

APPENDIX 1

MR JOHN ESSEX
J DESIGN & PLANNING LTD
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EASTLEIGH
SO50 4LW

Application Q/22/93028
Please ask Alex Webb
for
Direct dial 023 8068 8134
Working
hours
Email alex.webb@eastleigh.gov.uk

Tuesday 14 June 2022

Dear Sir/Madam

**Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure)
(England) Order 2015**

Application No: Q/22/93028
Description: Construction of 1no. three-bedroom two-storey detached dwelling.
Site: 63 UNDERWOOD ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6FX

Thank you for your pre-application enquiry for the proposed construction of 1no. detached three-bedroom dwelling at 63 Underwood Road, which was made valid on 18th May 2022. I have now had the opportunity to review the submitted proposed plans and draft design and access statement. My response is set out below.

Site Context and History

No 63 Underwood Road is an end of terrace 2-storey modern dwelling set in a triangular plot. The front elevation faces south with residential amenity space to the front, rear and side.

The site is surrounded by residential properties to the north west and south. Underwood Road is characterised by semi-detached and terraced dwellings of a similar design and style. To the south is 65 Underwood Road, a 2-storey end of terrace property.

The southern half of the site currently contains a mobile home, occupied by your daughter. The mobile home is located in the south east corner and is separated from the property by a 1.8m high close board timber fence. It lies parallel with the rear garden to no. 65 Underwood Road. It fronts onto Underwood Road where there is also a pavement.

Based on records held by the Council, the planning history for the site is as follows:

- H/17/81900 - Single storey side and rear extension – permitted 11/01/2018
- F/08/64127 - One and two storey rear extension – permitted 07/01/2009

Other relevant applications nearby are as follows:

- F/14/74747 – 36 East Drive, Erection of 1 no. 3 bed dwelling with associated landscaping, cycle and bin storage and parking – permitted 29/09/2014
- F/14/74847 – Land r/o 58 Guest Road, Erection of 1 no. 2 bed bungalow with car parking and access from Shears Road - Permitted 06/10/2015

In terms of constraints, the site has the following planning designations:

- Within the urban edge of Bishopstoke
- Within Habitat Regulation Assessment Screening Area
- SSSI Impact Risk Zone

The site also has some physical constraints which any proposed development would need to consider as the land falls fairly steeply to the to the south in the southern section of the site.

Policy & Principle

Given the site lies within the urban edge, the basic principle of development is acceptable. However, approval or otherwise of any planning application will be dependant on consideration of the proposals and whether they are considered to accord with the relevant planning policy and supplementary guidance requirements. In this instance, any application would be considered against the following policies and guidance:

Eastleigh Borough Local Plan 2016-2036 The most relevant policies are Strategic policies S1 (Sustainable development), S2 (Approach to new development) and S3 (Location of new housing); and Development Management policies DM1(General development criteria);, DM2(Environmentally sustainable development), DM4 (Zero or low carbon energy), DM3 (Adaptation to Climate Change), DM6 (Sustainable surface

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water management and watercourse management), DM8 (Pollution), DM10 (Water and waste water), DM11 (Nature conservation), DM13 (Transport), DM14 (Parking), DM15 (Safeguarding existing employment sites), (DM23 (Residential development in urban areas), DM26 (Creating a mix of housing), DM29 (Dwellings with higher access standards), DM30 (Internal space standards for new residential development) and DM38 (Funding Infrastructure).

Eastleigh Borough Council Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Bishopstoke, Fair Oak and Horton Heath Character Area Appraisal; and Trees & Development (draft SPD).

Form, Scale & Design

The moderate size of the site could accommodate a small-medium size dwelling as proposed comfortably. The external amenity space provided for the dwelling would need to meet the minimum provision as set out in the Quality Places SPD which is “at least 60% of the floor space” and the scheme looks to provide this.

The proposed dwelling, although detached would have similar characteristics to its neighbours in that the window configurations, porch canopy, and setting would be similar. The pitched roof with gable ends would be at odds with the surrounding dwellings so it may appear better to be re-orientate the gable ends to be in line with nos. 63 and 65.

Access to the dwelling and WCs would need to be step-free to make it suitable for a range of potential occupants (including older people, individuals with reduced mobility and some wheelchair users) in accordance with Part M4(2) standard (*accessible and adaptable dwellings*) of the building regulations for new build residential development and this would be secured through condition. Internally, the property would need to meet the Nationally Described Space Standards to provide a good level of internal space for future residents in accordance with local plan policies DM29 and DM30.

Streetscene and Area Character

The site is in a section of Underwood Road where the majority of properties are terraced and all face onto an open space. No 63 has less visual prominence in the streetscene given its distance from built frontage and raised topography. There is substantial gap between No 63 and 65 with mature trees visible beyond.

This section of road has a strong character the wider area is more varied and mixed. The site is in a higher section of road. The possibilities of adding an additional dwelling to the end of No. 63 have also been discussed, however, although such a proposal

would be less visible in the streetscene, due to the resulting orientation it could have a more harmful impact in terms of overlooking toward the rear amenity space for no 65.

Whilst this detached property is a new addition to the street scene it should assimilate well with any negative impacts negated by its position and with further boundary screening. I would recommend submitting an illustrative streetscene drawing with any full application so that the impact on the streetscene can be considered in greater detail.

Access and Highway Issues

New vehicular access and driveway arrangements would need to be provided for the proposed dwelling. This would require the provision of a dropped kerb to the highway and obtain permission from Hampshire County Council and obtain a Section 171 Licence to excavate the highway. I am awaiting comments from Hampshire Highway on the suitability of the proposed new access. I will forward these in due course.

Two parking spaces are proposed to the front (west) of the dwelling, but due to the size of the plot there would be little room for on-site turning to enable forward gear access and egress however there are similar arrangements for existing properties in the locality. The parking provision would meet the requirements of the Residential Parking Standards SPD for 1.no 3 bedroomed dwelling.

Other Issues

Sustainable Drainage – All new housing development needs to incorporate a sustainable drainage system, which should include naturalised filtration where possible. A sustainable water drainage plan needs to be included within the planning submission and a ground survey should be undertaken to establish whether infiltration is possible.

Sustainability – Thought should be given to incorporating a wide range of sustainability measures into the proposed development. This may include a fabric first approach, design adapted to maximise light and provide solar shading, PV panels for water heating and power, green roofs, ground source heat pumps, electric vehicle and bicycle charging points, watt butts, rain gardens etc. All new residential developments are expected to provide a 19% improvement on carbon emissions (compared to building regulations) and water consumption of no more than 110litres per person per day.

Bin & Cycle Storage – Bin and secure cycle storage would be in an appropriate and convenient position to the rear of the properties.

Planning Obligations – Impact on SPAs

As a new housing development, the proposal will have an impact upon the water quality and recreational disturbance of European Protected Sites and these impacts need to be addressed in line with the Habitats Regulations.

Water Quality – Solent and Southampton Water SPA

In term of water quality, Natural England have advised that new housing development should achieve nutrient neutrality to mitigate the impacts of additional nitrogen and phosphates arising from the sewage generated by the future residents. This wastewater then feeds into the Solent Complex via Wastewater Treatment Works, which discharges into the river network and so causes eutrophication affecting the features for which it is designated.

The Council has adopted its own strategy for achieving nutrient neutrality whereby it identifies areas of agricultural land and remove these from a nitrate intensive use, thus reducing the nitrogen input into the protected sites, with the level of reduction then being used as a means of offsetting the impacts of development proposals within the Borough. This ensures no overall net increase in nitrates within the Solent and thereby allow a development to achieve nutrient neutrality. To do this, the Council calculates the level of nitrate mitigation this land provides (measured in kg) and makes 'nitrate credits' available to developers to buy, with funding being secured during the planning application. The charge for these credits is £3,000 plus VAT (£3,600) per kilogram of nitrates that require offsetting, with this fee including estimated costs of land purchase and ongoing maintenance.

Applicants are not obliged to use the Council's scheme and other options for achieving nutrient neutrality are possible. However, certainty needs to be given that the mitigation scheme achieves nitrate neutrality in perpetuity to the satisfaction of Natural England.

To calculate the level of contribution required a nutrient budget must be submitted with the planning application and confirmation of the mitigation to be used to offset the nitrates generated from the development. A copy of Natural England's guidance has been provided with this pre-application response.

Recreational Disturbance – New Forest SPA

Natural England have recently raised the issue of new residential development resulting in more visitors to the New Forest National Park and subsequent increased recreational disturbance. The site falls within a 13.8km radius of the New Forest where new residential schemes need to contribute toward mitigation projects.

The Council's interim strategy uses existing and future land acquisitions to provide further sites to mitigate the recreation impact on the New Forest from the increased

number of visits from the occupiers of new residential development within Eastleigh borough to March 2027.

Eastleigh housing growth will account for just over 20% of all planned new residential development between 5-14km from the New Forest protected sites. The interim strategy is therefore calculated based on a 20% contribution towards the total SANG required (equating to 1.6ha per 1,000 population). This results in a requirement of 21.7ha of SANG within Eastleigh borough. The SANG provision will include both new greenspace sites and improvements to increase the attractiveness and capacity of existing greenspaces throughout the year which can therefore function as SANG.

The SANG contribution will deliver a list of projects in the borough focused on improvements to Itchen Valley Country Park (IVCP). This is an existing open space at the centre of the borough with public access with the scope to significantly increase its capacity. This is through the extension into adjacent land and by improvements to the existing open space to make it more attractive for visitors who would otherwise visit the New Forest. It is anticipated that the projects will be in place by Summer 2023.

The Council is satisfied as competent authority that further mitigation will be in place prior to the occupation and is keeping a record of developments reliant on this strategy and their occupation dates. The mitigation, approved at Cabinet on the 24th March 2022, sets out an index-linked 1 April 2022 payment per dwelling at £1161, split 3 ways between a New Forest Ranger (£40), New Forest SANG (£1112) and New Forest SANG monitoring (£9). This should be secured by S106 legal agreement.

Conclusion

To conclude, the basic principle of residential development on this site would be acceptable. The dwelling proposed could be compatible with surrounding development, further to some design alterations, in accordance with the relevant planning policy and supplementary guidance requirements. I would advise you to seek the option of the highway authority as to whether the proposed means of access and in particular the provision of a dropped kerb is acceptable.

Yours faithfully

A handwritten signature in black ink that reads "Andy Grandfield". The signature is written in a cursive style with a large, stylized 'A' and 'G'.

Andy Grandfield
Executive Head for Planning and Economy

From: [Webb, Alex](#)
To: [Louise Cutts](#)
Cc: [Parker, Nicholas](#)
Subject: RE: 63 Underwood Road
Date: 08 November 2022 14:55:57
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image218632.png](#)
[image296138.png](#)
[image243811.png](#)
[image496016.png](#)
[image939384.png](#)
[image937312.png](#)

Good Afternoon Louise

Thank you for sending over the sketch plans for the above last week.

Nick and I have discussed it and option 2 is the preferred design solution for the site in planning terms however it does appear a little large and is encroaching close to the east and southern boundaries of the site. Please could you clarify whether or not it would be added onto the existing single storey element or whether this would be demolished/built over?

A more detailed assessment would of course be necessary to ensure the proposed parking and amenity provision combined with the resultant impact on overlooking, outlook, neighbouring amenity, trees and ecology would meet the necessary standards as set out in our adopted supplementary planning documents and local plan policies.

Kind Regards

Alex Webb (Mrs)
Senior Planning Officer

Mon/Tue/Wed 9-5 Thu/Fri 9-1
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Eastleigh Borough Council

From: Louise Cutts <Louisecutts@wessexplanning.com>
Sent: 08 November 2022 13:27
To: Parker, Nicholas <nicholas.parker@eastleigh.gov.uk>; Webb, Alex <Alex.Webb@eastleigh.gov.uk>
Subject: RE: 63 Underwood Road

Hi Nick and Alex

My client is keen to move this proposal forwards. Did you have any feedback on the e-mail below?

Kind regards

Louise Cutts BA (Hons) Dip TP MRTPI
Director



Meadowsweet Cottage, Morleys Lane, Ampfield SO51 9BJ

Tel: 07940 033645

Email: louisecutts@wessexplanning.com

Website: <http://www.wessexplanning.com/>

From: Louise Cutts
Sent: 03 November 2022 14:19
To: Parker, Nicholas <nicholas.parker@eastleigh.gov.uk>; Webb, Alex <Alex.Webb@eastleigh.gov.uk>
Subject: 63 Underwood Road

Dear Nick and Alex

Thank you for meeting me today at 63 Underwood Road. It was good to look around the site and discuss the potential impacts of the refused proposal from both inside and outside the building. I hope that we can agree that those impacts are not quite so bad as you had originally feared (despite the preapplication being positive about the proposal). Nevertheless, we agreed that we are where we are, and I hear your suggestions for change. It is also heartening to know that you are prepared to work cooperatively with myself to in order to find a solution to the concerns you have raised. Whilst the site is an awkward shape, I feel sure that we can rise to the challenge. To leave this plot undeveloped would seem a real waste of a development opportunity.

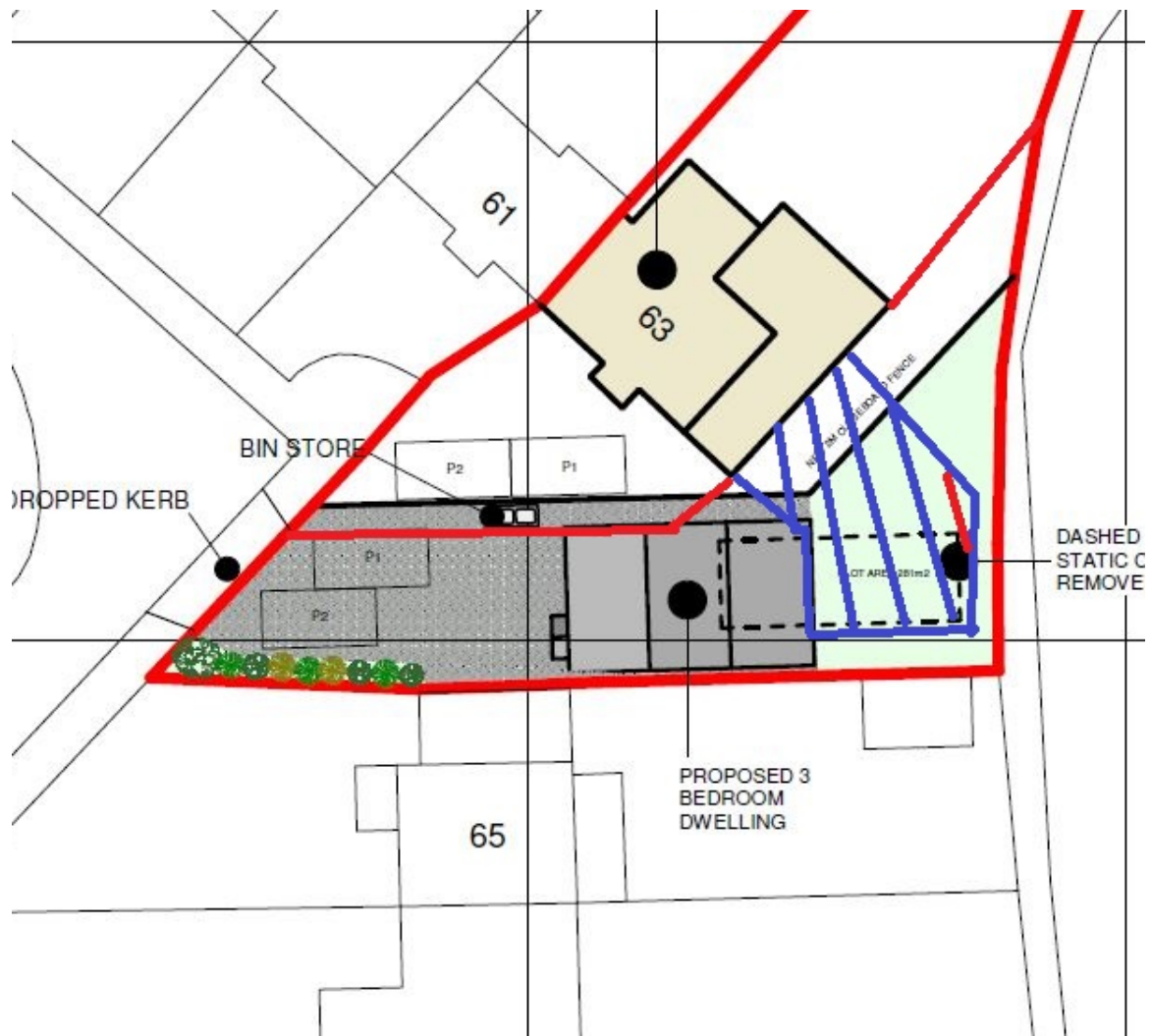
From our discussions, it would seem to me that my client has two options, which I have taken the opportunity to sketch on a plan, very badly, I'm afraid:

1. A building that looks, in the street scene, like a larger outbuilding to either 63 or 65, single storey but could have rooms in the roof. (Thinking about this, the windows to two bedrooms would need to be at either gable end of the roof, with potentially ensuite bathroom, obscure glazed dormers in the roof either side or one side?) With a slight re-orientation of the boundary to No 63, this could be

acceptable.



2. Demolition of No 63's single storey extension and the erection of a two storey extension to the terrace that would provide potentially a much larger dwelling that would fit in better with the street scene and have less impact on No 65. My clients would need to consider this option very carefully, from a financial perspective, but this was the option you considered most likely to result in a recommendation for approval. The dwelling would need to be large to balance out the reduction in value of the original No 63 and the costs of demolition of their existing extension.



I hope that this is an accurate precis of our discussions, and I look forward to your early comments on the above.

Kind regards

Louise Cutts BA (Hons) Dip TP MRTPI
Director



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