



HEDGE END, WEST END AND BOTLEY LOCAL AREA COMMITTEE

20 November 2023





Planning Guidelines



How Proposals are Determined

- Proposal must be considered on planning grounds.
- The Committee must determine proposals **in line with Development Plan, unless material considerations indicate otherwise.**
- Development Plan – Adopted Eastleigh Borough Local Plan 2016-2036 & Hampshire Minerals and Waste Plan (if relevant).
- Full Application (all matters considered)



Relevant Considerations

- Adopted Supplementary Planning Documents such as Quality Places, Biodiversity & Planning Obligations
- Relevant Government Policy including the *National Planning Policy Framework (2023)* and its presumption in favour of sustainable development.
- National Planning Policy Framework (2023) is a material consideration of significant weight that takes precedence over Development Plan Policies which do not accord with the NPPF.



NPPF (Amended 2023)

- NPPF Key Planning Requirements:
 - Deliver sustainable development without delay;
 - Meet housing needs & significantly boost delivery of housing;
 - Promote growth of economy;
 - Require high standard of design;
 - Prevent or mitigate impacts.
- Includes a “presumption in favour of sustainable development” unless adverse impacts outweigh benefits.
- 3 Threads of Sustainability – Economic, Social and Environmental – all are interdependent and need to be pursued in mutually supportive ways.



Other Material Considerations

- Planning history / previous applications or decisions;
- Appeal decisions;
- Site specific policies;
- Site specific matters – highway matters, residential amenity, visual amenity, ecology, drainage, trees;
- Consultee and 3rd party comments;
- Precedent (current case law);



Non-Planning Issues

- Moral, racial or religious views;
- Devalued property;
- Loss of private view;
- Breach of covenant;
- Matters covered by other laws or legislation e.g. building regulations, alcohol licence, environmental permits, care uses etc;
- Personal views about the character of applicants;
- Civil matters, e.g. boundary disputes and right of access.



Decision Making

- Decisions made contrary to the recommendation must be explained and minuted, with clear reasons given – approval or refusal
- If the option to defer, to seek amendments or further information then the committee must indicate what these are
- If the option to add further controls on use or further details, then this must be reasonable in planning terms
- LPA is required to consider whether otherwise unacceptable development could be made acceptable through the use of conditions which are then discharged and complied with
- 6 tests – necessary; relevant to planning and to the development to be permitted; enforceable; precise and; reasonable in all other respects.





Thank you



Agenda Item 8.

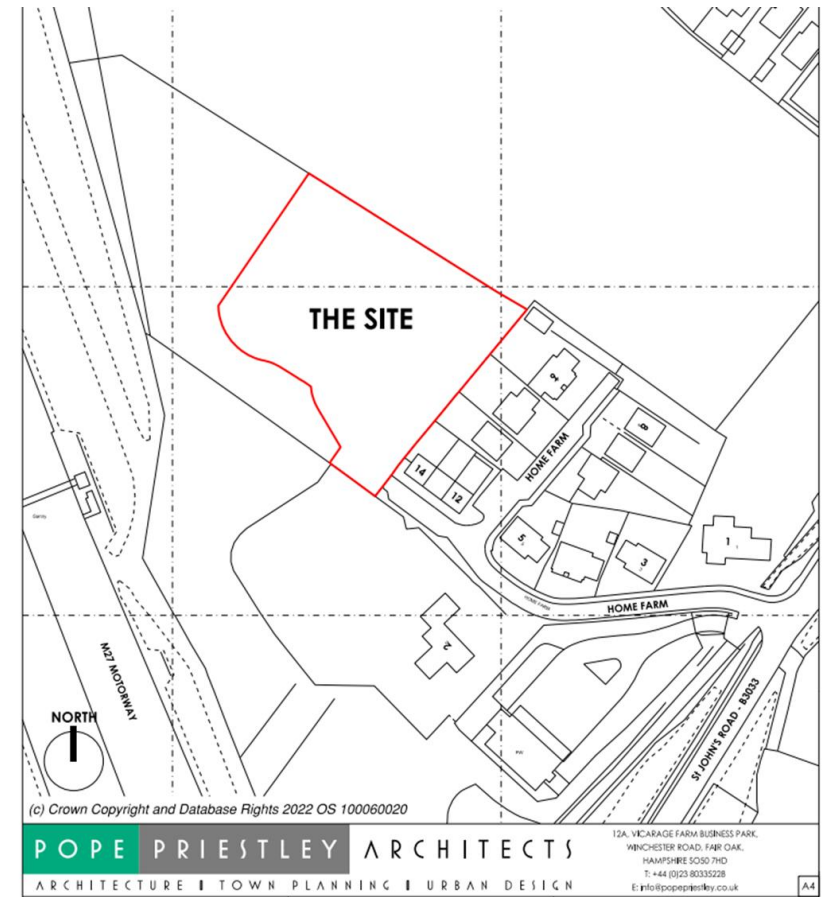
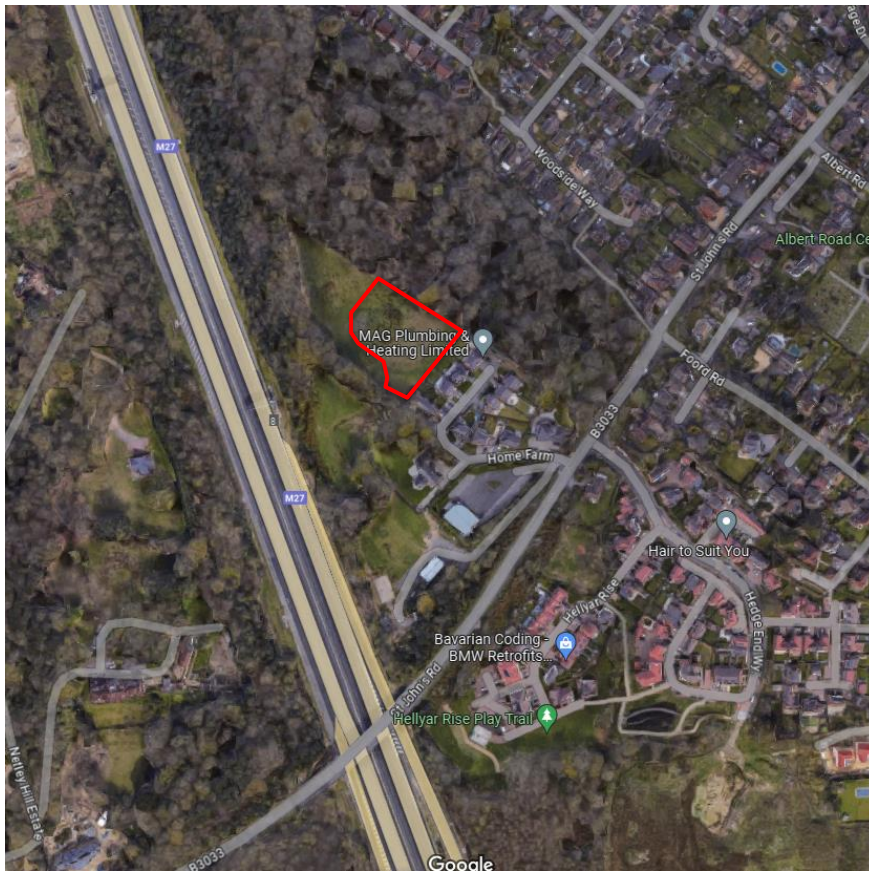
Planning Application H/23/95431

Construction of 8.no dwellings (2No. two bedroom, 4No. three bedroom and 2No. four bedroom) with associated access, parking and landscaping

**Home Farm, St John's Road, Hedge End,
Southampton, SO32 4DF**



Location Plan



Site Photos



Site looking NW from access



Treeline along SW boundary



Land slopes up to existing development



Looking SE



Looking SE, natural valley visible



Woodland to NE



Site Photos



Existing Home Farm development



Looking NW between Nos.11 & 12



Existing rear garden boundaries



Looking towards site access



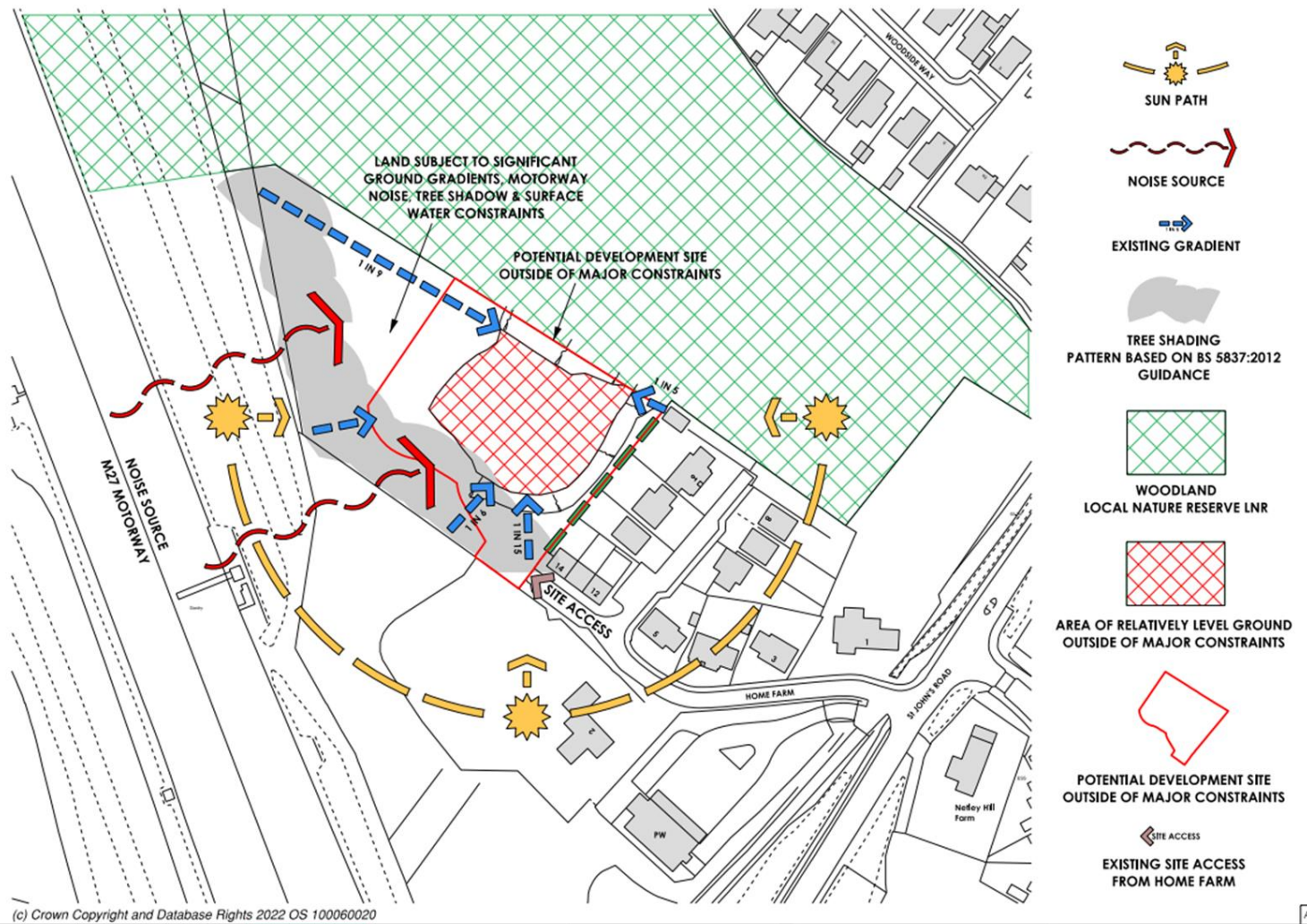
Existing area in front of Nos.12-14



Looking back to site access



Site Constraints



Proposed Site Layout

3m ECOLOGICAL BUFFER INTRODUCED
ALONG THIS EDGE SUITABLY LANDSCAPED
WITH POST & RAIL BOUNDARY FEATURE
ACROSS THE HOUSES TO MAINTAIN A
VISUAL CONNECTION TO THE WOODLAND

EXISTING WOODLAND BLOCK SUBJECT
TO TPO 139H & 140E CREATES A STRONG
BOUNDARY TO THE NORTH & EAST

NEW 1.8m CLOSE BOARDED
BOUNDARY FENCE TO SEPARATE
GARDENS FROM THE BIODIVERSE
LANDSCAPED BUFFER

EXISTING CLOSE BOARDED
BOUNDARY FENCE RETAINED

ACCESS PATH TO MAINTAIN
THE LANDSCAPE BUFFER

PREVIOUS POSITIONS OF HOUSES

THE EDGE OF THE RESIDENTIAL LAND IS
DEFINED BY A POST & RAIL STOCK PROOF
FENCE & LANDSCAPED BUFFER TO RETAIN
THE RURAL COUNTRYSIDE CHARACTER

BLOCKS OF LANDSCAPING WITH
LARGE SCALE TREE PLANTING

GATED ACCESS PATH TO
MAINTAIN THE LANDSCAPE
BUFFER

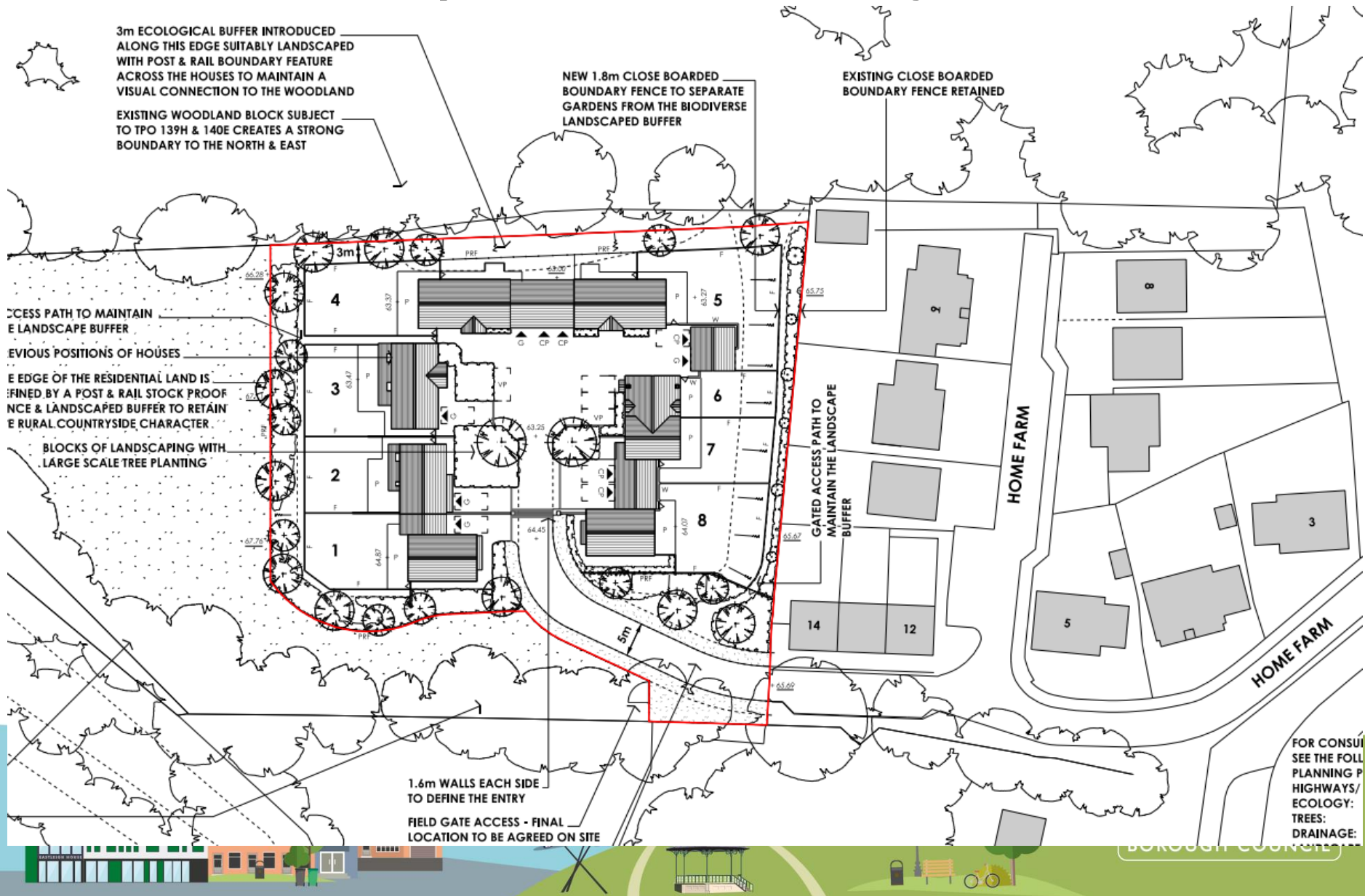
HOME FARM

HOME FARM

1.6m WALLS EACH SIDE
TO DEFINE THE ENTRY

FIELD GATE ACCESS - FINAL
LOCATION TO BE AGREED ON SITE

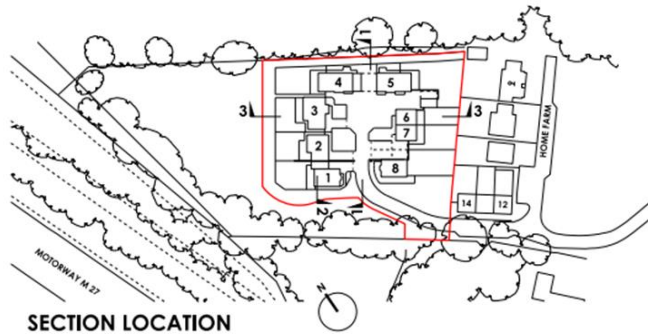
FOR CONSULTATION
SEE THE FOLLOWING
PLANNING POLICIES:
HIGHWAYS/
ECOLOGY:
TREES:
DRAINAGE:



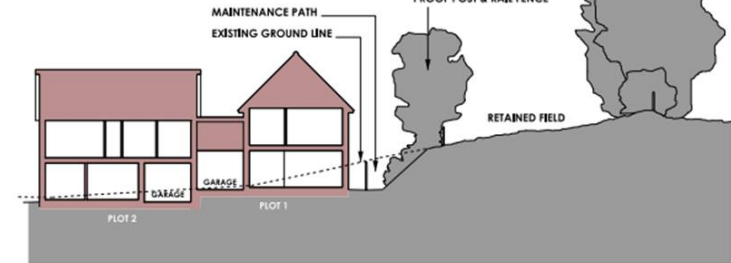
Site Sections



SITE SECTION 1 - 1



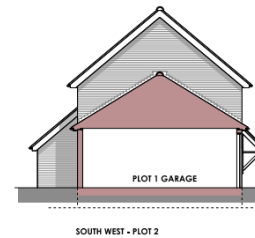
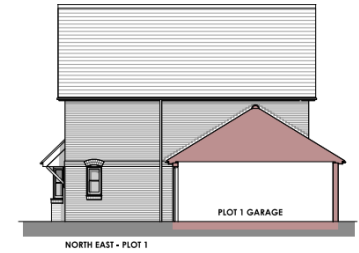
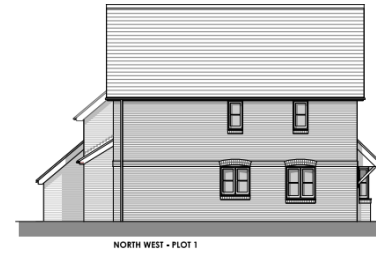
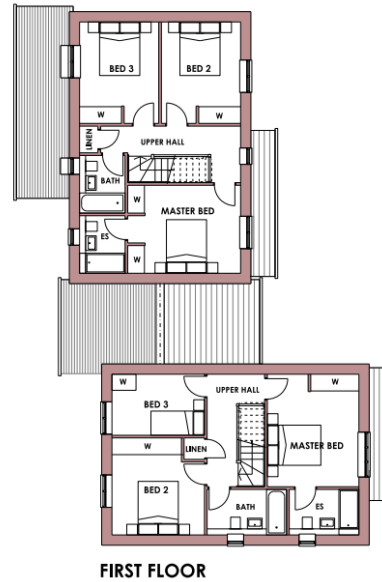
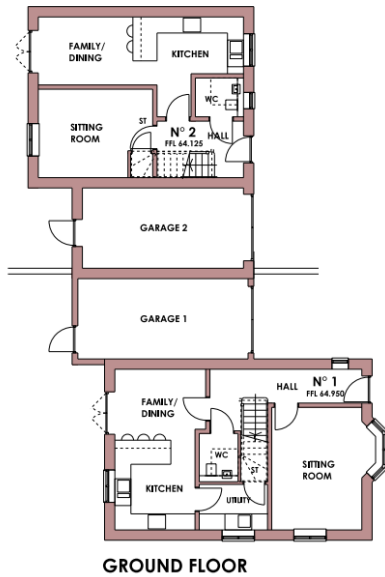
SECTION LOCATION



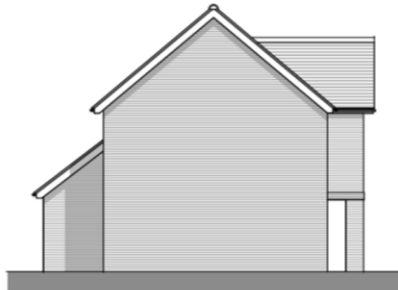
SITE SECTION 2 - 2



Proposed Floor Plans & Elevations: Plots 1 & 2



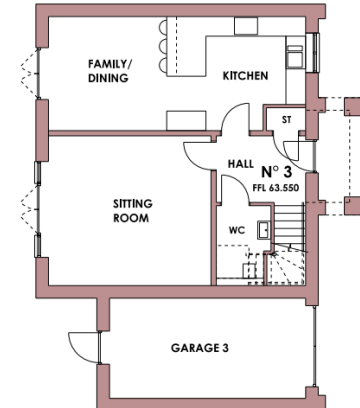
Proposed Floor Plans & Elevations: Plot 3



SOUTH WEST - PLOT 3



SOUTH EAST (FRONT) - PLOT 3



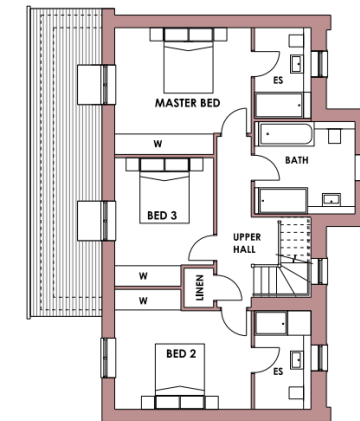
GROUND FLOOR



NORTH WEST (REAR) - PLOT 3



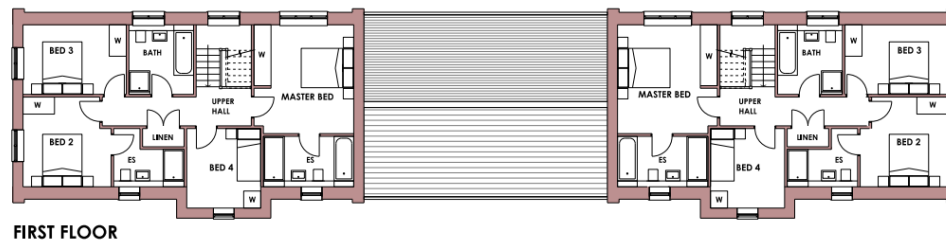
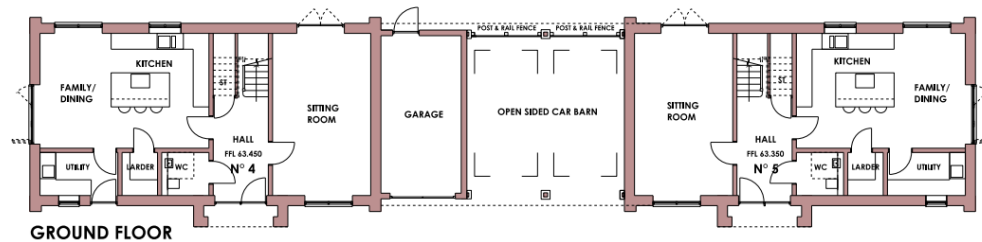
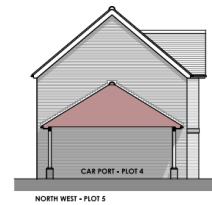
NORTH EAST - PLOT 3



FIRST FLOOR



Proposed Floor Plans & Elevations: Plots 4 & 5



Proposed Floor Plans & Elevations: Plots 6, 7 & 8



Updates:

- Comments still awaited from Natural England.
- No further representations received.
- Slightly revised recommendation.



Key Points:

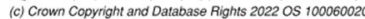
- Policy & Principle – DM1 & HE3
- Site constraints – topography, trees, noise & air quality
- Layout & Design
- Amenity
- Noise & Air Quality
- Trees & Ecology
- Parking & Highways
- Access & Services



- HE3 – Specific to application site



- Site constraints – topography, trees, noise & air quality



Key Points (cont...):

- Layout & Design
 - Less units than required by policy. However, constraints demonstrate that it would be difficult to meet requirements.
 - Proposed layout works.
 - Design & appearance acceptable.
 - Appropriate for character of the locality.
- Amenity
 - No adverse impact on existing neighbours.
 - All necessary amenity requirements met for future occupiers.
- Noise & Air Quality
 - Noise impact can be mitigated.
 - Air quality within acceptable limits.



Key Points (cont...):

- Trees & Ecology
 - Technical objections noted but can be overcome via conditions.
- Parking & Highways
 - Parking standards met.
 - No highway objection.
- Access & Services
 - Use of Home Farm access and services/utilities is achievable. Civil matter which does not prevent planning approval being granted.



Conclusion:

- Proposal does not fully align with Policies DM23 or HE3. However,...
- Does generally accord with all other policy and guidance requirements.

Recommendation:

Subject to:

- Receipt of outstanding consultation responses and any necessary actions required as a result of comments received; and
- Securing mitigation towards recreational impact of the development upon the Solent and New Forest SPAs.

Delegate to Service Director for Planning and Environment, in consultation with Chair & Vice-chair to **PERMIT**

