

Delegated Officer Report

Application Number: X/23/95141
Case Officer: Dawn Errington
Received Date: 22/5/23
Site Address: Land off Botley Road, Phase II, West End, Botley Road, Southampton, SO30 3JR
Applicant: Foreman Homes Ltd
Proposal: Variation to condition 1 to remove site plan no. 19.030.02 Rev N and replace with 19.030 Rev B: Revised Site/Parking Layout. F/19/85439 Residential development of 30 dwellings and associated landscaping following demolition of existing dwelling, stables and related structures
Recommendation: **PERMIT subject to conditions**

1. The development hereby permitted shall be implemented in accordance with the following plans numbered: 19.030 Rev B ; ACLA BNM 01 rev B; floor plans and elevations approved under F/19/85439. Reason: For the avoidance of doubt and in the interests of proper planning.
2. The development hereby permitted shall start no later than three years from 15 December 2021 (the date of the decision for F/19/85439). Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
3. The details of materials approved under Discharge of Condition application DC/22/93490 shall be fully implemented. Reason: To ensure that the external appearance of any building is satisfactory.
4. The development shall accord with these approved details approved under Discharge of Condition application DC/22/93490 for:
 - i) External lighting
 - ii) Electric vehicle charging provisions
 - iii) Swift boxes
 - iv) Refuse collection provisions
 - v) Final boundary treatments, including acoustic fencing
 - vi) Final site levels and any retaining structures

Reason: To ensure that the external appearance of any building is satisfactory and to ensure that essential details are agreed prior to commencement.

5. Construction of the development shall not commence until final details of the proposed means of foul sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water. Surface water details shall be implemented in accordance with those approved under Discharge of Condition application DC/23/93490 and all drainage works shall be fully implemented prior to first occupation of

the development hereby permitted unless otherwise agreed in writing by the Local Planning Authority and thereafter retained, maintained and managed in accordance with the approved management and maintenance proposals. Written verification of completion of the approved works shall be provided by an appropriately qualified professional within 3 months of first occupation of the development. Reason: To ensure satisfactory provision of foul and surface water drainage.

6. Prior to final occupation of the approved dwellings, the approved landscaping works shall be carried out in accordance with the approved plans and to the appropriate British Standard, and the Landscape Management Plan October 2023 shall be fully implemented following all landscaping works. Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.
7. For a period of no less than 5 years after planting, any trees or plants which are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of the same species, size and number as originally approved in the landscaping scheme. Reason - In the interests of the visual amenities of the locality.
8. Prior to first occupation of the development, or in accordance with a timescale otherwise agreed with the Local Planning Authority, the management and mitigation provisions of the submitted Ecosupport Ecological Appraisal dated 17.2.20, the Ecosupport Phase II Bat Surveys dated 26.3.20 and the Ecosupport Reptile Surveys and Mitigation dated 26.3.20 submitted for planning permission F/19/85439 shall be fully implemented unless otherwise agreed in writing by the Local Planning Authority. Reason: To ensure satisfactory landscape and ecology provisions.
9. The wildlife sensitive lighting plan for both the construction and operational phases approved under Discharge of Condition application DC/22/93490 shall be fully implemented prior to the first occupation of the development hereby permitted. Reason: To ensure no impact on the bat population roosting and foraging within the site
10. The development hereby permitted shall be implemented in accordance with the Conclusions and Recommendations of the submitted REC Phase II Geo-Environmental Site Assessment February 2020 for application F/19/85439, and shall not be occupied / brought into use until there has been submitted to the LPA verification by competent person that any remediation scheme required has been implemented fully in accordance with the approved details (unless varied with the written permission of the LPA in advance of implementation). Unless agreed in writing with the LPA such verification shall comply with the guidance contained in CLR11 and EA Guidance for the Safe Development of Housing on Land Affected by Contamination - R&D Publication 66: 2008. Typically, such a report would comprise:
 - a. A description of the site and its background, and summary of relevant site information,

- b. a description of the remediation objectives and remedial works carried out
- c. verification data, including - data (sample locations/analytical results, as built drawings of the implemented scheme, photographs of the remediation works in progress, etc.
- d. Certificates demonstrating that imported and / or material left in situ is free from contamination, gas / vapour membranes have been installed correctly. Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved. Reason: To minimise the risks of pollution and to ensure the site is satisfactorily de-contaminated.

11. All crime prevention measures in respect of this development shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development and shall be fully implemented prior to the first occupation of associated dwellings. Reason: In the interest of crime prevention.
12. Prior to the occupation of any building within this phase of the development (or in accordance with a timetable to be agreed in writing with the Local Planning Authority), the following shall be submitted to and approved in writing by the Local Planning Authority: For residential development as built stage SAP data and as built stage water calculator confirming energy efficiency and the predicted internal mains water consumption to achieve
 - In respect of energy efficiency, a standard of a 19% improvement of dwelling emission rate over the target emission rate as set in the 2013 Building Regulations
 - In respect of water consumption, a maximum predicted internal mains water consumption of 105 litres/person/day. The development shall not be carried out otherwise than in accordance with the approved details. Reason: To support a comprehensive approach to high quality design across the site; in line with the guidance set out in the Government's Ministerial Statement of 25 March 2015 which states that Local Planning Authorities should, from the date of its publication, take into account the government's intentions in the statement and not set conditions with requirements above a Code level 4 equivalent"
13. The development must accord with the arboricultural report reference J1093.04 as amended by J1093 06 Revision B. No excavation, demolition or development related works shall commence until the tree protection fencing and ground protection has been installed as per the Tree Protection Plans contained within the reports. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work. This condition may only be fully discharged upon completion of the proposed development. Reason - To retain and protect the existing trees which form an important part of the amenity of the locality.
14. The details of paving and construction within the root zones of retained trees to be retained in accordance with the approved plans and particulars in respect of that phase shall be fully implemented in accordance with the details

approved under Discharge of Condition application DC/22/93490 and J1093 06 Revision B. Reason: To conserve the trees adjacent to and within the proposed development.

15. No trenches for services or drains shall be sited within the Root Protection Area (RPA) as per BS5837:2012 of any trees that are to be retained on or adjoining the site. Reason: To protect the health and stability of the trees to be retained.
16. The technology and communication strategy for the provision of broadband, fibre optic and audio visual technology submitted for Discharge of Condition application DC/23/95099 shall be implemented prior to first occupation of the buildings hereby permitted and retained thereafter. Reason: To improve the opportunities to work from home and to reduce the proliferation of individual masts, aerials, satellite dishes and wiring on flatted and commercial blocks in the interests of visual amenity.
17. No burning of materials obtained by site clearance or any other source shall take place during the demolition, construction and fitting out process. Reason: To protect the amenities of the occupiers of nearby properties.
18. No construction or demolition work shall take place except between 0800 hours to 1800 hours Mondays to Fridays and 0900 hours to 1300 hours on Saturdays and not at all on Sundays or Bank Holidays unless otherwise agreed in writing with the Local Planning Authority. Reason: To protect the amenities of the occupiers of nearby dwellings.
19. Each housing unit hereby permitted shall not be occupied until the areas shown on the approved plan for the parking and turning of vehicles for that unit (including those areas marked out on the plan as being unallocated) shall have been made available, surfaced and marked out, with markings to be agreed beforehand by the Local Planning Authority. The parking areas shall then be permanently retained and reserved for that purpose at all time and no unallocated parking shall be allocated to individual plots at any time. Reason: To make provision for off-street parking for the purpose of highway safety.
20. No private parking management scheme shall be implemented on the site and no additional or altered vehicle parking areas shall be provided on any part of the development without the prior written approval of the Local Planning Authority. Reason: In the interests of proper planning.
21. The roads and footways must be laid out and made up in accordance with the specification, programme and details approved and in any event shall be so constructed that, by no later than the time any building erected on the land is occupied, there shall be a direct connection from it to an existing highway. The final carriageway and footway surfacing must be completed within six months from the date upon which the erection is commenced of the penultimate dwelling or building for which permission is hereby permitted. Public use of all roads and footways shall be enabled at all times. Reason: To

ensure that the roads are constructed to a standard which will enable them to be taken over as publicly maintainable highways.

22. Written verification by an appropriate consultant confirming that the construction of all unadopted roads, footpaths and cyclepaths within the development is in accordance with the approved plans and details shall be provided to the Local Planning Authority prior to the first occupation of the 29th dwelling unit. Reason: to ensure that the development is provided to an appropriate standard.
23. Each housing unit hereby permitted shall not be occupied until the provisions shown on the approved plans for the storage of bicycles and refuse bins for that unit shall have been made available. These shall then be permanently retained and reserved for that purpose at all time. Reason: To make provision for bicycles and refuse storage.
24. No building or structure of the development hereby permitted shall exceed 54.34m above mean sea level. Reason: Development exceeding this height would penetrate the Obstacle Limitation Surface (OLS) surrounding Southampton Airport and endanger aircraft movements and the safe operation of the aerodrome. See Advice Note 1 'Safeguarding an Overview' for further information (available at www.aoa.org.uk/publications/safeguarding.asp).
25. New tree planting at centres of 4 metres or greater must exclude Scots Pine (*Pinus Sylvestris*), Oak (*Quercus* sp.) and Beech (*Fagus Sylvatica*). New berry/fruit bearing planting (trees and shrubs) dispersed throughout the scheme, subject to a maximum of 15% of the total planting. Reason: To avoid endangering the safe movement of aircraft and the operation of Southampton Airport through the attraction of birds and an increase in the bird hazard risk of the application site.
26. Prior to the first occupation of any residential unit, the noise mitigation measures to protect future residents from transportation noise approved by the local planning authority for approval under Discharge of Condition application DC/23/95099 shall be fully implemented for each dwelling prior to the first occupation of that dwelling and shall thereafter be maintained. The submitted details include:
 - Details of the construction and design of the proposed 1 metre bund and 3 metre site acoustic barrier shown in the submitted plan 19.03.02 J.
 - Details of the construction and design of the '2.5 metre fencing' positioned to act as acoustic barriers as shown in Figure 4 of the REC Acoustic Report AC106735 2R1 dated 14/2/20.
 - Details of the ventilation systems proposed to provide alternative ventilation to open windows, sufficient to prevent summer overheating in any habitable room.
 - Details of the sound insulation to be provided to achieve the acoustic conditions set out in Table 4 of BS8233. This should be supported by test data of proposed glazing systems and details of the acoustic design and performance of the alternative ventilation system.. Reason: to protect the amenity and health of residents

27. The approved Construction and Environmental Management Plan (CEMP), approved under Discharge of Condition application DC/22/93490 shall be fully implemented. Reason: in the interests of amenity, highway safety and protection of ecological features.
28. The recommendations and provisions of the submitted I- Transport Framework Travel Plan dated 14.2.2020 under application F/19/85439, shall be fully implemented unless otherwise agreed in writing by the Local Planning Authority. Reason: To ensure satisfactory provision is made for sustainable transport.
29. The use of the existing Botley Road and Monarch Way vehicular accesses by motor vehicles to/from the site shall cease prior to the commencement of the development hereby permitted and this use shall not re-commence at any time. Reason: in the interests of highway safety and residential amenity.
30. The measures detailed in section 5.0 of the submitted Sustainability Report dated February 2020 for application F/19/85439 shall be fully implemented unless otherwise agreed in writing by the Local Planning Authority. Reason: To ensure satisfactory provision is made for sustainable construction and use of dwellings.
31. The development hereby permitted shall not be commenced for a period of at least 21 days from the date of the decision
Reason: To comply with Section 28(6) of the Wildlife and Countryside Act 1981 (as amended) as this permission is being granted otherwise than in accordance with the advice of Natural England

Notes:

In accordance with paragraph 38 of the National Planning Policy Framework (July 2021), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

The applicant's attention is drawn to the requirement within the British Standard 'Code of practice for safe use of cranes' for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues', available at <http://www.aoa.org.uk/wp-content/uploads/2016/09/Advice-Note-4-Cranes-2016.pdf>

Report:

Background

1. Planning permission for 30 dwellings was approved, subject to conditions and S106 agreement, on 15 December 2019. Phase 1, for 100 dwellings and public open space, is under construction, and provides the vehicular access to this Phase 2 site. The site is also known as the “Moorgreen Dairy Farm” site.

Relevant Planning History

- Outline Permission ref O/15/76418 for 100 dwellings allowed at appeal in 2016 (Phase 1)
- Reserved matters for Phase 1 for 100 dwellings ref RM/18/85821 permitted 2019 and development has commenced
- Full permission for 30 dwellings ref F/19/85439 December 2019. Development has commenced.
- DC/22/93490 for F/19/85439 conditions 3 (materials), 4 (infrastructure provision), 5 (foul/surface water drainage), 9 (lighting), 14 (tree protection plan) and 27 (CEMP) partially discharged
- DC/23/95099 for F/19/85439 conditions 6 (landscaping), 16 (technology) and 26 (noise mitigation) current application.
- NMA for current proposed works refused 17/4/23

The site and its surroundings

2. The relatively flat application site lies to the east of Monarch Way. It accommodated a dwelling and garden, stables and paddock in addition to hedgerows and TPO'd trees, all now removed and development under planning permission F/19/85439 has commenced. Beyond the trees to the immediate south is further paddock land known as the Donkey Field and part of the NHS Trust landholding, whilst to the immediate west are car parking and rear gardens for Monarch Way properties, together with an access to the site. The M27, separated by woodland, is to the north, and to the south/east is the Phase 1 development. This development for 100 homes will comprise a range of traditionally-designed houses and flats of 2-3 storey height with a central area of treed public open space. There is an existing narrow vehicular access to the site off Botley Road, which adjoins further TPO'd trees and will be closed off. Beyond these immediate neighbouring land uses, the Hampshire County Cricket Ground is situated south of Botley Road and St James School is located off Monarch Way to the north-west. The site has easy access to shops and facilities in West End and Hedge End.
3. The site lies within the M27 Landscape Character Area (11) and the motorway has fractured farmland and landscape patterns. Some motorway embankment planting is provided but large sections have been removed in recent years in association with the current works on the M27. This Phase 2 site is, however, well screened by woodland outside of the motorway land, which also assists with noise attenuation.

Description of application

4. The S73 application proposes an amendment to the approve site layout for 30 dwellings to change the parking and rear garden layout for Plots 2-4. The layout plan has been further amended to make the parking more practical and

to address Landscape and Design Team comments. This in turn required an amendment to the Arboricultural report as there are trees which require safeguarding along the rear boundary. The proposed landscaping plan has also been amended.

5. Car parking, at 2 spaces/dwelling is provided to EBC standards, is either on-plot or in bays nearby and is supplemented by visitor parking spaces. There is a pedestrian/cycleway linking towards Monarch Way. The road linking to Phase 1 is to be designed to adoptable standards, which would make adoption possible as long as the Phase 1 road is also adopted. The vehicular accesses to Monarch Way and Botley Road would be closed for motor vehicle use.

Consultation Responses

6. **Tree Officer** – No objection subject to amended plans. Condition requiring work to be in accordance with the arboricultural report.
7. **Design and Landscape Team** – sought amendments to improve layout and landscaping.
8. **West End Parish Council** – no comments received
9. **Natural England** – no comments on Appropriate Assessment received.

Representations Received

32.1 letter commenting on need to improve junction with Botley Road

Policy Context and Designations for Site

- Within urban edge
- Within catchment area of Solent and Southampton Water SPA and SAC and River Itchen SAC
- Tree Preservation Order
- Solent recreational disturbance zone
- New Forest mitigation zone
- Mineral Safeguarding Zone.

Development Plan relevant Saved Policies and Emerging Local Plan Policies

- **Hampshire Minerals and Waste Plan (2013)** – Policy 15 seeks prior extraction of minerals
- **Eastleigh Borough Local Plan 2016-2036 (Adopted April 2022)**
 - DM1 - General Criteria for New Development
 - DM2 – Environmentally sustainable development
 - DM3 - Adaptation to climate change

- DM6 - Sustainable surface water management and watercourse management.
- DM8 - Pollution
- DM9 – Nature conservation
- DM14 - Parking
- DM23 - Residential development in urban areas
- DM28 – Affordable housing
- DM29 – Dwellings with higher access standards
- DM30 – Internal Space Standards
- DM38 – Funding infrastructure

33. Supplementary Planning Documents

- Quality Places (November 2011)
- Residential Parking Standards (January 2009)
- Environmentally Sustainable Development (March 2009)
- Affordable housing July 2009 and updated May 2016
- Planning Obligations (July 2008, updated 2010)
- Biodiversity (December 2009)
- Trees and Development (April 2022)

Adopted Development Brief:

34. **Land at Moorgreen Hospital and Moorgreen Dairy Farm Adopted April 2015** – this proposes residential development of the site gives guidance on site constraints and opportunities, including noise, green infrastructure, landscaping, pedestrian links, density, scale, massing and height. Due to the fact that at the time the Moorgreen Dairy Farm part was in designated countryside and strategic gap, the guidance for this element is non-statutory.

National Planning Policy Framework 2021

35. The National Planning Policy Framework (NPPF) states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. It sets out a general presumption in favour of sustainable development (the three dimensions of which are economic, social and environmental) and states that development proposals which accord with the development plan should be approved without delay. Where the development plan is absent, silent, or relevant policies are out-of-date planning permission should be granted unless the adverse impacts of the development would outweigh the benefits; or specific policies in the Framework indicate development should be restricted. Local plan policies that do not accord with the NPPF are now deemed to be “out-of-date”. The NPPF requires that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. In other words the closer the policies in the plan accord to the policies in the Framework, the greater the weight that may be given. A deliverable 5 year supply of housing within each local authority area is required, and if this is not demonstrated a

tilted balance in favour of the development applies. Agent of Change principles protect existing businesses.

National Planning Practice Guidance

36. Where material, this guidance should be afforded weight in the consideration of planning applications.

Policy Commentary

37. Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require planning applications to be determined in accordance with the Development Plan (policies detailed above) unless material considerations indicate otherwise. Section 73 allows for amendments to planning permissions.
38. The relevant policies and guidance combine to form the criteria against which this application will be assessed with particular regard to: the relevant planning policies the form, layout and design of that proposed; its impact upon the street scene and character of the surrounding area; impact upon trees, nature conservation and biodiversity; environmental sustainability; parking and highway issues; drainage and any impact upon the amenity of neighbouring properties.

Principle of the Development

39. The site is now located within the urban edge on the adopted EBLP and residential development in this location is acceptable.

Sustainable Development

40. The development would fulfil a small economic role by providing employment opportunities and expanding the quality and choice of housing, a social role by providing for needed housing and, with mitigation, a satisfactory environmental role. It also contributes towards the provision of supporting infrastructure.

Layout and Parking

41. All Quality Places SPD design standards for garden sizes and separation distances continue to be met. The proximity to the motorway requires the layout and design of dwellings to specifically respond to noise impacts and measures including an acoustic bund and fencing are necessary.
42. The development has been provided with parking meeting the minimum standards set down in the Council's Residential Parking SPD, and the parking layout has been amended to provide for in plot and allocated parking for Plots 2-4. 4 visitor spaces are also included, and the principal road linking from Phase 1 is to be designed to adoptable standards. As required by the Land at Moorgreen Hospital and Moorgreen Dairy Farm Development Brief, the

scheme still makes provision for a pedestrian/cycle link to the site boundary with Monarch Way. This link enables children to easily walk or cycle to St James Primary School rather than being driven via Botley Road and Moorgreen Road and is important for delivering sustainable and healthy development.

43. The siting of dwellings within and fronting a perimeter block allows for an efficient site layout without overly visually-dominant parking.

Landscape

44. The important protected trees, adjoining woodland and mature hedges are to be retained and these give the development a strong landscape structure. Further landscaping, amended to be consistent with the revised layout, is proposed with a management and maintenance plan.
45. No-dig construction of the rear-most parking adjacent to existing trees is necessary and the AIA has been updated, with Tree Officer support on this basis.

Ecology

46. Ecological considerations are as previous, although an updated Habitats Regulations Appropriate Assessment has been necessary. For nutrient, mitigation off-site through the removal of land from agricultural use is proposed. There is clearly a fallback position in respect of New Forest mitigation in particular as well as contributions secured towards Itchen Valley Country Park improvements. Whilst no comments have been received from Natural England, Eastleigh Borough Council, as competent authority, has undertaken an Appropriate Assessment under the Habitats and Species Regulations (2019) and 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 28I (6) of the Wildlife and Countryside Act (1981) A condition preventing development from starting for a period of 21 days is recommended to be imposed to the consent.
47. Contributions towards the Solent Disturbance Mitigation Project, which provides protection for the migratory birds within the Solent and Southampton Water Special Protection Area from recreational impacts resulting from new development, have also already been secured under S106 agreement.
48. The requirements of adopted EBLP policy DM11 and the NPPF are considered to be met.

Other considerations

49. There are no changes proposed to the type, scale and density of housing and they remain compliant with policy DM1 and the NPPF. Nor does drainage,

noise environment, affordable housing, relationship with neighbours, Botley Road junction requirements or transport impact change and the original S106 enables S73 applications to be permitted without a deed of variation. Conditions are, however, updated to reflect the fact that many have already been discharged.

Sustainability Measures and Climate Change:

1. 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.
2. The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and adopted local plan policy do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and local plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.
3. The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.
4. The proposed dwelling is well located within a 5-minute walk to the closest bus-stop which has routes to Winchester, Millers Dale, Southampton City Centre and Eastleigh; and a 10-minute walk of The Central Precinct which has an array of shops. Moreover, a condition ensuring the dwelling does not use more than 110 litres per person/day has been applied to reduced residential mains water consumption.

Equalities Implications:

5. Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:

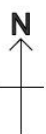
- A public authority must, in the exercise of its functions, have due regard to the need to:
 - a. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b. advance equality of opportunity between persons who share a relevant protected characteristic 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.

50. 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. It is noted that new Policy DM29 seeks higher access standards for dwellings but the fallback position of the extant permission without DM29 compliance is overriding in this instance.

Conclusion

51. The minor change to the approved scheme is considered acceptable and permission is recommended, subject to conditions.

F/19/85439



Address: Land off Botley Road, Phase II,
West End, Southampton

Date: 03/09/2020

Scale: 1:2500