

Land off Cobbetts Way

Outline application with all matters reserved (except for access) for residential development up to 34 dwellings and associated infrastructure

PLANNING STATEMENT INCORPORATING AFFORDABLE HOUSING STATEMENT

October 2023

Version: 1

Version control	Name	Date
Report author:	Phillippa Gatehouse BSc (hons) MSc	06/11/2023
Checked by:	Brett Spiller BA BTP MRTPI MCIWM	08/11/2023



1. Introduction

- 1.1 This statement has been prepared in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. It has been prepared on behalf of The Trustees of the Mulberry Investment Pension Scheme (the applicant) and is submitted in support of an outline planning application with all matters reserved (except for access) for residential development of up to 34 dwellings and associated infrastructure at Land off Cobbetts Way (the site), also referred to as 'land south of Broad Oak'.
- 1.2 This statement shows how the proposal addresses the provisions of development plan policies and relevant national and local material considerations. This planning statement should be read in conjunction with the Design and Access Statement courtesy of Cooper Baillie. Only the principle of developing the site for up to 34 dwellings and the means of access are to be determined as part of this application. All other matters of detail, including appearance, landscaping, layout and scale are reserved for subsequent determination.
- 1.3 The application comprises:
- Completed application forms.
 - Completed ownership certificates.
 - Plans and drawings, including:
 - Parameter Site Location ref. CB_63_311_PARAM_000 REV C at scale 1:1250 @ A2
 - Illustrative Masterplan ref. CB_63_311_PARAM_001 REV C at scale 1:500 @ A1
 - Parameter Land Use Plan ref. CB_63_311_PARAM_002 REV C
 - Parameter Open Space Plan ref. CB_63_311_PARAM_003 REV C at scale 1:500 @ A1
 - Parameter Buildings Heights Plan ref. CB_63_311_PARAM_004 REV C at scale 1:500
 - Parameter Access and Movement Plan ref. CB_63_311_PARAM_005 REV C at scale 1:500 @ A1
 - Illustrative Landscape strategy ref. GLS_090_1200 NTS courtesy of Green Landscape Studio
 - Landscape Illustrative Masterplan ref. GLS_090_104_1200 at scale 1:500 @ A1 courtesy of Green Landscape Studio
 - Tree protection Plan ref. 23088-1 courtesy of Barrell Tree Consultancy
- 1.4 The application is accompanied by:
- Design and Access Statement courtesy of Cooper Bailey
 - Acoustic report; PropG Stage 1 Risk Assessment ref. AS12976.230413.RA Rev.A courtesy of Clarke Saunders dated 25/07/23
 - Air Quality Assessment courtesy of Hawkins Environmental dated June 2023
 - Agricultural Land Classification and Considerations courtesy of Kernon Countryside Consultants Limited dated August 2023
 - Flood Risk Assessment & Drainage Strategy Report ref. 23233_FRA01 courtesy of Jubb Consulting Engineers Ltd
 - Drainage Assumptions ref. 23233 courtesy of Jubb Consulting Engineers Ltd

- Preliminary Ecological Appraisal dated November 2023 courtesy of MM Ecology
- Reptile Survey Report ref. dated June 2023 courtesy of MM Ecology
- Landscape and Visual Impact Assessment courtesy of Green Landscape Studio
 - Appendix 1 (plans)
 - Appendix 2a (annotated viewpoints)
 - Appendix 2b (annotated viewpoints)
 - Appendix 5 (Scoping letter)
- Transport Statement dated October 2023 courtesy of Paul Basham Associates Ltd
- Arboricultural Impact Appraisal and Method Statement ref. 23088-AA-PB dated 27th October 2023 courtesy of Barrell Tree Consultancy
- Manual for managing trees on development sites courtesy of Barrell Tree consultancy
- Archaeological Desk Based Assessment ref. BOB23-132 dated July 2023 courtesy of Thames Valley Archaeological Services
- This planning statement incorporating an affordable housing statement

2. The application site and surrounds

- 2.1 The application site measures circa 2.81ha, comprising a rectangular parcel of grazing land, located to the west of Botley, a large village, and is immediately adjacent to the defined urban edge settlement boundary. The site is accessed directly off Cobbett Way on the site's south eastern boundary. The eastern boundary is defined by residential properties and their associated infrastructure.

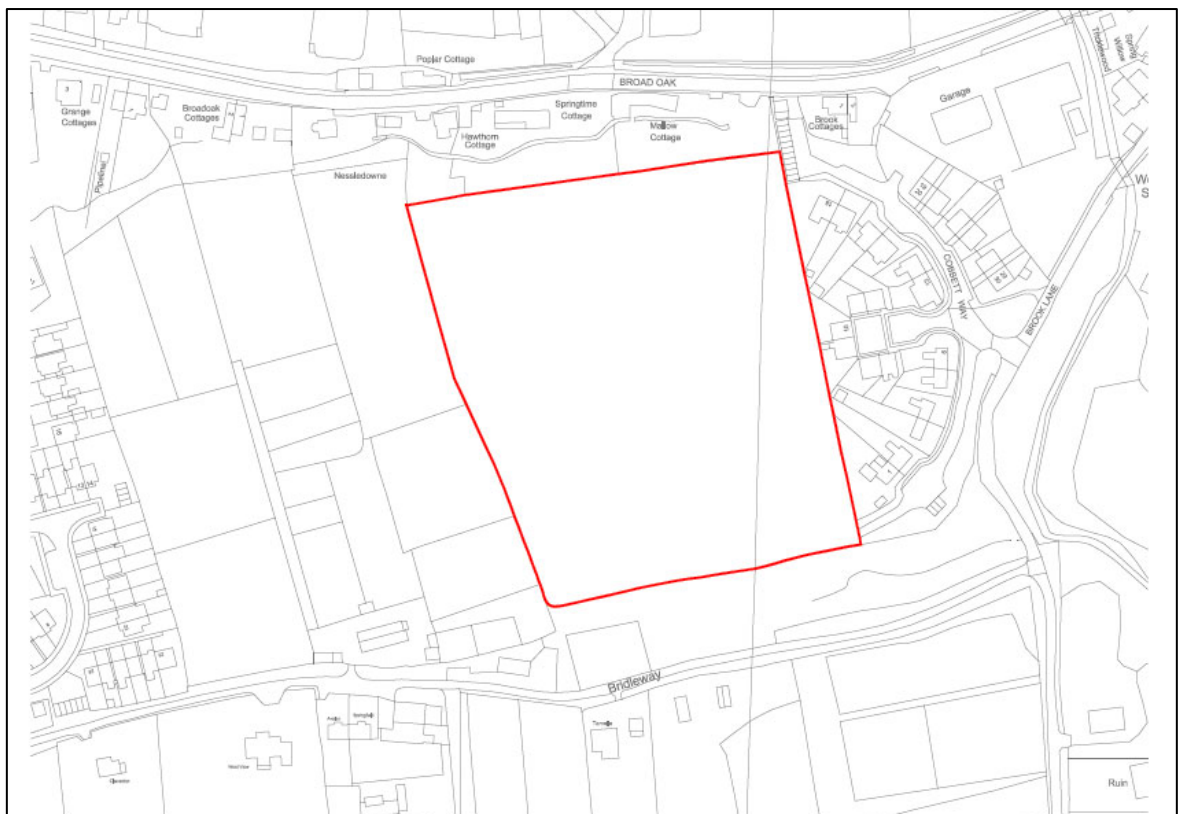


Figure 1: Extract of the Parameter Location Plan



Figure 2: Extract of google maps image

- 2.2 The southern boundary comprises a ditch and woodland belt and further east, a storage yard.



Figure 3: View of the southern boundary

- 2.3 The western boundary is defined by a mature tree belt which delineates the site from neighbouring pony paddocks. The site's context is explored further below (see paragraph 2.7).
- 2.4 The access to the site is located on the eastern boundary as shown in figure 4 (left) connecting the site with the existing built form within the Cobbett Way cul-de-sac. A bus stop, as shown in figure 4 (right) is located on the site's northern boundary on Broad Oak Road. This sits in front of an existing field entrance which could potentially provide pedestrian access to the site.



Figure 4: Left: View of site entrance from Cobbett Way, right: view of bus stop along Broad Oak road

- 2.5 The northern boundary abuts the rear gardens of a ribbon of dwellings which sit to the south of Broad Oak Road. These properties have various boundary treatments including tall fencing and hedging which screen views towards the site from the road. The site is relatively self contained with well-established boundary trees and existing residential properties filtering long distance views. This is explored further within the supporting LVIA.
- 2.6 The site is located within Flood Zone 1 at the lowest risk of flooding from rivers and the sea. A flood risk and drainage report accompanies this application courtesy of Jubb Consulting Engineers.

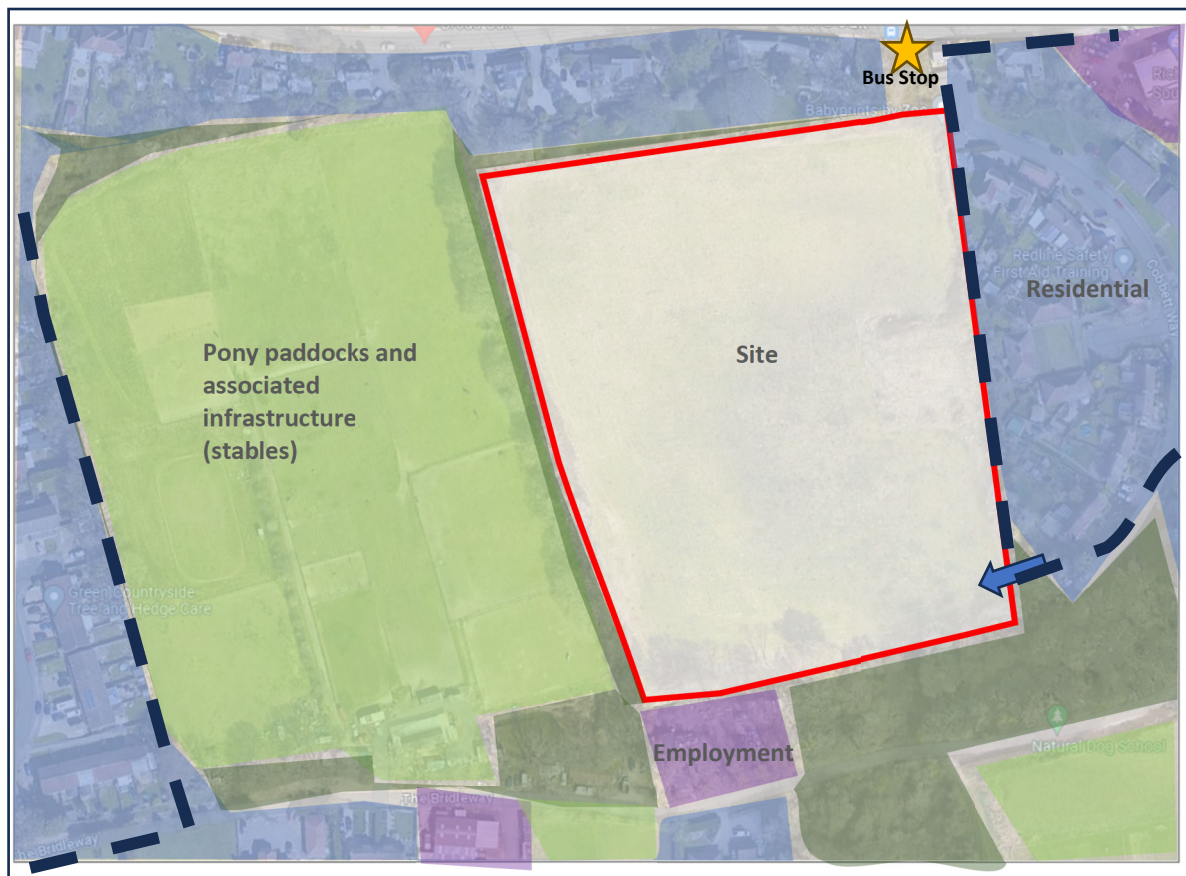


Figure 5: indicative uses in the area

- 2.7 As shown above, the site's context is a mosaic of uses, including equestrian (highlighted in green), residential (highlighted in blue) and wider employment uses (purple).
- 2.8 The site itself and it's immediate context is devoid of heritage assets, with the closest listed building located at Brook House, A Grade II listed building used as part of a former Woodhill Preparatory School.

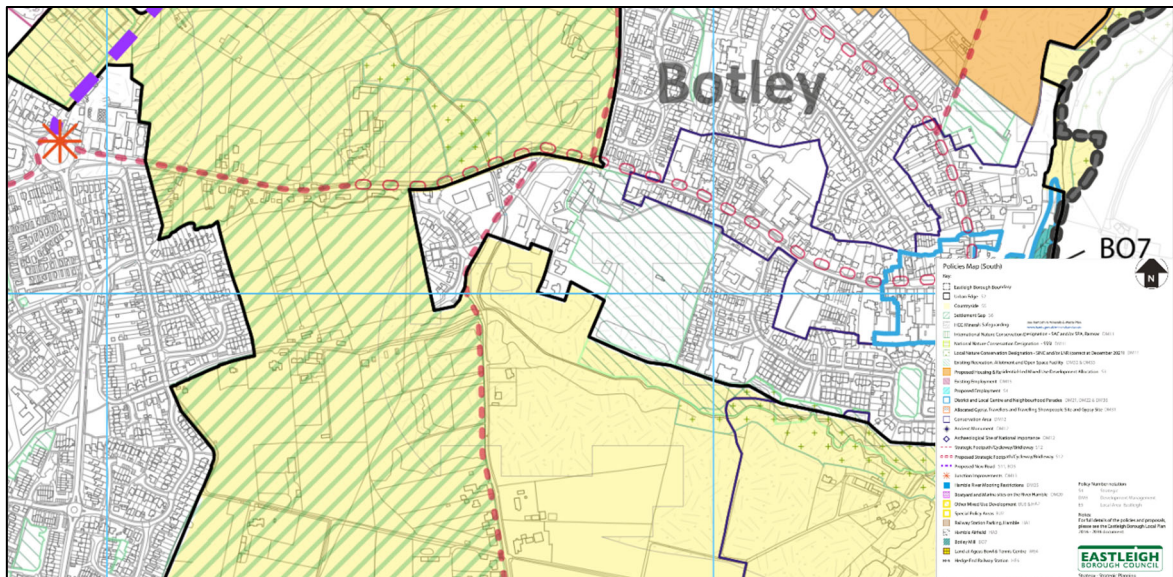


Figure 6: Extract of the Eastleigh Borough Local Plan Policies Map (south)

- 2.9 The site's eastern boundary is located adjacent to the existing urban edge boundary of Botley, within the area designated as "countryside" (highlighted yellow). This is seen as forming a 'bridge' between the two settlements designated in the Policies map as a 'Settlement Gap' (green diagonal hatch). This is explored further in section 6.
- 2.10 The policy map shows Broad Oak Road to the north of the site covered by a red dotted line which then expands to a ballooned red dotted line as you move further east along the road. This highlights that this road is partly an existing strategic footpath / cycleway / bridleway and a proposed strategic footpath / cycleway / bridleway with further junction improvements proposed within Policy.
- 2.11 There are a number of residential developments within the wider setting of the site which adopt a range of architectural styles and characters including large 1.5 / 2 storey detached properties fronting Broad Oak Road and 1960's flatted and semi-detached housing development located within Cobbett Way (shown below). An eclectic mix of architectural styles can also be found fronting the Bridleway to the south of the site.



Figure 7: Dwellings fronting Broad Oak Road



Figure 8: Properties within Cobbett Way



Figure 9: Properties along The Bridleway

- 2.12 It can be seen that there is no singular defined character in the area, with a lack of homogeneity with regards to materials, scale and house types.
- 2.13 Shops, services, employment, education and leisure services are located within easy walking distance of the site. They include Richmond Skoda (Southampton branch) within 150m of the site, The Botley Centre and High Street Recreation Ground, Botley Vet Clinic within 400m of the site, Botley C of E Primary School, Botley All Saints Church, and numerous town centre services along Botley High Street within 1km of the site. The site benefits from excellent connectivity on foot into Botley and Hedge End centres. Bus stops directly outside of the site (stop ID hamdjdgd) provide services to Southampton City Centre, Wildern and the wider area. Botley Train Station is within 2km of the site with direct main line services to London Waterloo.

3. Relevant planning history

- 3.1 There have been no recent planning applications for the site itself. The site was considered within the 2016 SHLAA which stated *'the site is a flat open field bounded by trees and hedgerows. To the north of the site there are three properties, beyond which is the main road between Botley and Hedge End; to the east is a small housing development. A watercourse runs to the south of the site. It currently forms part of the gap separating Hedge End from Botley however there is frontage development along the southern side of Broad Oak right through the gap. To the west of the site is an enclosed area of grazing land (SLAA-3-17-C). The site was not considered suitable at the time to be allocated for residential development.*

4. The proposed development

- 4.1 The application seeks outline permission for *'residential development up to 34 dwellings and associated infrastructure'*. At this stage, only the principle of development and access are submitted for consideration, with all other matters reserved. The scheme has evolved through

an iterative process that has taken into account the site's planning history; its opportunities and constraints; feedback from technical work and relevant planning policies. The design philosophy works in harmony with the varied character of the locality, as well as the need set out in the NPPF to make the optimal use of land. The scheme has been carefully conceived to provide meaningful open space within the strategic gap while maintaining a good relationship with neighbouring properties and providing much needed affordable housing.

- 4.2 The proposal provides 34 dwellings to add to Eastleigh's Housing Land Supply, including 35% affordable housing with a mix of tenures.
- 4.3 The proposed layout which includes bolstered planting along established boundaries will seek to maintain and enhance the existing settlement gap, retaining and enhancing sylvan views towards the site, resulting in a softer settlement edge to the existing Cobbett way and infilling an area which is already bound by existing residential development on the eastern and northern boundaries.
- 4.4 The proposal provides a meaningful area of publicly accessible open space within the site to the west of the proposed dwellings. This will not only provide benefits for future occupants of the development but also to the wider Botley community by providing a completely new access to the countryside and settlement gap, along with clear benefits for improving both ecology and landscaping.

5. Planning policy context

National Planning Policy Framework and Planning Practice Guidance

- 5.1 The National Planning Policy Framework (NPPF) sets out that the purpose of the planning system is to contribute to the achievement of sustainable development, defined as encompassing economic, social and environmental dimensions:
 - 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;
 - 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
 - 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.

- 5.2 At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 11 explains that for decision-taking this means:
- *'approving development proposals that accord with the development plan without delay; or*
 - *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - *the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole'.*
- 5.3 Paragraph 9 confirms that *'decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area'.*
- 5.4 Paragraph 38 requires councils to *'approach decisions on proposed development in a positive and creative way... and work proactively with applicants to secure development that will improve the economic, social and environmental conditions of the area. Decision makers at every level should seek to approve applications for sustainable development where possible'.*
- 5.5 The NPPF encourages the delivery of a wide choice of high-quality homes and widening the opportunity for home ownership and the creation of sustainable, inclusive and mixed communities (chapter 5). Paragraph 60 of the NPPF supports the Government's objective of *'significantly boosting the supply of housing'*, stating that *'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'.*
- 5.6 Paragraph 69 promotes the development of small and medium-sized sites, which *'can make an important contribution to meeting the housing requirement of an area and are often built out relatively quickly... local planning authorities should 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'.*
- 5.7 Paragraph 105 supports sustainable transport, stating that *'significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes'.*
- 5.8 The NPPF makes clear that planning decisions should promote an effective use of land, encouraging multiple benefits, where possible. Development should take place at appropriate densities, making *'as much use as possible of... brownfield land'* (paragraph 119). Paragraph 125 advises that *'where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and*

decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site’.

5.9 Paragraph 126 places great importance of good design, which is a key aspect of sustainable development. Paragraph 130 sets out that decisions should ensure developments:

- *‘Will function well and add to the overall quality of the area;*
- *Are visually attractive;*
- *Are sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change;*
- *Establish or maintain a strong sense of place;*
- *Optimise the potential of the site; and*
- *Create places that are safe, inclusive and accessible’.*

5.10 Paragraph 134 goes on to state that *‘development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:*

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings’.

5.11 Planning Practice Guidance (PPG) provides further context on design principles¹, confirming that the National Design Guide² sets out the characteristics of well-designed places and demonstrates what good design means in practice. The following sections of the guide are relevant to this application:

- Context – enhances the surroundings.
- Identity – attractive and distinctive.
- Built form – a coherent pattern of development.
- Movement – accessible and easy to move around.
- Nature – enhanced and optimised.
- Public spaces – safe, social and inclusive.
- Uses – mixed and integrated.
- Homes and buildings – functional, healthy and sustainable.
- Resources – efficient and resilient.
- Lifespan – made to last.

¹ Ref ID: 26-001-20191001

² <https://www.gov.uk/government/publications/national-design-guide>

5.12 The picture excerpt below in figure 10 illustrates how the different design principles interact.

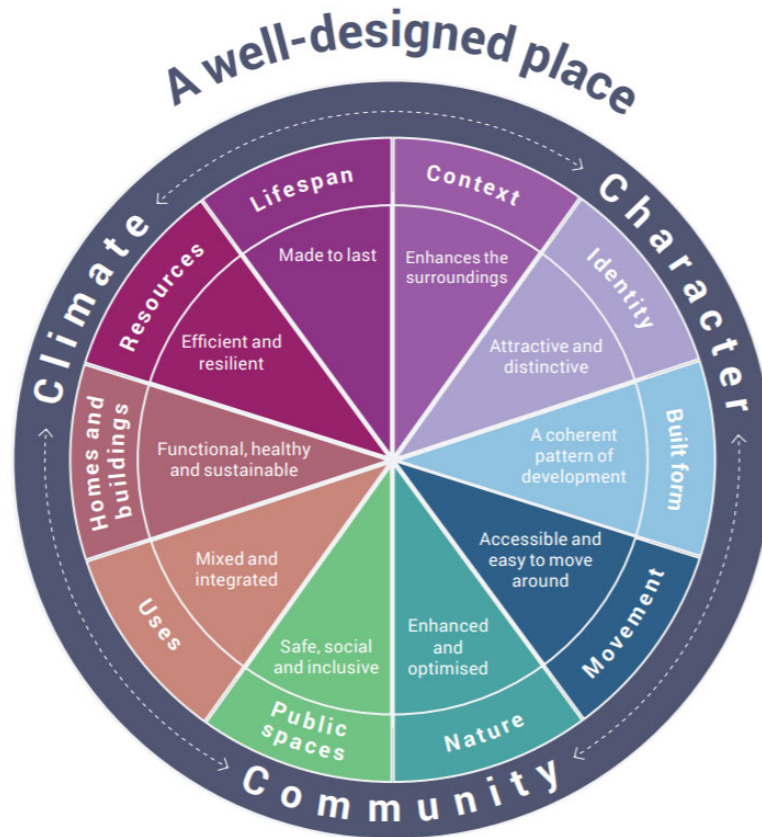


Figure 10: National Design Guide Excerpt

5.13 The guide confirms at paragraph 21 how:

'a well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings. It comes about through making the right choices at all levels including:...

- **Layout:** how routes and blocks of development are arranged and relate to one another... it defines the structure or settlement pattern; the grain; and the broad distribution of different uses and their densities or building heights.
- **Form:** the three-dimensional shape and modelling of buildings and the spaces they define, including size and shape; height; bulk (volume); and massing (how the bulk is shaped into a form).
- **Scale:** the height, width and length of a building in relation to its surroundings. It relates both to the overall size and massing of individual buildings and spaces in relation to their surroundings.

- **Appearance:** the aspects of a building or space within the development which determine the visual impression the building or space makes. This includes the external built form of the development, its architecture, materials, decoration, lighting, colour and texture. In the case of a space, its landscape also influences its appearance.
- **Landscape:** the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site, the area in which it is situated and the natural environment. It includes landform and drainage, hard landscape such as surfacing, boundary treatments, street furniture and play equipment. It also includes soft landscape in terms of trees, shrubs and other planting.
- **Materials:** the scale, form and appearance of a building influence what materials may be appropriate for its construction. Materials should be practical, durable, affordable and attractive.
- **Detailing:** the individual components and how they are put together.

Development Plan

5.14 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this instance, the Development Plan comprises:

- The Eastleigh Borough Local Plan 2016-2036 (adopted April 2022);

5.15 The plan's strategic objectives include:

- **Tackling congestion** - Tackle local traffic congestion and associated pollution by reducing car usage and improving transport infrastructure;
- **Developing green infrastructure** - Provide green links to and between local facilities and open space and a linked habitat network to safeguard wildlife and natural resources;
- **Encouraging a sustainable community** - Ensure future development contributes to the Borough's sustainability and resilience through effective low carbon and water efficient planning and design;
- **Maintaining the identity of towns and villages** – Protect settlement gaps necessary to maintain the separation of distinct settlements and ensure major new development is designed to create new communities and neighbourhoods supported by high quality infrastructure including education facilities;
- **Excellent environment for all** - Create a clean and attractive environment that provides for people's social, occupation and recreational needs, conserves and enhances the historic environment and is desirable for all, including residents, employees, visitors and investors;
- **Minimising waste and managing resources** - Use resources more efficiently and consume fewer of them, while ensuring maximum value is generated from any waste produced;

- **Protecting and enhancing biodiversity** - Ensure protection and enhancement of designated and priority habitats within the Borough and endeavour to create a cross boundary landscape scale habitat network;
- **Enabling healthier lifestyles/wellbeing** - Facilitate better physical and mental health and wellbeing by improving the places people live, work, learn and play, meeting the challenge of the ageing population, and promoting cultural and physical activity;
- **Tackling deprivation** - Reduce health inequalities by engaging with and prioritising groups and communities in most need;
- **Increased provision and more diverse mix of housing** - Ensure a sufficient supply of well designed homes to deliver the target of at least 14,580 homes between 2016-2036 and meet the diverse needs, and abilities to afford housing, of residents both now and in the future;
- **Ensuring appropriate infrastructure including employment land** - Secure an ongoing provision of employment land and infrastructure that can support current and future business needs, and stimulate sufficient economic growth to sustain a rising population;
- **Enabling the right skills and employment mix** - Developing an appropriately skilled workforce in the Borough and a varied mix of employment opportunities, ensuring the Borough is seen as desirable location to set up a new business or to relocate a growing business, so as to sustain economic demand and increase job security and satisfaction;
- **Reinvigorating town and local centres** - Creating vibrant, active places where people want to spend time.

5.16 Policy S1 (Delivering sustainable development) echoes the NPPF's presumption in favour. It confirms how the Council will take a positive approach to development proposals by working proactively to find solutions to approve proposals wherever possible and secure development that improves the economic, social and environmental conditions in the area. It defines what is meant by the term sustainable, stating that new development should;

- *meet community needs without compromising the identity of the Borough or its individual settlements or the ability of future generations to meet their own needs.*
- *enhance social equality by ensuring equal and easy access to a range of community facilities and services and by promoting the development of employment, education and skills training opportunities*
- *maintain and help to grow a high-performing local economy that benefits the Borough, south Hampshire and the wider economy, without adverse impact on south Hampshire's city, town and other centres, the quality of the local environment or local transport networks;*
- *have regard to the potential impacts of climate change, and the need to limit greenhouse gas emissions including through carbon sequestration and by promoting measures to design buildings and spaces which are adaptable to predicted climate change, and restrict development in areas at risk from flooding, minimise energy use and encourage*

the generation of renewable energy, and by minimising emissions from motorised transport, industrial activity and domestic uses;

- minimise the need to travel longer distances and, where travel is necessary, prioritise more sustainable forms of transport, such as active travel, other alternatives to car use, or a combination of active travel and other alternatives to car use;*
- avoid impacts on the Hamble and Itchen catchments and associated flora and fauna species by preserving water quality and flows from development and safeguarding potential yield of local water resources used for public water supplies having regard to the impacts of abstraction*
- seek opportunities to optimise density of new development and redevelopments;*
- use resources wisely and minimise the generation of waste in the construction, occupation and use of buildings;*
- maintain local environmental quality, including avoiding damage to, and where possible enhancing, the existing valued urban and rural environments in the Borough and heritage assets;*
- have regard to the purposes of the South Downs National Park, including regarding its status as an International Dark Night Skies reserve; and*
- maintain, enhance, extend and connect the natural habitats within and landscape value of the Borough, extending natural habitats into new and existing development to achieve an environmental net gain.*

5.17 Strategic Policy S2 has regard to the approach to new development. This states that ‘*the council will promote the delivery, over the plan period 2016-2036, of a minimum of:*

a. 14,580 new dwellings

I. The pattern of delivery is expected to involve:

- 2572 dwellings completed 1st April 2016 to 31st March 2019*
- 7187 dwellings with planning permission or resolution to grant permission at 1st April 2019*
- 1475 allowance for windfall development*
- 732 dwellings on new sites allocated in this plan*

II. The council will ensure a minimum of 5 year supply (plus the appropriate buffer) of deliverable sites across Eastleigh Borough.

III. The Council will support the provision of an average of 200 net new affordable homes per annum as part of the overall net additional homes per year (from 2016 to 2036).

IV. The Council will monitor the delivery of all types and tenures of homes to ensure housing needs are being met.

- 5.18 It is considered that the council cannot currently demonstrate a five year housing land supply (discussed further in section 6 of this report) and therefore Policy S2 should be considered as out of date and is not relevant as a material consideration in regard to the development proposals.
- 5.19 Botley is described as a larger village, defined as principally serving the day to day needs of their local catchment and employment centres.
- 5.20 Strategic Policy S3 has regard to the location of new housing. It states that 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 a number of larger strategic sites, urban extensions and a number of smaller sites to meet more local needs. The Council proposes;
- A) The development of approximately 5960 dwellings on strategic sites with planning permission;
 - B) The development of approximately 2,702 dwellings on other larger sites which already have planning permission or a council resolution to grant permission, or will come forwards as unidentified windfalls;
 - C) Provision for approximately 732 dwellings on new smaller greenfield and urban sites within and adjoining the settlements of Allbrook, Bishopstoke, Botley, Bursledon, Chandlers Ford, Eastleigh, Fair Oak & Horton Heath, Hedge End, Netley and West End.
- 5.21 Whilst the site is not located within an urban area, it does however immediately abut the settlement of Botley and therefore is considered to be in general conformity with Policy S3 and a sustainable location for development.
- 5.22 The Council anticipates that the new housing development identified in Policy S3 will be delivered in accordance with the housing trajectory.
- 5.23 Importantly, supporting text to Policy S3 outlines that the total supply identified in Strategic Policy S3 (9,394 dwellings) falls short of the required 14,580 dwellings by a considerable margin (5,186). Despite 2572 of these dwellings being completed within the years 2016 and 2019, there remains an actual shortfall of 2614 dwellings. This provides the rational for the early review of the Local Plan.
- 5.24 Policy S5 has regard to new development in the countryside. This sets out that planning permission will be granted for new development in the countryside provided it is related to;
- a) The provision of employment through agricultural development, the extension and replacement of existing employment uses and the re-use of existing buildings.*

- b) Residential extensions and replacement buildings, limited residential conversions, rural worker's dwellings and accommodation for Gypsies, Travellers and Travelling Showpeople.*
- c) Community, tourist, or visitor uses through the re-use of buildings including facilities for the interpretation of heritage assets.*
- d) Outdoor recreation and open space*
- e) Allotments and community farms*
- f) Cemeteries*
- g) Essential public utilities*

5.25 The glossary of the Local Plan defines the Countryside as all areas outside the urban edge as defined on the glossary map. The site is located within the defined countryside.

5.26 Policy S6 has regard to the protection of settlement gaps, stating that '*development within a Settlement Gap will be permitted provided that;*

- a) It would not undermine the physical extent and / or visual separation of settlements; and*
- b) It would not have an urbanising effect detrimental to;*
 - a. The character of the countryside*
 - b. The separate identity of the adjoining settlements.*

5.27 The supporting evidence to the settlement gaps has helped to inform the illustrative masterplan ensuring that the proposal does not undermine the visual separation of settlements and to ensure it does not have an urbanising effect detrimental to the character of the countryside and the separate identity of the adjoining settlements.

5.28 Strategic Policy S9 has regard to Green Infrastructure. It seeks, through new development, to achieve the provision, retention and / or enhancement of multi-functional green infrastructure, including the provision of green infrastructure incorporated into all new development with multifunctional spaces connected by primary, secondary and tertiary green links.

5.29 Policy S11 has regard to transport infrastructure. It states that '*The Council will work with ...developers to minimise transport emissions, pollution and congestion by;*

- a. Ensuring new developments;*
 - i. Encourage walking, cycling and the use of public transport*
 - ii. Minimise congestion and support safety on the highway network*

As informed by appropriate transport assessments; and

- b. Safeguarding the routes and securing the funding to deliver new and improved transport infrastructure.*

5.30 Policy DM1 details the general criteria for new development. It states that all new development should;

- 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.*

- 5.31 Policy DM2 has regard to environmentally sustainable development. A sustainability statement accompanies this application.
- 5.32 Policy DM3 has regard to 'adaption to climate change'. This requires all development to be designed to adopt to the predicted climate change impacts for the Borough. It outlines the need for new development to provide a SuDS strategy (included within the proposal). It requires development to have a cooling strategy which can include;
- i. Cooling through generous green infrastructure and trees*
 - ii. Areas of shade*
 - iii. Water cooling*
 - iv. Building design and orientation to reduce overheating*
 - v. 'cool roof's or green roofs and green walls*
 - vi. Porous cool pavements.*
- 5.33 These matters will be considered further within a reserved matters application, however as outlined within the sustainability statement supporting this application, the applicant can demonstrate that the above sustainability criteria can be met.
- 5.34 Policy DM3 also requires development to adapt to water stress, being designed to reduce demand. Policy DM6 also requires SuDS to be incorporated within new developments alongside three forms of naturalised filtration on sites of 1ha or more. SuDs are included within the proposed development further detail will be provided at reserved matters stage.
- 5.35 Policy DM8 has regard to pollution. It states that development will not be permitted if it is likely to cause loss of amenity or impact on public health or other unacceptable environmental impacts through;
- *air pollution*
 - *pollution of surface, underground, coastal waters or other watercourses;*
 - *noise or vibration*
 - *light intrusion*
 - *land contamination*
- 5.36 An air quality and an acoustic assessment accompanies this application demonstrating the acceptability of the proposal with regards to the above matters.
- 5.37 Policy DM9 has regard to public utilities and communications. It states that new development will only be permitted if the essential utilities infrastructure including communications infrastructure required to serve it is available. It states '*where off site utilities infrastructure*

is not adequate to serve a development site, developers will be required to contribute to the costs of new off-site provision in consultation with the utilities providers’.

- 5.38 Policy DM11 (nature conservation) states that *‘the Council will work with statutory and voluntary agencies and developers, and will determine applications to a) protect, conserve and enhance international, national and local nature conservation designations, networks of natural habitats and features, priority biodiversity areas and biodiversity links, watercourses, wetland complexes, woodland trees, and trees and hedgerows important to biodiversity and local character and facilitate their adaption to climate change wherever possible. It seeks to assist in achieving national, county and local biodiversity targets set out in BAPs, provide a net gain on all development sites and contribute to the major elements of the PfSH Green Infrastructure Strategy.’*
- 5.39 Policy DM13 has regard to transport, requiring all new development to have safe and convenient access to the highway network and make provision for access to, and by, other transport modes, including public transport and cycle and pedestrian routes as appropriate.
- 5.40 It states that all new development will *‘be assessed to establish whether it should contribute to off-site improvements to transport infrastructure in accordance with Hampshire County Council’s Transport Contributions Policy, to the extent that these are necessitated by the development and proportionate to the scale of development’*. It requires a transport statement where development is likely to have an adverse impact on traffic conditions beyond the immediate vicinity of the development site. It states that new development intended to serve or accommodate large numbers of people will only be permitted in locations that as well as having adequate road access, or will have as a result of the development, are or can be served by means of transport other than the private car, including bus, train, cycle and pedestrian access. A transport statement supports this application demonstrating the acceptability of the proposal.
- 5.41 Policy DM24 has regard to creating a mix of housing. It states that *‘applicants for market residential and mixed use schemes will be required to;*
- a. Demonstrate how the proposal contributes to the overall mix of housing market area, informed by the current need, current demand and existing housing stock (including approved developments) considering the context and character of the site;*
 - b. where appropriate, demonstrate how the scheme contributes to the provision of properties suitable for entry-level homes suitable for first time buyers (or equivalent, for those looking to rent), or for example downsizers, unless the need for such homes is already being met locally;*
 - c. demonstrate that where a mix of different house sizes and types is provided on site, the development is designed to avoid excessive concentrations of the same size or type of home.*

- 5.42 Policy DM29 (dwellings with higher access standards) requires development to meet higher national access standards as set out in Part M of the building regulations for new build residential development (or future equivalent). Policy DM30 requires dwellings to meet nationally described space standards.
- 5.43 Policy DM33 has regard to the provision of recreation and open space facilities with new development. It states that all new development shall contribute to the achievement of the quantitative, qualitative and accessibility standards for recreation and open space needs assessment (20170. Development proposals should include provision for the long-term management and maintenance of any recreation or open space facilities provided. Proposals should help to create and enhance multifunctional green infrastructure in accordance with strategic policy S9.
- 5.44 Policy DM38 has regard to funding infrastructure, stating that *‘development will be permitted provided that the developer has made arrangements for the provision of, or for contributions to the improvement of, any infrastructure, services, facilities or amenities necessitated by the development proposed.*

Settlement Gap Study

- 5.45 The site sits within Area I of the identified settlement gaps within sub area 16. This states that *‘area 16 – combination of ribbon development, scattering of mature trees and paddocks to the rear provide a short lived but clear change of character from the built form edges to Hedge End and the wooded arrival to Botley. Whilst the horse paddocks are poor in landscape character, the remnant field boundaries and open nature contribute to the separation between the two settlements particularly when experienced from the A334 and bridleway no.17.*
- 5.46 It asserts that *‘the area lies at the narrowest section between Botley and Hedge End and performs all Gap functions. The fields on both sides of Botley Road (A334) contribute to the perception of Gap’s openness and the separation between the two settlements. Thanks to the open nature of those fields, and their predominantly undeveloped character, the sense of leaving / arriving to either of the settlements is maintained despite the short distance (approximately 300m). The fields also contribute to the separation of the settlements for viewers on the bridleway No. 17 to the south.*
- 5.47 The application has been cognisant of the reasons for the site being designated as a settlement gap, which has informed the illustrative masterplan. This is explored further in section 6.

5 year housing land supply

- 5.48 The Council have not provided evidence to demonstrate an up to date five year housing supply. Position statements have not been issued since July 2022. Appeal ref. APP/W1715/W/22/3292580 appears to give the most up to date housing land supply figure, equating to 4.7 years as of the 20th December 2022.

- 5.49 As demonstrated within the supporting 5 year housing land supply statement accompanying and supporting this application, it is considered that the Council cannot demonstrate a five year housing land supply and therefore paragraph 11d of the NPPF is engaged and the tilted balance in favour of sustainable development is applied. Strategic Policy S2 also states that the council will ensure a minimum 5 year housing land supply with the appropriate buffer. This has not been met.

6. Planning Policy Analysis

- 6.1 A planning design and access statement supports this statement, courtesy of Cooper Baillie. Preparation of the Illustrative Masterplan (below) has been informed by a number of technical studies together with an assessment of relevant planning policy considerations however, apart from consideration of access, other matters of detail, including appearance, landscaping, layout and scale are reserved for subsequent determination.

Use

- 6.2 The use of the proposed development is residential. This is entirely compatible with the neighbouring uses and the character of the locality. In line with paragraph 119 and 123 of the NPPF, it constitutes an effective use of land, taking place at an appropriate density and making optimal use of the site. The proposal accords with the NPPF paragraph 60 which outlines the Government's objective of significantly boosting the supply of homes.
- 6.3 The site lends itself to residential development due to its location adjacent to Botley's urban edge boundary and it's close connection to Botley's services and facilities. This being the case, it should be considered as a sustainable location. The proposed 34 dwellings would contribute to Eastleigh's Housing Land Supply and it is proposed that 35% of the dwellings provided are affordable, which again supports the Council's aims and objectives. The proposal would benefit the economy through construction and additional footfall of future occupants which would support the local economy through their expenditure, supporting paragraph 81 of the NPPF which states that significant weight should be placed on the need to support economic growth and productivity.

Amount

- 6.4 The proposal will contribute 34 dwellings to Eastleigh's Housing Land Supply, with 35% of dwellings provided as affordable according with paragraph 60 and 65 of the NPPF and Strategic Policy S2, and Policy DM28 of the Eastleigh Borough Local Plan. The proposal would support the Government's objective of significantly boosting the supply of homes and would assist in reducing the shortfall against the deficit in the Council's 5 year housing land supply position. The proposed tenure, size, location and split will be informed by the latest HMA, the housing register and the level and type of existing affordable housing in the locality at the time of the reserved matters application (in line with Policy DM28). In accordance with Policy DM29, the proposal at reserved matters stage will seek to meet nationally prescribed space standards and meet standards set out in Part M of building regulations.

Layout and access

- 6.5 The site layout will be considered further within the reserved matters application, however broadly, it is considered that there will be an area of open space to the west of the site with additional planting and SuDs features. As highlighted within the Design and Access Statement, 40% of the site constitutes open space. This provides significant and meaningful open space within the settlement gap which would otherwise be inaccessible to the general public. The dwellings do not extend further than the existing dwellings along Broad Oak Road and it is envisaged that a looser urban grain will be adopted along the western edge of the site to create a softer settlement edge to that which currently exists along Cobbett Way.
- 6.6 The proposed access road is located on the eastern boundary of the site. Access to the site is considered further within the supporting transport statement which clarifies and demonstrates how the site would be safely accessed by future residents and refuse / emergency vehicles. Arrival to the site would be signalled by proposed focal dwellings thus creating a sense of legibility and contributing to the sense of place.
- 6.7 A continuous footpath along the proposed principle and secondary roads within the site would provide excellent pedestrian permeability with proposed links to the wider network of footpaths in the area as highlighted on the illustrative masterplan. The proposed open space also provides a circular pedestrian route, promoting active lifestyles, and supporting the sustainability of the site.
- 6.8 The adjacent highway network (along Broad Oak Road) provides excellent pedestrian permeability with direct and easy access to shops and services within Botley and a pavement that extends to Hedge End. As outlined within the transport statement, the wide carriageways also make the area attractive to cyclists and the site location provides a good opportunity to encourage cycling as a preferred mode of transport. The Bridleway is also accessible via Cobbett Way which would provide links to Hedge End. As highlighted in paragraphs 2.13 of this statement, the site is located in close proximity to bus stops with frequent services to the wider area. As such, it is considered that the proposal accords with Policy DM13 of the Eastleigh Borough Local Plan.
- 6.9 In summary, whilst being located outside of the existing defined urban edge boundary, it is clear that the site is in a sustainable location with easy access to a range of facilities and services nearby by both pedestrian and cycle methods.

Scale

- 6.10 The proposal seeks to provide 1-2 storey dwellings, recognising the mixed and eclectic existing character of the local area, though further detail on the scale of dwellings will be provided as part of the reserved matters application.

Appearance

- 6.11 A high quality palettes of materials will help to unify the scheme. The reserved matters application will be informed by the character of the site and it's natural and built surroundings.

Landscaping

- 6.12 As shown on the supporting masterplan, there is a substantial uplift in the amount of soft landscaping on site including bolstered boundary treatments, landscaping within the proposed open space, and creating tree lined streets. Multifunctional SuDs provide ecological enhancements while being part of the drainage strategy. Not only does this provide additional green infrastructure on site, complying with Strategic Policy S9 and DM33, it also supports biodiversity on site in compliance with Policy DM1 and DM3.
- 6.13 The proposal is supported by a DEFRA biodiversity Metric 4.0 which demonstrates that the proposal will result in a clear biodiversity net gain (an indicative 19.47%), attributing substantial weight to the proposal according with Policy DM13 of the Eastleigh Borough Council's local plan.
- 6.14 The proposal is cognisant of the need to maintain the settlement gap policy. The layout does not extend beyond the existing dwellings fronting Broad Oak Road ensuring that the proposal does not result in a visual reduction in the settlement gap when viewed from Broad Oak Road (with views being predominantly transient). Views from The Bridleway will view the proposal against the backdrop of existing built form. The proposed substantial bolstering of the boundary treatments and additional tree planting will help to create a pleasant and verdant aspect on the approach to Botley. It will both screen the new development and create a robust physical and visual barrier between the two settlements. Whilst the settlement gap is physically reduced by the built form, it is of note that this is outweighed by the fact that much of this comprises the 'meeting area' as annotated within the illustrative landscape plan, an attractive green public realm. The proposal has purposefully designed open space and landscaping which will appear more appropriate for a rural edge than that which currently exists at Cobbett Way currently. The resultant effect will be that the proposal will not have an urbanising effect detrimental to the countryside, which as defined within the local plan, is considered more urban fringe, comprising of pony paddocks and associated infrastructure. The proposal will therefore provide a clear benefit to the settlement gap, creating meaningful publicly accessible open space, enhancing the rural nature of the site through natural SUDS features, introducing substantial additional planting and therefore take the opportunity to better maintain the separate identity of adjoining settlements.

7. Affordable Housing Statement

Affordable Housing SPD (adopted July 2009)

- 7.1 This SPD sets out the Council's affordable housing policy. It is appreciated that the Council have recently consulted on a revised affordable housing SPD (2023). It is clear that the Council's preference has not changed, with the full requirement of affordable housing to be provided within the development site.
- 7.2 The adopted affordable housing SPD (2009) summarises that the mix of dwelling type, tenure and size will be agreed on a site by site basis, but that the affordable housing element of the development should generally reflect the size and characteristics of the market units, unless there is a particular housing need for a certain form of development.
- 7.3 It seeks 65% rented units with the balance of 35% coming from affordable housing market products. As the proposal is an outline planning application, it is considered that the final mix of size and tenure will be finalised at reserved matters stage. This application seeks to establish the principle of affordable housing provision within this outline planning permission, but with details of the amount and type of affordable housing provision to be agreed at submission of a reserved matters application. Provision agreed at reserved matters stage will be on the basis of the policy requirement at the date outline permission was granted. An active dialogue with the Council's Housing Enabling Specialist is welcomed.
- 7.4 The proposed 35% on site affordable housing provision attracts significant weight as a material planning benefit with the applicant seeking policy compliant levels of accessibility standards (Policy DM29 of the Eastleigh Borough Local Plan).

8. Planning Obligations

- 8.1 The applicant proposes the following Draft List of Heads of Terms:

- Provision of 35% affordable housing on site
- On-site public open space
- Financial contributions where appropriate towards;
 - Community infrastructure
 - Mitigating traffic impact / road traffic reduction and integrated transport measures
 - Play Areas
 - Community infrastructure
 - Public Art

- Education – where demand is considered to arise from the development
 - Other considerations include community safety, environmental improvements and landscape, health provision, on-site / off site renewable energy, nature conservation and biodiversity, local sewerage and water supply, water quality, Council's monitoring and administration and legal costs as set out in the Council's Planning Obligations SPD.
- 8.2 It is considered that the Heads of Terms / S106 will be informed and further refined by the consultee responses.

9. Conclusion

- 9.1 This statement has been prepared on behalf of the Trustees of the Mulberry Investment Pension Scheme.
- 9.2 The proposal presents a sustainable form of development, contributing to the economic, social and environmental wellbeing of the Eastleigh Borough.
- The proposed dwellings would make efficient use of land adjacent to Botley's urban edge;
 - The proposal would contribute 34 homes to Eastleigh Borough Council's 5 year housing land supply including 35% affordable homes.
 - The proposal has been carefully conceived to avoid harm to the settlement gap, providing opportunity for meaningful and easily accessible public open space.
 - The proposal would result in substantial biodiversity net gain.
 - The proposal would promote active lifestyles through pedestrian permeability and connection to existing public rights of way.
 - The proposal would benefit the economy through construction and additional footfall of future occupants which would support the local economy through their expenditure.
- 9.3 This statement serves to demonstrate how the proposal complies with policies set out within the Development Plan, as well as relevant national and local material considerations as a whole. The proposal would actively contribute towards the realisation of the following spatial objectives:
- Developing green infrastructure
 - Encouraging a sustainable community
 - Maintaining the identity of towns and villages
 - Excellent environment for all
 - Minimising waste and managing resources
 - Protecting and enhancing biodiversity
 - Enabling healthier lifestyles/wellbeing
 - Increased provision and more diverse mix of housing
 - Reinvigorating town and local centres

9.4 For the reasons set out above, the applicant respectfully requests that this application be determined favourably.