

Monday, 6 July 2026

EASTLEIGH LOCAL AREA COMMITTEE

will meet on
Tuesday, 14 July 2026
beginning at
7:00 pm
in the
The Point, Leigh Road, Eastleigh, SO50 9DE

TO: Councillor Alex Bourne (Chair)
Councillor Tanya Park (Vice-Chair)

Councillor Steve Beer
Councillor Paul Bicknell
Councillor Mark Harding
Councillor Wayne Irish

Councillor Darshan Mann
Councillor Rosemary Reynolds
Councillor Cameron Spencer

Staff Contacts: Nikki Dunne, Democratic Services Officer; Tel: 023 8068 8298;
Email: nikki.dunne@eastleigh.gov.uk

Mel Stephens, Local Area Manager Tel: 023 8068 3369; Email:
mel.stephens@eastleigh.gov.uk

JOANNE CASSAR
Service Director – Governance and Support (Monitoring Officer)

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as well as in other formats.

Members of the public are invited to speak on general items at the start of the meeting,
and on individual agenda items at the time the item is discussed. To register please
contact the Democratic Services Officer above.

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you consent to that recording. The recording will not be published or released.

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Please note that Councillors will be using tablet devices to access meeting papers.

AGENDA

1. Apologies

2. Declarations of Interest

Councillors are invited to declare interests in relation to items of business on the agenda. Any interests declared will be recorded in the Minutes.

3. Minutes (Pages 5 - 10)

To consider the Minutes of the meeting held on 2 June 2026.

4. Public Participation

You can submit questions in advance of the meeting to the following email address: democratic.services@eastleigh.gov.uk. The deadline for submissions is **12pm on 13 July 2026**. Please let us know if you wish to attend the meeting.

5. Chair's Report

6. Presentation on Planning Guidelines

7. Planning Application - 237 Chamberlayne Road and 5b Derby Road, Eastleigh, SO50 5HX (Pages 11 - 46)

Construction of 12no. dwellings comprising of 9no. apartments and 3no. houses, with associated landscaping, parking and access from Derby Road.
(F/26/101233)

8. Financial Management Report (Pages 47 - 56)

DATE OF NEXT MEETING Tuesday, 8 September 2026 at 7:00 pm In the Creation Space, The Point, Leigh Rd, Eastleigh SO50 9DE

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EASTLEIGH LOCAL AREA COMMITTEE

Tuesday, 2 June 2026 (7:00 pm – 7:20 pm)

PRESENT:

Councillor Bourne (Chair); Councillors Park, Beer, Bicknell, Harding, Irish, Mann and Reynolds

Apologies for absence were received from Councillor Spencer

RESOLVED ITEMS (SUBJECT TO QUESTIONS ONLY)

1. DECLARATIONS OF INTEREST

Councillors Bicknell and Irish declared a non-pecuniary interest in item 9 as trustees of Eastleigh Youth and Community Trust at Pavillion on the Park.

2. MINUTES

RESOLVED -

That the Minutes of the meeting held on 15 April 2026 be confirmed and signed by the Chair as a correct record.

3. PUBLIC PARTICIPATION

There was no public participation on this occasion.

4. CHAIR'S REPORT

The Chair gave the following report:

“Good evening, everyone, and thank you for joining us.
I'd like to begin by updating you on a number of projects and activities happening across the Eastleigh Local Area.

Projects

Fleming Park Paddling Pool

I am pleased to update on progress with Phase 2 of the play area and paddling pool refurbishment project.

New public art shading structures have now been installed to provide much-needed shade for users of the pool. Designed by artists Denman & Gould, the structures take inspiration from nature, utilise sustainable materials, and are carefully positioned to maximise shade throughout the day. The two larger structures were completed in time for the pool's

reopening on 23 May. Additional smaller 'den' shading features, also designed by the artists, are scheduled for installation in early June. In preparation for the opening, a number of improvement works were also carried out. This included the removal of old, deteriorating benches and repairs to the paddling pool's wet pour surfacing to ensure the facility was in excellent condition.

New benches and picnic tables will be installed shortly, further enhancing the amenities available to visitors.

We hope that residents will enjoy these improvements and the new installations for many years to come.

Allbrook Farmhouse and Mary Beale National Blue Plaque

I am pleased to report the recent unveiling of a national blue plaque in Allbrook, recognising the life and achievements of the seventeenth-century portrait artist Mary Beale.

Installed at Allbrook Farmhouse, where she lived between 1665 and 1671, the plaque has been awarded by Historic England following a nomination by the Council. Mary Beale is now recognised as the earliest recipient of a national blue plaque and one of the first professional female artists in Britain.

This recognition places Eastleigh firmly on the national cultural map and celebrates an inspirational local figure whose legacy continues to resonate today. We hope it will encourage pride in our heritage and inspire future generations, particularly women and girls, to pursue careers in the arts.

Events

Unwrapped Festival

The Unwrapped Festival will return to the Recreation Ground on Saturday 6 June, as The Point celebrates its 30th anniversary.

This free festival brings arts, music and performances into local parks, with events in Netley, Eastleigh and Hedge End from 30 May to 7 June.

It's a fantastic opportunity for residents to come together and enjoy a vibrant programme of community creativity.

Eastleigh's Walk N Talk

The Point will be partnering with Walk N Talk on Monday 8 June and 22 June. This 45-minute walk is designed for people of all ages and accessible to everyone and will be guided by a qualified Mental Health First-Aider.

The Point Summer Socials

I'm pleased to highlight the return of the annual Summer Social, a series of free Friday evening events bringing live local music to Leigh Road Recreation Ground from 17 July to 14 August.

These informal community evenings offer residents the chance to enjoy great music and a relaxed summer atmosphere in the heart of Eastleigh.

Spitfire Street

I'm pleased to highlight *Spitfire Street*, a free, family-friendly outdoor theatre event inspired by Eastleigh's aviation heritage. The event will take place on Monday 17 August at Lakeside Country Park. The interactive performance follows a group of young friends uncovering wartime secrets through a story-led adventure across local spaces. This unique event forms part of the wider Walking and Wheeling Festival and offers residents an engaging way to explore our history and community."

5. PRESENTATION ON PLANNING GUIDELINES

The Principal Planning Officer gave a short presentation on guidelines that had to be taken into account when determining planning applications; in particular the issues that could, and could not, be taken into account. This was set against the broader policy framework.

6. PLANNING APPLICATION - 229 TWYFORD ROAD, EASTLEIGH, SO50 4HT

The Committee considered the report of the Service Director for Planning and Environment (Agenda item 7) concerning a single storey front extension and new first floor window. (Ref: H/26/101077).

RESOLVED -

That permission be GRANTED.

7. APPOINTMENTS TO OUTSIDE BODIES

The Local Area Manager introduced the report.

RESOLVED –

- (1) **the nominations for 2026/27 municipal year appointments to regulatory panels and other groups as set out in paragraph 6 were approved;**
- (2) **the proposed nominations for 2026/27 municipal year appointments to Outside Bodies, as set out in Appendix One were approved; and**
- (3) **Councillor Park agreed to be appointed to Shopwatch for 2026/27 municipal year.**

8. FINANCIAL MANAGEMENT REPORT

Consideration was given to a report of the Local Area Manager (Agenda item 9) that contained recommendations for expenditure from the Committee's capital and revenue budget.

The Chair highlighted the significant contribution that the Committee has made through allocations from its revenue budget and Section 106 funding, which have supported a wide range of local community groups, infrastructure projects, and public realm improvements.

It was noted that these investments represented a considerable commitment to enhancing public services and delivering tangible benefits across the area. The Committee would continue to support local initiatives and community-led projects, recognising the value added through improvements to the local environment, infrastructure, health and wellbeing. Particular emphasis was also placed on the positive impact of the youth employment programme, which would provide meaningful support and opportunities for young people within the north of the Borough.

Members were advised that recommendation 5 has been removed from the report as the footpath is a corporate asset.

RESOLVED -

- (1) Noted the spend of £910 from previously approved developer contributions for the installation of two bins at Chestnut Avenue and Passfield Avenue;**
- (2) Noted the spend of £455 from previously approved developer contributions for the installation of a bin at North Stoneham within the location of the new picnic benches;**
- (3) Noted the spend of £22,000 from the Committee's revenue budget to support the delivery of a Young Adults Employment Programme;**
- (4) Approved the allocation of £950 from the Committee's revenue budget to support the delivery of the 2026 Unwrapped festival;**
- (5) Approved the allocation of £141,563.76 from developer contributions for footpath and highway improvements in the Eastleigh Local Area Committee (ELAC) area;**
- (6) Approved the allocation of £13,474 from developer contributions for removal and replacement of bench and picnic benches at Fleming Park paddling pool;**
- (7) Approved the allocation of £15,000 from the approved public art budget to support the 90th Anniversary of Basque Children in Chandlers Ford (within the ELAC area);**

- (8) Retrospectively approved the allocation of £1,625 from developer contributions to fund a Flood Risk Activity Permit needed for the Fleming Park bridge repair;**
- (9) Approved the grant allocation of £25,000 from developer contributions to Eastleigh Youth and Community Trust to support essential building works enabling community programmes and activities; and**
- (10) Approved the grant allocation of £15,000 from developer contributions to Eastleigh Business Improvement District to support the delivery of the phase two CCTV & Shopwatch radio project.**

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ELAC – Eastleigh Local Area Committee 14 July 2026

Application Number: F/26/101233
Case Officer: David Huckfield
Received Date: 10/04/2026
Site Address: 237 Chamberlayne Road and 5b Derby Road, Eastleigh, SO50 5HX
Applicant: Eastleigh Borough Council
Proposal: Construction of 12no. dwellings comprising of 9no. apartments and 3no. houses, with associated landscaping, parking and access from Derby Road.

Recommendation: Subject to:

- i) the receipt and consideration of the outstanding consultation response from Hampshire County Council's Flood and Water Management Team in relation to surface water drainage;
- ii) the receipt of a satisfactory updated landscaping plan;
- iii) any necessary updates to conditions and reasons; and
- iv) the applicant making provision for the required developer contributions

To Delegate back to the Planning Manager in consultation with the Chair and Vice Chair of Eastleigh Local Area Committee to **PERMIT** subject to the following conditions:

CONDITIONS AND REASONS

1. The development hereby permitted shall be implemented in accordance with the following plans numbered: 25-073-CRE-MHA-XX-XX-DR-AR-0001-C03, 25-073-CRE-MHA-XX-XX-DR-AR-0002-C04, 25-073-CRE-MHA-XX-XX-DR-AR-0004-C05, 25-073-CRE-MHA-XX-XX-DR-AR-0005-C01, 25-073-CRE-MHA-XX-XX-DR-AR-0006-C01, 25-073-CRE-MHA-XX-XX-DR-AR-0007-C01, 25-073-CRE-MHA-XX-XX-DR-AR-0008-C01, 25-073-CRE-MHA-XX-XX-DR-AR-0009-C01, 25-073-CRE-MHA-XX-XX-DR-AR-0010-C01, 25-073-CRE-MHA-XX-XX-DR-AR-0011-C01, 25-073-CRE-MHA-XX-XX-DR-AR-0020-C01, 25-073-CRE-MHA-XX-XX-DR-AR-0021-C01, 25-073-CRE-MHA-XX-XX-DR-AR-0022-C01, 25-073-CRE-MHA-XX-XX-DR-AR-0023-C01, 25-073-CRE-MHA-XX-XX-DR-AR-0024-C01, 25-073-CRE-MHA-XX-XX-DR-AR-0025-C01.

Reason: For the avoidance of doubt and in the interests of proper planning.

2. The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3. No demolition or construction works shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. Demolition and construction shall only take place in accordance with the approved details which shall include:
- a) a programme and phasing of the demolition, construction and development works;
 - b) the location and height of any temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction;
 - c) a Construction Traffic Management Plan to include the arrangements for the routing / turning of lorries and details for construction traffic access to the site, the arrangements for deliveries associated with all demolition and construction works, loading / unloading of plant & materials and restoration of any damage to the highway [including any vehicle crossovers where applicable], and the parking of vehicles of site operatives and visitors;
 - d) the protection of pedestrian routes during construction;
 - e) management measures to control the emission of dust generated by demolition and construction works;
 - f) measures for controlling noise and vibration impacts on noise sensitive properties from site preparation and construction activities;
 - g) provision for the storage, collection, and disposal of waste from the development during the demolition and construction period;
 - h) the erection and maintenance of any security hoardings/fencing;
 - i) safeguards to be used within the construction process to ensure surface water contains no pollutants on leaving the site. This should include safeguards for fuel and chemical storage and use;
 - j) temporary lighting to be used during construction which shall be designed in accordance with best practice to protect commuting and foraging bats.

Reason: In the interests of highway safety and to limit the impact the development has on the amenity of the locality, neighbouring residents, and biodiversity during the demolition and construction process.

4. The development must accord with the arboricultural report reference CBA11486 v2. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the Local Planning Authority.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

5. No development above foundation / slab level shall take place until a scheme for the delivery of the affordable housing has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- The type, tenure and amount (which shall be no less than 100%) of affordable housing to be provided on site; and
- The arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing.

No unit of affordable housing for rent shall be let at any time other than to applicants from the local authority's housing register in accordance with the appropriate nominations arrangement (e.g. Hampshire Home Choice).

The dwellings shall thereafter remain as affordable housing in perpetuity with the exception of the following events with respect to any specific plot(s):

- if the affordable housing unit is transferred to the tenant thereof under the Right to Buy provisions of the Housing Act 1985 or the Right to Acquire provisions of the Housing Act 1996 (or any subsequent legislation amending or replacing the same);
- if in respect of any affordable housing unit held under a shared ownership lease the tenant has staircased to a 100% share in the unit;
- if any mortgagee or chargee of the affordable housing unit has exercised a power of sale; or
- if the affordable housing unit is purchased under a shared equity scheme.

Reason: To secure the provision of affordable housing in accordance with Policy DM28 of the Eastleigh Borough Local Plan (2016-2036).

6. Notwithstanding the approved plans, no development above foundation / slab level shall take place until details and samples of the materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual appearance between the new development and the existing.

7. Prior to any development above foundation / slab level, a detailed landscaping scheme based on the principles set out on drawing number 2629-TFC- XX-XX-DR- L- 3001 Rev P04 shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard and soft landscaping including trees, boundary treatments and hard surfacing and provide details of timings for planting / installation, future maintenance and management responsibilities. The works shall thereafter be carried out and maintained / managed in accordance with the approved details and to the appropriate British Standard.

Reason: In the interests of the visual amenity of the locality and biodiversity.

8. For a period of 10 years after planting, any plants approved as part of the landscaping scheme the subject of condition 7 which are removed, die or become seriously damaged or defective, shall be replaced as soon as is

reasonably practicable with others of the same species, size and number as originally approved in the landscaping scheme.

Reason: In the interests of the visual amenity of the locality and biodiversity.

9. Prior to any development above foundation / slab level, full details of the type and location of the air source heat pumps and photovoltaic panels, and any other renewable technology to be incorporated into the design as set out within the Energy and Sustainability Statement (NRG Consulting, PP2896/MP/ES/202603-NR, March 2026) shall be submitted to and approved in writing by the Local Planning Authority. The renewable technologies shall thereafter be installed and maintained in accordance with the approved details.

Reason: In the interest of amenity and to reduce carbon emissions in accordance with Policy DM2 of the Eastleigh Borough Local Plan (2016-2036).

10. Prior to any development above foundation / slab level, plans providing full details of external lighting along with the proposed positions for bat and bird boxes to be installed within the development in accordance with the details in Section 5 of the Ecological Impact Assessment (Ecosa, R25.0135.0002(F0), March 2026) shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure suitable biodiversity enhancements that are protected from artificial light spill, in accordance with Policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

11. Prior to any development above foundation / slab level, final details of the noise mitigation measures to be installed within the development shall be submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing, the measures shall be such as to achieve internal room noise standards in accordance with the criteria of BS8233:2014 and shall be based upon the principles set out within the submitted Noise Assessment of Residential Amenity (Waterman, 18174109-WAT-ENV-ZZ-71000-C01-A0, 2 April 2026). The approved measures shall be installed prior to occupation of the unit to which they relate and shall thereafter be permanently retained.

Reason: To ensure that future residents of the development are protected from adverse road traffic noise, in accordance with Policy DM8 of the Eastleigh Borough Local Plan (2016-2036).

12. The proposed development shall not be occupied until full details for the public realm improvements on Chamberlayne Road (as shown indicatively on Plan ref. EBC23222 09), have been submitted to and approved in writing by the Local Planning Authority. The details shall include:

- Detailed plans for the proposed works including hard and soft landscaping and planting species;

- A timetable for delivery to include a programme for submission under S278 of the Highways Act; and
- A long term Management and Maintenance Plan.

The public realm improvements shall be completed in accordance with the details approved under the S278 Agreement and shall thereafter be managed and maintained in accordance with the agreed Management and Maintenance Plan.

Reason: To enhance the public realm in the interests of visual amenity and community benefit, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

13. Prior to occupation of the dwellings hereby permitted, supporting information to confirm that the predicted mains consumption will achieve a maximum level of 110 litres/person/day shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

Reason: To support a comprehensive approach to high quality design across the site and to achieve water efficiency in accordance with Policy DM2 of the Eastleigh Borough Local Plan (2016 – 2036).

14. The development hereby permitted shall not be occupied until a mitigation package addressing the additional nutrient inputs arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such a mitigation package shall address all of the additional nutrient loading upon protected European sites from the development and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of those European Sites, having regard to the conservation objectives for which they are designated. The mitigation package shall be implemented in full and evidence of this provided to the Local Planning Authority in writing prior to first occupation of the development.

Reason: To mitigate the nutrient impacts arising from the development upon the European protected River Itchen and Solent Complex in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017.

15. Prior to first occupation of the development, the existing access from the site to Chamberlayne Road shall be permanently stopped up and effectively closed with the footway provided or verge reinstated, in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

16. Prior to first occupation of the development, the parking as shown on approved drawing number 25-073-CRE-MHA-XX-XX-DR-AR-004-C05 shall have been

made available for use and shall thereafter be retained for this purpose at all times.

Reason: In the interests of highway safety.

17. Prior to occupation of the dwellings hereby permitted, the cycle storage facilities as shown on the approved plans shall be provided and thereafter maintained for this purpose at all times.

Reason: To encourage the use of sustainable modes of travel in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

18. A watching brief should be followed at all times during construction works and confirmation of this shall be submitted to the Local Planning Authority (LPA) prior to completion of the development. In the event that previously unidentified contamination is found during the watching brief it must be immediately reported to the Local Planning Authority. Work shall then cease until an investigation and risk assessment, and where required a remediation scheme, has been submitted to and approved in writing by the Local Planning Authority. Where a remediation scheme is required by the Local Planning Authority, the development shall not be brought into use until a verification report for the remediation work has been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken by a competent person in accordance with best practice as outlined in BS10175:2011+A2:2017 and LCRM. Any gas monitoring deemed appropriate is to be in accordance with best practice as outlined in such documents as BS8576:2013, BS 8485:2015+A1:2019, Claire RB17 and CIRIA C665.

Reason: To minimise the risk from land contamination for the safety of the occupiers of the development.

19. The energy efficiency measures detailed within the submitted Energy and Sustainability Statement (NRG Consulting, PP2896/MP/ES/202603-NR, March 2026) shall be installed / complied with in full for each dwelling prior to its first occupation.

Reason: In the interests of environmental sustainability.

20. The first floor window on the southern side elevation of the building of the southernmost dwellinghouse (denoted as House 12 on approved drawing number 25-073-CRE-MHA-XX-XX-DR-AR-022-C01) shall be obscure glazed to a minimum of Pilkington's level 3 or equivalent with no more than a top-hung opening toplight. Once installed the window shall be permanently maintained in that condition.

Reason: To protect the amenity and privacy of the occupiers of the neighbouring residential property.

21. The first and second floor windows on the western side elevation of the apartment building serving apartments 4 and 7 (as denoted on approved

drawing numbers 25-073-CRE-MHA-XX-XX-DR-AR-006-C01 and 25-073-CRE-MHA-XX-XX-DR-AR-007-C01) shall be obscure glazed to a minimum of Pilkington's level 3 or equivalent with no more than a top-hung opening toplight. Once installed the windows shall be permanently maintained in that condition.

Reason: To protect the amenity and privacy of the occupiers of the neighbouring residential properties.

22. With the exception of flat 3 (as denoted on approved drawing number 25-073-CRE-MHA-XX-XX-DR-AR-005-C01) which shall be built to Part M4(3) standard, the dwellings hereby permitted shall be built to the standards required to comply with Part M4(2) standard of the building regulations for new build residential development (or future equivalent).

Reason: To ensure that the development meets higher national access standards in accordance with policy DM29 of the Eastleigh Borough Local Plan 2016-2036.

23. Notwithstanding the provisions of Schedule 2, Part 1 and Part 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking, re-enacting or modifying that Order), no extension or alteration to the dwellinghouses within Classes A, B, C, E or F of Part 1 and Class A of Part 2 shall be made without the prior written consent of the Local Planning Authority through submission of a formal planning application.

Reason: To allow the Local Planning Authority to fully assess the impact of any alteration or extension on the amenity of residents and the visual appearance of the area in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

24. No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays and 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays.

Reason: To protect the amenities of the occupiers of nearby dwellings.

25. No burning of materials obtained by site clearance or any other source shall take place during the demolition, construction and fitting out process.

Reason: To protect the amenities of the occupiers of nearby properties.

Note to Applicant: In accordance with paragraph 39 of the National Planning Policy Framework, Eastleigh Borough Council take a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Note to Applicant: In the unlikely event of any bats being found during construction, all work must stop immediately, and Natural England must be called. Additional information is available on the Bat Conservation Trust website at

<https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>

Note to Applicant: The development could be impacted by radon and you are advised to consult the radon UK map at UKradon - UK maps of radon. If the radon risk is greater than 1% radon protection should be considered for the new development. If greater than 3% risk then radon protection will need to be provided in accordance with Building Regulations, with basic protection required at 3-10% and full protection above 10%.

Note to Applicant: This development is located within a residents parking scheme and it is Council policy that residents of all new developments will not be eligible for parking permits. The term development means the construction of new or replacement buildings or alterations to existing buildings that result in an increased demand for parking not catered for within the development.

Report

1. This application has been referred to committee as Eastleigh Borough Council is the applicant.

Description of application

2. The application seeks full planning permission for a development of twelve residential units in the form of a three 3-bedroom houses as well as nine flats which are comprised of five 1-bedroom and four 2-bedroom units. All twelve of the proposed dwellings will be affordable units and will be offered for affordable rent.
3. The three houses will be set in a short terrace fronting onto Chamberlayne Road to the east, with the dwellings being of a pitched roof, gable-ended design. Accommodation will be set over two-and-a-half stories, with the rooms in the roof space being served by single flat roof dormers to the front and rear. Enclosed private garden areas will be provided to the rear of each house which will be partially laid to lawn, with the remainder comprising of paved patio space. Direct gated access will be available from the gardens to the site's car parking area to the west.
4. The apartment block has three apartments on each of its three floors and will adjoin the housing to its northern side. The building will primarily front onto Derby Road to the north, with a short section (its eastern side elevation) facing onto Chamberlayne Road to allow the block to address the corner location of the site. The main entrance is from Derby Road, with a secondary entrance to the rear providing direct access for residents from and to the car park. Each apartment will be provided with a unit-specific area of outdoor amenity space, with this being in the form of a balcony / terrace accessed directly from the main living area.

5. Vehicular access to the site is proposed to be from Derby Road via the service road which borders the application site to the west. The access leads to an area of car parking to the rear of the proposed buildings which provides a total of 10 car parking spaces. This includes a single space allocated to each of the three houses and four 2-bedroom apartments, as well as the largest of the 1-bedroom units. There are then two spaces which will be available for visitors. All parking spaces will have access to electric vehicle charging points.
6. Secure cycle storage for the apartments will be provided within a fully integrated bike store at the building's northern extent, with cycle stores and bin storage areas for the houses situated within each of their respective gardens. A communal bin store serving the flats is to be sited to the south-western corner of the development adjacent to the access to the car park.
7. A detailed landscaping scheme has been prepared for the site with this including planting areas along the site's principal public frontages, as well as tree and perimeter planting within the car park. In addition, the applicant is proposing some off-site works to replace existing bollards at the end of Chamberlayne Road which would allow for emergency service access, along with offering to undertake some public realm improvements to the adjacent existing raised planters that are situated immediately to the east of the site, with this being subject to the agreement of the landowner, Hampshire County Council.

The site and its surroundings

8. The application site is positioned at the junction of Chamberlayne Road and Derby Road in central Eastleigh and extends to an area of approximately 0.1 hectares in size. The site had previously been used for a gym (Samson's Gym) and an arts and crafts business (The Crockery) and included two single storey buildings. These were demolished in 2022 and the site is, therefore, currently vacant, with it being presently laid to hardstanding and enclosed with a temporary hoarding.
9. In terms of access, this is provided from both Chamberlayne Road to the south-eastern corner of the site and from Derby Road via the service road which runs parallel to the site's western boundary. These entrance points provided access to the respective service areas for each of the aforementioned buildings. The primary pedestrian entrance for each business was from Derby Road, with parking bays having been present on Chamberlayne Road adjacent to Samson's Gym. The site lies within an area which is designated as a CPZ (Controlled Parking Zone) which restricts the surrounding streets, including both Chamberlayne Road and Derby Road, to time limited parking without a permit.
10. The site is located within a predominantly residential area which incorporates two-storey terraced dwellinghouses along Chamberlayne Road and shorter terraces and semi-detached pairs of interwar housing to the west, with dwellings generally being finished in a mixture of brick and render. The wider surrounding area incorporates a variety of housing, with block of flats present

further to the east along Derby Road, as well as to the north along Chamberlayne Road and Grantham Road.

11. To the north-west of the site along the opposing side of Derby Road is Grantham Green, an extensive area of public open space which incorporates a children's play area and multi-use games area (MUGA) amongst other facilities. Eastleigh Town Centre, which has a range of facilities, amenities and public transport links including by bus and rail, lies approximately 800m to the north-east of the site.

Relevant planning history

12. Of most relevance to the submission is a relatively recent application (Ref. F/23/95574) which had also sought approval for 12no. residential units in the form of 3no. houses and 9no. flats but within a different layout and configuration. This had comprised a full three-storey height flat-roof apartment block fronting onto Chamberlayne Road to the east, with three houses of a two-and-a-half storey height facing onto Derby Road to the north.
13. The application was refused in October 2023 by Eastleigh Local Area Committee on the grounds that the block of flats was considered out of keeping with the adjacent two storey housing along Chamberlayne Road and that it would have unduly compromised the amenity of the residents of these dwellings by way of overlooking and loss of privacy.
14. Prior to this application and also of relevance, was an application for prior approval (Ref. PN/20/89301) which was made in November 2020 for the demolition of the former Samson's Gym and the Crockery arts and workshops buildings which were previously present on the site. Prior approval was granted in January 2021 with the conditions associated with the approval being discharged in January 2022 (under application DC/21/91810). Demolition works were subsequently completed later in 2022.
15. A summary of the available planning history for the site is given below:
 - DC/21/91810 Discharge of all conditions pertaining to planning permission PN/20/89301 prior to demolition of the former Samson's Gym and the Crockery arts and workshop buildings – DISHARGED (20/01/2022)
 - PN/20/89301 Demolition of the former Samson's Gym and the Crockery arts and workshop buildings – PRIOR APPROVAL REQUIRED AND GRANTED (12/01/2021)
 - Z/07832/007/00 Change of use to young people's leisure area – REFUSED (1998)
 - Z/07832/004/00 Change of use of part of premises for educational purposes – PERMIT (1990)
 - Z/07832/002/00 Change of use from garage/workshop to fitness centre – PERMIT (1983)
 - Z/08943/001/00 Use of existing building for upholstery retail and wholesale and workshop – PERMIT (1979)

Summary of representations received

16. A total of 6 letters of objection have been received in relation to the application, with the following matters being raised:
- Insufficient car parking provision for the number of dwellings.
 - Insufficient visitor and contractor parking.
 - Whilst the properties will not get residents parking permits, they will still be able to use on-road parking outside of the restricted hours.
 - Restricted access and sight lines.
 - Pedestrian and highway safety concerns given the location of the site on a bus and pedestrian school route.
 - The development would add more traffic to the road.
 - Lack of bin storage.
 - Increase in noise and traffic pollution.
 - Would be better to build a new community space such as a gym, art gallery or something to pair with Grantham Green.
 - Overdevelopment of the site.
 - Poor design and three storey height being overbearing of adjacent houses and gardens.
 - Overlooking of neighbouring gardens.
17. The matters raised in relation to design, amenity and highway safety (including parking) are considered in the below assessment of the proposals. In terms of the possible suggested alternative uses for the site, the local planning authority can only consider the application on the basis of what is proposed as part of the submission against the provisions of the development plan. The relevant policies and legislative background in this respect are set out further below.

Consultation responses

Eastleigh Town Council

18. No comments received.

Environmental Health – No objection subject to consideration of comments

Contaminated Land

19. A review of the preliminary and main investigation report was undertaken as part of the planning application reference F/23/95574, where it was highlighted that a significant section of the site was not investigated due to structures present on site. It is noted that the most up-to-date version of the Main Investigation Report (rev 102) includes additional information from intrusive works undertaken during October 2025 after demolition works. The findings of the additional investigation are agreed with, and no further investigation measures are required. A condition is recommended to require a watching brief during construction works for potentially unidentified contamination, along with

an informative in relation to the need to consider potential radon risks to development.

Air Quality

20. The overall methodology used in the submitted Air Quality Assessment is considered appropriate. On the basis of the predicted traffic flows, the proposals fall below the EPUK/IAQM screening criteria for requiring a detailed air quality assessment, both within and outside of an Air Quality Management Area (AQMA). This approach is accepted in principle.
21. The construction phase has been assessed in accordance with IAQM guidance, and the site has been identified as medium risk for dust impacts. The applicant proposes to implement a range of mitigation measures appropriate to a medium-risk site, to be secured within a Construction Environmental Management Plan (CEMP). This approach is supported. A pre-commencement condition to require the submission of the CEMP (including a traffic management plan) is recommended.
22. Following the receipt of additional clarifications/information, it is accepted that with the implementation of appropriate mitigation measures, construction phase dust effects would be not significant, traffic-related impacts during the operational phase are below the EPUK / IAQM screening thresholds and are therefore not significant, and future users of the development are unlikely to be exposed to pollutant concentrations exceeding Air Quality Objectives.

Noise

23. The noise report has been reviewed and is found generally acceptable with survey durations, locations and criteria used being appropriate. However, having bedrooms facing Derby Road is not considered good acoustic design and these should be screened and located to the south, this way heavy glazing and potentially MVHR would not be needed. The possibility of trying a different layout was questioned. Orange facades [as shown in the noise assessment] should use the heaviest mitigation options for ease of construction, and overheating risks and boundary treatments should also be considered.

Hampshire County Council Highways – No objection subject to conditions

Access

24. It is proposed that vehicular access in and out of the site will be taken from Derby Road, utilising the rear service road. This access is an existing highway access, and currently serves refuse collection movements, as well as access to the multiple rear garden parking areas and garages that serve the dwellings of the adjacent roads. Given the minor increase in vehicle movements anticipated from the sites 12 units, this would be generally acceptable, however given that the service road is single width, it would be preferable to guide vehicles associated with the development to the nearest exit point, being Derby Road, to avoid conflict as much as possible.

25. Additional information has been received on this from the applicant, to advise that they are unable to create a physical wider curve as there is insufficient space to move the parking area further east to accommodate this and are instead proposing a change in surface treatment on the bend which is intended to encourage these movements. Given that this will continue to provide a visual element of pushing access and egress to Derby Road, in conjunction with the relatively low level of vehicle trips accessing and egressing the site, this would be acceptable.
26. In terms of vehicles exiting the car park, these can hold and wait for a passing car heading south on the rear service road due to good visibility levels, particularly when considered against anticipated vehicle speeds at this point. Onwards, whilst tight, there would also appear to be adequate space to allow for a vehicle exiting off Derby Road to wait offline of the main carriageway whilst another vehicle exited the rear service road, should this situation arise.
27. In terms of pedestrian movements, the site will be directly linked to existing footways which safely link into the wider footway network heading to schools/colleges, retail and employment opportunities, as well as to bus stops and (within a reasonable walking distance) both Eastleigh and Southampton Airport Parkway train stations for destinations further afield. Surrounding roads are also designated 'quieter streets' suitable for cycling, with links to formal cycle routes on Desborough Road, Southampton Road and Passfield Avenue which link into the wider cycle network. As such, opportunities for non-car travel are fully promoted and accessible from the site which helps assist with sustainable travel.

Internal layout and parking

28. Internally, the site is a simple design as anticipated for a development of this size. Internal footways link from the main entrances of the proposed dwellings onto the public footways, and a rear parking court allows for the parking of both vehicles and the collection of bins from the rear bin storage point.
29. The parking layout has been reviewed, and is acceptable, with adequately sized parking bays, with additional step out strips when adjacent to landscaping or vertical obstruction on three out of the four parking spaces, and a widened space that could be converted to disabled use if required. Additionally, the aisle width is the required minimum of 6.0m which allows for on-site turning and forward gear access and egress. Cycle parking is catered for via an internal shared cycle store accessed via an opening off the Derby Road footway for the flats, and cycle sheds for the 3 houses.
30. In terms of the parking quantum, this is for EBC to review, in their role as Local Parking Authority. However, it is noted that the 10 spaces for the 12 units proposed is below that normally required by the EBC Parking Standards. The standards do however allow for a reduction in sustainable town centre locations such as this (the town centre is within a reasonable walking distance), so the Case Officer may wish to consider this.

31. Vehicle parking spaces are however unallocated, and with such a limited quantum not necessarily allowing for turnover of spaces that you would anticipate for a larger development, it may be better to allocate spaces and have car free units in order to better manage parking conflicts.
32. In regard to highway impacts as a result of any parking shortfall, this would not be a concern given the level of parking restrictions within the local area preventing obstructive (physically and visually) parking from occurring. The applicants should however be made aware that as new development, future residents will not be permitted to join the CPZ and gain on-street parking permits. This is to prevent future over-subscription of the scheme, and future residents should be made fully aware of this prior to purchase or rental contracts being signed. They should also be made aware if the parking is to remain unallocated, as this could exacerbate any shortfall in parking should a resident choose to own and park multiple vehicles.

Trip rates

33. Given the existing / previous site use, it would be anticipated that a reduction in multimodal trips to and from the site would result if the development comes forward. As such, no mitigation or developer contributions are required.

S278 works

34. Whilst no highway works are directly proposed as part of the development, with the existing rear service road and footways remaining as are, there are proposals to remove existing highway bollards which prevent vehicle movements between Derby Road and Chamberlayne Road. It is proposed that these are replaced by retractable bollards which will enable easier emergency vehicle access and egress to the closed off section of Chamberlayne Road. This is acceptable in principle; however, the applicants should be made aware that subsequent to any planning permission that may be forthcoming from EBC as Local Planning Authority, a secondary S278 permission will need to be gained from HCC as Local Highway Authority to undertake these works.

Conditions

35. Conditions are recommended in respect of the closure of the existing access along Chamberlayne Road and for the provision of the on-site parking prior to first occupation of the development, as well as to require the submission of a Construction Environmental Management Plan (CEMP) prior to the commencement of development.

Hampshire County Council Children's Services (Education) – No objection

36. The Strategic Development Team have reviewed the application and the details of the proposed development. Based on the review of the information provided, no developer contributions will be sought towards local education provision in relation to this planning application.

Ecology – No objection subject to conditions

37. A lighting strategy and the securing and location of biodiversity enhancements (on the same plan) can be conditioned. The recommendations for enhancements in the Ecological Impact Assessment are satisfactory and must be implemented. The site is exempt from providing 10% BNG as it is below the threshold (*de minimis* exemption) being entirely developed land with a sealed surface.
38. *Iris foetidissima* has been specified for the ornamental borders on the landscaping plan. This plant spreads easily and the seeds are potentially harmful to people and pets if eaten. An alternative plant should be chosen for the planting scheme. The public realm landscaping plan is appropriate. Removal of ivy on trees must be done outside of bird nesting season (which is from March- August inclusive) to avoid disturbing any birds that might be nesting in the ivy. The ivy could also be covering potential bat roost features. If any bats are found during ivy removal all work must stop and Natural England or an ecological consultant must be called.
39. To accord with DM6, two forms of filtration are required before the surface water drainage is discharged off site. An attenuation tank and an orifice flow control have been proposed to reduce the discharge rate of the water, but these do not provide filtration. The below ground drainage layout contains some areas where the surface water drainage must be surveyed, and the downstream condition needs to be verified. This can be conditioned with the information to be provided before the start of construction. The maintenance and management table is satisfactory and must be followed.

Housing – No objection

40. If this development is supported the site would be a qualifying site for affordable housing provision and in line with our adopted Affordable Housing SPD would need to provide 35%, which would equate to 4 affordable homes based on 12 proposed dwellings overall. The Planning Supporting Statement submitted with the planning application proposes the delivery of all proposed units as affordable rented housing. This proposal would thereby provide an additional 8 units to that required by the Affordable Housing SPD which would be welcomed.
41. The scheme proposes a mix of homes comprising 5x 1 bedroom 2 person flats, 2x 2 bedroom 3 person flats, 2x 2 bedroom 4 person flats and 3x 3 bedroom 5 person houses. This mix of units would meet a range of housing need for applicants registered on the housing register. The Planning Statement additionally confirms that all proposed dwellings will be built to Part M4(2) standard (Accessible and adaptable dwellings) which aligns with the Affordable Housing SPD and Local Plan Policy DM29.

Tree Officer – No objection subject to conditions

42. The site is essentially tree-free, but there are some important street trees to the east of the site. The provided arboricultural report is satisfactory and demonstrates how the significant trees can be protected and retained. A condition is recommended to require adherence to the submitted arboricultural report and to ensure tree protection measures are in place prior to commencement and for the duration of the construction works.

Southern Water

43. No comments received.

Hampshire County Council Flood and Water Management

44. The proposed surface water discharge to a public surface water sewer is in our assessment appropriate for this site given the site geology and hydrology which precludes the use of infiltration drainage or discharge to a water course. Further information is, however, required to demonstrate the feasibility of the proposed surface water discharge location and justification of the proposed discharge rate before we can provide a positive recommendation to the LPA.
45. This includes confirmation of agreement from the asset owner in respect of the discharge location, information to confirm the condition and connectivity of the existing pipe network and location of the connection to the public sewer, further details of the flow control for surface water to justify the proposed run-off rates / discharge rate, an external levels and exceedance route plan, a catchment plan for the area of car park access between the permeable paved areas and illustrating the drained areas, and confirmation of responsibility for future maintenance.
46. *Further information has been provided by the applicant's drainage consultant in response to the above points raised by the HCC Flood and Water Management Team, with their further comments currently awaited.*

Natural England

47. No comments received.

Urban Design – No objection

48. The submitted Design and Access Statement demonstrates a good understanding of the site's context, including the established urban grain, building typologies and neighbouring residential sensitivities. The proposal acknowledges the importance of integrating the development into this context in a way that reinforces the existing character while making effective use of this brownfield site.
49. The current scheme represents a clear and positive response to the reasons for refusal associated with the previous application. The reconfiguration of the layout and redistribution of built form across the site demonstrate that earlier concerns have been meaningfully addressed. In particular, the relocation of

terraced housing to the Chamberlayne Road frontage provides a more contextually appropriate response, reflecting the established rhythm and character of that street. The siting of the apartment building along Derby Road is also considered a more suitable approach, where a slightly larger built form can be more comfortably accommodated.

50. The revised proposal also shows improvements in terms of scale, massing and articulation. The use of a 2.5-storey form with accommodation within the roof reduces the perceived height of the development, while the introduction of gables and variation in the Derby Road elevation helps to break down the overall mass of the building. These changes collectively result in a scheme that sits more comfortably within the surrounding townscape.
51. The revised scheme demonstrates a clear improvement in its relationship with neighbouring properties. The positioning of buildings, orientation of windows and increased separation distances have reduced the potential for overlooking and loss of privacy. While detailed considerations such as window treatments and boundary conditions would be addressed at determination stage, the proposal is considered acceptable in principle from a residential amenity perspective. The scheme provides a reasonable balance between efficient site use and the protection of neighbouring amenity.

Landscape Officer – No objection subject to consideration of comments

Initial comments:

52. Whilst there is no objection in principle, the landscape layout requires refinement to further reduce the visual impact of the new dwellings. The proposed density of development and associated access/parking means external spaces are constrained with limited opportunities for planting and tree planting to contribute to the public realm. The issue of open views of the rear parking court from the adjacent public right of way and property opposite are also raised and it is suggested that this edge should be softened with clipped hedging and tree planting. A range of other changes or clarifications were requested in relation to planting species, surfacing and boundary treatments.

Updated comments following receipt of updated landscaping plan:

53. An updated landscaping plan has been submitted in response to the initial comments made. Generally, the changes are acceptable although it is a shame a further tree is not able to be accommodated to soften the rear parking area. Clarification should be provided on the drawing in relation to boundary treatments and a minor change to the planting species with an updated plan requested. Final landscaping details recommended to be covered by condition.

Policy context: designation applicable to site

- Within the Urban Edge
- Within Controlled Parking Zone (CPZ)

- Within Habitats Regulations Assessment (HRA) Screening Area

Legislative provisions, development plan policies, SPD's and National planning policy

Legislative provisions

54. Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require a local planning authority determining an application to do so in accordance with the Development Plan, unless material considerations indicate otherwise.

The Development Plan

55. The Development Plan is comprised of the Policies of the adopted Eastleigh Borough Local Plan 2016-2036. The relevant policies to this application are: S1 (Delivering sustainable development), S2 (Approach to new development), S3 (Location of new housing), S8 (Historic environment), DM1 (General criteria for new development), DM2 (Environmentally sustainable development), DM3 (Adaptation to climate change), DM8 (Pollution), DM11 (Nature conservation), DM12 (Heritage assets), DM13 (General development criteria – transport), DM14 (Parking), DM23 (Residential development in urban areas), DM29 (Dwellings with higher access standards), DM30 (Internal space standards for new residential development).

Supplementary planning documents / associated guidance

- Quality Places SPD
- Parking Standards SPD
- Environmentally Sustainable Development SPD
- Planning Obligations SPD
- Affordable Housing SPD

National planning policy and guidance

56. The latest iteration of the National Planning Policy Framework (the NPPF or Framework) was published in December 2024 and as set out within paragraph 231, the policies contained within it are material considerations which should be taken into account in dealing with applications from the day of its publication. The Planning Practice Guidance (PPG) provides additional guidance in support of the policies within the Framework and is also a material consideration in the determination of the application.

Assessment of proposals

Principle of development

57. The Eastleigh Borough Local Plan sets out a strategy for new development within the Borough over the Plan period and seeks to ensure that as much development as possible is accommodated within existing urban areas in order

to ensure the sustainability of development, make best use of urban land and to support existing facilities and services. It sets out a settlement hierarchy based upon the locations within the Borough that are considered to be the most sustainable (i.e., those which have the most employment, local services and amenities and where the need to travel is therefore reduced).

58. Policy DM23 states that within the urban edge, residential development will normally be permitted subject to the general development criteria and transport policies of the Local Plan and that: where feasible, they include a mix of dwelling types and sizes to meet local needs; they provide a policy compliant level of affordable housing; and, achieve a minimum density of 40dph, with higher densities being sought in areas with good access to public transport and other services and amenities.
59. The application site is vacant brownfield land within an established residential area and which the Local Plan identifies as falling within the urban edge as shown on the Policies Map. Eastleigh is at Level 1 in the Existing Settlement Hierarchy and thereby considered to be the most sustainable part of the Borough. The proposals would provide a mix of 1, 2 and 3-bedroom homes as 100% affordable housing (thereby notably exceeding the 35% requirement within Policy DM28) and at a density of 128dph.
60. The principle of residential development on the application site is therefore supported by the Development Plan, as well as within national planning policy with Section 11 of the NPPF promoting the effective use of land and the achieving of appropriate densities, as well as requiring that planning decisions place substantial weight on the value of using suitable brownfield land within existing settlements for homes.
61. Any planning approval is, however, subject to the particular details and impacts of the development being deemed to be appropriate and to be in accordance with the relevant national and local planning policies and associated guidance, which includes in respect of its layout and design, as well as its impacts on the character of the area, upon residential amenity, highway safety and ecology. These matters, along with the other material planning considerations relevant to the application, are considered in the sections below.

Layout, design and impact on the character of the area

62. The development for which permission is sought incorporates a mixture of three houses and nine flats and is a revised scheme to that which had previously been refused (F/23/95574) for the same number and mix of units but of a different layout and configuration. As noted in the planning history section above, that application was refused in part due to the block of flats which fronted onto Chamberlayne Road and was of a flat roof design and full three-storey height, having been deemed to be out of keeping with the existing adjacent two-storey housing. The current application is considered to appropriately address the concerns that had been raised in respect of design, layout and the impacts of the development on the prevailing character of the area, with the proposals being supported by the Council's Urban Designer in

this regard.

63. The revised scheme has reconfigured the site layout with the block of flats now being positioned along the Derby Road frontage and the housing along Chamberlayne Road. This is considered to be a more appropriate response to the site's context, with Derby Road, which is more of a main thoroughfare onwards towards central Eastleigh, having the capacity to take a larger degree of built form and this section of Chamberlayne Road being of a more domestic scale.
64. The new housing replicates the traditional terraced character prevalent within this section of Chamberlayne Road, with the moderately higher ridge height providing for an appropriate transition to the adjoining apartment block without appearing visually overdominant. The simple design and gable ended form of the housing along with a rooms-in-the-roof approach to the second floor accommodation with only modest sized single dormers to the front, and the use of materials (red brick and slate coloured tiles) that are reflective of the local vernacular, further assists with integrating the development into the street scene.
65. The apartment block adjoins the housing to its northern side and again utilises a gable ended design at either end to give visual continuity to the development. Whilst the building spans the majority of the width of the Derby Road frontage and is therefore not insignificant in overall size, the lowering of the eaves height along with the articulation that has been incorporated into its design including the staggering of the building line, the inclusion of a projecting central gable feature, as well as the use of brick banding and contrasting balcony materials, all assist in both reducing its bulk and massing and adding visual interest to its principal elevation.
66. As well as the use of gable roof forms to bookend the different elements of the scheme, the red brick used on the external elevations of the housing is also employed on the eastern end of the flatted block with a degree of continuation around to the northern side. This helps to further tie the buildings together and unify the development, with the red brick then transitioning into a lighter buff coloured facing brick for the remainder of the northern façade of the apartment block.
67. The application is supported by a detailed landscaping scheme which covers both planting and hard landscaping, including surfacing and boundary treatments. In respect of the latter, the eastern, northern and part of the western boundary alongside the service road which will provide access to the site, will be marked by railings or brick walls, with the boundaries at the junction of Chamberlayne Road and Derby Road to be a combination of the two. This will provide for high quality and robust boundary treatments to the building's public frontages, as well as giving defensible space for residents where required. The boundaries of the private rear gardens of the houses will be marked by close boarded fencing between plots, with brick walls to be used where the boundaries abut the car park area, in line with the guidance set out

within the Council's Quality Places SPD.

68. These boundary treatments will be supplemented by landscape planting to soften the appearance of the development and enhance its setting. This includes ornamental planting, hedging which is to be positioned along the public perimeter of the apartment block, as well as tree planting within the wider border which wraps around its western side and which has been enhanced in response to the initial comments of the Council's Landscape Officer. A larger feature tree will also be planted within the car park, with climbing plants used to 'green-up' the surrounding boundary walls. The car park itself will utilise contrasting surfacing materials for the access drive and car parking spaces to both physically demarcate as well as visually break up these spaces.
69. In addition, the applicant is offering to undertake improvements to the two existing raised planters situated on Chamberlayne Road to the east of the site which will notably improve this area of the public realm, as well as having arboricultural and ecological benefits. An indicative landscaping scheme for this area is included with this submission which incorporates the repair of the red brick retaining walls, additional soft planting and areas of resurfacing. The proposed works are subject to the agreement of the landowner, Hampshire County Council.
70. Taking account of the above factors, the proposals are considered to be appropriate in layout and design and to suitably respect and integrate with their surroundings and work effectively with the constraints of the site. The development is therefore considered to comply with Policy DM1 of the Local Plan which, amongst other things, requires that development takes full and proper account of the context of the site, is appropriate in layout, scale, density and design, and that it should not have an unacceptable impact on, and where possible should enhance, the character and appearance of the area.

Residential amenity

71. Policy DM1 of the Local Plan requires that new development should not have an unacceptable impact on and where possible should enhance, residential amenities of both new and existing residents, whilst Paragraph 135 of the NPPF states that planning decisions should ensure that development provides a high standard of amenity for existing and future users. The Council's adopted Quality Places SPD provides additional guidance in relation to amenity in support of Policy DM1.
72. When assessing residential amenity, there are two main considerations, with these being the quality of the residential environment that would be provided for the future residents of the development, as well as the impacts of the proposals on the amenity of the occupiers of existing neighbouring properties. These matters are each considered in turn below.

Amenity of the future occupiers of the development

73. The Council's Quality Places SPD sets out general standards for amenity space for flats and houses, with these being based upon a private garden area equivalent to 60% of the floorspace of the property to which it relates in the case of houses, and 25sqm per unit of communal space for flats. The SPD however recognises the importance of local context when assessing the level of provision. It states that the standard requirement may be reduced in urban areas when the dwellings are within 100m of a public open space and where development is directly adjacent to a useable recreation space or within an area of very good local facilities.
74. The site lies in close proximity (less than 100m) to Grantham Green, an extensive area of public open space which incorporates a children's play area and multi-use games area (MUGA) amongst other facilities. This open space can be conveniently accessed from the site via Derby Road, with existing dropped kerbs and tactile paving already in place to allow for ease of crossing for pedestrians.
75. In light of the sustainable location of the site, the emphasis placed on making the most efficient use of brownfield land in local and national planning policy, and the presence of this recreational facility in such nearby proximity, the development proposes that no communal amenity space be provided for the flats with each apartment instead being served by a terrace or balcony to give residents unit-specific and defensible outdoor sitting space. For the houses, private gardens are proposed which range between 26 and 62sqm in area. These gardens are west facing and will not be unduly overshadowed or overlooked, thereby allowing for appropriate levels of sunlight and privacy, and enabling residents to take advantage of the outdoor environment.
76. With regards to internal space, Policy DM30 of the Local Plan requires that all new dwellings meet as a minimum the Nationally Described Space Standards, which includes gross internal floor space and the extent of built-in storage, as well as minimum floor to ceiling heights for at least 75% of the gross internal area. All dwellings within the development will meet the required standards and thereby provide sufficient space for residents to live comfortably. In addition, Policy DM29 sets a target of 80% of dwellings on each site to meet M4(2) standard of the Building Regulations (Accessible and adaptable dwellings) and requires that all specialist housing for adults with disabilities meet M4(3) standard (Wheelchair adaptable/user dwellings). In this case, one of the ground floor apartments has been designed to be M4(3) compliant with all remaining dwellings meeting M4(2), thereby exceeding the requirements of Policy DM29.
77. In respect of the matter of noise, as a residential use the proposed development could be sensitive to noise and has the potential to be affected by existing noise sources which, in this case, would principally be associated with road traffic from vehicular movements along the public highway, most notably Derby Road. The application is supported by a Noise Assessment which, as a result of the potential impacts of traffic noise, proposes the installation of enhanced glazing on the façade facing Derby Road, as well as the use of MVHR (Mechanical Ventilation with Heat Recovery). The Council's Environmental Health Officer has reviewed this information and has questioned

the internal configuration of the apartments and the reasoning for the bedrooms being sited on the front rather than the rear quieter side of the building, something which could possibly negate the need for some of the aforementioned mitigation measures.

78. These comments are acknowledged, however, it is not considered that the application could reasonably be refused on these grounds. The glazing and MVHR provides for a technical solution which would allow the required noise levels to be met internally within the rooms on the northern side of the building and thereby the relevant standards to be complied with. In addition, it is necessary to also consider the internal layout in the context of the other material considerations associated with the development.
79. For example, due to the need to avoid unacceptable overlooking of the gardens of the new houses, the windows within the central section of the apartment block have been notably limited, with the stairwell having been positioned in this location. This notably restricts the ability to place the bedroom(s) to the rear of the apartment and even if it had, it would have to have obscure glazed windows and no more than a top opening toplight, which would be less than ideal for its occupiers. Similarly, the flats within the western part of the block are, as a result of the internal configuration, able to have their primary living space on the southern side, thereby maximising light, outlook and access to fresher air into the room where residents are most likely to spend their time. Taking account of these considerations, the proposals are deemed to be acceptable in respect of noise with the specification and installation of the final technical provisions to be covered by condition.

Impacts on the amenity of the occupiers of neighbouring properties

80. The application site has existing residential dwellings situated at varying proximities to its southern, northern, eastern and western sides. Considering each of these in turn, the property closest to the development is No. 239 Chamberlayne Road which lies due south of and shares a boundary with the application site. This property has windows along its northern elevation, with this including within its rear section at ground floor level, as well as a first floor facing bedroom window.
81. In terms of the former, reasonable levels of light and outlook will be maintained due to the relative positioning of the new housing, with these windows also being understood to serve spaces that have additional sources of light to them. The side facing upper floor window is, by contrast, the only window in the room it serves. However, and whilst acknowledging that the outlook and light from and to this room will be altered to a degree by the development, it is not considered that this will be unacceptably so, with a reasonable separation distance of 3 metres being provided, the development being sited to the northern side where the impact on sunlight will be less, and the window serving a bedroom where daylighting is generally considered less important than in primary habitable spaces.

82. To ensure privacy is maintained for the bedroom, the first floor side window within the southernmost new dwelling will be conditioned to be obscure-glazed and top-opening only. This is deemed reasonable in this instance with the space that it serves having a larger main window facing eastwards. Whilst there is no specific standard within the Council's Quality Places SPD for rear to side relationships, the south facing windows within the apartment block are considered to be a sufficient distance from the southern boundary of the site (approx. 17m) as to not unduly overlook the private amenity area of No. 239 Chamberlayne Road.
83. The proposed apartment block will also have upper floor windows at both first and second floor levels in its northern façade, which will face towards the side flank elevation of No. 22A and 22B Derby Road. These properties are, however, separated from the development by Derby Road itself which, given its width in this location, is considered to represent a significant intervening feature. The resulting corresponding arrangement between the existing and proposed development is also not considered to be either unique nor unacceptable within an urban environment, with a number of similar examples elsewhere within central Eastleigh and the vicinity of the site.
84. Turning to the properties on the opposing side of Chamberlayne Road, as noted within the planning history section above the previous submission for the redevelopment of the site was, in part, refused on the grounds of the impacts on the privacy of their residents, owing to a full three-storey height block of flats being proposed along the facing eastern side of the site. The revised proposals are considered to successfully overcome the concerns raised. The site layout has been reconfigured such that the housing, which is of a more domestic two-and-a-half storey height and with a roof form that pitches away from the boundary and contains only modest sized dormers, is sited along the Chamberlayne Road frontage with this notably reducing both the actual and perceived levels of overlooking.
85. Whilst the apartment block does still have its eastern end elevation facing onto Chamberlayne Road, the scale of the building has been notably reduced in this position relative to the previous scheme through the use of a different roof form with a lowered eaves height as well as the staggering and recessing of part of this side elevation. This results in a building which is much less physically and visually imposing for neighbouring residents whilst, as noted above, still providing for a development which appropriately addresses the prominent corner location of the site. The larger upper floor facing windows on this elevation are, on balance, not considered unacceptable, neither are the balconies for these apartments, taking account of the urban location and their positioning at the very corner of the site.
86. In respect of the properties to the west which lie along Derby Road and Hardy Road respectively, there is sufficient separation between the western elevation of the proposed apartment block and both the garden spaces of these existing dwellings and the properties themselves such that the new building will not be unduly overbearing or affect light or outlook to a degree that would be

unacceptable. The distance from the rear of the three proposed new houses is also sufficient to prevent an undue loss of privacy.

87. There is, however, considered to be some potential for overlooking to occur from the western side facing windows of the apartment block. This arrangement differs from the relationship of the above referenced eastern side of the apartments and the dwellings along Chamberlayne Road in so much as the separation distance is less (owing to the narrower width of the service road) and the windows will overlook the non-public side of the neighbouring dwellings, including their amenity areas. It is acknowledged in this latter regard that owing to the lower rear boundary treatments present in some instances, that views are afforded into these spaces when moving along the service road, however, this would be more of a transient impact rather than a continual one, with the upper floor apartment windows also looking down and into these areas from a more notable height. As such, a condition will be imposed to require the windows to be obscure-glazed and top opening only. This will protect the privacy of the neighbouring occupiers whilst still allowing light into the rooms they serve, with additional windows to the southern side of these spaces ensuring that a good level of outlook will also be achieved for future occupiers.
88. In terms of the potential for noise generation, as a residential use which will result in notably less daily vehicle trips than the previous commercial use of the site, it is not considered that the proposed development would cause noise or disturbance of a level that that would adversely affect the amenity of the occupiers of neighbouring properties during the operational phase.
89. In respect of the construction phase, it is acknowledged that construction works can cause a degree of disruption during their undertaking, particularly given the close proximity of the application site to neighbouring properties. It is considered necessary and reasonable therefore to seek to control and limit these impacts as far as reasonably practicable. As such, conditions will be imposed to restrict working hours, to prohibit any on-site burning, and to require the submission of a Construction Environmental Management Plan (CEMP) for approval by the Local Planning Authority prior to the commencement of development.
90. Taking account of the above factors and with the conditional controls mentioned, the development is considered to accord with the requirements of the relevant national and local planning policies and associated guidance in respect of the matter of residential amenity.

Highway matters

91. Policy DM13 of the Local Plan requires that all new development has safe and convenient access to the highway network and makes provision for access to, and by, other transport modes including public transport and cycle and pedestrian routes as appropriate. Access arrangements to the highway network must meet national and local guidance and standards, not cause or increase danger to road users or impact detrimentally on highway safety, and be provided without unacceptable environmental impact. Policy DM14 requires

that an appropriate level of car parking be provided in accordance with the Council's Parking Standards SPD.

92. The application is supported by a Transport Statement (TS) which considers the existing highway conditions and accessibility of the site, access arrangements, parking provision, servicing arrangements, and the trip generation and resulting impacts on the highway network associated with the development. These matters are considered in turn below.

Trip generation and highway impacts

93. The TS assesses the trip generation and resulting highways impacts of the proposals utilising rates derived from the TRICS database for the former and proposed site uses. This assessment demonstrates that the proposals would generate 10 less two-way vehicle trips in the AM peak period (0800 – 0900), 18 less two-way vehicle trips in the PM peak period and 183 fewer vehicle trips in total over a 24-hour period when compared to the site's former use. The trips associated with the proposed development will not therefore have a significant impact on the operation, safety or capacity of the local road network and indeed will be less intensive than when the site was last in operation.

Accessibility and sustainable modes of travel

94. As set out within the TS, the site is considered to be situated within a sustainable and well connected location, with there being a range of facilities in the vicinity of the site which includes open spaces, education facilities and the range of amenities within Eastleigh Town Centre, which lies approximately 800m to the north-east. The site is also well served by sustainable modes of transport, including walking and cycling, and there are bus stops in nearby proximity to the site (around 10 metres away) with good connections to local surrounding conurbations. Eastleigh Railway Station lies a 15-minute walk or 5-minute cycle away, with the station having an extensive network of services including direct connections to Southampton, Portsmouth, Winchester, and London Waterloo.
95. To further promote sustainable modes of travel, cycle storage for each property will be provided in line with the requirements of the Council's Parking Standards SPD. The flats will be served by a secure communal bike store with 1 space per unit available, with direct access from this out onto Derby Road. The houses will have individual secure sheds within their respective private gardens to allow for on-plot storage.

Access and servicing

96. The entrance from which the development will take vehicular access will be from the existing service road which borders the site to the west. The service road is already utilised by existing residents of both Chamberlayne Road and Hardy Road, as well as by refuse collection vehicles servicing these properties. The addition of a modest number of parking spaces (10) is therefore not anticipated to create a highway safety issue and, given the previous levels of

usage of the site which were greater than that now proposed, the visibility when accessing and egressing the service road is considered to be suitable for this level of development and no objection has been raised by the Highway Authority.

97. The access to the parking area from the service road will be via a junction with a corner radius of approx. 4 metres on both sides. The southern radii will be surfaced in a different coloured material which will indicate a curve to the north (as opposed to being a traditional bellmouth) to direct vehicles to only turn left into the development and right out of it directly to and from Derby Road in order to reduce the length of the service road that traffic travels along. Tracking has been undertaken to ensure that vehicles are able to enter and exit the parking area to and from the service road without overhang and that all parking spaces can be accessed.
98. Deliveries are proposed to take place from either Derby Road or Chamberlayne Road in the same arrangement that is currently utilised for existing nearby properties. The flats will be served by a communal bin store in the south-western corner of the site, with the houses having an area for bin storage in their rear gardens with direct access onto the car park, with collection to take place via the adjacent service road as is the existing arrangement for properties within this area.

Parking

99. The Council's Parking Standards SPD sets out general borough-wide standards for parking with these including a requirement that where parking is allocated, 2 spaces per 3-bedroom house should be provided, with the requirement being 1 space per 1-bedroom apartment and 1.25 spaces per 2-bedroom apartment. This is in addition to 0.2 spaces per dwelling for visitors. In line with these standards, a total of 19 spaces are required. The development, however, proposes a total of 10 car parking spaces which will be allocated on the basis of a single space for each of the three 3-bedroom houses and four 2-bedroom apartments, as well as the largest of the 1-bedroom units. There are then two spaces which will be made available for visitors.
100. Whilst the provision for the development would fall short of the general standard specified in the Parking Standards by 9 spaces, the Council's SPD (paragraph 5.4) recognises that the specific location and circumstances of the site are a material consideration when assessing parking levels, with Eastleigh Town Centre and the surrounding area being identified as the most accessible location in the Borough with regard to public transport and local facilities. The SPD, therefore, recommends that, within Eastleigh Town Centre and the surrounding roads within a controlled parking zone, that residential parking standards below the minimum standards will be supported and that, where justified, new residential schemes may have no provision at all. This flexibility, as stated within the SPD, will also allow imaginative schemes to come forward as part of any future regeneration.

101. Taking account of this as well as the highly accessible and sustainable location of the site and that the roads surrounding it are permit controlled and double yellow lined, which itself will assist in preventing overspill parking, it is considered that a sufficient level of car parking is provided, with the desire within local and national planning policy to make the most efficient use of brownfield land in sustainable locations also being a further material consideration in this respect. It should also be noted that, as is Council policy, the new residents of the development would not be eligible for parking permits within the controlled parking zones, due to these already being oversubscribed and thereby the development would not add to any existing capacity issues.
102. In addition to the general parking provision, a single space within the car park is designated as a disabled space, with a 1.2m buffer provided to the side of it to facilitate this usage. All spaces will also have Electric Vehicle Charging points available.

Construction phase

103. Finally, and with regards to construction, a condition will be imposed to require the submission of a Construction Environmental Management Plan (CEMP) for approval by the Local Planning Authority prior to the commencement of development, with this covering such matters as the arrangements for contractor parking, material storage, deliveries etc., in the interests of highway safety and amenity.
104. Overall, the development will have safe and convenient access to the highway, meet local and national highway standards and will not cause or increase danger to road users or impact on the safe operation of the highway network. It is also accessible by and to a range of local facilities and sustainable modes of travel. A sufficient level of on-site car parking will also be provided to serve the development taking account of its context, location and connectivity. The application therefore complies with Policies DM13 and DM14 of the Local Plan and the provisions of Section 9 of the NPPF.

Trees

105. Policy DM1 of the Local Plan states that new development should not involve the loss of or damage to trees, unless they can be replaced with features of equivalent or enhanced value (recognising that some species and habitats may be irreplaceable). The Council's adopted Trees and Development SPD provides further detailed guidance in support of the requirements of Local Plan policy.
106. The application is accompanied by an Arboricultural Development Statement (ADS) which is based upon the principles of BS5837:2012 '*Trees in Relation to Design, Demolition and Construction – Recommendations*'. The Statement includes a Tree Survey, Arboricultural Implications Assessment and Construction Method Statement incorporating a Tree Protection Plan.

107. The ADS sets out that one self-set Ash tree classified as a U grade due to its growing location (in the south-western corner of the site between the boundary wall and adjacent fencing) and one C grade classification Crab Apple that grows beneath the dominant T7 (within the adjacent planter at the end of Chamberlayne Road) will be removed as part of the development. In addition, five trees along Chamberlayne Road will be pruned to facilitate the scheme.
108. These five trees along with the other existing trees in the proximity of the development will be protected during the course of the construction works, with the ADS setting out a range of measures to ensure their safe retention without undue stress to their long-term health. The Council's Tree Officer has raised no objection to the proposals subject to a condition requiring these protection measures to be in place prior to the commencement of development and that they are retained for the duration of the works. Additional tree planting to accord with the replacement tree provisions of the Trees and Development SPD are proposed as part of the landscaping scheme.
109. With this condition imposed, the application is considered to comply the requirements of Policy DM1 of the Local Plan in relation to its arboricultural impacts.

Ecology

110. Policy DM11 of the Local Plan states that the Council will determine planning applications to protect, conserve and enhance all international, national and local nature conservation designations and networks of natural habitats and features, and facilitate their adaptation to climate change wherever possible. It also seeks a net gain for biodiversity on development sites and sets out that development will not be permitted where it is likely to have a direct or indirect adverse effect on protected or priority species unless there are no alternative solutions, the adverse effects are unavoidable, measures are taken to mitigate or, as a last resort, compensate for the adverse effects, there is overall biodiversity net gain, and the benefits of the development clearly outweigh the adverse effects.
111. The application is supported by an Ecological Impact Assessment (EIA) which outlines that the site is laid to hardstanding and thereby there are no adverse impacts on existing habitats anticipated, with the site also being identified as having low suitability for foraging and commuting bats. Due to the site's coverage with hard surfacing, the EIA sets out that the proposals are subject to the *de minimis* exemption from the mandatory 10% Biodiversity Net Gain (BNG) requirements introduced by the Environment Act. This exemption applies to development that does not impact a priority habitat and impacts less than 25 square metres of non-priority onsite habitat, and less than five metres of non-priority onsite linear habitats.
112. Notwithstanding this, there remains a Local Plan policy requirement (DM11) to still achieve a net gain for biodiversity, which the EIA states will be achieved through landscaping within the site with this to include plants that are beneficial for pollinators. In addition, and in order to enhance the site for bats and birds,

each of the three houses will be built with an integrated bat box and a sparrow box, with the block of flats to contain four integrated bat roost units and five swift boxes.

113. The Council's Ecologist has reviewed the submitted report and concurs with its findings, including in respect of the mandatory BNG requirements, with the proposed enhancements being supported subject to them being secured by condition and the specific locations of the bat and bird boxes to have regard to the final lighting strategy for the site, which will also be subject to conditional approval.
114. With these conditions imposed, it is considered that the application will not unduly impact upon protected species and will achieve the requisite biodiversity net gain. The proposals therefore comply with the requirements of Policy DM11 of the Local Plan.

Impact on European protected sites

115. 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 on any European protected sites and specifically in this case upon the European protected River Itchen (SAC and SSSI) and Solent Complex (SPA, SAC and Ramsar sites), and the New Forest SPA, SAC and Ramsar sites.
116. HRA (Habitat Regulations Assessment) Screening was required for this development as it falls inside the zone of impact of these designated sites and would result in a net increase in population. The screening concluded that the development could have a significant impact on the protected sites and the features for which they are designated through an increase in recreational pressure (in the case of the Solent and New Forest sites), as well as from additional nitrogen and phosphate loading generated through leaching from additional sewage from the new housing in the case of the Solent Complex. This has the potential to undermine water quality and restrict the growth, distribution and variety of food available for species designated under European law. These impacts are required to be mitigated as part of the development proposals.
117. The applicant proposes to utilise the Council's adopted mitigation schemes as a means of offsetting the impacts of the development in respect of nitrate and phosphate loading in the Solent and River Itchen and recreational pressure on the New Forest protected sites. Contributions will also be required to be made to the Solent Recreation Mitigation Project with regards to recreational pressure on the Solent Complex. The requisite mitigation will need to be secured by way of a combination of conditional requirements (in respect of nitrates and phosphates mitigation), as well as up-front payments under S106 of the Town and Country Planning Act 1990 for the recreational pressure mitigation. The applicant has agreed to these charges, and they will need to be secured prior to the granting of planning permission.

118. In addition to the screening, and in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017, a Habitats Regulations Appropriate Assessment has been undertaken by the Local Planning Authority to set out the above referenced potential effects on the European protected sites and detail the proposed mitigation measures which, the assessment concludes, are deemed sufficient to address these. The application is, therefore, considered to comply with Policy DM11 of the Local Plan, the provisions of the NPPF, and the requirements of the Habitats Regulations.

Contaminated land and air quality

119. Policy DM8 of the Local Plan states that development will not be permitted if it is likely to cause loss of amenity, unacceptable environmental impacts, or other impact on public health through, amongst other things, air pollution or land contamination. The application is supported an Air Quality Assessment and Contaminated Report which have both been reviewed by the Council's Environmental Health Officer (EHO). The latter was found to be acceptable, with the recommendations of the report that no further investigations were necessary and that a watching brief for unsuspected contamination should be followed during construction, being concurred with. The watching brief will be secured by condition.
120. In respect of air quality, the EHO has confirmed that the methodology and approach undertaken in the Air Quality Assessment are appropriate and that, with the implementation of appropriate mitigation measures, construction phase dust effects would be not significant, traffic-related impacts during the operational phase are below the relevant screening thresholds and are therefore not significant, and that future users of the development are unlikely to be exposed to pollutant concentrations exceeding Air Quality Objectives. A condition will be imposed to secure a Construction Environmental Management Plan (CEMP) as recommended.

Archaeology

121. An Archaeological Assessment accompanies the application. The assessment identified no overriding archaeological constraints that could preclude development, with the survival of any below ground remains associated with historical uses of the site (principally agriculture) likely to have been compromised by previous development, with the loss of any surviving remains as a result of the scheme being therefore not considered to be of a significant heritage impact. Accordingly, no further archaeological investigation is considered to be required, and the proposals comply with Policies S8 and DM12 of the Local Plan in this respect.

Flood Risk and Drainage

122. The site is located within Flood Zone 1, which is defined as having low probability of flooding and an area where residential development is considered acceptable in principle. In terms of existing drainage provisions, the surface

water run-off from the site and from the now demolished buildings drained unattenuated into the public sewerage system. Foul sewage discharged into the public foul sewer adjacent to the site.

123. The development proposes to utilise these existing outfalls but with improvements to current surface water drainage provisions in relation to both water quality and flows. The scheme proposes that surface water runoff from roofs and paved areas be collected via rainwater pipes, permeable paving and local drainage channels and then conveyed to a new attenuation system before controlled discharge to the surface water network. The system will incorporate SuDS (sustainable urban drainage) components including permeable paving, the aforementioned sub-surface attenuation, and provision for pre-treatment upstream of the flow control, sufficient to exceed the relevant pollution mitigation indices for the proposed use and provide the necessary filtration levels. The system has been designed to accommodate the 1 in 100 year rainfall event plus a 45% increase in intensity for climate change, with an additional allowance for urban creep applied to the contributing roof area.
124. The Lead Local Flood Authority (LLFA), Hampshire County Council, have advised that they consider that the discharge to a public surface water sewer is appropriate for the site given the geology and hydrology which precludes the use of infiltration drainage or discharge to a water course. They have, however, requested a range of additional information / clarifications in respect of the details of the drainage scheme. The applicant has provided further information in response to this request but at the time of writing, updated comments from the LLFA are still awaited. Members will be updated further on this issue at the committee meeting.
125. In terms of foul drainage, this is proposed to drain via a gravity foul network to the existing public sewer, re-using or replacing existing laterals. The final details of this will be covered by planning condition and the connection will also be required to be agreed with Southern Water, as the statutory undertaker, via a separate connection agreement.
126. A maintenance and management regime has been set out for the lifetime of the development, covering routine inspection and cleaning of gullies, manholes, permeable paving, flow controls and cellular storage. Implementation of this regime will be necessary to ensure that the drainage system continues to perform as designed and that residual flood risk remains low and it is intended that its provisions will be secured by condition, with the final wording of this to be agreed subsequent to the outstanding comments from the LLFA referenced above.

Environmentally sustainable development and climate change

127. 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; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality; (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.

128. The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. Neither the NPPF nor the adopted Local Plan 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 national and local planning 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.
129. 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, 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.
130. The application is supported by an Energy and Sustainability Statement (ESS). This sets out the water and energy efficiency measures to be incorporated into the development. In terms of water usage, a condition will be imposed in line Policy DM2 of the Local Plan to require that the proposed dwellings achieve a predicted mains water consumption of no more than 110 litres per person per day, representing an improvement on the standard Building Regulations (Part G) requirement of 125 litres/person/day. The ESS incorporates a specification for the dwellings (inclusive of an allowance for external water usage) to demonstrate how the 110 litre limit will be achieved.
131. With regards to energy usage, the ESS sets out a range of sustainability measures which include renewable technologies to be used within the development such as air source heat pumps and solar PV panels, as well as energy efficiency measures including but not limited to thermal insulation which will achieve u-values lower than the building regulations requirement, and LED lighting which high luminous efficacy for all fittings. These factors and the others to be incorporated into the scheme, will result in an environmentally sustainable and net zero carbon development. When considering the impact of climate change, therefore, the proposed development would be expected to be resilient to its potential effects.

Planning Obligations

132. Policy DM28 of the Local Plan requires 35% on-site affordable housing provision within major development schemes. The scheme will notably exceed this policy requirement with all 12no. properties to be affordable, with the development proposed to be a fully affordable rented scheme. The range of 1-,

2- and 3-bedroom properties provides a suitable mix of dwellings and will therefore appropriately contribute to the objective set out within Section 5 of the NPPF to create mixed and balanced communities.

133. The provision of 100% affordable housing is a notable benefit of the scheme and represents a material consideration of significant weight in the planning balance. This provision is supported by the Council's Housing Officer and will be secured in this instance by planning condition. The applicant is also agreeable to the securing of the relevant and necessary planning obligations arising from the application proposals, with this to be secured by way of an up-front payment prior to the granting of planning permission.
134. The following Heads of Terms are proposed based upon the location and scale of the scheme, as well as the requirements of Local Plan policy and associated guidance:
- 100% Affordable Housing (12no. units)
 - Community Infrastructure Contribution
 - New Forest SPA Mitigation
 - Nitrates and Phosphates Mitigation
 - Public Art Contribution
 - Public Open Space and Play Provision Contribution
 - Solent Recreation Mitigation Project Contribution
135. In addition, and whilst not necessary to make the development acceptable in planning terms, the applicant is willing to carry out public realm improvements to the two existing raised planters situated on Chamberlayne Road to the east of the site. These works are subject to the formal agreement of the landowner, Hampshire County Council (who have indicated their agreement in principle), and the works following the relevant S278 process.

Equalities implications

136. Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states that:

(1) 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; and
- (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.

137. It is not considered that this application raises any equality implications.

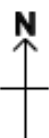
Other material considerations

138. None.

Conclusion

139. In conclusion, the proposals are considered to have suitably addressed the reasons for refusal of the previous application, with the development now achieving an acceptable balance between making the most efficient use of a sustainable brownfield site, integrating appropriately with the context and prevailing character of the area, and respecting the amenity of the occupiers of existing neighbouring properties.
140. The development is also deemed to be acceptable in relation to its highway related impacts with there being material considerations of sufficient weight to justify a deviation from the Council's usual car parking standards. With suitable conditions and/or mitigation in place, the development will also be acceptable in respect of trees, ecology, air quality, contaminated land, noise, as well as environmental sustainability. In addition, the provision of twelve additional dwellings will make a positive contribution to the Borough's housing supply, with all properties to be secured as affordable housing which represents a benefit of significant weight when considered in the overall planning balance.
141. When taking account of all of the relevant material considerations, therefore, the proposals are considered to constitute sustainable development, and the application is thereby recommended for approval subject to the addressing of the outstanding matters set out at the outset of this report and the conditions specified.

F/26/101233



Address: 237 Chamberlayne Road and 5b Derby Road,
Eastleigh, SO50 5HX

Date: 03/07/2026

Scale: 1:1250

EASTLEIGH LOCAL AREA COMMITTEE

Tuesday, 14 July 2026

Finance Management Report

Report of the Local Area Manager

Recommendations

It is recommended that the Eastleigh Local Area Committee (the Committee):

- (1)** Notes the spend of £225 from the Committee's revenue budget for the replacement dragon's teeth at Broomhill Way;
- (2)** Notes the spend of £280 from the Committee's revenue budget for a replacement bus shelter panel at Chestnut Avenue;
- (3)** Notes the spend of £594 from the Committee's revenue budget for the cleaning of the town centre bins;
- (4)** Approves the allocation of £900 from the Committee's revenue budget for a replacement kissing gate at Ladywood Road, Boyatt Wood;
- (5)** Approves the allocation of £23,000 from developer contributions to support the delivery of a Youth Music and Creative Development Programme at The Point;
- (6)** Approves the allocation of £3,000 from developer contributions for Falkland Road culvert CCTV survey; and
- (7)** Approves the grant allocation of £15,500 from developer contributions to Age Concern for a Food Skills Project.

Summary

This report sets out the recent revenue expenditure and allocation of developer contributions towards local infrastructure to meet local needs. In addition, the report identifies projects that will address identified community priorities requiring funding following discussion with local stakeholders, Councillors and specialist staff. The recommendations are to be funded using existing developer contributions.

Statutory Powers

Section 1 of the Localism Act 2011.

Strategic Implications

1. The identified revenue spends and developer contributions will assist the Council in achieving its corporate aims set out in the Corporate Plan 2026–2028.

Replacement Dragons' Teeth

2. Following reports from residents, seven dragons' teeth required replacing on the grass verge on Broomhill Way due to them rotting and failing. The dragons' teeth were initially installed to prevent cars from blocking access for emergency vehicles.
3. It is therefore recommended that the Committee notes the spend of £225 from the Committee's revenue budget for the replacement dragons' teeth at Broomhill Way.

Replacement Bus Shelter Panel

4. Following a report of a broken bus shelter panel on Chestnut Avenue by a Hampshire County Council (HCC) Roads and Transport Officer, work was undertaken to repair the damaged panel.
5. It is therefore recommended that the Committee notes the spend of £280 from the Committee's revenue budget for a replacement bus shelter panel at Chestnut Avenue.

Town Centre Bin Cleansing

6. Following reports from the local BID, Councillors and residents regarding the poor condition of the stainless-steel bins in the town centre, the Local Area Manager arranged for an external contractor to undertake a deep clean.
7. Prior to 1 April 2026, responsibility for maintaining the cleanliness of these bins sat with the Local Area Committee. However, as part of the asset transfer arrangements, several town centre management functions, including approximately 100 stainless steel bins, have now transferred to Eastleigh Town Council (ETC).
8. It was initially anticipated that the Council's internal teams would complete the cleansing work prior to the transfer. However, due to resourcing pressures within Waste Services, this was not possible.
9. To ensure that the bins were handed over to ETC in an acceptable condition, an external contractor was commissioned to carry out the cleaning on 5 June

2026. Responsibility for ongoing cleansing from that date now rests with Eastleigh Town Council.

10. It is therefore recommended that the Committee notes the spend of £594 from the Committee's revenue budget for the cleaning of the town centre stainless-steel bins.

Boyatt Wood – Kissing Gate Replacement

11. Countryside Services, following a routine site inspection undertaken in May 2026, has advised that a kissing gate at Boyatt Wood (off Ladywood Road) has failed due to the deterioration of the supporting structure. Specifically, the hanging post and adjoining post-and-rail have rotted and collapsed, resulting in the loss of the gate.
12. This defect has compromised site security and has led to increased vulnerability to unauthorised access, particularly by motorbikes. The reinstatement of the kissing gate is therefore considered necessary to protect the integrity of the site and maintain appropriate access controls.
13. The estimated cost of replacement is approximately £900. It is proposed that this expenditure is met from the existing countryside maintenance budget provision.
14. It is therefore recommended that the Committee approves the expenditure of approximately £900 from the Committee's revenue budget to fund the replacement of the kissing gate at Boyatt Wood.

Youth Music & Creative Development Programme at The Point

15. The Point Theatre's Business Director has submitted a business case seeking financial support to deliver a youth-led music and creative programme aimed at increasing participation in cultural activity, enhancing the evening economy, and developing employability and creative skills for young people aged 16–25 years old.
16. The programme will provide opportunities for young people to co-design and deliver live music and creative activity, alongside structured skills development in areas such as event management, digital marketing, production and leadership.
17. The proposal represents an early delivery project aligning with strategic ambitions set out in the Council's Town of Culture bid. The project would provide a practical mechanism to test and implement future place-based

recommendations, particularly around youth engagement, town centre activation and cultural identity.

18. The need for the programme is evidenced through the TWME Hemingway 2024 survey of over 2,400 respondents, which identified:
 - A strong demand, particularly from younger residents, for increased cultural activity, safe social spaces, and opportunities to influence the town's future.
 - The need to expand the evening economy and diversify town centre activity beyond traditional retail hours.
 - Declining town centre footfall and changing behaviours post-pandemic, requiring new approaches to animation and engagement.
 - A requirement to improve Eastleigh's visibility, identity and appeal, particularly among younger audiences and visitors.
19. The programme also addresses identified gaps in the current cultural offer, where existing activity has experienced challenges in attracting and retaining younger audiences, despite strong foundations.
20. The programme will deliver:
 - Youth-led live music events and cultural activity
 - Creative skills development, including technical, digital and event management training
 - Volunteer and leadership opportunities for young people
 - Increased town centre activity and evening economy offer
 - Partnership working with local businesses and education providers
21. Anticipated outcomes include increased youth participation, improved town centre vibrancy, and enhanced pathways into employment and the creative industries. The programme ensures that young people, including Barton Peveril students, are actively involved in shaping and testing place-based initiatives such as campaign ideas, content creation, and engagement activity.
22. The proposal seeks a total funding contribution of £23,000 over two years. This will support the delivery of the following:
 - Programme delivery and coordination
 - Youth engagement and leadership activity
 - Creative workshops and business engagement/student industry exposure
 - Marketing and town centre activation
 - Monitoring and evaluation
23. The programme is proposed as a pilot and is designed to be scalable, with future sustainability supported through:

- Potential Arts Council England funding
 - External grants and sponsorship
 - Partnership contributions
24. Evaluation and monitoring, via a member/officer steering group, will be built into the delivery to support future funding bids and programme continuation. Performance will be measured through:
- **Participation metrics** – number of young people engaged, volunteers recruited, and skills sessions delivered.
 - **Activity outputs** – number of events, audiences reached, and digital engagement levels.
 - **Town centre impact** – contribution to footfall, evening economy activity, and event attendance.
 - **Perception measures** – qualitative feedback on Eastleigh’s cultural offer and attractiveness to young people.
25. The Local Area Manager will submit periodic reports to the Committee, including progress against objectives, financial performance and outcomes achieved. A formal end of programme evaluation report will also be submitted.
26. The programme represents a modest investment with potential to deliver measurable benefits in youth engagement, cultural development and town centre vitality, while providing a platform for future external funding and growth.
27. It is therefore recommended that the Committee allocates £23,000 from the following developer contribution to support the delivery of the programme:

Reference Number	Agreement	Contribution Site & Date of Receipt	Amount
710	F/14/74873	Taylor Wimpey, Premier Foods Bakery, Toynbee Road, Eastleigh Received: 05/06/2017	£23,000
Total			£23,000

Falkland Road Culvert

28. The Environment Agency carried out a CCTV survey back in 2018 that showed some cracking in the section of the culvert belonging to EBC. Funding is required to undertake an up-to-date CCTV survey to the culvert, to ensure that any repairs carried out are relevant to its current condition.
29. The cost of the CCTV survey is approximately £3,000. After the CCTV survey is carried out, quotes for repair can then be obtained and reviewed.

30. It is therefore recommended that the Committee allocates £3,000 from the following developer contribution to cover the cost of the survey:

Reference Number	Agreement	Contribution Site & Date of Receipt	Amount
65	Z/4771/124	Barratt Southampton re: Former Pirelli Site, Eastleigh Received: 05/07/2006	£3,000
Total			£3,000

Age Concern – “Made in Eastleigh – Food Futures” Skills Project

31. A grant application has been submitted by Age Concern Eastleigh seeking £15,500 to support the delivery of the “*Made in Eastleigh – Food Futures*” pilot programme.
32. The pilot will deliver a structured programme of workshops and community dining events, bringing together young people and older residents to co-produce healthy, affordable meals while building skills, relationships and community cohesion. The total project cost is £25,500, with significant in-kind contributions from delivery partners and a planned income stream through ticketed events and sponsorship.
33. The proposal responds directly to a clearly evidenced set of local needs identified through the Together We Make Eastleigh (TWME) Hemingway engagement survey and Hampshire’s Joint Strategic Needs Assessment (JSNA):
- Residents have identified a need for a more vibrant and welcoming town centre, with increased opportunities for social interaction and activity.
 - Eastleigh experiences high levels of social isolation, particularly amongst older residents, with over 3,500 single person households and a significant retired population.
 - There is a recognised requirement for skills development and pathways for young people, with national and local evidence highlighting increasing numbers of young people not in education, employment or training.
 - Footfall in the town centre has declined in recent years, demonstrating the need for new reasons to visit and dwell.

34. The project aligns strongly with the Council's Eastleigh Town of Culture bid and represents a deliverable "early win" project that supports its ambitions. Specifically, the project contributes to Town of Culture priorities by:
- Enabling intergenerational co-creation, bringing together residents of different ages to shape shared cultural experiences.
 - Supporting skills development and creative pathways, particularly for young people through real-world experience in hospitality, events and community engagement.
 - Activating town centre spaces and community assets, increasing footfall and participation.
 - Reinforcing local identity and heritage, drawing on Eastleigh's historic food culture to create a contemporary community offer.
35. The project demonstrates strong partnership support and collaboration across the public, voluntary and education sectors, including:
- Age Concern Eastleigh (lead coordinator)
 - Eastleigh College and Barton Peveril Sixth Form College (skills delivery, student engagement)
 - One Community and Community First (volunteering, transport and community outreach)
 - Eastleigh Food Partnership (links to local producers and food sustainability)
 - The Crescent and wider community organisations (participant engagement)
 - EBC and the BID (promotion, alignment with town centre priorities)
36. This collaborative approach reflects the partnership model established through the TWME programme and the Town of Culture bid, ensuring strong local ownership, resource sharing and alignment with wider strategies.
37. In addition, the involvement of key town centre stakeholders, including the BID, local businesses and community venues, will support increased visibility, footfall and economic activity, helping to embed the project within the town's wider regeneration and placemaking initiatives.
38. The project will be subject to robust monitoring and evaluation, with performance being measured through a combination of:
- Output measures: number of workshops, events delivered, and participant numbers (including young people and older residents)

- Outcome measures: improvements in confidence, skills development, social connection and reduced isolation
 - Together We Make Eastleigh/Town of Culture Bid aspirations: increased engagement with local venues and contribution to footfall and participation
39. The programme will culminate in a showcase event and full evaluation report, capturing learning, impact and recommendations for future delivery. Findings will be reported back to the Committee through performance reporting via the Local Area Manager.
40. The project offers a realistic and scalable model with potential for longer-term sustainability and wider rollout, providing both immediate and lasting benefits for Eastleigh residents and the town centre.
41. It is therefore recommended that the Committee allocates a grant of £15,500 from the following developer contributions to Age Concern to support the delivery of the project:

Reference Number	Agreement	Contribution Site & Date of Receipt	Amount
710	F/14/74873	Taylor Wimpey, Premier Foods Bakery, Toynbee Road, Eastleigh Received: 05/06/2017	£5,789
540	F/14/74873	Taylor Wimpey, Premier Foods Bakery, Toynbee Road, Eastleigh Received: 02/07/2015	£6,189
1176	O/15/76023	Highwood, Stoneham Park Sports and Social Club, Stoneham Lane, Eastleigh Received: 06/12/2022	£3,522
Total			£15,500

Financial Implications

42. There are no significant identifiable financial risks associated with these proposals. All expenditure set out in this report can be met from the existing approved revenue budget and developers' contributions.
43. The recommendations within this report carry a low to moderate risk to the Council. The recommendations above are designed to improve community infrastructure, support community wellbeing and young peoples' skills development.

Equality and Diversity Implications

44. An Equality Impact Assessment has not been carried out for this report, as each project will be required to consider equality and diversity implications during the project development phase. Separate and further consideration of inclusivity and accessibility aspects will be conducted by external agencies receiving funding to deliver the projects highlighted above.

Climate Change and Environmental Implications

45. The recommendations set out in the report are considered to have a low environmental impact. Positive implications include protecting grass verges and countryside access, improving the town centre environment through bin cleansing, and supporting flood-risk management through the culvert survey.

Conclusion

46. The Committee is asked to approve the recommendations contained in this report, which support investment in community infrastructure, local partners in their delivery of community-focused programmes and events, and local amenity across the Eastleigh Local Area.

MEL STEPHENS
LOCAL AREA MANAGER

Date: 18 June 2026
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Appendices Attached: 0

LOCAL GOVERNMENT ACT 1972 - SECTION 100D

The following is a list of documents which disclose facts or matters on which this report or an important part of it is based and have been relied upon to a material extent in the preparation of this report. This list does not include any published works or documents which would disclose exempt or confidential information.

None.

Glossary of Terms

BID – Business Improvement District
ELAC – Eastleigh Local Area Committee
ETC – Eastleigh Town Council
HCC – Hampshire County Council
TOC – Town of Culture
TWME – Together We Make Eastleigh

