

DELEGATED OFFICER REPORT

Application Ref: F/23/95592

Site Address: 54 Leigh Road, Eastleigh, SO50 9DT

Case Officer: Summer Sharpe

Description: Creation of 3.no flats, including two storey and single storey extensions, and parking, cycle and refuse storage.

Particular Site Constraints?	Yes ☒	No ☐
• Within urban edge • Nature Conservation; SAC, SPA, Ramsar • Air Quality Management Area • Airport Safeguarding • Sewers 2m buffer • Great Crested Newt Zone (Green & White)		

Planning History?	Yes ☐	No ☒
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Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>2no. Objection/ Comments have been received, summarised as follows:</u> (a) the boundary fence between 52 and 54 Leigh Road has been removed, (b) there has been encroachment onto no.52 land, (c) during construction works, assurance is require so that contractors will not attempt to drive on our land (unless they receive consent), (d) overdevelopment, (e) poor design, and (f) unsustainable.		
Eastleigh Town Council:	None received.		
EBC Environmental Health:	<u>Comments 7 November 2023:</u> No additional information has been provided with regard to noise and air quality impacts from Leigh Road and how they will be addressed. Given the high levels of noise this will mean that opening windows on this facade will result in internal noise levels exceeding the requirements of the Local Plan, therefore alternative means of ventilation will likely be required. The design of noise mitigation and ventilation will require careful consideration due to the elevated levels of air pollution. Regarding the amended plans we note that the layout is not optimal, with bedrooms located adjacent to communal entrance area, staircase and storage areas, and below kitchen diner. We find that in shared accommodation that adverse noise impacts are more likely from such layouts. <u>Comments 4 August 2023:</u> We would draw the applicant's attention to the high noise levels from road traffic in this location. In fact, being within a designated 'Noise Important Area' distinguishes the location as amongst the noisiest in England. Noise insulation would surely help to make these healthy dwellings to live in. Long term exposure to noise such as road traffic is known by the World Health Organisation to have causal link to clinical health impacts. We require the dwellings are sound insulated to comply with B8233, which is informed by WHO's guidance.		

	Pollution from vehicles (tailpipe emissions) are elevated here also, as the Leigh Road corridor is a designated Air Quality Management Area. Air pollution is also a health impact with morbid and mortal effects. Our preference for ventilation (also required when windows are closed to prevent noise ingress) is to obtain fresh air from the rear side of the dwelling using a mechanical system. This has become a common solution with Eastleigh's AQMAs that we require for altered or new dwellings.
EBC Contaminated Land:	<u>Comments 7 November 2023:</u> With respect to land contamination comments made previously we would advise that a desk study is carried out to ensure that any issues arising from the historical use of the site are adequately considered. Following discussions with the Contaminated Land Officer, they agreed conditions would be acceptable. <u>Comments 4 August 2023:</u> Regarding land contamination, the former / current use of the land has the potential to have caused contamination of the ground, however no information is included in the application showing how land contamination risks have been appropriately considered. Due to this and the sensitive end use proposed we recommend that the application be permitted only subject to condition requiring the investigation and assessment of land contamination, and a requirement that appropriate mitigation of any discovered risks be carried out to the satisfaction of the LPA, as necessary. (Conditions were suggested).
EBC Ecology:	<u>Comments 10 November 2023:</u> No further comments. <u>Comments 14 September 2023:</u> I have reviewed the PRA report. The site has been assessed as having negligible potential for bats and reptiles. An information is required. <u>Comments 23 August 2023:</u> I have reviewed the additional photos and there are hanging tiles with a few gaps on the front southern elevation which could provide habitat for crevice roosting bats. The tiles are proposed to be removed in these plans therefore a preliminary ecological appraisal will be required. Due to the presence of these potential bat roost features on an area that will be impacted by the proposal, a Phase II bat survey will also be required. <u>Comments 7 August 2023:</u> There are records of bats, nesting swifts and hedgehogs near this site. the proposal will affect the roof, involve demolishing at least one outbuilding and result in paving most of the existing garden areas which appear on the aerial photos. To determine whether a survey will be required I need to review some close up photos of the roof, windows, fascia, flashings around the windows, outbuildings and any garden areas around the house. Biodiversity enhancements will also be required.

HCC Highways:	<u>Comments 14 November 2023:</u> A new layout plan has been submitted which confirms the relocation of associated residential parking to the front of the site. Accessed directly off of Leigh Road, the quantum of parking has not been assessed (3 spaces are proposed for the 3 flats) as this is a function for EBC as Local Parking Authority. However, in regard to layout, this has been reviewed and is generally acceptable with an adequate layout and space provided for the 3no. vehicles to park on-site. The case officer may wish to confirm the type and dimensions of the bin that will be utilised, as these will at times need to pass between vehicles, and will cycle movements and this will be tight. Onwards it is noted that a telegraph pole is positioned within the movement area of a vehicle accessing the central bay, and potentially the eastern bay as well if heading onto site from the west. Given this, there will be a requirement to relocate the telegraph pole to the (preferably) western boundary of the site fronting Leigh Road as part of the drop kerb widening. A S278 Agreement would be required. Conditions are also requested. <u>Comments 9 August 2023:</u> No objection. Access in and out of the site is to remain unchanged, with a simple vehicle crossover utilised to access the three car parking spaces provided to the rear of the property. There is adequate side space to access this parking, and also to turn within the rear parking area to allow for forward access and egress. Suitable car parking is also provided adjacent to these parking spaces. Whilst the quantum of parking is low, it is recognised that the site is situated within a short walk of Eastleigh Town Centre, and as such car use could be low. However, applicants should be made aware that no additional parking will be provided within the adjacent Controlled Parking Zones, as being a development, future occupiers will not be eligible for parking permits. An update is required with regard to bin collection point.
Natural England:	<u>Comments 21 September 2023:</u> Objection – impacts upon New Forest. <u>Comments 15 August 2023:</u> Further information required.
Southern Water:	<u>Comments 21 August 2023:</u> It appears that the developer is intending to build-over a public foul sewer which is crossing the site. Building over a 'public sewer' is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building-over to the sewer.
Southern Gas:	Please see online comments.

Policy:**National Planning Policy Framework****National Planning Practice Guidance****Development Plan:**Eastleigh Borough Local Plan 2016-2036

Policies: S1 (delivering sustainable development), S2 (approach to development), S3 (location of new housing), DM1 (General development), DM2 (environmentally sustainable development), DM3 (climate change), DM4 (zero or low carbon energy), DM6 (surface water management), DM8 (pollution), DM11 (nature conservation), DM13 (transport), DM14 (parking), DM23 (residential development within urban areas), DM29 (dwellings with higher access standards), DM30 (internal space standards), DM38 (funding infrastructure), and E4(1a) (Urban Renaissance Quarter Boundary).

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Eastleigh Character Area Appraisal.

Site Visit**Yes** ☒**No** ☐

17 August 2023.

Assessment:Site & Surroundings

The application sites comprises a two-storey semi-detached dwelling located to the north of Leigh Road. The dwelling itself is constructed of brickwork, with some tile hanging between the windows at ground floor and first floor level, with white upvc fenestration. The attached neighbouring property is symmetrical to the application site, with regard to its visual appearance fronting Leigh Road. Both dwellings are sat back from the road by front amenity areas. The neighbour has some hardstanding and gravel, and the application site has a low level wall, pavement and grass. The site benefits from side access to the rear garden which is long and fairly narrow. On the site visit, it was noted that there was fencing between no.56 and the site, but no boundary treatment to the east (with no.52).

The neighbour to the west, no.56, has received permissions (F/15/76307, and F/14/75080) to create 3no. flats. To facilitate this, there have been significant extensions (single and two-storey) to this neighbour.

The surrounding area comprises a mixture of uses, predominantly residential, however there are some commercial uses nearby. To the east of the site is a chiropractor and an accountancy, to the south is a pub and food store, and to the west (north of Leigh Road) is residential.

Proposal

The application proposes the creation of 3.no flats, including two storey and single storey extensions, and parking, cycle and refuse storage. The proposals have been amended during the application process, these comprise; alteration to extensions, being set in from the neighbour (no.56) and moving the parking provisions from the rear to the frontage.

The proposed two-storey extension would project approx. 6.3m from the rear elevation of the host dwelling, this would have an overall height of approx. 6.2m (set down from the main ridge height) and an eaves height of approx. 4.7m. This would have a width of 4m and would be set in from the shared western boundary by 1.5m.

The proposed single storey extension would project a further 9.4m from the rear of the proposed two-storey element. This would measure approx. 6.6m in width and 2.5m in height (with a flat roof). This would also be set in 1.5m from the shared western boundary. This single storey element would, however, project approx. 2.1m beyond the eastern side elevation of the host building. This would create the access for Flat 3, set back approx. 17m from the principal elevation. The proposals would be finished in a combination of brick work (at ground floor level) and cladding (at first floor level – colour not specified).

The parking provisions have also been relocated from the rear to the frontage. The site plan shows 3no. spaces in a row, with bin/ bike storage behind (in front of the host building). This would involve the loss of the boundary wall, extension of dropped kerb and relocation of a telegraph pole.

Principle

The application site falls within the urban edge, whereby the general principle of residential development is considered to be acceptable. The site also falls within Policy E4, the 'urban renaissance quarter'. Part 1 of this policy encourages *well-design, people-intensive development* within Eastleigh Town Centre. Therefore, in principle there is general support for this type of development, however would also be subject to the following considerations set out within this report.

Paragraph 11 of the NPPF relates to the presumption in favour of sustainable development, with sub-paragraph d) ii) relating to the decision-taking process, noting that permission should be granted unless *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

The Council also has an ongoing responsibility to ensure that there is a continuous 5 year supply of housing. The government has consulted on changing the requirements for having to demonstrate land supply and as such, it is not proposed to update the position until the NPPF is revised. The last published figure was 5.1 years in July 2022 and the current local plan is very recent, having only been adopted in April 2022.

To conclude, the proposal would provide for additional residential development within the urban edge, an area which is acknowledged to be a sustainable location, this contribution would be modest in the form of 2no. additional flats (as the site is already in residential use, albeit not occupied).

Design

Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbouring, and be compatible in terms of mass, scale, layout density, design and siting.

The application proposes a combination of single and two-storey extensions. The proposed two-storey extension, whilst large, is considered to be subservient to the host dwelling, by reason of its set in nature and reduced ridge height. Fenestration is placed appropriately on the eastern elevation aiding to break up the elevations. On the western elevation there is 1no. window and 1no. door proposed at ground floor level.

The proposed single storey extension is fairly deep, however is set in from the shared western boundary and is modest in terms of its height. This element would also project beyond the eastern elevation of the host building, and would create a separate access for Flat 3. Having an entrance on this elevation, albeit set back from the principal elevation of the host building, does provide some visual interest as well as being functional.

Turning to materials, the proposals would be finished in a combination of brick work (at ground floor level) to match the existing, and would introduce cladding at first floor level. Within the streetscene it is noted that there is an array of materials, predominantly brick work and light render, with some tile hanging. The proposals would introduce cladding at first floor level, however the colour has not been specified (further details, including the colour are recommended to be secured via condition). The introduction of such a material is not considered to be harmful given the variety of materials and different styles/ designs of buildings within the immediate vicinity. Securing further details via condition will ensure that the overall finish and colour would be appropriate, however, it should be noted the principle of introducing cladding is acceptable.

Turning to parking provisions, these would be situated to the frontage of the site. This would result in the loss of a small brick wall, current grass area and relocation of telegraph pole. From a site visit it was noted that there was hard standing, including parking provisions to the frontage of numerous buildings along Leigh Road. Therefore the proposals would not appear uncharacteristic. Whilst the loss of greenery is regrettable, it is not currently of a high quality, and it is recommended that a landscaping condition be imposed to ensure that the rear amenity area is appropriate for communal use.

Therefore and to conclude, subject to conditions, the proposals are considered to be acceptable.

Internal & External Amenity for Future Occupiers

To ensure adequate internal living standards are met the Local Planning Authority assess the measurements of space against the 'Nationally Described Space Standards' (NDSS) (March 2015). Policy DM30 of the Eastleigh Borough Local Plan (2016-2036) requires that all new dwellings meet the NDSS as a minimum. In addition to internal arrangements, the Quality Places SPD requires all new residential development to provide a garden area of 60% of the host dwellinghouse.

The NDSS sets out the minimum space required for new dwellinghouses, this is dependent upon the number of bedrooms, people who would reside there and storeys. There are also standards relating to sizes of bedrooms; a single occupancy bedroom should measure 7.5m², and a double occupancy bedroom should measure 11.5m².

The application proposes 3no. flats; 1 x 1no. bedroom whereby the NDSS requires between 39m² – 50m², however, this can be reduced to 37m², where there is a 'shower-room' in lieu of a bathroom, and 2 x 2no. bedrooms, whereby the NDSS requires between 61m² – 70m². From the submitted floor plans (P22-064 01-03-001) each unit and all bedrooms would meet the NDSS standards. Further, from the submitted floor plans and elevations, it appears that each habitable room would be served by a window.

The Council's Quality Places SPD sets out that there should be a minimum of 25m² per flat for communal areas, in this instance 75m² would be required for 3no. flats. From the proposed site plan Flat 1 benefits from a small private amenity area (11.2m²) as well as the communal amenity area to the rear which exceeds the standard set out in the SPD.

Due to the nature of the proposals, the Council's Environmental Health Team have been consulted. They raised concern with regard to noise and ventilation of windows. It is considered that conditions could satisfactorily address these concerns.

To conclude, the proposals are considered to be acceptable in terms of the living conditions for future occupiers.

Impact upon Neighbouring Amenities

Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.

The addition of residential development within this area is considered to be acceptable. It is noted that the surroundings comprise a variety of uses, some commercial, but also some residential. The site also falls within the urban renaissance quarter (Policy E4) which encourages a higher density of residential development. As such, the proposals are considered to be acceptable in this regard.

Due to the siting of the proposals, the neighbour that is most likely to be impacted is no.56. As noted above, no.56 Leigh Road has already been converted into 3no. flats. From a site visit, it was noted that there are several windows facing the application site/ shared boundary. From reviewing the approved plans (of the previously mentioned planning applications), it is understood that at ground floor level there is 1no. en-suite, 1no. bedroom and 1 no. kitchen, at first floor level there is 1no. bedroom. It should, however, be noted that all habitable rooms are served by other windows.

The proposed two storey extension would project approx. 1.8m further than the neighbouring two-storey extension. This would be set in approx. 1.5m from the shared boundary and would have no windows at first floor level. Whilst deeper than the neighbouring extension, the proposals are not considered to have an adverse impact upon this neighbour in terms of its scale or being overbearing. Further there are no windows proposed as such, there would be no concern with regard to overlooking. There could be a loss of light for the bedroom at first floor level of no.56, however it is noted that this bedroom is served by 2no. windows (1no. window on the northern and western elevations), therefore this element of the proposals would not result in an adverse impact upon this neighbour. With regard to the neighbour to the east, the proposed extension would be set in approx. 2.8m from the shared boundary and would be approx. 5.5m from no.52. There would be 2no. windows at first floor level, which may result in some overlooking, however it is considered that there is sufficient separation distance, furthermore the neighbouring site is currently within a business use (chiropractor) thus the proposals would not be considered to have an adversely harmful impact upon this neighbour.

The proposed single storey extension would project approx. 4.7m further than the neighbouring single storey extension. This would be set in approx. 1.5m from the shared boundary and would have a modest height of 2.5m (only 0.5m above a 2m fence the maximum height of fence which could be erected under PD). Currently the application site has a modest conservatory, whereby the neighbour has a two-storey and single storey extension projecting approx. 11m from the rear elevation of the neighbouring building. Whilst the proposed single storey extension is fairly deep, this would not have a worse impact upon the neighbour, especially given the existing relationship. Whilst the proposed extension could result in some loss of light (given that it would project above the shared boundary), all habitable rooms at ground floor level of no.56 benefit from other windows, and therefore this element would not have an adverse impact upon this neighbour. With regard to the neighbour to the east, the closest point of the single storey extension would be 1m away from the shared boundary. This would span for a depth of 6.7m along this boundary. It should be noted that the neighbouring site is within a business use where there is an access route running alongside this shared boundary with a car park to the rear. Therefore and whilst the proposed single storey extension would be visible above the boundary treatment, this would not have an adverse impact upon the amenity of this neighbour.

A comment has been received from the neighbour (no.52) relating to construction works and potential encroachment. It should be noted that any access required to be obtained would be a civil matter and is not considered as part of this application. However, it is

recommended that a Construction Environmental Management Plan (CEMP) be conditioned, requiring details of material storage, construction hours etc. which would seek to protect the neighbouring amenities.

As such, and subject to conditions, the proposals are not considered to have an adverse impact upon the amenities of neighbouring properties.

Highway Safety & Parking

Policy DM13 of the Eastleigh Borough Local Plan (2016-2036) requires that development is or could be well served by public transport, cycling and walking and it includes measures which minimise its impact on the existing highway network. Policy DM14 of the same Plan requires that an appropriate level of car parking be provided in accordance with the Council's adopted standards. The policy provisions are consistent with the requirements of the NPPF and in particular those of paragraphs 108 and 109.

Due to the nature of the proposals, the Local Highway Authority (LHA) have been consulted, whereby they raised no objection in principle. The parking arrangement has been amended during the course of this application whereby they have raised no objection subject to recommended conditions, and advising that a S278 agreement would be required.

Turning to parking provisions, the Council's Parking SPD sets out that 1no. bedroom dwellings require 1no. parking space and 2no. bedroom dwellings require 2no. parking spaces. However, the application site is located within Eastleigh Town Centre, which is noted to be the most accessible location in the Borough, and therefore a reduced parking standard can be accepted given the accessibility and public transport connections. The application proposes 1no. parking provisions for each unit, as well as cycle and bin storage. The proposals are therefore considered to provide adequate off-street vehicle parking provisions, and suitable storage for bicycles allowing for alternative and sustainable means of transport. As such and to conclude, subject to conditions, the proposals are considered to be accepted in this regard.

Ecology

Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.

The Council's Ecologist originally requested additional information to ascertain whether further reports were required. Following the receipt of this information they requested a Preliminary Ecological Appraisal and Phase II Bat Survey. The Council's Ecologist has reviewed the submitted reports which have concluded that there was negligible potential for bats and reptiles. They have therefore requested an informative be imposed. It is also recommended that conditions be imposed to secure some biodiversity enhancements. As such, and subject to the above, the proposals are considered to be acceptable in this regard.

Drainage

Policies DM3 and DM6 of the Eastleigh Borough Local Plan (2016-2036) stipulate that new development must provide sustainable drainage systems (SuDs) wherever feasible, naturalised filtration should also be included.

A surface water drainage plan would be required. As such this is recommended to be secured via a suitably worded condition.

Contaminated Land:

Policy DM8 of the Eastleigh Borough Local Plan (2016-2036) stipulates that development will not be permitted if it is likely to cause loss of amenity of impact upon public health or other unacceptable environmental impacts; including land contamination.

The Council's Contaminated Land Officer originally noted that the proposals would result in a sensitive end use, and that the former use could have caused contamination of the ground. Following a re-consultation they requested a desktop study, however discussions were had whereby conditions could be imposed in lieu of the desktop study being required upfront. Therefore, and subject to conditions, the proposals would be acceptable in this regard.

Sustainability

Policy DM2 of the Eastleigh Borough Local Plan (2016-2036) requires new development to provide a 19% improvement in predicted carbon emissions, and water consumption standards of 110L per person per day.

Other than being situated within a suitable location, the proposals do not provide any sustainability measures. It is therefore recommended that sustainability measures be secured via condition.

SPA Mitigations

The Council, as the responsible body for Habitats Regulations Assessment (HRA), must ensure as part of a planning application that a development will not have an adverse impact upon any European protected sites, and specifically in this case, the European protected Solent Complex (SPA, SAC and Ramsar sites), River Itchen (SAC) and New Forest National Park (SPA, SAC and Ramsar sites). It is recognised that the addition of residential development would have an adverse impact upon the surrounding designated European protected sites.

Due to the nature of the proposals, a HRA was undertaken and submitted to Natural England for their review. They raised an objection, but only to the Council's New Forest Mitigation. However, the LPA, as the competent body under the Habitats and Species Regulations (2019) are satisfied that the mitigation proposed is sufficient to address the impacts arising from the development upon European Protected Sites. In accordance with the provisions of Section 28(1)(6) of the Wildlife and Countryside Act (1981), as the application is being granted contrary to the advice of Natural England, a condition preventing development from starting for a period of 21 days is recommended to be imposed to the consent.

The Solent & Southampton Water Special Protection Area is an internationally designated conservation site and is protected for its overwintering birds. It is recognised that new house building (within a 5.6km buffer of the designated area) is placing increased pressure on these overwintering birds from more people visiting the coastline. As such the Council requires all housing developments within the buffer to make a financial contribution towards the Solent Recreation Mitigation Strategy, which aims to limit recreational disturbance to our coastline through careful management. The application site does not appear to fall within this zone.

In terms of water quality, Natural England have advised that new housing development should achieve nutrient neutrality in order to mitigate the impacts of additional nitrogen arising from the sewage generated by the future residents. This wastewater then feeds into the Solent Complex via Waste Water 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. In order 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.

In addition to the above, Natural England have also highlighted that residential development within a certain catchment of the River Itchen (SAC) can result in phosphate loading resulting from additional sewage generated from future residents. The Council also has 'phosphate credits' available to offset this impact.

The HRA covered that the proposals would result in an additional 6.13kg/TN/year of nitrogen and between 0.14kg/TN/year (post 2025) – 0.23kg/TN/year (pre-2025), and that the necessary mitigation would be secured via condition.

Furthermore, Natural England has also raised concern with regard to additional residential development within 13.8km radius of the New Forest. This is considered to have an adverse impact upon the New Forest by way of additional trips resulting in further recreational disturbance. There is a monetary mitigation of £2,220 per residential unit to offset the impact upon the New Forest National Park, (in this instance £4,440 for 2no. additional dwellings) which was covered within the HRA. As noted above, Natural England have raised an objection, however the Council is satisfied with the mitigation and have received these monies (16 January 2024).

Other Matters

In accordance with The Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the Local Planning Authority informed the agent of the pre-commencement conditions to which they confirmed they were agreeable (email dated 3 January 2024).

Equalities Act:

Section 149 of the Equalities Act 2021 created the public sector equality duty. Section 149 states:

- A public authority must, in the exercise of its functions, have due regard to the need to:
 - a. Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b. Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c. Foster good relations between persons who share a relevant protected characteristic and persons who do not share it

When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications.

Climate Change:

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2025; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one

of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020-2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF and development plan do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and Local Plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the Local Plan, as is an assessment of climate impacts.

The NPPF aims for the need for housing to be met, and Policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF and Policies, S1, DM2, and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to limit impacts on climate emissions as a result of the development or its use.

Conclusion:

The application is recommended for approval subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐