highway network operations, the impact of noise for the proposed dwelling is not considered to be dissimilar to the impact upon existing dwellings within the immediate surroundings.

Impact upon Neighbouring Amenities

Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.

The addition of further residential development within an area characterised by residential is considered to be acceptable in this regard.

Due to the location, siting, orientation and separation distance of the proposed dwelling the neighbouring properties to the north-west (Fourways, corner of Marls Road) and west (no.2 Sovereign Drive) are unlikely to be adversely affected.

The most affected neighbouring amenity would be no.1 Sovereign Drive to the immediate south. However, both the existing and proposed dwelling would be set in from the shared boundary (0.9m) and would be separated from 1 Sovereign Drive by approx. 2.9m. Whilst the proposals would create an alleyway between the dwellings, this is not an uncommon feature within residential development, and would not result in any adverse harm. Further, and due to the dimensions and position within the plot, the proposed dwelling would not project excessively beyond the rear of 1 Sovereign Drive, and would therefore not be considered overbearing, nor would this create a sense of enclosure. Furthermore, it was noted that there are no windows along the northern elevation of the existing dwelling and therefore there would be no impact in terms of inter-overlooking.

In terms of construction period, there is potential for the proposals to have an impact upon neighbouring amenities. The Council's Environmental Health Team and Local Highways Authority have recommended that a CEMP be conditioned. The CEMP would cover noise generating activities, and construction hours could also be restricted so as to mitigate any harm arising with regard to the neighbouring amenities.

Ultimately, and to conclude, the proposals are not considered to have an adverse impact upon the amenities of the neighbouring properties, subject to conditions.

Highway Safety, Parking & Refuse Storage

Policy DM13 of the Eastleigh Borough Local Plan (2016-2036) requires that development is or could be well served by public transport, cycling and walking and it includes measures which minimise its impact on the existing highway network. Policy DM14 of the same Plan requires that an appropriate level of car parking be provided in accordance with the Council's adopted standards. The policy provisions are consistent with the requirements of the NPPF and in particular those of paragraphs 107 and 108.

Due to the nature of the proposals, the Local Highway Authority (LHA) have been consulted. The LHA have not raised any objection with regard to the proposals, however initially, they did raise concern with regard to the access, and visibility splays. The proposals have since been amended and the parking layout altered. Additional information was provided with regard to visibility splays which were considered appropriate, subject to a condition restricting the height of any hedging/ boundaries within the site, so as not to impinge visibility splays. As such, subject to condition, the proposals are considered to be acceptable in this regard.

Ecology & Trees

Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.

Due to the nature of development, the Council's Arboriculturalist and Ecologist have been consulted.

The Council's Arboriculturalist notes that there are no significant trees on or adjacent to the site. They have also not raised any objection to the removal of the existing conifer hedge, which currently bounds the site. Whilst there is concern with regard to its removal from a visual perspective, as there is no arboricultural objection additional planting could be secured via a landscaping condition, thus would offset the loss of the hedging.

The Council's Ecologist initially raised concern that the existing garage and hedge could provide suitable habitat for protected species. As such, the agent submitted an "Extended

Phase 1 Ecological Assessment". This concluded that the garage had negligible bat roost suitability and the hedgerow was poor in terms of species. Precautionary measures were recommended in the report and the Council's Ecologist has recommended biodiversity enhancements, in the form of bat/ bird boxes. As such, and subject to conditions the proposals are considered to be acceptable in this regard.

Drainage

Policies DM3 and DM6 of the Eastleigh Borough Local Plan (2016-2036) stipulate that new development must provide sustainable drainage systems (SuDs) wherever feasible, naturalised filtration should also be included.

A surface water drainage plan has been requested by the Council's Ecologist. This has been submitted and reviewed. This would be acceptable subject to a suitably worded condition.

Sustainability

Policy DM2 of the Eastleigh Borough Local Plan (2016-2036) requires new development to provide a 19% improvement in predicted carbon emissions, and water consumption standards of 110L per person per day.

Other than being situated within a suitable location, the proposals do not provide any sustainability measures. It is therefore recommended that sustainability measures be secured via condition.

SPA Mitigations

The Council, as the responsible body for Habitats Regulations Assessment (HRA), must ensure as part of a planning application that a development will not have an adverse impact upon any European protected sites, and specifically in this case, the European protected Solent Complex (SPA, SAC and Ramsar sites), River Itchen (SAC) and New Forest National Park (SPA, SAC and Ramsar sites). It is recognised that the addition of residential development would have an adverse impact upon the surrounding designated European protected sites.

Due to the nature of the proposals, a HRA was undertaken and submitted to Natural England for their review. They raised an objection, but only to the Council's New Forest Mitigation. However, the LPA, as the competent body under the Habitats and Species Regulations (2019) are satisfied that the mitigation proposed is sufficient to address the impacts arising from the development upon European Protected Sites. In accordance with the provisions of Section 28(6) of the Wildlife and Countryside Act (1981), as the application is being granted contrary to the advice of Natural England, a condition preventing development from starting for a period of 21 days is recommended to be imposed to the consent.

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 recreational disturbance to our coastline through careful management. The application site falls within the 5.6m buffer and therefore a 3-bedroom dwelling would require the mitigation monies of £934 (as of 1 April 2023), which have been received 28 September 2023.

In terms of water quality, Natural England have advised that new housing development should achieve nutrient neutrality in order to mitigate the impacts of additional nitrogen arising from the sewage generated by the future residents. This wastewater then feeds into the Solent Complex via Waste-Water Treatment Works which discharges into the river network and so causes eutrophication affecting the features for which it is designated. The Council has adopted its own strategy for achieving nutrient neutrality whereby it identifies areas of agricultural land and remove these from a nitrate intensive use, thus reducing the nitrogen input into the protected sites, with the level of reduction then being used as a means of offsetting the impacts of development proposals within the Borough. This ensures no overall net increase in nitrates within the Solent and thereby allow a development to achieve nutrient neutrality. 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 HRA covered that the proposal would result in an additional 1.02kg/TN/year, and that the necessary mitigation monies would be secured via condition.

Furthermore, Natural England has also raised concern with regard to additional residential development within 13.8km radius of the New Forest. This is considered to have an adverse impact upon the New Forest by way of additional trips resulting in further recreational disturbance. There is a monetary mitigation of £2,220 per residential unit to offset the impact upon the New Forest National Park, which was covered within the HRA. As noted above, Natural England have raised an objection, however the Council is satisfied with the mitigation and have received these monies (28 September 2023).

Other Matters

In accordance with The Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the Local Planning Authority informed the agent of the pre-commencement conditions to which they confirmed they were agreeable (email dated 30 August 2023).

Equalities Act:

Section 149 of the Equalities Act 2021 created the public sector equality duty. Section 149 states:

- A public authority must, in the exercise of its functions, have due regard to the need to:
 - a. Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b. Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c. Foster good relations between persons who share a relevant protected characteristic and persons who do not share it

When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications.

Climate Change:

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2025; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the

Climate and Environment Emergency Strategy 2020-2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.

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

The NPPF aims for the need for housing to be met, and Policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF and Policies, S1, DM2, and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to limit impacts on climate emissions as a result of the development or its use.

Conclusion:

The application is recommended for approval subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐