

Planning statement in respect of a two and three-storey block of a class E retail unit and 18 apartments at 30-32 Queens View, Netley Abbey, SO31 5EA.

1. Introduction

- 1.1. The following statement and attachments comprise the supporting planning statement in respect of land at Queens View, Netley Abbey. The site is owned by Eastleigh Borough Council. The current submission is therefore made on behalf of Eastleigh Borough Council.
- 1.2. The scheme seeks to demolish a two-storey building, with single-storey garaging, comprising two ground floor retail units with first floor residential accommodation and to redevelop the site providing a three-storey block comprising a ground floor retail unit and 18 apartments.
- 1.3. The proposals comprise a ground floor retail unit, eight one-bedroom and ten two-bedroom apartments.
- 1.4. The site is located in a prominent location facing both Queens View and the adjacent Station Road Recreation Ground.
- 1.5. The plans seek to reorientate the layout of site so that the new building faces the adjacent Station Road Recreation Ground. As such, the proposed development will be one of a number of three-storey apartment blocks to the west and south of the recreation ground.
- 1.6. The submission is supported by the following:
 - Design and access statement, to include shadow diagrams and aerial images
 - Location plan
 - Proposed site plan
 - Transport Assessment
 - Tree report
 - Nutrient Budget calculation
 - Drainage strategy
 - Ecology reports
 - Biodiversity report
 - Contamination report
 - Landscape scheme
 - Flood Risk Assessment
 - Foul and surface water drainage strategy
 - Statement of Community Involvement

- Noise assessment
- Sustainability appraisal
- Overheating modelling report.
- Construction phase plan

1.7. Prior to the submission of the current proposals two pre-application submissions have been made. The applicants have also engaged with the local community and as a result discussions have been held with the tenants of the current retail unit who have expressed an interest in renting a retail unit on-site. As a result, a ground floor retail unit of 64.7sq-m is proposed in the western corner of the proposed development that will have a strong frontage to Robin Place.

2. Site and surrounding area

2.1. The application site refers to two retail units and first floor accommodation to the south of Queen's View, Netley Abbey. The building is a two-storey building with flanking single storey garages as identified in the following photograph:



2.2. Vehicular access to the site is provided via a spur road from Queen's View that allows for retail car parking and servicing of the retail units. The existing retail units face (south-west) towards the access road and Robin Place, a series of three-storey apartment blocks.

2.3. The size of the plot is 0.237 hectares in size and is identified in the following extract:



2.4. The site is flat and there are some trees on site. There is a large Eucalyptus tree in the rear garden of no 32 Queen's View and a number of trees on the eastern boundary of the site, which are shown in the following photographs:



2.5. Queen's View is part of a wider residential estate that typically comprises two-storey semi-detached housing – with the building line of the houses set back from the highway, limited on-site parking opportunities and large rear gardens.



2.6. Immediate neighbours to the development comprise no. 28 Queen's View, which is a two-storey house sharing a common boundary with the development site; 1 Park View, a detached house to the east of the site and; 3-12 Robin Place, a three-storey apartment block (one of three such blocks) to the south-west of the site:



2.7. To the south of the development site is the Station Road Recreation Ground, which is some 2.2 hectares of land used for recreation purposes to include use a football pitch. Pedestrian access to the recreation ground can be made from various vantage points including from the development site. It is noted that the existing car park on the application site is used for car parking during match days (typically Sunday mornings).

2.8. The development site shares a common boundary with the recreation ground.

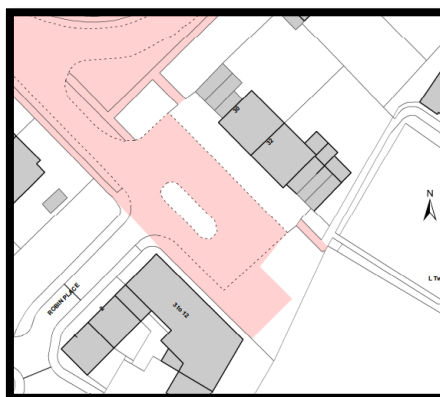
2.9. One of the characteristics of the recreation ground is that of relatively recent residential development, which has taken place with new build houses and apartments facing the recreation ground. These include several three-storey apartment blocks, as per the following photographs:



- 2.10. These two photos show nos. 3-39 Robin Place, Chandlers Place and Spinnaker Court as shown in the following extract. They form much of the western and part of the southern boundary of the recreation ground, all of which comprise three-storey apartment blocks.



- 2.11. The following extract comprises the extent of the highway, which includes the access and car parking area and some pathways to within the site:



- 2.12. The site is located in a sustainable location, less than a ten-minute walk from the junction of Station Road and New Road, where a convenience store,

pharmacy, library and post office are located. However, it has been noted by local residents that car parking issues near these facilities can be a deterrent to using them by some local residents.

2.13. Also located within a ten-minute walk is a local public house, numerous shops, hot food takeaways and churches.

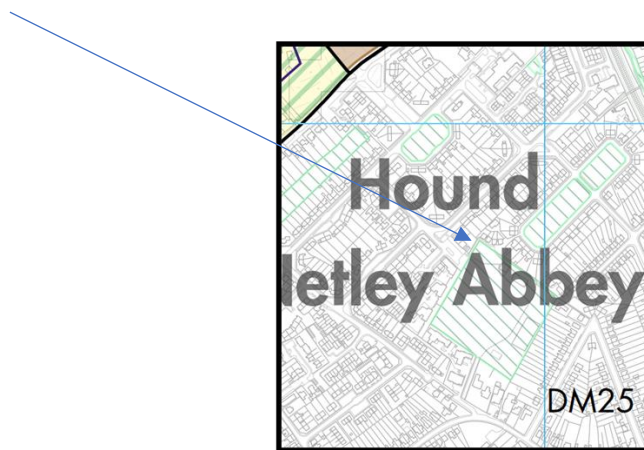
2.14. The site is in close proximity to local public transport networks to include bus routes to Southampton and Hamble. Netley railway station is located within a few minutes walk of the development site and provides access to both Southampton and Portsmouth.

3. Planning Policy

3.1. Section 38(6) of the Planning and Compulsory Purchases Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require that *if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.*

3.2. Reference is drawn to the Adopted Eastleigh Borough Local Plan (2016-2036). The local plan was adopted in April 2022.

3.3. The site located within the settlement boundary as per the following extract:



3.4. Policy S3 confirms that new housing in the first instance will be directed to the existing urban areas and that some 4,400 dwellings will come from smaller sites.

Strategic policy S3, Location of new housing.

The Borough Council will focus as much new housing development as possible within the existing urban areas, with the remainder on greenfield sites in the form of one strategic growth area, strategic sites and urban extensions and a number of smaller sites to meet more local needs.

c. Provision for approximately 732 dwellings on new smaller greenfield and urban sites within and adjoining the settlements of Allbrook, Bishopstoke, Botley, Bursledon, Chandler's Ford, Eastleigh, Fair Oak & Horton Heath, Hedge End, Netley and West End.

- 3.5. The development site squarely fits into the definition of an existing urban site and thus can make a contribution towards local housing need.
- 3.6. Policy DM1 sets out the general criteria for new development including the requirement to make an efficient use of land.

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.*

3.7. Policy DM23 sets out policy requirements for residential development in urban areas:

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.

3.8. Supplementary Planning Documents (SPD) set out preferred housing mix and residential car parking standards.

3.9. Housing Mix (February 2003) – 35% of new dwellings should be two bedrooms or smaller.

3.10. Residential Parking Standards (January 2009) – sets out required car parking provision as per the following:

Table of Residential Parking Standards 2009

Property Size	Car Ownership		Car Parking Standard			Long Term Cycle Storage	
	2001 (Census)	2026 (TEMPRO growth)	with 50% or more unallocated spaces	with <50% unallocated spaces	Individual/ 'on- plot' allocation	Individual storage	Communal storage
	cars per household		parking spaces per dwelling				
GENERAL RESIDENTIAL							
1 bed	0.96	1.00	1.00	1.25	2	1	1
2/3 bed	1.37	1.44	1.50	1.75	2	2	1
4+ bed	1.69	1.77	2.00	2.25	3	2	1
OLDER PEOPLE'S HOUSING							
Active elderly with Warden Control	0.39	0.41	0.50	0.60	1	1	1
Nursing and rest homes	1 space per 6 bedrooms plus 1 space per staff member					1 per 6 staff	

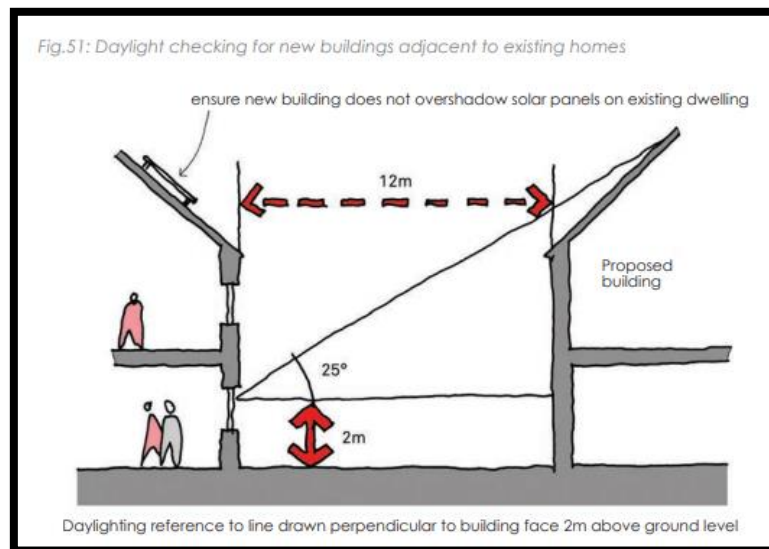
Notes

1. A minimum of 20% unallocated parking is required to provide for casual and overspill parking.
2. All proportions to be rounded up to the next whole number.
3. Garages less than 6m x 3m internally will not count towards parking provision.
4. A minimum of 5% of residential spaces should be designated for use by disabled people.

3.11. Quality Spaces (Nov 2011) – sets out guidance with regard to the LPA expectation on the design of new commercial and residential development. This includes a requirement to incorporate high-quality design and an efficient use of land with higher densities encouraged in more sustainable locations.

3.12. It also includes a requirement to respect neighbouring residential amenities and ensure that a satisfactory living environment is provided for the residents of new housing.

3.13. Page 34 of the SPD sets out requirements for providing adequate daylight to neighbouring habitable rooms. The assessment seeks to ensure that new buildings do not breach a 25degree line as measured 2m from ground level as per the following illustration:



3.14. With respect to the balance to be drawn with regard to efficient use of land the SPD makes the following point:

While development should make efficient use of land, the overriding objective should be to create an attractive development that functions well, irrespective of the numerical density. All development should take account of the existing local character.

3.15. Reference is also drawn to the Homes for England publication *Building of a Healthy Life*, which seeks to set out criteria to help improve the design of new neighbourhoods. This includes 12 considerations that point to the qualities of a successful place and how they can be applied to the individual characteristics of a site and its wider context.

3.16. The revised National Planning Policy Framework was published in September 2023. Paras 7 and 8 refer to the principles of sustainable development, as follows:

7. The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be

summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

3.17. Paragraphs 39-45 refer to pre-application engagement and encourages applicants to undertake effective engagement with local residents and interest groups so as to resolve as many issues as possible.

3.18. Paragraph 60 seeks to significantly boost housing land supply:

60. To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

3.19. Paragraph 69 refers to the importance of small and medium size sites in helping meet on-going housing need.

69. Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

- a) *identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;*
- b) *use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward;*
- c) *support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and*
- d) *work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.*

3.20. Paragraphs 119, 120 and 124 seek to make effective use of land

119. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

120. Planning policies and decisions should:

- c) *give substantial weight to the value of using suitable brownfield land within settlements for homes...*
- d) *promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained...*

124. Planning policies and decisions should support development that makes efficient use of land, taking into account:

- a) *the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;*
- b) *local market conditions and viability;*
- c) *the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;*
- d) *the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and*
- e) *the importance of securing well-designed, attractive and healthy places.*

3.21. Paragraph 126 seeks to ensure high quality development;

126. *The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.*

3.22. The National Minimum Space Standards seek to prescribe, in table 1, minimum gross internal floor areas:

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
1b	2p	50	58		1.5
2b	3p	61	70		2.0
2b	4p	70	79		2.0
3b	4p	74	84	90	2.5
3b	5p	86	93	99	2.5
3b	6p	95	102	108	2.5
4b	5p	90	97	103	3.0
4b	6p	99	106	112	3.0
4b	7p	108	115	121	3.0
4b	8p	117	124	130	3.0

4. Planning History

4.1. There have been a number of applications with regard to no 30 Queens View that relate to the change of use, for example, to a café (F/19/85730) and community hub (F/15/77014) – which refers to use as a food bank.

4.2. Applications for no. 32 Queens View focus on rear extensions (Z/27349/003) and the conversion of part of the garage to a habitable room (Z/27349/002).

4.3. A pre-application submission was made on the 29th March 2021 and an LPA response received on the 27th May 2021. The views of the LPA were sought

with regard to a proposed three-storey block of 19 apartments and a ground floor retail unit. The proposal site plan was submitted as follows:



4.4. The LPA response referred to the following:

- The principle of development is acceptable.
- There are no policies that specifically require the retention of retail on site.
- The orientation of the building to face the recreation ground is considered acceptable.
- Careful consideration should be given to the use of amenity area adjacent to the amenity area and to landscaping and boundary treatment to ensure adequate privacy is made.
- How would the current footpath link into the recreation ground and any plans need to be clear as to how a clear and well-defined pedestrian link can be provided here.
- There is the opportunity to provide a landscaping scheme to the frontage to mitigate the impact of the hardsurfacing and car parking
- A three-storey scheme is acceptable on-site. However, due to concerns with regard to neighbouring residential amenities there might be a need to reduce the scale of development on the northern side. The proposed building will be in close proximity to neighbours on Robin Place. Concerns are raised over the relationship of the proposed apartment block to Robin Place and the potential for overlooking.
- Concerns are raised over the potential relationship with no 1 Park View Lodge and loss of outlook from 28 Queens View and overshadowing to their rear garden.
- It is noted that external materials to neighbouring properties are proposed. However, further details are required in respect of design.

- 35% affordable housing should be provided on-site. The scheme needs to demonstrate, in providing a mix of one and two-bedroom units, how it contributes towards local need.
- All new dwellings should comply with the national minimum space standards and 80% of them should meet the standards of Part M4(2) of the building regulations in respect of accessibility and adaptability.
- Balconies and roof terraces are an acceptable form of amenity provision in this location.
- All new residential development should achieve a 19% reduction in predicted carbon emissions and a main water consumption of no more than 110 litres/person/day.
- There is an opportunity of submitting a separate pre-application to HCC in respect of parking and access. Car parking provision should be policy compliant.
- Mitigation is required in respect of recreational disturbance and nitrates.
- Any application should be supported by the following:
 - Design and access statement
 - Planning statement
 - Affordable housing statement
 - Ecology surveys
 - Biodiversity Net Gain Assessment
 - AIA
 - Drainage strategy
 - Landscape scheme
 - Nitrate calculation
 - Transport assessment
 - Desk top contamination study

4.5. A second pre-app was submitted on the 28th February 2023 in order to set out how the scheme has evolved and address points raised in the initial pre-app. The revised plans removed the retail unit from the scheme and provided 20 apartments as per the following plan:



4.6. The LPA response was that the scheme represented an improvement with respect to the initial scheme. The following points were raised:

- Further amendments were required in order to ensure that the relationship with neighbouring residential properties is acceptable
- Additional planting should be provided so as to mitigate the visual impact of the car parking area.
- No objections were raised with regard to the loss of the Eucalyptus tree on site, subject to suitable and justified replacement planting.

4.7. **Community involvement** – a scheme, refined through discussion with the LPA, was subject to a public consultation event, which included a public meeting on the 19th July 2023 and an on-line consultation.

4.8. The consultation process initially comprised a letter drop to some 450 local residents which invited them to view the plan on-line or to attend the public meeting.

4.9. As a result of this process some 263 responses were received to the online questionnaire and it is estimated that some 120-150 local residents attended the public meeting. As a result of the public meeting some 42 feedback forms were received.

4.10. The responses that were received included the following:

- There was significant local objection to the proposed loss of the convenience store.

- It was highlighted that accessing other local convenience stores would be difficult for many elderly local residents who may not have access to cars.
- The food bank provides a valuable local resource
- There will be increased traffic and pressures on on-street car parking particularly on Sundays when the recreation ground is used for playing football.
- Impact on local health services
- Need for additional housing
- No need for additional housing – there has been enough development in Netley.
- Impact on neighbouring residential amenities.

5. Development proposals

5.1. The application proposals seek to build on the advice given by the LPA and in respect of responses received as a result of the community consultation process (as set out in the SCI and as referenced in paras 4.7-4.10 of this report).

5.2. The scheme has been amended, as a result of the community involvement process to include a ground floor retail unit. The proposals therefore seek consent for a part two-storey part three-storey block comprising 18 apartments (8 x 1 bed and 10 x 2 bed) and a ground floor retail unit, as set out in the following site plan and aerial views of the site:





5.3. This evolved scheme includes the following primary changes:

- A reduction in the footprint of the building by setting the proposed building away from the common boundary with no. 28 Queen's View. The distance from the common boundary has increased from 3.75m to that of 8m, thus minimising potential impact on 28 Queen's View and 1 Park View.
- The provision of a ground floor retail unit in the western corner of the site and as such it has a frontage to both the car parking area and Robin Place.

5.4. The submission documents include a design and access statement that seek to set out the aspirations of the site in terms of scale and massing and design. First and foremost, the purpose of the proposals is to provide high-quality accommodation that provides an attractive home. The dwellings are typically of dual aspect with either individual terraces or access to dedicated garden areas.

5.5. **Scale and massing** - The proposed development seeks to provide a part two and part three-storey block on site. The site is a well contained site and will have a strong frontage to both the adjacent recreation ground and from Queen's View.

5.6. The following streetscene images show the impact of the proposed development on both the Queen's View and Recreation Ground frontages:



5.7. The northern site boundary shows the frontage to Queen's View showing the three-storey element at the centre of the site with a two-storey element on its south-eastern flank. The distance between the proposed block and the two-storey element of no. 28 Queen's View is some 12m.

5.8. The southern site boundary shows the view from the recreation ground and clearly shows the relationship of the proposed development with that of the adjacent three-storey Robin Place. This clearly shows that the scale and massing of the proposed development is comparable.

5.9. **Design** – the proposal seeks a modern flat roof building with interest added through articulation and the use of contrasting materials. This builds on the design principles employed on neighbouring apartment blocks, most recently on the neighbouring Robin Place.

5.10. **Site layout and car parking provision** – the proposed development seeks to provide a frontage direct to Queen's View, in contrast to the existing layout and in a more intensive form of development. However, the proposed siting of the apartment block is set back into the site so that it forms a strong frontage to the recreation ground thus picking up on local design principles established by adjacent blocks such as Robin Place and the two-storey houses of Park View, all of which have a frontage to the recreation ground.

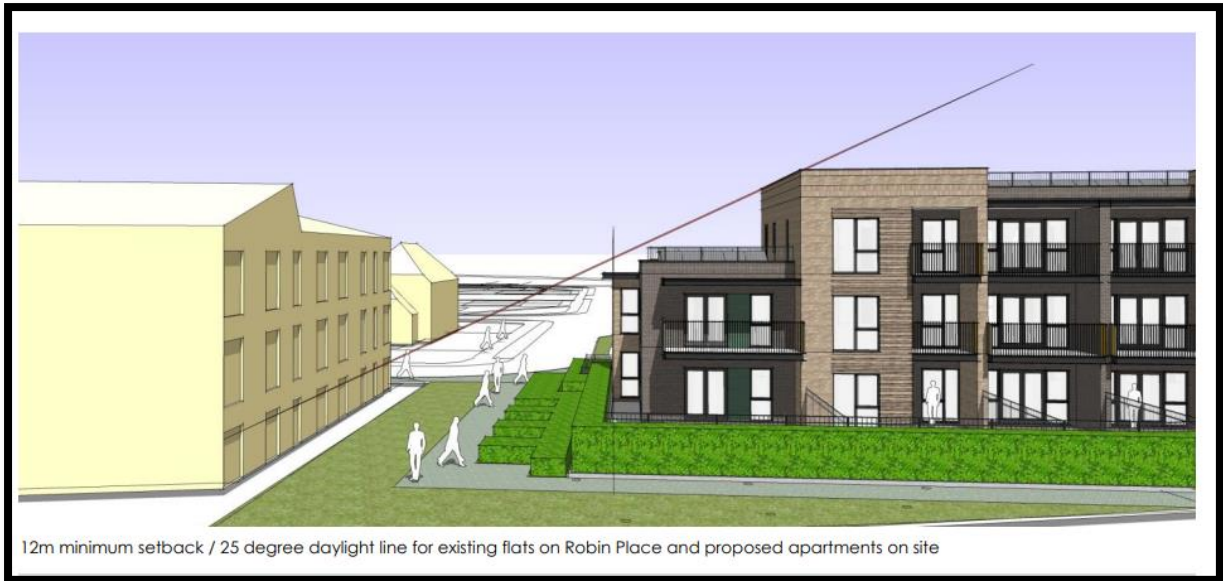
- 5.11. The provision of the building footprint and associated amenity area within the southern portion of the site allows for the provision of car parking within its north.
- 5.12. **Retail provision** – the proposals seek to provide a retail unit on the ground floor as shown on drawing no. 19-067-20-AO1 'Floor Plans Ground First'. This unit is relatively small at 67.4sq-m and is specifically designed to meet the requirements of the tenant, who currently operates the existing store on-site. It is clear from the public consultation exercise that there is a strong desire from local residents for a replacement store on-site and the applicant is happy to facilitate such a store.
- 5.13. However, the provision of the retail unit is still subject to the applicant successfully securing a pre-let agreement with the existing tenant, or failing that, from the open market prior to construction. Discussions with commercial agents have indicated that the long-term viability of a retail store of this size and in this location would be challenging
- 5.14. The layout of the retail store has been designed to facilitate its conversion to a dwelling (subject to planning permission) should the retail use not be occupied or prove to be unviable in the future. Whilst it is noted that a retail use is now considered to be a Class E use (as set out in the Use Classes Order 1987, as amended) this gives rise to a wide range of potential alternative uses to a retail unit and discussions with the LPA would be welcomed so as to establish which uses could be restricted by condition.
- 5.15. The initial pre-application submission included reference to a 209sq-m retail unit. The pre-app response confirmed that from a planning perspective, there are no policies that would specifically require retail to be retained at the site, although it could be seen as a positive community benefit.
- 5.16. **Highways** – the application includes a Transport Assessment, which provides a review of the current conditions in the locality, to include pedestrian, cycle and public transport links, considers accident data within the vicinity of the site, provides a trip generation for the site and sets out parking standards and strategy.
- 5.17. The proposals provide for some 22 car parking spaces. 17 of these spaces will be accessed from Queen's View. An additional five spaces are to

be provided a second access on the western side via Robin Place. These car parking spaces are as set out in on the site plan (drawing no. 19-067-019-A01)

- 5.18. The proposed 18 dwellings would require 22 spaces (on the basis of unallocated parking provision). The proposals seek 20 spaces for the residential element of the scheme – representing a shortfall of 2 spaces. Whilst it is acknowledged that there is a slight shortfall relative to LPA standards reference should be drawn to census data (in para 4.9 of the TA), which confirms that 38% of local households do not own a car, 51% own one car and 12% own two cars. Application of these percentages to the application proposals would result in an expectation for a demand for up to 13 car parking spaces on-site.
- 5.19. The TA also pays reference to emerging policy re car parking standards, which introduces a separate car parking standard for flats – at 0.5 unallocated spaces for a 1 bed flat and 0.75 per 2 bed flat. Application of these standards would result in an overall requirement for 11.5 spaces, which is akin to local census data.
- 5.20. The TA is supported by a car parking survey which confirms that, on the date of the survey, that on-street car parking occupancy was some 32%, which means that there were some 135 unoccupied spaces.
- 5.21. The proposals we will result in the loss of on-site car parking. However, it is clear that there is ample on-street parking available for displaced cars.
- 5.22. A retail unit is to be provided on-site and the proposals seek to provide two car parking spaces for this unit. Such provision is one space less than draft standards require. However, it is argued that the proposed use, due to its size and location, will be very much a local facility and customers very likely to walk to the unit rather than drive.
- 5.23. **Amenity space provision** - the design and access statement includes a site layout plan that shows the demarcation of the amenity area, facing the recreation ground, where amenity space is provided to ground floor apartments. Those on upper floors will have balconies. The amenity space and balcony areas are as set out on the site plan (drawing no. 19-067-019-A01) and the floor plans (drawing nos. 19-067-20-AO1 and 19-067-021)

- 5.24. **Landscaping/trees** – the proposals are supported by both a landscaping scheme and an arboricultural impact assessment.
- 5.25. The AIA confirms, in para 9.1, that the majority of trees on site are predominantly of a poor quality and provide a screening and softening role. The proposals will result in the removal of majority of the trees on site with the exception of a sycamore tree that will require minor crown reduction.
- 5.26. The proposals are accompanied by detailed landscape strategy and plans that seeks to mitigate the loss of existing on-site vegetation and provide a suitable setting for the new development to include the following:
- Retain the open feel of the existing housing estate by including verges, private gardens, grassed open space and enhancing the existing mature tree network.
 - Continue the mature tree canopy along the public access to the recreation ground.
 - Provide additional planting the recreation ground frontage.
- 5.27. **Pathway link/accessibility** – the application site includes a pedestrian pathway from Queen’s View/Robin Place to the recreation ground, much of which is included within the highway. The proposals seek to maintain a pathway link, as shown on the site plan, drawing no. 19-067-018-AO1, to both the existing pathway that runs through the centre of the site and to a pathway that skirts the northern edge of the recreation ground providing access to Park View and to The Crescent.
- 5.28. The application is also supported by a landscaping scheme which includes additional planting in the form of two rows providing a total of nine trees and further landscaping. As such, existing pedestrian links through the site will be both maintained and enhanced.
- 5.29. **Internal layout and unit sizes** – the application shows the internal floor layouts on plan nos. 19-067-20-AO1 and 19-067-021. The majority of apartments are dual aspect and of the those that have a single aspect all but one have one facing east i.e. facing the recreation ground. The exception is flat no 7 which is a two-bedroom flat, located above the proposed retail unit and which has an aspect looking towards Queens View. It has a balcony on the north-western corner of the building that will receive afternoon sun.

- 5.30. All the proposed dwellings meet the national minimum space standards.
- 5.31. **Noise** – the application is supported by Noise Impact Assessment that seeks to assess the impact of the proposed development on neighbouring residential amenities – in this instance to those of residents of Robin Place.
- 5.32. Reference is drawn to the existing use of the site as a retail store with the potential for early morning deliveries. The proposals include the provision of the relocated retail unit to the western corner of the site and closer to residential neighbours at Robin Place.
- 5.33. The NIA establishes that noise levels associated with the proposed use are very similar to that of deliveries to the existing retail use, which has operated without any known complaints. The report concludes that there is unlikely to be any additional nuisance as a result of the proposed retail unit in the revised location.
- 5.34. **Ecology/biodiversity net gain** – the application is supported by an ecology survey that includes a preliminary bat roost assessment. The report concludes that the site has a low potential for roosting bats and for common reptile species and moderate potential for breeding and nesting birds.
- 5.35. With reference to biodiversity net gain this is set out in a spreadsheet and confirms that BNG requirements easily met.
- 5.36. **Impact on local amenities/overshadowing** – the proposals are designed to minimise impact on local residential amenities with reference to potential impact on Robin Place, 28 Queen’s View and neighbours on Park View.
- 5.37. There are a number of neighbouring flats on Robin Place that have habitable room windows facing the application site. The distance between the two is 12m. In order to minimise impact on the residential amenities of occupiers of Robin Place the proposed building form steps down to two-stories in height. This ensures that it will not create an oppressive environment or loss of outlook to ground floor neighbours at Robin Place, as evidenced by the following extract, taken from page 62 of the Design and Access Statement:



5.38. The 25-degree line, as required by EBC policy requirements (and as set out in para 3.13 of this statement) has therefore been met.

5.39. The proposed development provides no primary habitable room windows on the south-western elevation (i.e. facing Robin Place) and so there will be no overlooking between dwellings. No objection is raised to a condition ensuring that all windows on the south-western elevation are obscure glazed.

5.40. With reference to the potential impact of the proposed development on 28 Queen's View and Park View the Design and Access Statement includes a similar analysis in respect to potential for loss of outlook. However, it should be borne in mind that both neighbours, in contrast to Robin Place, have oblique, rather than, direct views of the proposed development.



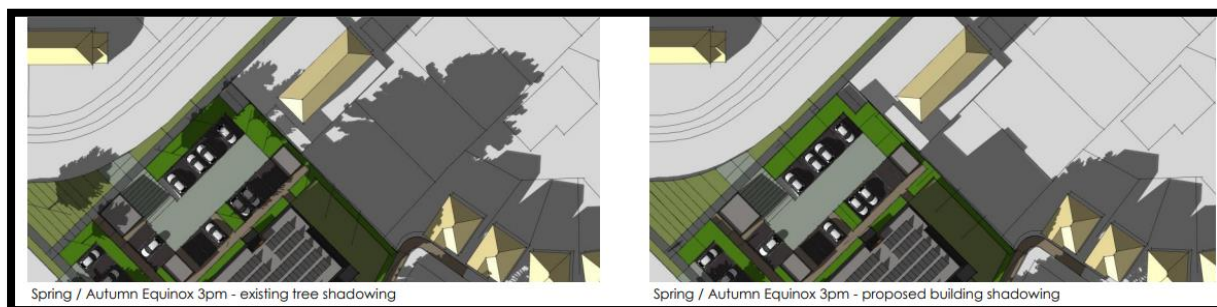
5.41. With respect to the potential for overshadowing it should be noted that Robin Place is to the west of the application site and any potential of overshadowing will be restricted only to the very early morning period. On this basis attention is focused on potential impact on neighbours at 28 Queen's View and 1 Park View.

5.42. Page 64 of the Design and Access Statement provides shadow diagrams. This shows the extent of shadowing on the equinox – when the sun is in the mid-point of the sky. Thus, in the summer when the sun is higher shadows will be less pronounced and in the winter shadows will be longer.

5.43. The shadow diagrams provide a comparative analysis, the first showing current impact to take account of the presence of existing on-site trees and the

second showing the impact of the proposed building. The diagrams show impact at 9.00am, 12.00midday and 3.00pm.

- 5.44. The most pronounced impact will be at 3.00pm as per the following extract:



- 5.45. The diagrams clearly show that there will be a significant impact from the existing tree on-site and that, given that this tree will be felled as a result of the development proposals impact will be very much reduced.

- 5.46. **Affordable housing** - An independent viability assessment accompanies the application, demonstrating it as unviable as a policy compliant scheme. This supports the applications position as a 100% market rented scheme. However, in its commitment to help meet affordable housing requirements, the Council retains the ambition to deliver properties for affordable rent on this scheme outside of the S106, but this will be subject to securing adequate external grant funding support.

- 5.47. **Drainage** - Foul water is intended to connect to the existing public sewer to the west of the site. Surface water is intended to infiltration into the permeable River Terrace Deposits on site via a combination of permeable paving and buried crate soakaways. All surface water drainage features are designed to cater for the 1 in 100-year storm event plus 45% allowance for climate change.

- 5.48. **Nitrates** – the application is supported by a nitrates calculation that establishes the nitrate budget for the site. This will be mitigated during the application process.

- 5.49. **Sustainability** – the development will aim to utilise best practice in terms of passive design with a goal to deliver Future Homes Standard. This revolves around a 'Fabric First' approach where the envelope is delivered with

enhanced levels of insulation and air-tightness. This is coupled with managing energy use from sustainable sources such as air/ ground source heat pumps, photo- voltaic and heat recovery systems. EV charging points will be available for residents within a managed scheme. Water conservation is also key, and opportunities exist for shared water harvesting and reduced volume outlets targeting a maximum consumption of 105 litres/day per person.

6. Commentary

- 6.1. The proposals seek to redevelop an existing brownfield site in an established built-up location in close proximity to local services and amenities. The proposed development will make a contribution to local housing need and helps reduce the need to build additional houses on greenfield sites. It therefore comprises a sustainable form of development that makes an efficient use of land. As such it is clearly compliant with paras 7, 8, 119, 120 and 124 of the NPPF 2023 and policy DM1 of the Borough Local Plan (BLP).
- 6.2. The site is located within the settlement boundary and the principle of development on site is accepted not least by policy S3 of the BLP, which seeks direct as much new housing development as possible within the existing urban areas. Furthermore, policy DM23 seeks a minimum density of 40 dwellings per hectare. The proposal seeks 18 new dwellings on a site area of 0.237 hectare. The density of development therefore comprises some 76dph and is therefore policy compliant.
- 6.3. Policy DM1 of the BLP requires that development should *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.*
- 6.4. The proposed development responds positively to the site context, and thus policy DM1. The current buildings on site do little to contribute to the streetscene and character of the area. In contrast the proposed development comprises a high-quality scheme, which takes the opportunity of providing a strong frontage to both Queen's View and the recreation ground.
- 6.5. The application has been subject to a significant public consultation process and at least 243 local residents have made comments on the scheme. Whilst

there are clearly conflicting views and tensions that come out of this process (for example, some local residents point to the need for new housing whilst others feel that there are enough houses in Netley) the applicant has responded positively to this process.

6.6. As a result, the application plans have been amended to provide a ground floor retail unit. The size of the unit is some 67.4sq-m and whilst provides a relatively small shop has been specifically designed to meet the needs of the tenant. He has been very much involved in the operation of the existing shop on site and so is fully aware of the needs and requirements of the local residents.

6.7. It is clear that the extent and success of the local consultation process and the ability of the applicant to respond to concerns raised by local residents is a material consideration in the consideration of the planning application. This is as set out in paragraphs 39-45 of the NPPF2023 which seeks to encourage effective pre-application engagement so as to resolve as many issues as possible.

6.8. A frontage to the recreation ground is considered a crucial aspect of the proposed development and continues a theme that has been established by the detached dwellings at 1-4 Park View and a number of three storey apartment blocks on the western and southern boundaries of the recreation ground.

6.9. To provide an apartment block with a frontage to the recreation ground would be entirely consistent with the established character of the area. In addition, it allows for the provision of amenity space adjacent to the recreation and to provide a vehicular parking area adjacent to and with direct access from Queen's View. This layout, i.e. with the parking area immediately adjacent to the highway, is clearly the most efficient use of the land and thus in compliance policy DM1 of the BLP and the provisions of the NPPF 2023.

6.10. Impact of the proposed development and the loss of existing landscaping has been mitigated by an effective landscaping scheme that will provide an effective setting for the site when viewed from Queen's View.

6.11. The proposals also take care to minimise impact on neighbouring properties. It is noted that there are a number of habitable room windows to Robin Place facing the application site and care has been taken to set the proposed footprint away from this neighbouring property by 12m and step it

down to two-stories in height so as to ensure that there is no loss of outlook to the neighbouring properties. As such this aspect of the proposals complies with the requirements of the LPA SPD Quality Spaces.

6.12. Overall, it is argued that the proposals met the policy requirements of policy DM1 and DM23, as set out below:

- revisions to the scale and massing of the proposed development have been incorporated in order to address the potential loss of neighbouring residential amenities. It is argued that impact in this respect is acceptable.
- The context of the site is one where a number of three-storey apartment blocks have been built facing the recreation ground. To allow a similar development on site would be entirely consistent with the character of the wider area.
- The application is supported by relevant ecology surveys and biodiversity net gain measures.
- The application is supported by a trees survey and landscape scheme that provides adequate replacement planting for trees and shrubs to be removed.
- The proposals provide for a decent housing mix. The density of development, at 76dph, comfortably meets minimum requirements in this regard.

6.13. It is intended to provide a high-quality development on-site that makes both an efficient use of the site and makes a positive contribution to the wider area. This will include a quality design and a scale and massing that reflects the relationship with the public domain in what is a prominent location and neighbouring dwellings. As such it is intended to ensure that the proposed development is policy compliant and meets the criteria set out in the Homes for England *Buildings for a Healthy Life*.