

Liz Harrison
Principal Planning Officer
Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

29 January 2024

Our Reference: 234906

Dear Liz

Phase 3 Boorley Gardens S73 plot substitution amendments ref. X/23/94736 (to vary condition 1 of reserved matters application ref. RM/19/86658) - Land to the north west of Winchester Road, Boorley Green, SO32 2BX

Further to our meeting on 13 December 2023 and the feedback received including on the design and from Landscape and Housing, Bellway Homes (Bellway) have reviewed and addressed all feedback and hereby submit a full submission pack of amended drawings and documents for your consideration. For clarity, responses to each of the comments received are provided in further detail below and within the associated documents attached.

Housing

In response to the Housing Enabling Officer's comments received on 21 June 2023 and request for 7No 3 bed 6 person homes and 3No 4 bed 6 person homes, Bellway can confirm these have been incorporated as requested within the affordable rented units (TST, BMST and CTST house types).

Landscape

The Landscape Design Officer provided comments on 22 August 2023. A copy of the comments and responses to each are provided at Appendix 1. A full set of amended landscape drawings are also submitted which fully address the feedback received.

Design comments - layout

Feedback on the layout was provided on 6 November 2023 and subsequently through discussions in our meeting on 13 December 2023. A copy of the comments and responses to each are provided at Appendix 2, with responses highlighted in yellow for clarity. New and amended drawings have been submitted where necessary, and apart from the point relating to accessibility standards which is responded to separately below, the drawings fully address the written and verbal feedback received.

Accessibility standards

Within the feedback provided on 6 November 2023, information was requested to show the proposals are in compliance with adopted policy DM29 in relation to higher access standards.

It is important to note that the S106 agreement for the original outline planning application (re. O/15/75953) sets out under

section 1.4, schedule 5 (Affordable Housing) that 3% of the affordable housing dwellings have to be wheelchair standard dwellings. Subsequent Deed of Variation agreements related to the Boorley Gardens site do not specifically relate to or amend the above outline application requirement. Therefore the development's requirement for wheelchair standard dwellings were set out in the S106 agreement for the original outline planning application, and it was considered that this only needed to be addressed as part of the affordable housing element.

Further, the delegated report for the reserved matters application for Phase 3 (ref. RM/19/86658) and which is relevant to this application, acknowledges at p.11 that in accordance with the S106 for the outline permission, the requirement is 3% of affordable units to be wheelchair standard dwellings. In line with this agreed requirement, the reserved matters application for Phase 3 included 3 wheelchair standard units all of which are in Blocks D and E, which are either being built or have been built by Miller Homes and are outside of this Bellway plot substitution application area. This application only seeks to substitute the house types for plots 463 to 648, with the exclusion of plots 569-577, 580, 583, 595-599 and 621-631 (which will remain as approved), and the fallback position is that this part of the development does not provide wheelchair standard dwellings as it has already been complied with outside of this application area.

As such, no changes are required in relation to wheelchair standard units from what has previously been approved as part of the outline and phase 3 reserved matters applications, which was 3% of the affordable units provided. This has already been complied with outside of this application area.

We would also like to highlight that the Phase 3 RM application was approved on 5 April 2022 and the Local Plan was adopted on 25 April 2022. The RM determination was at a very late stage in the Local Plan process however the emerging policy requirements on accessibility standards was not requested at this time.

Importantly, Bellway also obtained permission for amending house types as part of the Phase 1 development and received permission on 26 October 2022. Even though this was determined following adoption of the Local Plan (similar to this application), the adopted higher access standards were not requested.

We consider that the above points, along with the proposal being related only to the substitution of house types, are material considerations that provide sufficient justification for not applying the higher access standards in this instance. With that being said, we have set out below where the proposals meet the standards for information:

- Part M4(1) standard (Visitable dwellings): 100% of units meet the standards
- Part M4(2) standard (Accessible and adaptable dwellings): A total of 46 units (5 private units and 41 affordable units) meet this standard with respect to access and adaptability, which equates to 25%
- Part M4(3)(2)(a) standard for wheelchair adaptable dwellings: None of the units meet this standard
- Part M4(3)(2)(b) standard for wheelchair accessible dwellings: None of the units meet this standard.

Design comments – house types, boundary materials, materials and landscaping

Feedback relating to proposed house types, boundary materials, materials and landscaping was provided on 23 November 2023 and subsequently through discussions in our meeting on 13 December 2023. A copy of the comments and responses to each are provided at Appendix 3, with responses highlighted in yellow for clarity. New and amended drawings have been submitted where necessary, which fully address the written and verbal feedback received.

We trust the above and attached is now acceptable and would be grateful if you could confirm at your earliest convenience. If you have any queries, please do not hesitate to contact me.

Yours sincerely,



Sophia Goodhead MRTPI
Associate Director

Cc Nick Guildford
Enc.

Bellway Homes