

Appeal Statement

Agent: Cheryl Wellstead-Clarke

Relevant Qualifications: HND Architectural Studies & BA [Hons] Architecture

Application Address: The Site is called the Old Fairground, Bursledon Road, SO19 0NL

Case Reference: F/23/95867

Site History

1. F/23/95867 The Construction of a 3-bedroom detached dwelling with associated parking and landscaping to replace an existing 3 bedroom mobile home
2. DC/17/82029 Approval of Conditions
3. F/17/79859 Use of Land to form 2no. Permanent Plots for Travelling Show People, including storage for vehicles, up to 12 caravans and associated equipment, and the creation of a new access road from Bursledon Road and Service Road
4. S/15/77187 Use of Land to Form 2no. Permanent Plots for Use by Travelling Show People including Storage for vehicles, up to 12 Caravans and Associated Equipment, and Access Roadway and Landscaping

Site Description [refer to **Appendix C** for site photographs]

5. The site was granted permission in 2017 for 2no. Permanent plots for use by travelling show people, including storage for up to 12 caravans and associated equipment, and the creation of a new access road from Bursledon Road and service road from Botley Road. The site is The Old Fairground which borders both Bursledon Road to the north and Botley Road to the west. There is a gated vehicular access from Bursledon Road located in the eastern corner of the northern boundary. There is limited soft landscaping within the site, the majority of the site is used to store the Fairground equipment and vehicles in-between shows. There are a number of existing trees and some vegetation enclosing the northern boundary [this is not within the clients ownership], there are also a number of trees along the western boundary and a row of Ielandi trees along part of the southern boundary. The site is fairly level and is not located within a flood risk zone. The eastern boundary borders a field which is used for the fairground and beyond the southern boundary are a number of industrial metal clad barns and metal storage units.

The site is in a sustainable location with bus stops within walking distance providing access to Southampton and Portsmouth, amenities such as supermarkets are less than 300m away. Bitterne Village lies 2.6km west providing an additional number of amenities.

The site lies within the jurisdiction of both Eastleigh Borough Council and Southampton City Council.

The site extends to approximately 0.13ha.

Officers Report [refer to **Appendix B**]

6. It is agreed that the proposals comply with Policy DM31 specifically relates to Gypsies, Travellers and Travelling Showpeople. This Policy is supported by the Gypsy and Travellers and Travelling Showpeople Accommodation Assessment (GTTSA) (2017), which sets out existing and allocated pitches. Previous application (F/17/79859) permitted the change of use of land for 2no. permanent plots for use by travelling show people (including up to 12no. caravans and associated equipment). From this application it is noted that the intended occupants of the site and their personal circumstances meet the revised Gypsy and Traveller definition as set out in the Government guidance. The proposals would therefore comply with this policy.

7. It is noted that another potential benefit could be securing a comprehensive landscaping scheme to resolve the previous landscape deficiencies and enhancements to the overall context of the site.

8. There is no objection from the Ecologist, enhancements are suggested such as bat boxes, swift nest box, planting flowering plants for pollinators, all of which the client is happy to be incorporated into a comprehensive landscaping scheme.

9. No objection from the Arboriculturist – suggestion of a condition to protect the existing trees and vegetation

10. It is noted that the proposals would not result in an adversely harmful impact upon the amenities of the retained mobile home.

11. The Council's Environmental Health Officer raised concern with regard to noise levels, as a result of the busy road adjacent to the site, as well as activities related to the fair, and potential for the proposed dwelling to be occupied by a person not associated with the fair. Whilst it is acknowledged that limited information has been provided with regard to noise impact, it is noted that there is currently a mobile home in situ and therefore the impact is considered neutral. Noise and occupancy matters could have been secured by condition.

12. The neighbouring properties to the north-west of the application site (north of Botley Road) are considered to be a sufficient distance from the proposed dwelling (over 60m) and are also separated by vegetation. Thus the proposals are not considered to have an adversely harmful impact upon the amenities of these neighbouring properties

13. It is noted within Southampton City Council's response they appear to be agreeable to the principle of development, however they do have concerns with the application as submitted. It was noted that they would require resolutions with regard to contaminated land and archaeology as well as additional/ improved landscaping, SCC states:

"Taking this into account, together with the personal circumstances of the applicant and the current visual condition of the strategic gap at this point, in my view, outweighs the visual harm to the gap for the City Council"

14. Policy CS17 of the Core Strategy specifically relates to accommodation for travelling showpeople and confirms SCC's commitment to providing sufficient sites to meet local need and requires this need to be balanced in terms of other material considerations, including impact on residential amenity, highways and landscape. Southampton City Council Gypsy and Traveller Accommodation Assessment Final Report September 2021 highlights a need for additional accommodation for the community. At this time, the city Council has not identified any new sites to meet the identified need.

15. The proposals do not provide any sustainability measures. However, had the proposals have been acceptable in all other regards, these requirements could have been secured via condition.

16. It is noted that the proposals are not considered to have a worse impact than the existing and would be acceptable in regard to the The Solent & Southampton Water Special Protection Area and the impact additional housing has upon the New Forest (especially within a 13.8km radius). The application site also falls within this radius. However, in this instance, the proposal would result in the replacement of an existing mobile home which facilitates a residential use therefore the proposed impact would be assessed against the existing impact, and therefore the proposals are not considered to have a worse impact than the existing, and ultimately would be acceptable in this specific regard.

Reason for Refusal

17. The proposed erection of a dwelling in lieu of mobile home, by reason of its nature, degree of permanency, siting, appearance and excessive dimensions, would result in a visually intrusive addition and would have an unacceptable urbanising impact which would be detrimentally harmful to the intrinsic character and landscape of the countryside and settlement gap, thus the proposals would be contrary to Policies S5, S6, DM1 and DM26 of the Eastleigh Borough Local Plan (2016-2036), and the provisions of the NPPF (2023). [refer to **Appendix A**].

Response

18. As described within the Design, Access & Planning Statement [refer to **Appendix C**] Mr Cole, the client's health has deteriorated, he no longer travels for his business and stays on site taking on a more managerial role. Accessibility is becoming an issue with living in a mobile home. The proposed dwelling to replace the mobile home has been designed to not only be accessible but also future proofed when further adaptation is required by Mr Cole as his needs evolve. The site's location is within easy reach of Southampton General Hospital where Mr Cole attends regular checkups to monitor his condition and where he is taken in an emergency.

The new dwelling will enhance the site and improve the appearance with a carefully will considered designed dwelling, complimented with soft and hard landscaping. A further comprehensive landscape scheme [noted in point 7] could be introduced to negate the issues raised by the landscape officer.

The dwelling will be designed to enable a 19% improvement on predicted carbon emissions than that required by the current building regulations. Water consumption will be reduced to the required amount with use of rainwater harvesting and water efficient appliances and sanitary ware where possible.

The proposal does not create additional development on the site and will provide accessible accommodation that the client now requires, whilst enhancing the site with a carefully designed contemporary dwelling that whilst being influenced by it's surroundings has it's own identity.

Conclusion

18. Planning permission should be granted; The proposed dwelling has been designed taking into consideration the local surrounding area in regard to architectural styles, scale, the existing site access, the location of the existing mobile home and the relevant planning policies both national and local. There is an opportunity to make visual improvements to enhance the Strategic Gap in this location. Mr Cole has a long association with the site, and now due to poor health requires more accessible accommodation and with the lack of a suitable alternative sites for travelling show people as highlighted by SCC the proposal should be considered to outweigh the visual impact on the strategic gap as described by SCC.