

Maple Place, Former Crockery and Samsons Gym

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Maple Place, Former Crockery and Samsons Gym, 237 Chamberlayne Road and 5b Derby Road, Eastleigh, SO50 5HX

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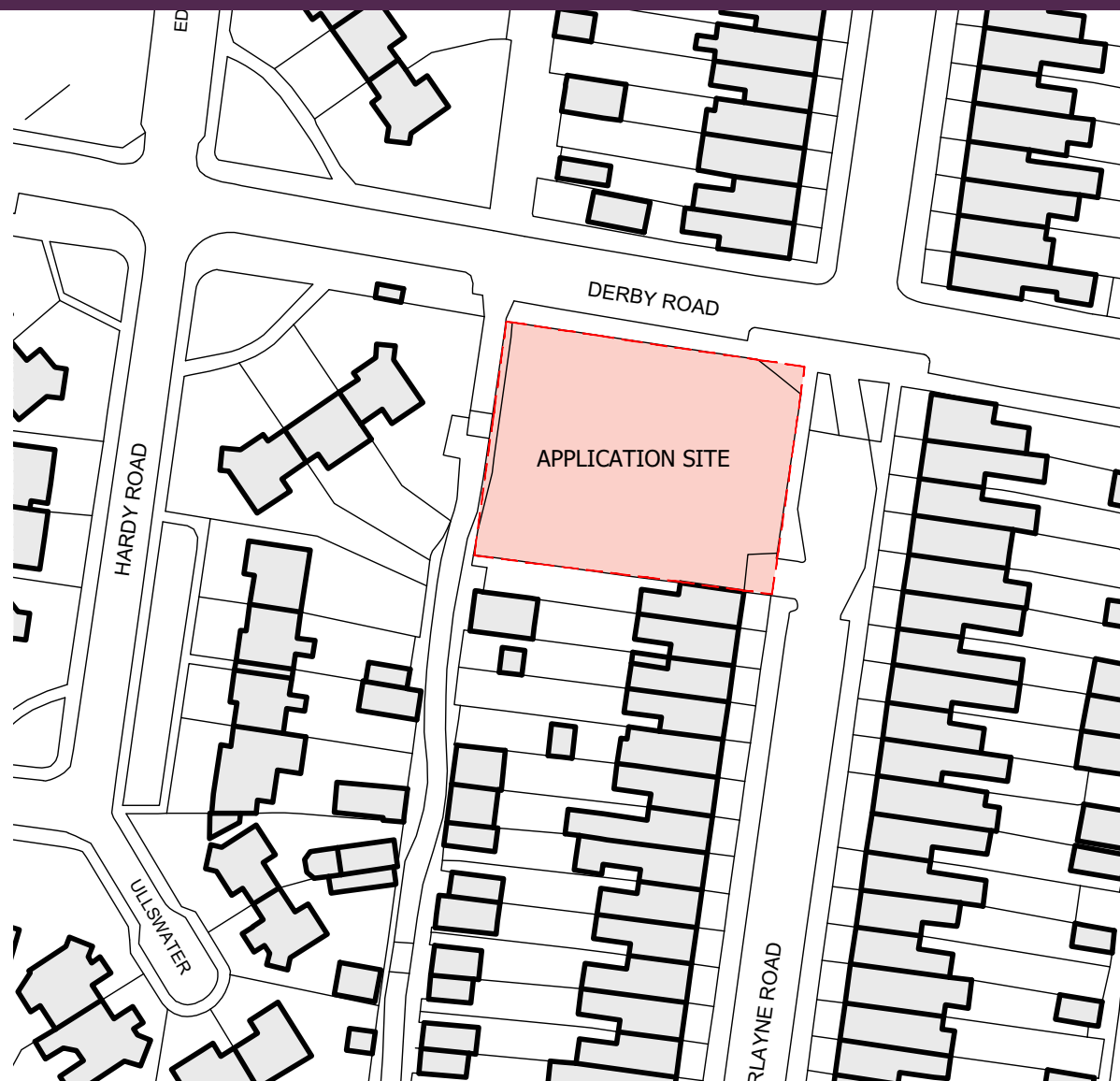
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Introduction



1.1 This Planning Statement (incorporating the Statement of Engagement and Affordable Housing Statement), is prepared by Gillings Planning on behalf of Eastleigh Borough Council (*“the Applicant”*), and submitted in support of an application for full planning permission for the redevelopment of the site at the Former Crockery and Samsons Gym at 237 Chamberlayne Road and 5b Derby Road, Eastleigh (known as ‘Maple Place’ – *“the Site”*).

1.2 The description of development for which planning permission is sought is as follows:

“Construction of 12no.affordable dwellings comprising of 9no. apartments and 3no. houses, with associated landscaping, parking and access from Derby Road.”

1.3 This Statement provides a planning analysis to demonstrate that the submitted proposals are acceptable in planning terms and in accordance with relevant planning policy and guidance.

1.4 As set out in further detail below, this planning application submission follows the refusal at planning committee in September 2023 of planning application ref: F/23/95574 (also proposing 12 no.

dwellings). Since that time, and to inform this re-submission, the applicant has engaged in extensive consultation with relevant stakeholders, as set out in Section 4 of this Planning Statement and within the Design and Access Statement, prepared by MH Architects (which accompanies the application submission).

Planning Application Documents

1.5 The scope of submission has been agreed in the pre application stages. **Table 1.1** below sets out the documents submitted in support of the planning application, and which should be read alongside this Planning Statement. A Drawing Schedule is included at **Table 1.2**.

Table 1.1: Schedule of Supporting Documentation

Submission Document	Prepared By
Planning Application Form and ownership certificates.	Gillings Planning
Design and Access Statement	MH Architects
Arboricultural Development Statement	CBA Trees
Archaeological Desk-Based Assessment	Cotswold Archaeology
Flood Risk & Drainage Strategy	AKS Ward
Drainage Report & Flood Risk Assessment	AKS Ward
Ecological Impact Assessment (“EclA”)	ECOSA
Habitat Regulations Assessment (“HRA”)	ECOSA
Daylight and Sunlight Assessment	NRG Consulting
Energy and Sustainability Statement	NRG Consulting
Transport Statement	Paul Basham Associates
Ground Investigation	Soils Limited
Air Quality Assessment	Waterman Infrastructure and Environment
Noise Assessment of Residential Amenity	Waterman Infrastructure and Environment
Fire Safety Report	FE2108_PFSS_V1_26.02.2026

Table 1.2: Drawing Schedule**Submitted for Approval:**

Drawing Title	Drawing Reference
Site Location Plan	25-073 0001 rev C03
Site Block Plan	25-073 0002 rev C03
Site Plan	25-073 0004 rev C04
Floor Plans Apartments Ground Floor	25-073 0005 rev C01
Floor Plans Apartments First Floor	25-073 0006 rev C01
Floor Plans Apartments Second Floor	25-073 0007 rev C01
Floor Plans Houses Ground Floor	25-073 0008 rev C01
Floor Plans Houses First Floor	25-073 0009 rev C01
Floor Plans Houses Second Floor	25-073 010 rev C01
Roof Plan	25-073 011 rev C01
Elevations Flats (Derby Road - North)	25-073 020 rev C01
Elevations Houses and Flats (Chamberlayne Road - East)	25-073 021 rev C01
Elevations Flats and Houses (Rear Gardens - South)	25-073 022 rev C01
Elevations Flats and Houses (Rear Gardens - West)	25-073 023 rev C01
Elevations (Street Context)	25-073 024 rev C01
Sections – Houses and Flats	25-073 025 rev C01
Landscape General Arrangement	2629-TFC-XX-XX-DR-L-1001 rev P05
Structural Planting Plan	2629-TFC-XX-XX-DR-L-3001 rev P04
Below Ground Drainage Layout	MPE-AKSW-XX-XX-DR-C-9201_P01
Arboricultural Development Statement	11486_2026-03-18 v2 ADS CBA Trees
Off site works - Site Location Plan	25-073 101 rev P01
Off site works – Site Plan	25-073 104 rev P01

Submitted for Illustrative Purposes:

Drawing Title	Drawing Ref
Aerial view from north-east	25-073 030 rev C01
Aerial view from south-east	25-073 031 rev C01
Street level view from Derby Road	25-073 032 rev C01
Street level view from Derby Road	25-073 033 rev C01
Street level view from Derby Road	25-073 034 rev C02
Street level view from Chamberlayne Road	25-073 035 rev C01

1.6 In addition, the remainder of this statement is structured as follows:

- Section 2: Site Context (including Planning History and Planning Policy)
- Section 3: Development Proposals
- Section 4: Statement of Engagement
- Section 5: Planning Analysis
- Section 6: The Planning Balance

Site Context



Site Location and Accessibility

2.1 The site is located at the junction of Derby Road and Chamberlayne Road just outside of the main town centre of Eastleigh (around 800 metres to the south-west of its train station), itself located on the northern fringes of the urban area of Southampton and its International Airport (around 1.5 km to the south of the site).

2.2 The site is located in a predominantly residential area – with (largely two-storey terrace and semi-detached) houses surrounding the site, and commercial, religious, and leisure uses interspersed beyond – including schools, local shops and pubs.

2.3 To the north-west of the site, on the opposite side of Derby Road, lies Grantham Green, an extensive area of high quality open space that includes a children's play area and a multi-use games area (MUGA).

2.4 Eastleigh Town Centre lies approximately 800m to the north-east of the site and offers a wide range of facilities and services, as well as

leisure uses and larger warehouse / commercial units. The site is positioned in a highly accessible location - Eastleigh train station is located less than a mile away which is approximately a 5-minute drive or 16-minute walk. There is also a bus stop ('Nutbeem Road') located along Derby Road, immediately adjacent to the site. Eastleigh also has good connectivity to both the M27 motorway to the south and the M3 motorway to the west.

Site Description

2.5 The site extends to 0.9 ha in size and is roughly square in shape. It is currently accessed from both Chamberlayne Road and off a lane along its western boundary, in turn accessed from Derby Road.

2.6 This is a vacant brownfield site within the urban area, having formerly contained two single storey buildings, which were most recently used as a gym (Samson's Gym) and arts and crafts business (The Crockery). Those buildings were demolished in 2022, leaving the site relatively flat and level. The site is therefore presently devoid of structures, covered by hardstanding and enclosed with temporary hoarding and secure gates.



Site Location Plan

2.7 The site is bound by Derby Road to the north, a relatively busy east-west feeder route, which has housing along its extent. To the east is Chamberlayne Road, with two-storey terraced houses running north-south along this road. There are mature trees immediately to the east of the site, which close off Chamberlayne Road as a dead-end vehicular route (albeit that pedestrian access is retained). To the south, the site meets the end of a row of existing terraced houses on Chamberlayne Road. To the west, the site fronts onto a small lane (from which access to the site will be taken – in turn accessed from Derby Road), beyond which are the open rear gardens of neighbouring properties.

2.8 There are no site constraints that would present an obstacle to redevelopment. The site is not within flood zones 2 or 3, there are no TPO's present and no designated heritage assets within the immediate locality. There are no significant ecological constraints, as set out further below.



Aerial View – taken from google maps



Street view of Site



Planning History

2.9 As noted, this planning application submission follows the refusal of planning application ref: F/23/95574 (*"the previous refusal"*) for the redevelopment of the site to provide 12no. residential units. Notwithstanding an Officer recommendation for approval, the proposals were refused by the Eastleigh Local Area Committee (held on 26th September 2023), with a single reason for refusal, as follows:

2.10 *'The proposed three-storey block of flats fronting Chamberlayne Road would be out of keeping with the scale, form and appearance of the adjacent two-storey terraced housing, and would result in an unacceptable impact on the amenities of neighbouring residents as a result of loss of privacy from overlooking. The development would be contrary to policy DM1 of the Eastleigh Borough Local Plan (2016-2036) and the Quality Places Supplementary Planning Document.'*

2.11 The decision notice (dated 4th October 2023) also notes that in the absence of mitigation, the development would fail to offset the impacts on European protected sites from nutrient loading and recreational pressure (policy DM11) and in the absence of contributions towards public art, open space, community infrastructure and healthcare, the development would not make adequate provision for improvements necessitated by the proposed development.

2.12 Notably, there were no objections from statutory consultees, including drainage, ecology (subject to standard mitigation), highways, and other technical disciplines, to the proposals. Neighbour objections were focused on design matters, particularly the siting and form of apartments on Chamberlayne Road.

2.13 Further planning history for the site can be summarised as follows:

- PN/20/89301 – Prior Notification for demolition of the former Samson’s Gym and the Crockery arts and workshop buildings – Prior approval noted as being required 12th January 2021; with details approved 2nd February 2022. The building was demolished following the approval;
- Z/07832/007/00 – Change of use to young people’s leisure area – refused September 1998;
- Z/07832/004/00 – Change of use of part of premises for educational purposes – permission granted December 1990;
- Z/07832/002/00 – Change of use from garage/workshop to fitness centre – permission granted January 1983; and
- Z/08943/001/00 (5b Derby Road) – Use of existing building for upholstery retail and wholesale and workshop – permission granted August 1979.

Planning Policy Context

2.14 The main planning policy considerations pertinent to the proposed development are considered below, with the full planning policy context for the site set out **at Appendix 1**.

The Development Plan

2.15 The site is situated within the administrative area of Eastleigh Borough Council (EBC), where the Development Plan comprises the Eastleigh Borough Council Local Plan 2016-2036 (adopted April 2022).

2.16 The site is defined on the adopted proposals map as falling within the ‘urban edge’ of Eastleigh – which is categorised as Main Town and Service centre within the settlement hierarchy. The site falls within the ‘urban edge’ of the town, which defines the main built-up areas within which there is a presumption in favour of new development (policy S2).

2.17 The application site does not fall within an area that is subject to an adopted or draft Neighbourhood Development Plan (NDP).

Emerging Local Plan

2.18 The Eastleigh Local Plan Review is being prepared, albeit that this is in its early stages – with regulation 18 consultation (Issues and Options) having been undertaken in Winter 2024/25. Since the Government’s announcement of a new local plan process, work has stalled on the preparation

of the emerging Local Plan – and at this stage the Council does not have a preferred option. On this basis, it is confirmed that the emerging Local Plan will not carry any weight to an assessment of this application.

Housing Land Supply

2.19 As published (in January 2026), the Council cannot at present demonstrate a five-year housing land supply – there is a current supply of 4.2 years, equivalent to a shortfall of 646 new homes against the 5-year supply required under national policy (2025 to 2030). Accordingly, the ‘tilted balance’ is applied to decision making – as set out in paragraph 11(d) of the NPPF – and planning permission should be granted unless *‘any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies (in the NPPF) taken as a whole’*. The NPPF goes on to notes that particular regard should be given to key policies that direct development to sustainable locations, make effective use of land, secure well-designed places, and provide affordable homes.

Other Material Considerations

2.20 Both the NPPF, and the National Planning Practice Guidance (NPPG) are also a material consideration to the determination of this planning application, The National Design Guide is also of relevance, as are several of the Council’s Supplementary Planning Documents (SPDs). Those paragraphs and parts of relevance to the proposal are set out **at Appendix 1**.

Development Proposals

3.1 The proposed development – comprising 12 new homes in the form of 9 no. apartments (5 x 1-bed and 4 x 2-bed) and 3 no. (3-bedroom) houses (all within Use Class C3) – is described in detail in the Design and Access Statement provided by MH Architects, which accompanies the planning application, and which should be referenced in full. In summary, the proposed development consists of:

Layout

3.2 The proposed building is laid out in a backwards 'L' shape on the site - with the apartments fronting onto Derby Road and the houses onto Chamberlayne Road (with a simple ridge line that connects the two). This replicates the traditional terraced form of the immediate surrounding context and provides a strong building line (which follows that existing) to both street elevations.

3.3 Pedestrian access is provided off both Chamberlayne and Derby Road, to the respective building parts. Vehicular access is taken off a service road (at its existing point on the western boundary of the site), in turn accessed from Derby Road. That access leads to parking provision, for residents and visitors, located to the rear of the building.





Proposed Site Plan

3.4 Landscaping, incorporating amenity provision, wraps around the building's perimeter and along the sites' boundaries – with a private garden provided for each of the 3 no. houses (at their rear) and a small garden to the frontage of each property.

Accommodation and Affordable Housing Statement

3.5 The proposals comprise 9 no. apartments in total – 5 x 1-bed and 4 x 2-bed, alongside 3 no. (3-bed) houses.

3.6 The apartments are provided across three floors of accommodation:

- Ground Floor: 2 x 1-bedroom (2-person) and 1 x 2-bedroom (3-person) apartments;
- First Floor: 1 x 1-bedroom (2-person) 1 x 2-bedroom (3-person) and 1 x 2-bedroom (4-person) apartments; and
- Second Floor: 2 x 1-bedroom (2-person) and 1 x 2-bedroom (4-person) apartments.

3.7 Accommodation is also provided across three-floors within the 3 no. 3-bedroom (5-person) houses:

- Ground Floor: Living Room and Kitchen / Dining Room;
- First Floor: 1 x double-bedroom, a study and a bathroom; and
- Second Floor (provided as 'room-in-roof' accommodation): 1 x double and 1 x single bedroom.

3.8 Terraces are provided to each of the 3 no. apartments at ground floor level, with a balcony for all of the 6 no. apartments on the first and second floors. A private garden space is provided for each of the 3 no. houses, to their rear. The garden sizes are as follows:

- Plot 10 – garden size 35sqm
- Plot 11 – garden size 26sqm
- Plot 12 - garden size 62sqm

3.9 The applicant proposes that all of the units (100%) will be affordable, all delivered as affordable rent. This exceeds the policy requirement (under policy DM28 of 35% – equating to 4 no. dwellings) by 8 no. units, and represents a significant benefit of the scheme when assessed within the overall planning balance, as set out in Section 6 of the Planning Statement.

Scale and External Appearance

3.10 The proposed development comprises two (terraced) buildings of between 2.5 storeys (the houses) and 3 storeys (the apartments) in height. Both typologies incorporate reduced eaves heights at upper levels to limit overall perceived scale and massing.

3.11 The architectural composition is defined by a series of articulated and well-detailed gable ends, which provide visual “bookends” to the apartment blocks and mark the transition between the two building typologies – albeit that these are terraced, and present as one cohesive building.

Accommodation

All units are NDSS Compliant for room size, storage etc

Plot 01	2b3p apartment	62.4 sqm	M4 (2)	terrace
Plot 02	1b2p apartment	50.4 sqm	M4 (2)	terrace
Plot 03	1b2p apartment	60.0 sqm	M4 (3)	terrace
Plot 04	2b3p apartment	62.4 sqm	M4 (2)	balcony
Plot 05	1b2p apartment	50.4 sqm	M4 (2)	balcony
Plot 06	2b4p apartment	70.1 sqm	M4 (2)	balcony
Plot 07	1b2p apartment	58.2 sqm	M4 (2)	balcony
Plot 08	1b2p apartment	50.4 sqm	M4 (2)	balcony
Plot 09	2b4p apartment	70.1 sqm	M4 (2)	balcony
Parking provision		5 spaces plus 2 visitor spaces		
		Internal cycle storage for 10 cycles		
Plot 10	3b5p house	101.9 sqm	M4 (2)	garden
Plot 11	3b5p house	101.9 sqm	M4 (2)	garden
Plot 12	3b5p house	101.9 sqm	M4 (2)	garden
Parking provision		3 spaces		
		Cycle storage within secure garden sheds		

Accommodation schedule

3.12 A variety of materials are proposed, as set out in the Design and Access Statement, incorporating good quality facing bricks in colours and textures to suit the locality, with brick detailing to create relief, texture and contrast. Slate effect roof tiles would be used, with integrated PV panels set flush to these. Weathering steel is proposed for the screens and entrances, to add texture and variety. The applicant anticipates that agreement of materials would be the subject of a planning condition controlling this choice.

3.13 At ground floor level, both the houses and apartments benefit from clearly defined defensible space along the street frontage. This is enhanced through soft landscaping, creating a greener and more visually sensitive edge to the development.



Proposed North Elevation



Proposed East Elevation



Landscaping, Ecology and Trees

3.14 This application is accompanied by detailed landscaping plans prepared by Terra Firma, developed in collaboration with, and informed by, the Arboricultural Development Statement produced by CBA Trees and a EclIA and HRA produced by ECOSA. These should all be referenced in full.

3.15 The landscaping proposals are intended to improve the appearance of the site, provide clearly defined green spaces, and integrate the development with the surrounding context. Landscaped areas extend around the site boundary and include a small amenity space at the rear of the building.

3.16 Landscaping will be provided across the site, with emphasis on the building's public frontages to the North and East – providing defensible space to each. Proposed planting will include trees and shrubs, reflecting the type and layout of existing vegetation on the site. As noted, the defensible space to the site's frontages is enhanced through soft landscaping, creating a greener and more visually sensitive edge to the development.

3.17 Further landscaping, including ornamental planting in existing raised planters, is provided within the Chamberlayne Road demise, at the point at which the removeable bollards are to be provided (as included on the Landscape Plans). This planting



Landscape Plan

was suggested by local residents and responds to Officer comments set out in the LPAs pre-application response.

3.18 As set out in the EclA, the proposals will incorporate a number of mitigation measures, as follows:

- A sensitive lighting scheme, to reduce disturbance to foraging and commuting bats (during the construction phases);
- The provision of integrated bat boxes, swift boxes, and a house sparrow terrace box; and
- Enhancement of on-site habitats through landscape design.

3.19 One C grade tree and one U grade tree will be removed as part of the development proposal; the remaining seven trees will be retained, with five of these requiring facilitation pruning. In addition, 2 new trees will be planted and incorporated into the landscaping proposals, as well as 4 new shrubs - as shown on the Landscape Plan. Thus, there is an overall increase in tree / shrub planting on the site.

Access, Servicing and Parking

3.20 This application is supported by a Transport Statement provided by Paul Basham Associates which should be referenced in full.

3.21 Vehicular access to the site will be achieved via an existing service road that runs to the immediate west of the site, serving existing residential dwellings. The proposed car park for this

development is designed in such a way that left in and right out turns are encouraged.

3.22 The car park for this development proposes 10 parking spaces. This is due to the highly accessible location of the site. A secure cycle store will also be provided with space of 10 bicycles.

3.23 Deliveries will take place from either Derby Road or Chamberlayne Road, in similar manner to the existing dwellings on each road.

3.24 Refuse collection will take place via a bin store in the car park, with refuse vehicles traversing the service road as they already do. Fire access can be achieved via Derby Road or via Chamberlayne Road, as explained, to ensure that fire hose distances do not exceed 45m. To support fire access on Chamberlayne Road, the existing bollards and paving blocking access from this road onto Derby Road will be removed and replaced with removable bollards to use in an emergency.

Drainage

3.25 This application is supported by a Drainage Statement provided by AKS Ward, which provides full details of the proposed drainage strategy and should be referenced in full.

3.26 Pre-demolition topographical survey and sewer records show that the historic site was fully developed as commercial buildings and hardstanding, with surface water drained via gullies and below-ground pipework into the surrounding public sewer network operated by Southern Water.

3.27 There are no existing SuDS features on the site, and no evidence of on-site surface water storage or treatment; the proposed strategy therefore represents a significant improvement over the historic drainage regime.

3.28 The proposed development will introduce roofs, private gardens and parking/driveway areas in place of the previous commercial buildings and hardstanding, with a greater opportunity for permeable surfacing and on-site attenuation. Surface water runoff from roofs will be collected via rainwater pipes and discharged into the on-site surface water network, whilst external paved areas will drain via permeable paving and road gullies as appropriate.

3.29 Permeable block paving is proposed for all parking areas to manage surface water runoff.

Off-Site Works

3.30 As set out on plan ref: 25-073 101 and plan ref: 25-073 104, the applicant proposes some off-site works to replace existing bollards at the end of Chamberlayne Road – along with associated landscaping works (within the existing on-street planters).

3.31 These works, incorporating bollards that can be removed (unlike the existing arrangements) will allow for a fire tender to egress Chamberlayne Road to the north onto Derby Road. This arrangement would also have the benefit of improving emergency services access to existing properties on Chamberlayne Road.

3.32 It is proposed that these works, where they are located within the adopted public highway, would be undertaken under the provisions of a s278 Agreement.

Planning Obligations – Heads of Terms for s106

3.33 The requirements for planning obligations will be discussed and agreed with the LPA during the course of the planning application assessment. In the meantime, the following have been identified as obligations that will need to be incorporated into any Section 106 Agreement pertaining to the site:

- A financial contribution to be made towards the Solent Recreation Mitigation Strategy, Eastleigh Borough Council SANG provision and the New Forest National Park Authority – to mitigate recreational pressures.
- The purchase of credits from Eastleigh Borough Council nutrient neutrality scheme.
- Affordable Housing Tenure Plan
- Installation and maintenance of the removeable bollards to be installed at the end of Chamberlayne Road.

3.34 Discussions with the LPA regarding provision of contributions relating to the above and other relevant matters are welcomed with Officers.

Statement of Engagement

Pre Application Discussions

4.1 In line with Government Guidance on best practice, this application has been guided by the non-site-specific advice provided by Eastleigh Borough Council in the Pre-Application meeting. This includes design precedence, position of building and other matters. The guidance has been applied where appropriate.

4.2 To summarise the meeting, Eastleigh Planning Department broadly supported the revised approach, particularly the retention of houses on Chamberlayne Road and apartments on Derby Road, and expressed a preference for Option 1 due to its clearer and more cohesive roof form. However, concerns were raised regarding the perception of overdevelopment, limited opportunities for meaningful landscaping, and the prominence and location of parking—particularly along the western boundary—where a rear-focused arrangement would be preferable. Further comments related to achieving a more domestic scale for the houses, careful selection of materials, potential overlooking from balconies, and the level

of amenity space and parking provision, albeit with recognition of the site's sustainable location and proximity to Grantham Green.

Consultation Responses to Last Application

4.3 In order to respond positively to the objections raised by the immediate neighbours, an understanding of the core concerns was required. The neighbours objections stemmed primarily from the concern of having apartments fronting onto Chamberlayne Road, where it was perceived that there would be a significant loss of privacy from the increase in windows and activity on this elevation.

4.4 This application is now being resubmitted, having addressed the concerns raised by neighbouring residents regarding the appropriateness of the development typology and perceived loss of privacy. The revised scheme proposes family housing in a contextual terraced form along Chamberlayne Road, with the apartments repositioned to Derby Road in a traditional terraced arrangement.

Winchester and Eastleigh Design Review Panel

4.5 The Design Review Panel was held on 9/12/25. The design review panel favoured Option 1, noting its more consistent roofscape, but highlighted the need for improved resolution of corner balconies and stronger landscaping within the parking areas, including consideration of reduced parking provision.

ELAC

4.6 Two meetings were held, the first meeting on 02/12/25 and the second on 16/2/26 – to summarise the ELAC supported the revised site arrangement but emphasised the need to mitigate overlooking and maintain neighbouring privacy.

Resident Working Group

4.7 Two meetings were held, the first meeting on 09/12/25 and the second on 24/2/26 – in summary, the Resident Working Group welcomed the updated layout but raised concerns regarding parking pressures on surrounding streets, potential

overlooking and loss of privacy, and the extent of glazing facing neighbouring properties. They also identified opportunities to enhance integration with the adjacent landscape area at the end of Chamberlayne Road, including improvements to existing trees and the refurbishment of the currently dilapidated raised planters.

Public Consultation

4.8 A webpage was made available to the public and leaflet drop run by Eastleigh Borough Council. No responses have been received in relation to either.

Planning Analysis

5.1 This section analyses the suitability of the proposed development in the context of local and national planning policy. Starting with the principle, this section demonstrates that the proposed development represents sustainable development which is in accordance with the Development Plan and that the benefits of the scheme outweigh any other material considerations.

5.2 Reference is made within this section to assessments within technical reports that have been submitted in support of the planning application. Those should however be referenced in full as part of the assessment of the planning application.

Policy basis for determination of the application

5.3 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications is to be made with regard to the Development Plan, unless material considerations indicate otherwise. This is reiterated at paragraph 48 of the NPPF (as updated in December 2024), which also makes it clear that the NPPF is a material consideration in decision making.



5.4 The NPPF also confirms (at paragraph 11) that in making decisions local planning authorities should apply “...a presumption in favour of sustainable development”, which means (for decision-taking) that development that accords with an up-to-date Development Plan should be approved without delay (11c). The Development Plan in this case (as noted in section 2, and the relevant policies of the same detailed in appendix 1) is the Eastleigh Borough Council Local Plan 2016-2036 (adopted April 2022).

5.5 Paragraph 11(d) goes on to note that permission should also be granted where policies most important for determining the planning application are ‘out-of-date’, which includes for applications involving the provision of housing instances where the Council cannot demonstrate a five-year deliverable supply of housing (the most recent published figure being 4.2 years, at January 2026).

5.6 Thus, for this application, the ‘tilted balance’ should be applied - where the policies protecting areas / assets of particular importance are not engaged, and 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, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination’* (11d).

5.7 In this case, and notwithstanding the application of the tilted balance, it is acknowledged that the policies of the Development Plan which would, by

virtue of paragraph 11(d), be considered ‘out-of-date’ are in accord with the ‘key policies’ set out in the NPPF – including in relation to the delivery of sustainable development within the urban areas (Eastleigh included – policies S1 and S2 of the Development Plan that is accessible by a means of travel options (paragraphs 110 and 115 of the NPPF), and which makes efficient use of (brownfield) land (paragraph 129 of the NPPF). The proposal seeks housing provision within an existing urban area (policies S3 and DM23 of the Development Plan and paragraph 84 of the NPPF), and provides a mix of housing, including affordable provision (policies DM24 and DM28 of the Development Plan and paragraph 66 of the NPPF). Finally, the proposals represent good design (policy DM1 and paragraphs 135 and 139 of the NPPF).

5.8 Accordingly, an assessment of the proposals against these ‘key policies’ is made below.

Principle of Development

5.9 This section sets out how the proposed development is acceptable both ‘in principle’ and against the key policies referenced in paragraph 11(d) of the NPPF. There are several strands to consider in this regard:

- Provision of housing in a sustainable and accessible location;
- Effective and efficient re-use of brownfield land;
- Contribution to housing supply, including affordable homes; and
- The delivery of sustainable development.

Provision of housing in a sustainable and accessible location

5.10 The application site is located within the urban edge of Eastleigh – identified as the top tier settlement within policy S1 of the Local Plan. Here, the Local Plan (policy S2) confirms a presumption in favour of new development.

5.11 Furthermore, policy S3 of the Local Plan notes the ‘urban edge’ as the focus for new housing development, and policy DM23 of the Local Plan confirms that such uses will normally be permitted – subject to the provision of a mix of dwelling types, affordable housing and a minimum density of 40 dwellings per hectare (which are assessed further below). This accords with the NPPF, which notes (at paragraph 84) that development of isolated homes in the countryside should be avoided.

5.12 Therefore, this proposal for residential development within Eastleigh’s urban edge can be accepted in principle against these policies of the Local Plan.

5.13 Furthermore, the site is located nearby to Eastleigh centre, with access to a wide range of services, facilities and public transport. The site is accessible by the road network and in close proximity to bus stops and Eastleigh Train station which serve the surrounding area. It is therefore considered to be a sustainable and accessible location.

5.14 The proposals accord with paragraphs 110 and 115 of the NPPF, which confirms that development should be focused on locations that are sustainable, through limiting the need to travel where there is an offer and genuine choice of transport modes available.

Effective and efficient re-use of brownfield land

5.15 The application site is a vacant, previously developed site within the urban edge, and the proposal provides opportunity to bring the site back into use for housing to meet an identified need – in accordance with the principles set out in the NPPF.

5.16 The proposal will make efficient use of brownfield land, in accordance with paragraph 129 of the NPPF. Furthermore, the proposed density, at 120 dwellings per hectare (12 no. units on a site of 0.1ha in size) meets with the provisions of policy DM23 of the Local Plan, which require a minimum density of 40 dwellings per hectare – and higher densities in areas with food access to public transport and other services and amenities, such as this.

5.17 Overall, the proposals will make efficient use of the site, maximising an opportunity to increase density, in accordance with policy DM1 of the Local Plan.

Contribution to housing supply, including affordable homes

5.18 The application proposal makes provision for 12 no. new homes, which will contribute towards the required supply of housing, as identified in policy S2 of the Local Plan. This is all the more pertinent when considered against the lack of a 5YHLS at present – and can be seen as a benefit of the proposal that carries significant weight in the planning balance.

5.19 In excess of the 35% provision of affordable housing required by policy DM28 of the Local Plan (on a site that can accommodate 10 dwellings or more), the proposed development includes for 100% provision of affordable homes, which will all be provided as affordable rent. All 12 of the affordable homes will therefore be provided 'on-site', again in accord with the provisions of policy DM28 and where provision in excess of the 35% requirement is supported. This is a significant benefit of the proposal which carries substantial weight in the planning balance.

5.20 Furthermore, and in accordance with policies DM23 and DM28 of the Local Plan (and, to an extent, policy DM24, albeit that the proposal does not include market housing), the proposal includes for a mix of housing types and sizes – including 5 no. 1-bed apartments, 4 no. 2-bed apartments, and 3 no. 3-bed houses.

5.21 As per discussions with the Council's Housing Officer, this mix of dwellings seeks to meet a local

need (informed by the latest SHMA), which would include for dwellings that are capable of adaptation to meet changing needs over time and for housing older people (in accordance with policies DM24 and DM25 of the Local Plan). The mix of affordable housing meets identified local needs, in accordance with paragraph 66 of the NPPF.

The delivery of Sustainable Development

5.22 In accordance with policy S1 of the Local Plan, and the provisions of the NPPF, this application proposal will deliver sustainable development, where:

- It makes provision for new housing on a site that is located within the urban area of a top-tier settlement (Eastleigh);
- The site's location is accessible to a range of (sustainable) transport modes and local services and facilities; and
- The accommodation proposed is for 12 no. (100%) affordable new homes, with a mix of type and size of dwellings in accordance with local identified need.

5.23 Having regard to the above, the proposed development is considered acceptable in principle – where it comprises sustainable development on previously developed land in a sustainable and accessible location. The proposals accord with the key policies of the Development Plan and NPPF as set out, insofar as they relate to the principle of development.



Securing a well-designed place

5.24 The final 'key policies' to address with regards the proposal are those relating to design matters, including: policy DM1 of the Local Plan, and paragraphs 135 and 139 of the NPPF. An assessment is made as follows.

5.25 The design approach for this development proposal has been considered as a response to the reasons for refusal set out in the determination of planning application ref: F/23/95574 (decision notice dated October 2023). This design response is set out in detail in the Design and Access Statement (DAS), prepared by MH Architects, that is submitted alongside the planning application, and which should be referenced in full. The response to the more detailed 'technical' matters are set out below.

5.26 In summary, the previous refusal related primarily to two 'design' matters – as relating to the proposed three-storey apartment building fronting Chamberlayne Road:

- These would be out of keeping with the scale, form and appearance of the adjacent two-storey terraced housing; and
- There would be an unacceptable impact on the amenities of neighbouring residents as a result of loss of privacy from overlooking.

5.27 The design response to these matters has been to flip the site layout, so that the proposed

houses now front onto Chamberlayne Road (where the massing and architectural style being more in keeping and the height kept to 2.5 storeys with the use of rooms-in-roof), with the apartments facing onto Derby Road (where the height, massing and style is more akin to the existing context along this more 'major' road). Furthermore, the proposed window and door openings style and sizes have been amended, so that they are more appropriate to a residential setting (particularly that of Chamberlayne Road) – and have the effect of reducing the impact on neighbouring properties in terms of privacy / overlooking.

5.28 As concluded in the DAS, the result is that the current proposal offers betterment to the previous refusal, in terms of typology, location and treatment of massing and fenestration, thereby mitigating the overlooking and privacy concerns.

5.29 Overall, and as set out in the DAS (which should be referenced in full), the proposed new development accords with the provisions of policy DM1 of the Local Plan (insofar as they relate to urban design matters with the more technical matters addressed in further detail elsewhere), and as supported in paragraphs 135 and 139 of the NPPF, where:

- There is no unacceptable impact on residential amenities of both new and existing residents;
- The proposals take account of the context of the site, including its predominantly residential uses - and will sit well within its setting and will enhance the character and appearance of the urban area in which they are located;

- Specifically, the proposals will integrate with the immediate locality and neighbourhood in terms of the proposed mass, scale, materials, layout, density, design and siting – where the design approach addresses the previous refusal in 'flipping' the apartments to face onto Derby Road and the proposed houses onto Chamberlayne Road;
- A detailed landscaping scheme is included, which provides fully connected green infrastructure and enhancement – with the majority of trees retained and those felled replaced, representing an overall increase in tree / shrub planting; and
- The design incorporates provision for those with disabilities, creating an accessible community that will cater for all, and with design measures to inhibit criminal and anti-social behaviour, as well as the provision for on-site waste management and parking.

5.30 Key to matters regarding design, policies seek for development to be of high quality and have regard to important aspects of detail, quality and safety within proposals, covering building characteristics and site layout. The proposals should deliver a quality outcome for its users whilst preserving and enhancing surrounding features and amenity, whilst making effective use of land. Achieving these ultimately create well-designed, beautiful places and conserve and enhance features of importance in line with the NPPF.

5.31 The design approach as set out in the DAS, and summarised above, provides an analysis of the site context and demonstrates that the proposal represents a high standard of design which respects the local context, meets all relevant standards and provides a high-quality design approach that will enhance the visual appearance of the site and safety.

5.32 Overall, the design provides a development that will function well and successfully blend in with its surroundings whilst creating a high quality, cohesive development across the site. The proposed development is visually attractive, incorporating a layout that sits in its context and which includes appropriate and effective landscaping. The development is sympathetic to its local character and the built environment and respects the amenity of both existing and new residents – creating a welcoming and distinctive place to live. An appropriate mix of development is included to create a safe, inclusive and accessible space.

5.33 It can be concluded that the proposed development is well-designed and reflects local design policies and government guidance on design. Having regard to the above, this proposal is considered to comply with policy DM1 of the Local Plan and paragraphs 135 and 139 of the NPPF.

Other Material Considerations

5.34 The principle of development is demonstrated as being acceptable, where the proposals constitute the delivery of sustainable development in an accessible location. Furthermore, it has been demonstrated that the proposed approach to design complies with policy DM1 of the Local Plan.

5.35 The remainder of this chapter examines other planning considerations of relevance, to demonstrate that the proposal complies with the Development Plan and the NPPF in all other respects.

5.36 The table below provides an assessment of the proposals against those planning considerations, confirming adherence with the relevant policies (as included **at appendix 1**) of the Eastleigh Borough Council Local Plan 2016-2036 (adopted April 2022), and confirming that there are no other material considerations that weigh against the proposals. As set out elsewhere, there were no objections raised by statutory consultees to any of these 'technical matters' during consideration of the last planning application. On this basis, and where the current proposals reflect the previous scheme insofar as these matters are concerned, there should be no objections to the same for these proposals.

5.37 The assessment is made based on the conclusions of the technical reports that accompany the outline planning application, as listed in section 1 of this Planning Statement, and which should be referenced in full.



Relevant Development Plan Policy	Applicant Assessment of Proposals – confirming adherence with the Development Plan
Residential Standards	
Policy DM29 (Dwellings with higher access standards)	Borough Council requires that: 100% of dwellings meet at least Part M4(1) standard (Visitable dwellings); including a target of 80% of dwellings on each site meet Part M4(2) standard (Accessible and adaptable dwellings). The development provides 100% of dwellings to Part M4(2) standard, thereby exceeding the Borough Council's requirement for 80% M4(2) compliance.
Policy DM30 (Internal space standards for new residential development)	All proposed dwellings are designed to be fully compliant with the Nationally Described Space Standards (NDSS), thereby meeting the Borough Council's minimum requirement.
Trees and Landscaping	
Policy DM1 (General criteria for new development)	The proposals include the removal of two existing trees, with replacement by two new trees and additional shrub planting. These measures will enhance the existing site, which is currently predominantly hardstanding, improving the character and appearance. All planting and landscape works will be installed in accordance with detailed drawings and written specifications, including requirements for maintenance up until completion of the development. Having regard to the above, this proposal is considered to comply with policies DM1, S1, and DM33.
Policy S1 (Green Infrastructure)	
Policy DM33 (Provision of Recreation and Open Space)	

Relevant Development Plan Policy	Applicant Assessment of Proposals – confirming adherence with the Development Plan
Ecology	
Policy DM1 (General criteria for new development)	As set out in the EclA, the proposals may increase recreational pressures on the following designated sites:
Policy DM11 (Nature Conservation)	• Solent and Southampton Water Ramsar and SPA (within 6km of the site) • Solent Maritime SAC (within 6km of the site) • New Forest SPA / Ramsar and SAC (within 14km of the site) • River Itchen SAC (where the site lies within its catchment) To address these potential recreational impacts, a financial contribution will be made towards the Solent Recreation Mitigation Strategy, Eastleigh Borough Council SANG provision and the New Forest National Park Authority Delivery will be secured through a section 106 Agreement (as noted in the Heads of Terms). A nitrogen and phosphorous budget has been calculated in a separate Habitat Regulations Assessment, and the relevant number of credits will be purchased from the Eastleigh Borough Council nutrient neutrality scheme. The site is assessed as having low suitability for foraging and commuting bats. New external lighting and construction lighting may cause disturbance to foraging and commuting bats in the long-term, therefore, a sensitive lighting scheme will be devised. The site is exempt from Biodiversity Net Gain under the de minimis exemption. Prior to the application it has been agreed by EBC ecologist that the mandatory BNG requirements would not apply. This is because the site is currently all hardstanding so the development would be subject to the de minimis exemption. Ecological enhancements have been covered within the Ecological Impact Assessment.
Flood Risk and Drainage	
Policy DM6 (Sustainable surface water management and watercourse management)	The proposed development meets the policy requirement by incorporating a comprehensive Sustainable Drainage System (SuDS) throughout the site. Surface water runoff from roofs and paved areas will be collected via rainwater pipes, permeable paving, and drainage channels, ensuring water is collected and conveyed efficiently.
Policy DM10 (Water and Waste Water)	Runoff is attenuated on-site and discharged at a controlled rate to the public sewer, with the system designed to accommodate the 1 in 100 year storm event, including allowances for climate change and urban creep. The inclusion of SuDS features ensures both water quantity control and water quality improvements meeting or exceeding relevant pollution mitigation standards. In addition, exceedance flows have been carefully managed through site design and level control, ensuring that any extreme or blocked drainage scenarios direct water safely away from buildings and into appropriate containment areas.

Relevant Development Plan Policy	Applicant Assessment of Proposals – confirming adherence with the Development Plan
Access and Highways	
Policy DM13(General development criteria – transport)	The proposed development will utilise an existing highway access, which currently accommodates refuse collection and access to the rear garden parking areas and garages serving adjacent dwellings. The anticipated increase in vehicle movements from the 12 new units is minor, and traffic will be directed to the north, reducing impact on the longer stretch of the rear service road. Consequently, the access arrangements are safe, convenient, and consistent with the Borough Council's policy requirements, with no unacceptable impact on the highway network.
Policy DM14 (Parking)	Whilst the number of proposed parking spaces is slightly below standards, these do allow for a reduction in a sustainable town centre location such as this. Accordingly, the proposal complies. Permeable block paving is proposed for all parking areas to manage surface water runoff and to assist with sustainable drainage as per the parking standards. All parking spaces will have EV charging available, therefore meeting the policy requirements
Sustainability and Energy	
Policy DM2 (Environmentally sustainable development)	The proposed development exceeds the Borough Council's requirement for a minimum 19% improvement in predicted carbon emissions. As demonstrated by the submitted CO ₂ emissions calculations, the scheme achieves a net zero carbon outcome, significantly surpassing the Local Authority's planning requirements
Policy DM3 (Adaptation to climate change)	An overheating assessment has been carried out to a selected sample of worst-case plots and all rooms show compliance using natural ventilation.
Policy DM4 (Zero or low carbon energy)	The proposed development accords with the Borough Council's support for zero and low carbon energy infrastructure. Following a feasibility assessment of renewable technologies, the scheme will incorporate Air Source Heat Pumps and photovoltaic (PV) panels to generate low carbon energy and improve overall energy efficiency. In addition, the development has been designed to incorporate several elements of sustainable design and has been developed to benefit both the future users and surrounding community.

Relevant Development Plan Policy	Applicant Assessment of Proposals – confirming adherence with the Development Plan
Pollution	
Policy DM8 (Pollution)	The proposed development will not give rise to unacceptable impacts such as air, water, or land pollution, nor issues relating to noise, vibration, or light intrusion, including impacts on dark night skies. Having regard to the above, this proposal is considered to comply with policy DM8.
Infrastructure	
Policy DM38 (Funding infrastructure)	The proposed development will make appropriate provision for any required infrastructure, services, facilities, or amenities arising from the scheme through a Section 106 Agreement, in accordance with the requirements of the Town and Country Planning Act 1990. Should the Community Infrastructure Levy (CIL) be applicable, contributions will be made in line with the relevant regulations.

The Planning Balance

6.1 On the basis of the analysis set out in the above section, it is considered that the proposed development comprises sustainable development in the context of the policies set out within the NPPF and accords with the Development Plan.

6.2 Notwithstanding, the applicant contends that the tilted balance should be applied here, where the Council cannot demonstrate a 5YHLS. Here, planning permission should be granted unless any adverse impacts of the proposals are considered to significantly and demonstrably outweigh the benefits.

6.3 In summary, the proposal is considered:

- Environmentally Sustainable – the site is located within a sustainable and accessible location and makes effective use of previously developed land.
- Economically Sustainable – the proposal represents an appropriate re-use of vacant land, and will generate economic benefit in terms of construction employment and other increases in GVA, expenditure, etc.

- Socially Sustainable – the proposal will contribute to overall housing land supply and provide much needed affordable accommodation.

6.4 The proposal comprises well-designed and high-quality buildings, which are entirely appropriate to their context in terms of urban form and materials. The building is of a scale that responds to the surrounding area and respects the amenity of neighbouring properties. Residential amenity of both existing and proposed residents is protected and a high-quality building is proposed for this location, addressing the previous refusal and in accordance with national and local planning policy and guidance.

6.5 The proposed use is acceptable in principle in this location and the technical assessment work undertaken in support of the application confirms that there are no other material considerations which suggest any harm would outweigh the benefits of the proposed development. The benefits are extensive and weigh heavily in favour of the

scheme. There are no adverse impacts identified that would significantly and demonstrably outweigh the benefits.

6.6 On this basis, and even if the 'flat' planning balance is applied, when taking into account the significant benefits arising from the scheme, and there being no material considerations that would suggest otherwise, it is respectfully considered that planning permission should be granted.

Planning Policy Context

Appendix 1

Eastleigh Borough Council Local Plan 2016 – 2036 (adopted April 2022)

The following adopted policies are considered to be of relevance to the proposals:

Strategic Policies

Policy S1 – (Delivering sustainable development) sets out the underlying principles of sustainable development within the Borough.

Policy S2 – (Approach to new development) explains the hierarchy of settlements and development targets for the plan period.

Policy S3 (Location of new housing) outlines the approach to the locations where new housing will seek to be focussed.

Policy S9 (Green Infrastructure) outlines the approach to the provision/retention and/or enhancement of multi-function green infrastructure.

Policy S11 (Transport infrastructure) provides a strategy for delivering and improving new and improved transport infrastructure in the Borough and minimising transport emissions, pollution and congestion.

Development Management Policies

Policy DM1 (General criteria for new development) sets out a number of requirements that new development should achieve. These include that development: does not have an unacceptable impact upon and where possible should enhance residential amenity, biodiversity and the significance of heritage assets; should make efficient use of the site and maximise opportunities to increase density; take full and proper account of the site including the character and appearance of the area; not involve the loss or damage to trees or other landscape features of value to the character of the area unless they can be replaced with features of equivalent or enhanced value; and, include a landscape scheme covering the design and layout of external space.

Policy DM2 (Environmentally sustainable development) sets standards for residential development in respect of predicted carbon emissions and mains water consumption.

Policy DM3 (Adaption to climate change) states that all development should be designed to adapt to the predicted climate change impacts for the Borough.

Policy DM4 (Zero or low carbon energy) states that the council will permit development of infrastructure to generate zero or low carbon energy; and/or make more efficient use of energy sources e.g. installations deploying combined heat and power (CHP technology).

Policy DM6 (Sustainable surface water management and watercourse management) requires the incorporation of Sustainable Urban Drainage Systems (SuDS) into development schemes with these being proportionate to the size of the site.

Policy DM8 (Pollution) states that development will not be permitted if it is likely to cause loss of amenity or impact on public health or have other unacceptable environmental impacts through air pollution, water pollution, noise or vibration, light intrusion, or land contamination.

Policy DM10 (Waste and Waste Water) sets out that new development requiring new water supply or wastewater infrastructure must be phased in line with the delivery of that infrastructure. This ensures compliance with the habitat regulations, prevents deterioration of water bodies in line with Water Framework Directive requirements, and avoids or mitigates other adverse impacts. Wherever possible, measures should also be included to enhance the water environment.

Policy DM11 (Nature Conservation) states that the Council will work with agencies and developers to ensure planning decisions protect, conserve and enhance nature conservation sites and ecological networks, including habitats, watercourses, and important trees. It will support biodiversity targets set out in action plans, require developments to deliver a net gain in biodiversity in line with national and county targets, and contribute to major elements of the PFSH Green Infrastructure Strategy (see strategic policy S9).

Policy DM13 (General development criteria – transport) requires that development has safe and convenient access to the highway, meets local and national highway standards and does not cause or increase danger to road users or impact

on the safe operation of the highway network. It also requires provision to be made for access to, and by, sustainable modes of transport, and that, where required, development contributes to off-site highway improvements.

Policy DM14 (Parking) states that new development will be required to provide off-highway parking which is adequate in terms of highway safety/traffic management, with provision to take account of the Council's Residential Parking Standards SPD. Where parking levels deviate from these standards, this should be substantiated by robust evidence.

Policy DM23 (Residential development in urban areas) supports the principle of residential development within the urban edge provided that where feasible schemes include a mix of dwelling types and sizes, affordable housing provision accords with Policy DM28, and a minimum density of 40dph should be achieved where this does not conflict with site constraints or the character of the area, with higher densities being sought in sustainable and accessible locations.

Policy DM24 (Creating a mix of housing) requires that development creates a mix of housing to help to meet the needs of people living in the Borough now and in the future.

Policy DM25 (Delivering Older peoples housing) which requires new development to respond to requirements of an ageing population by increasing the supply of specialist and accessible housing.

Policy DM28 (Delivering affordable housing) states that major housing schemes should provide for 35% on-site affordable housing unless it can be demonstrated that this would have an unacceptable impact on the viability of the scheme or an off-site contribution would be more appropriate and more deliverable.

Policy DM29 (Dwellings with higher access standards) sets out that development should 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 (Internal space standards for new residential development) requires that all new dwellings meet as a minimum the Nationally Described Space Standards (or future equivalent).

Policy DM33 (Provision of recreation and open space) requires that all new residential development shall contribute to meeting the quantitative, qualitative and accessibility standards for recreation and open space set out in the Open Space Needs Assessment 2017, with provision varying by location and scale. Contributions may include land provision, improvements to existing facilities, or funding, alongside arrangements for long-term management and maintenance. Private open space will not be accepted in place of public provision, and proposals should support the creation and enhancement of multifunctional green infrastructure in line with strategic policy S9.

Policy DM38 (Funding infrastructure) relates to planning obligations and requires developers to make arrangements for the provision of, or for contributions to, the improvement of any infrastructure, services, facilities or amenities necessitated by the development proposed.

Supplementary Planning Documents

1.1 The following Supplementary Planning Documents (SPD) and guidance have also been considered in developing the submitted proposals:

1.2 Affordable Housing SPD (2023) provides guidance for developers, affordable housing providers and other interested parties on the Council's approach to securing the maximum provision of affordable housing in accordance with Local Plan policy, without compromising the viability of a development. As set out within the planning statement, this development is proposed to be 100% affordable.

1.3 Biodiversity SPD (2009) – sets out to provide additional guidance. During discussions with the council it was confirmed that the site is exempt from net gain requirements. However is committed to biodiversity enhancements where possible.

1.4 Environmentally Sustainable Development SPD (2009) – sets out guidance for Planning Authority and Developers on ways in which sustainable development in general and the

'essential requirements' in particular can be achieved. There has been energy and sustainability reports produced for this application.

1.5 Parking Standards SPD (2025) - This document has been prepared to support the provision of parking for cycles and cars in new development. This latest SPD provides more detailed and up to date guidance to the policies in the adopted Eastleigh Borough Local Plan 2016 2036. It also sets out that developers will be expected to engage with the Council at the earliest opportunity in the design process in order to maximise the benefits associated with parking provision and to eliminate any potential issues. Pre-application discussions were had to address the parking proposals for this site.

1.6 Planning obligations SPD (2008) – There is currently a consultation running on the draft updates on this SPD until 16/4/26, however the principle of this document allows developers and others to estimate the level of contributions to be sought for any development. Prior engagement with the council has been had.

1.7 Quality Places SPD (2011) There was a consultation running on the draft updates on this SPD until 16/2/26, however, this Supplementary Planning Document provides guidance for all those involved in creating new buildings and spaces in the Borough of Eastleigh. Good urban design is an essential part of our plans for delivering high quality sustainable development. New development should respect, enhance and create places which are attractive and of real quality. New places should

connect to local facilities by effective sustainable transport. By engaging at pre application stage and design review panels this ensured the development delivers in accordance with this SPD.

National Planning Policy Framework (December 2024)

1.8 The National Planning Policy Framework ("NPPF") was originally published in March 2012, and most recently updated in December 2024. It is material consideration in planning decisions. The following chapters and paragraphs are considered to be of relevance to this application:

- The purpose of planning is to contribute to the achievement of sustainable development and Paragraph 8 outlines the three overarching objectives of this:
 - *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 well-designed, beautiful and safe places, 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 protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'*
- Paragraph 9 advises that planning policies and decisions should play an active role in guiding development towards sustainable solutions, also taking local circumstances into account to reflect the character, needs and opportunities of each area.
- Paragraph 10 sets a presumption in favour of sustainable development to ensure that sustainable development is pursued in a positive way.

1.9 It is material consideration in planning decisions. The following chapters and paragraphs are considered to be of relevance to this application:

1.10 Chapter 4 (Decision Making) advises that local planning authorities should approach decisions on proposed development in a positive and creative way and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision

makers should seek to approve applications for sustainable development where possible.

1.11 Chapter 5 (Delivering a sufficient supply of homes) advises that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community.

1.12 Chapter 8 (Promoting healthy and safe communities) seeks to deliver healthy, inclusive and safe places which promote social interaction; are safe and accessible; and enable and support healthy lifestyles. Local authorities should guard against the unnecessary loss of local services to enhance the sustainability of communities and residential environments and ensure an integrated approach to the location of housing, economic uses and community facilities and services should be adopted.

1.13 Chapter 9 (Promoting sustainable transport) seeks to ensure that transport matters are considered at the earliest stages of development. Paragraph 116 advises that development should only be refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

1.14 Chapter 11 (Making effective use of land) gives substantial weight to the value of using suitable brownfield land. Paragraph 125 notes that policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs.

1.15 Chapter 12 (Achieving well designed places) advises that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Design quality should be considered throughout the evolution and assessment of individual proposals.

1.16 Chapter 14 (Meeting the challenge of climate change, flooding and coastal change) seeks to secure a transition to a low carbon future ensuring that climate change adaptation, flood risk and coastal change is considered in in new development.

1.17 Specifically, and in relation to the 'key policies' referenced at paragraph 11(d) of the NPPF, the following paragraphs are of relevance to consideration of this proposal:

- Paragraph 66: *Where major development involving the provision of housing is proposed, planning policies and decisions should expect that the mix of affordable housing required meets identified local needs, across Social Rent, other affordable housing for rent and affordable home ownership tenures.*
- Paragraph 84: *Planning policies and decisions should avoid the development of isolated homes in the countryside.*

- Paragraph 110: *The planning system should actively manage patterns of growth in support of these objectives. 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. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.*
- Paragraph 115: *In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that: a) sustainable transport modes are prioritised taking account of the vision for the site, the type of development and its location; b) safe and suitable access to the site can be achieved for all users; c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code⁴⁸; and d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree through a vision-led approach.*
- Paragraph 129: *Planning policies and decisions should support development that makes efficient use of land, taking into account: a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it; b) local market conditions and viability; c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use; d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and e) the importance of securing well-designed, attractive and healthy places.*
- Paragraph 135: *Planning policies and decisions should ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; 39 c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁵¹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*
- Paragraph 139: *Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design⁵⁴, 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.*

Draft National Planning Policy Framework December 2025

1.18 The MHCLG ran a consultation on proposed reforms to the NPPF, this consultation closed on the 10th of March 2026. With this, whilst it currently holds very limited weight, the draft NPPF confirms the direction of travel at a national level.

1.19 Of particular relevance to these proposals, the Draft NPPF introduces a number of national decision-making policies. Specifically, draft policy S3 'presumption in favour of sustainable development' has been introduced, and refers to draft policy S4, which sets the parameters for the principle of development within settlements, and states that in applying the presumption in favour of sustainable development, decisions must apply policy S4.

1.20 Policy S4 states that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies within the framework.

1.21 In addition, draft policy L2 (Making effective use of land), confirms that substantial weight should be given to the benefits where a development proposal would achieve one or more of the following (the below is of relevance to this application and bold is our emphasis added):

- “Making better use of **vacant and under-utilised land** and buildings (such as by bringing back into residential use empty homes and other suitable buildings; converting space above shops; redeveloping under-utilised retail sites; and building on or above service yards, lock-ups, car parks and other transport infrastructure);

1.22 In this case, the proposals as presented, are strongly aligned with the aspirations of the draft NPPF and the direction of travel being set. This is particularly where in this instance:

- The site is situated within an existing settlement boundary where the adverse effects would not substantially outweigh the substantial benefits associated with the scheme and should therefore be permitted.
- The proposals make much better use of what is a currently vacant and underutilised site.

Planning Practice Guidance

1.23 On 6 March 2014, the Department for Communities and Local Government (“DCLG”) launched the Planning Practice Guidance web-based resource. Relevant guidance pertaining to the proposals is referred to where necessary.

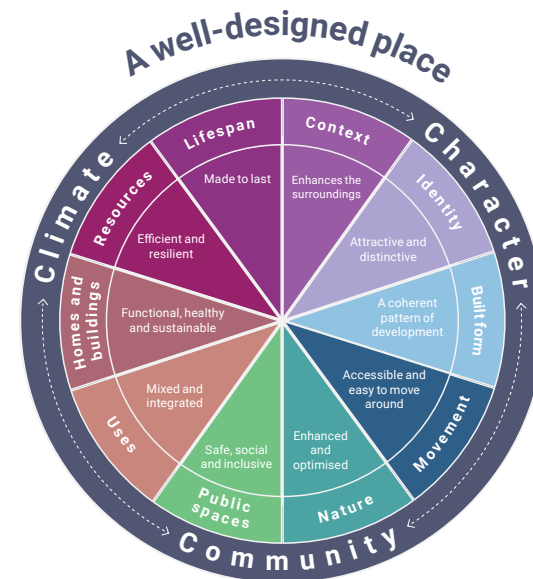
1.24 In the PPG category **Design: process and tools**, paragraph 001 Reference ID: 26-001-20191001 states that ‘*well-designed places can be achieved by taking a proactive and collaborative approach at all states of the planning process, from policy and plan formulation through to the determination of planning applications and the post approval stage*’. The guidance then refers applicants to the *National Design Guide*, which ‘*sets out the characteristics of well-designed places and demonstrates what good design means in practice*’.

1.25 Those ten characteristics are: Context, Identity, Built Form, Movement, Nature, Public Space, Uses, Homes & Buildings, Resources, and Life Span. The design approach, as set out under these headings and pursuant to the *National Design Guide*, are set out further in the Design and Access Statement.

1.26 In the PPG category **Effective use of land**, sets out ‘*Paragraph 125(c) of the National Planning Policy Framework states planning policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused.*’

National Design Guide

1.27 The *National Design Guide* was published by the Ministry of Housing Communities and Local Government. It builds on the guidance set out in the NPPF and its accompanying Guidance, and outlines the Government’s priorities for well-designed places in the form of ten characteristics. As follows:



(National Design Guide Wheel)

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Our Values

- ✓ We believe in happiness
- ✓ We do the right thing
- ✓ We make it personal
- ✓ We make a difference