



Planning, Design and Access Statement

Tamella, Brook Lane, Botley, SO30 2ER

15 May 2024

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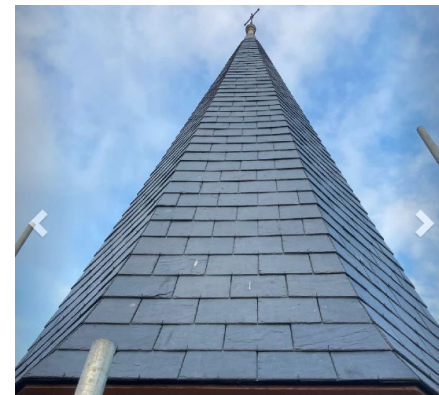
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1 INTRODUCTION

INTRODUCTION

- 1.1 This statement has been prepared by Wessex Planning Ltd on behalf of Mr Sam Skinner in support of a planning application for the demolition of the existing dwelling and replacement with a new dwelling at Tamella, Brook Lane, Botley, SO30 2ER.
- 1.2 The objective of the application is to provide a larger home for Mr Skinners growing family. Mr Skinner currently has 3 children, all of whom are reaching ages where they require a separate bedroom.
- 1.3 It is important to mention, at the outset, Mr Skinner's background. Mr Skinner also has his own roofing/construction company and is well regarded in the specialised area of sympathetic refurbishment of listed buildings and buildings within conservation areas. Using a combination of new and reclaimed materials, Mr Skinner's attention to detail is known throughout the local construction arena.
- 1.4 Mr Skinner's work has also been nationally recognised for its craftsmanship in the National Federation of Roofing Contractors Awards in 2023 for his work on The Convent of Poor Clares in Arundel and Wyches Vineyard (see photographs of completed repairs and newbuilds opposite). Repairs have also been carried out on various listed Churches - St Johns' Church, Shedfield, St Nicholas Church, Wickham, Exton Church, Exton. Nearer to home, 'West View', 'The Gables' and 'Wildgrounds' are part of the applicant's portfolio. The quality of the applicant's work is unquestionable and nothing less is expected in terms of the quality of craftsmanship for his own home.
- 1.5 The submission includes the following:
 - Ecological Report PEA
 - Ecological Report – Bat Survey (to follow)
 - Arboricultural Report
 - Location Plan
 - Block Plan
 - Proposed Floor Plans and Elevations

Examples of the applicants' roofing/construction company's craftsmanship and attention to detail on sensitive sites in the local area



2 SITE CONTEXT AND HISTORY

SITE CONTEXT AND HISTORY

- 2.1 Tamella is an existing dwelling with a detached double garage, located outside of the defined urban edge, on land designated as countryside under the Eastleigh Borough adopted Local Plan.
- 2.2 The site also lies within a Settlement Gap, as defined by the adopted Local Plan.
- 2.3 The existing dwelling is a single storey chalet-style dwelling comprising 3 bedrooms. The detached double garage was permitted by the LPA in 1977.
- 2.4 The existing dwelling is sited within a large plot, far removed from the boundaries of other surrounding properties.
- 2.5 The site is bounded by mature trees and hedgerows on all sides. In particular there is a high evergreen hedge to the site frontage.
- 2.6 Bridleway 17 lies to the immediate north, with a materials storage yard beyond and open countryside further afield to the east, south and west.



The Bridleway Context

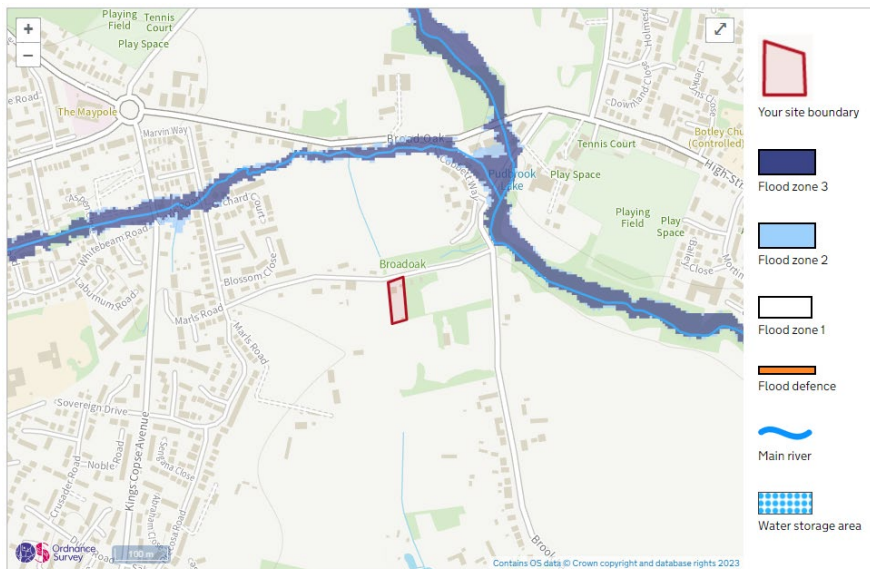


SITE CONTEXT AND HISTORY

Brook Lane Context

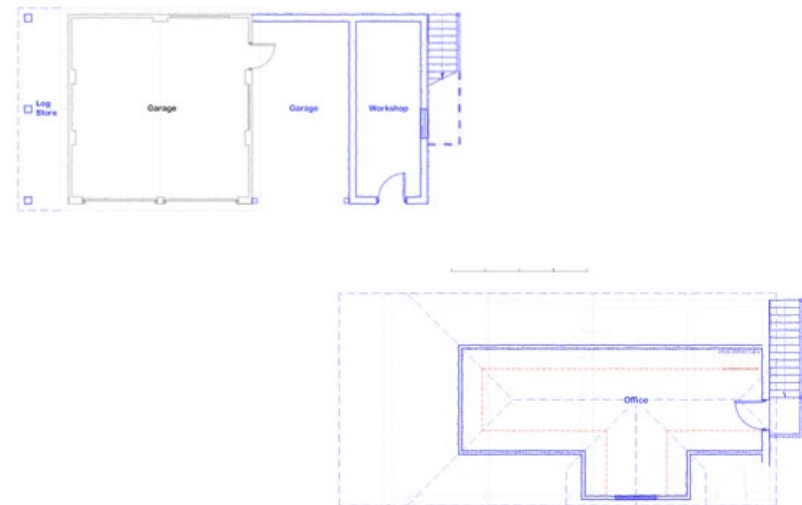


- 2.7 The site is accessible via Bridleway 17, which connects to Brook Lane to the east. The site benefits from a right of way for all purposes across and along this access road.
- 2.8 In terms of the site context then, the Bridleway is characterised by mostly detached, two storey large houses, between 7m and 9m in height, in variously sized plots of mixed architecture.
- 2.9 In Brook Lane, there is a similar mix of dwellings, the majority large, detached dwellings in large plots.
- 2.10 The site is located in Flood Zone 1 and therefore has a low probability of flooding from rivers or the sea.

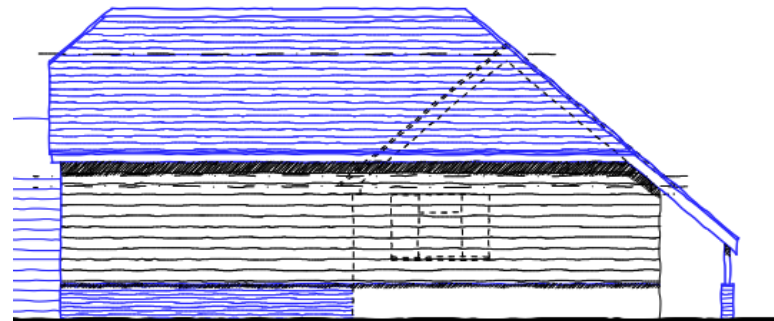
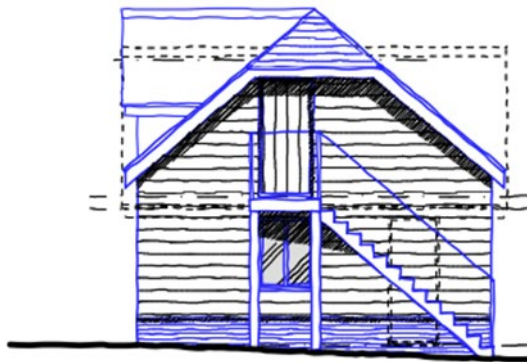
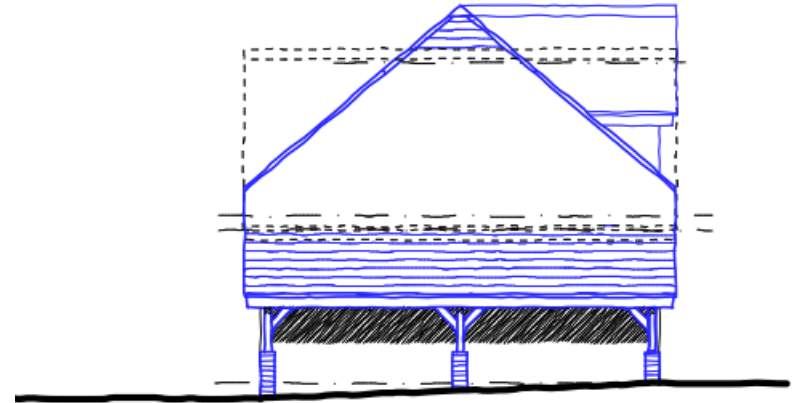
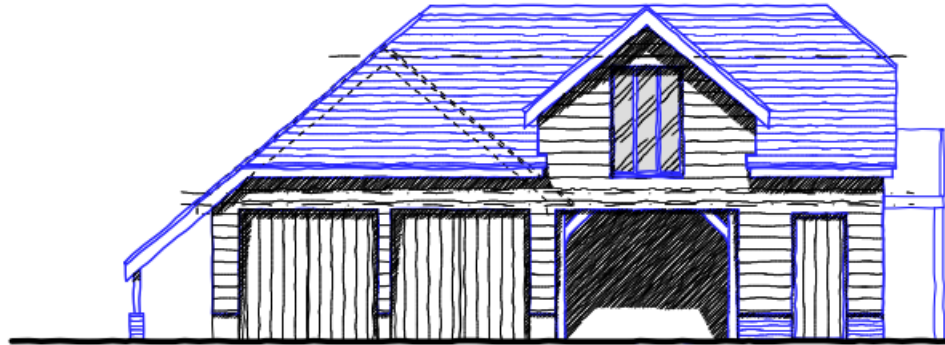


Planning History

- 2.11 The relevant planning history for this site is;
- Z/16674/001/00 | Erection of detached double garage | PERMIT | Nov 1977
 - H/20/87796 | Extension and roof alterations to existing detached garage including workshop, with home office in roof-space over. | PERMIT | 29 Jun 2020
- 2.12 The planning history is important in the consideration of this proposal as planning permission was granted for a large extension to the existing detached double garage. This is proposed not to be implemented should the current be granted planning permission.
- 2.13 The proposed extension would have resulted in separate building measuring 5.5m high by 12.5m long by 6m deep. The approved plans for this large garage/workshop etc are included below and on the next page.



Extant Detached Garage Permission Elevations



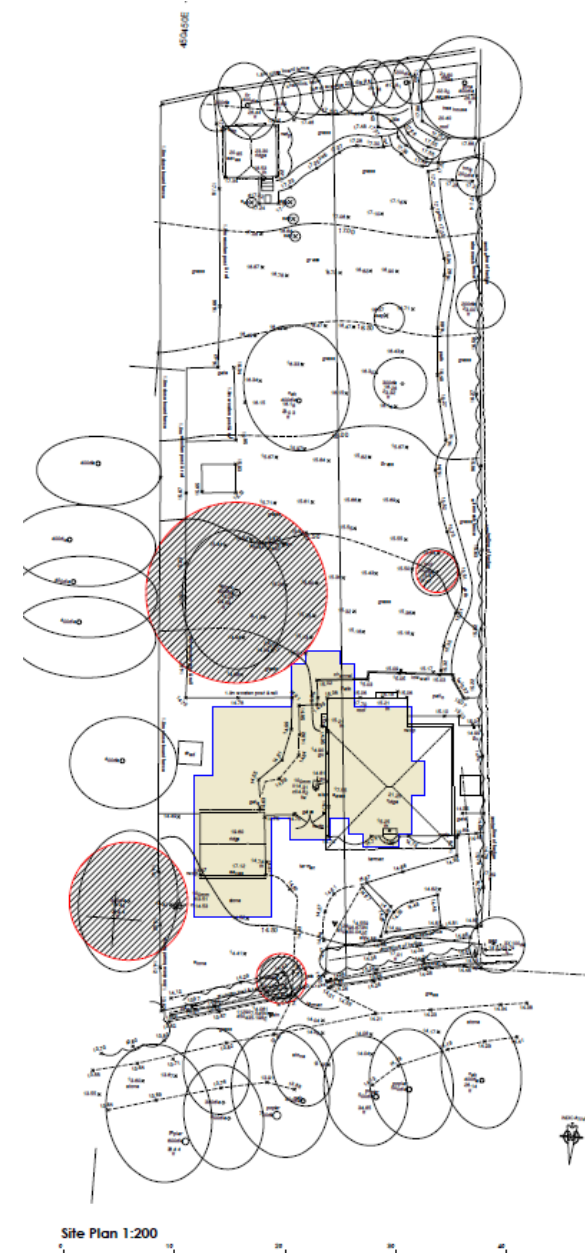
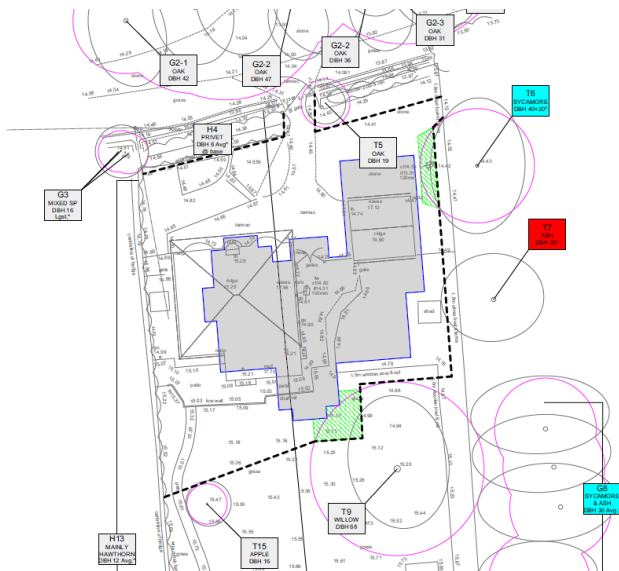
3 PROPOSAL

PROPOSAL

- 3.1 The proposal is for the demolition of the existing dwelling and detached double garage and replacement with a new four bedroomed residential dwelling.

LAYOUT

- 3.2 The proposal looks to site the dwelling and the garage in a similar area as the existing dwelling and garage with a slight re-positioning of the dwelling to the east, largely to allow the reinforcement of the native hedge on the western boundary. No trees would require removal, with minor root protection of a Sycamore and Willow tree required (see areas hatched green below). A full arboricultural report accompanies this submission.
- 3.3 The new dwelling would form an L-shape with the main body of the dwelling facing The Bridleway and an attached garage at a right angle to the main body of the dwelling. The access and driveway would remain as existing.



ACCESS AND PARKING

- 3.4 The access to the property would remain unchanged, via The Bridleway, connecting to Brook Lane.
- 3.5 Ample parking is provided on site, together with the provision of an adjoining double garage.

AMOUNT

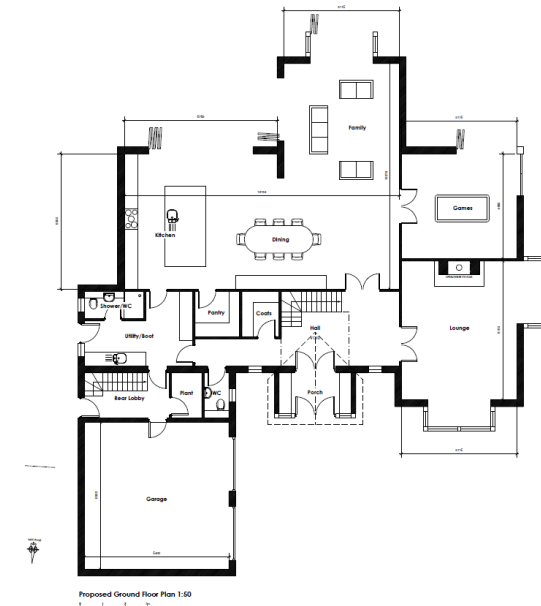
- 3.6 The floor area of the existing dwelling plus the approved (but not implemented) garage/workshop building is 247 square metres.
- 3.7 The floor area of the proposed dwelling is 464 square metres. This floor area is not dissimilar to the new dwelling and garage at West View, which is 456 square metres, and other properties in the area.
- 3.8 On the first floor, 4 en-suite bedrooms are proposed in the main body of the house with a further room above the attached garage at 1st floor for flexible office/playroom/guest bedroom use.
- 3.9 On the ground floor, a combined kitchen/dining/family room is proposed alongside a lounge, a games room, and a utility room, as well as the double garage.

SCALE

- 3.10 The maximum height of the new dwelling (to its ridge) would be approximately 8.4m but with a low eaves height of just 3.8m.
- 3.11 The height of the new dwelling is comparable to the two storey dwellings within the area.
- 3.12 The massing of the new dwelling looks to combine the previously approved extension to the detached double garage with the existing dwelling, and raise the height of the dwelling to accommodate a first floor.

DESIGN AND EXTERNAL APPEARANCE

- 3.13 Using the contextual analysis above, the applicant has sought a soft, rural style of architecture, with a deep tiled roof over brick and timber façade, incorporating bays, hips, porches and oak frame, all as seen in the local area.



- 3.14 The use of locally-sourced tile and brick colours and textures, supplemented with natural oak framing for the windows, together with the exposure of the oak frame in the bay and porch elements was a positive design choice of the applicant.
- 3.15 The use of traditional style brick amongst the oak framing lends a traditional, handcrafted appeal to the appearance of the dwelling, and sits well in this countryside location.
- 3.16 The roof is the only architectural element that is likely to be glimpsed from public vantage points. As a result, much attention has been focussed on this element. Using natural clay tiles in red/brown

complemented by authentic Hampshire bonnet hip tiles used at roof slope junctions, together with heritage rooflights, and incorporating a club course tile detail every second course ensures that the roof is an attractive and traditional feature of the design in itself.

- 3.17 The incorporation of traditional corbelling at the eaves and on the two chimneys located at either end of the roof, adds to the rural, rustic appearance of the new house.
- 3.18 Lead rainwater goods and hoppers further complement the traditional architecture.
- 3.19 Additionally, a small clock tower is incorporated on the roof of the garage wing, to visually separate this area from the main body of the house and add an attractive, whimsical element to the highly bespoke design.
- 3.20 Lead, rather than tile-hung, dormers are proposed within the roof to light the bedrooms.
- 3.21 The sage green paint for the timber front door and garage doors is proposed in order complement the traditional style of architecture.
- 3.22 Altogether, the design and appearance of the dwelling has been carefully considered within its own context and lends itself to the rural location.

PRECEDENT DETAIL

Club course detailing every second course



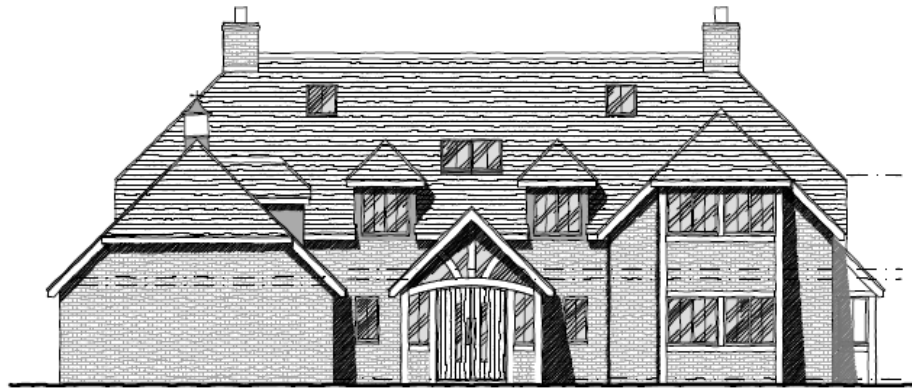
Bespoke Lead Rainwater goods



Corbelled Brickwork to Eaves and Chimneys



ELEVATIONS



Proposed Front Elevation 1:100



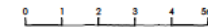
Proposed Rear Elevation 1:100



Proposed Side Elevation 1:100



Proposed Side Elevation 1:100



STREET SCENE VISUAL LOOKING WEST



STREET SCENE VISUAL LOOKING WEST



VIEW FROM ACCESS POINT



PROPOSAL

HIGH LEVEL VIEW VISUAL (THEORETICAL RATHER THAN REALISTIC VIEWPOINT)



LANDSCAPING

3.23 The replacement dwelling would be within the Botley Farmland and Woodland Landscape Character Area (LCA). The boundaries of the LCA that are of particular relevance to the proposed dwelling are defined by the urban edges of Botley and Hedge End. The site is within this gap between settlements and is described in the LCA assessment as

‘fragmented fields of pony paddocks and dispersed land with some arable land, smallholdings and manorial style buildings’

3.24 Given this landscape context, the landscape proposals seek to ensure that the proposed development can be sympathetically grounded in this setting by conserving and enhancing the prevailing character of the area through, in particular, native tree and hedge planting, as well as the appropriate specification of hard landscape treatments and means of enclosure.

3.25 With regard to native tree and hedge planting, the vision is to:

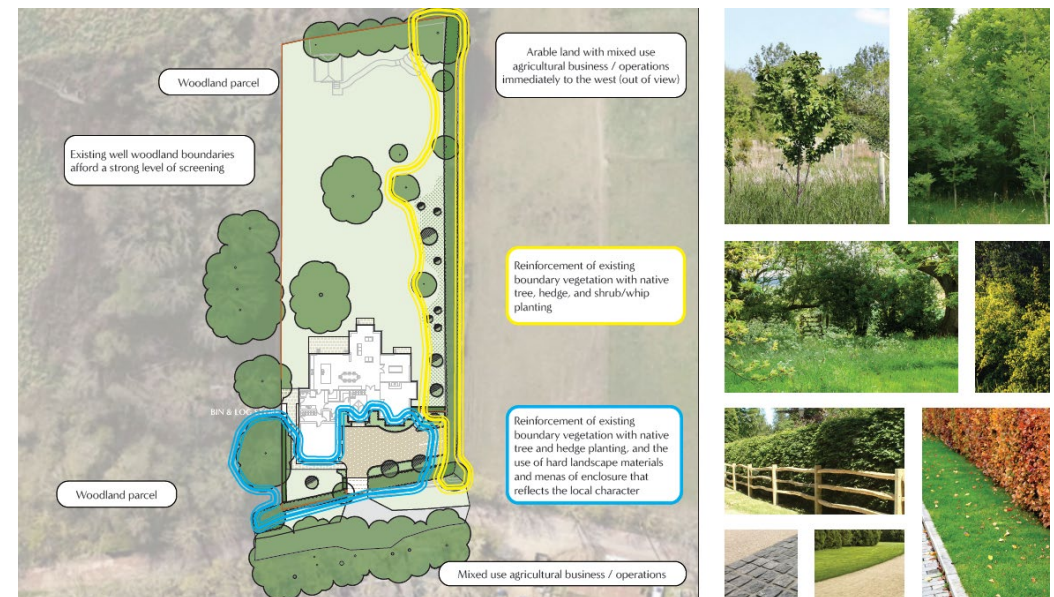
- include the reinforcement of the western and northern boundaries which serve to soften the proposed development;
- enhance the development’s character and that of the surrounding landscape;
- align to the prevailing ecological/landscape types of the surrounding area;
- contribute positively to the wider green infrastructure network of the area

3.26 The opportunities for additional planting have been maximised and provide a blend of ecological, aesthetic, and climatic benefits. All planting is proposed to be native/naturalised and/or is selected to ensure a range of ecological and aesthetic benefits.

3.27 A range of growth habits, flowering times and types will be chosen to support biodiversity.

3.28 In support of overall sustainability, the planting regime and landscaping as a whole has been designed so it requires a low intensity maintenance regime that supports the creation and ongoing provision of an attractive scheme with long-term sustainability at its core.

3.29 A full landscaping strategy accompanies this submission.



3.30 In terms of the hard landscaping, there are existing areas of hardstanding around the existing dwelling that are both impermeable and deteriorating. It is proposed to surface the driveway in either buff-coloured resin bonded gravel or self-binding gravel or even loose gravel as any or all of these materials would be appropriate for the rural character of the site. The threshold to The

Bridleway would be block paved to ensure any loose gravel does not move onto the highway.

- 3.31 In terms of enclosures a post and rail fence is proposed to the front of the property in front of the additional planting and the existing 1.8m close boarded fencing will either be replaced or made good where required.
- 3.32 A single leaf timber gate is proposed at the main entrance point.
- 3.33 The soft landscape is as important to the applicant. Currently one side of the access point is defined by a dense evergreen hedgerow. The applicant would like to repeat this soft boundary treatment, using a native hedge plant, to the opposite side of the access point.
- 3.34 As more space would result for the redevelopment of the dwelling on the western side of the site, the opportunity is taken to reinforce the existing hedge line with a significant number of additional native trees and shrubs to provide a wide woodland belt on this side of the plot.
- 3.35 Whilst the existing trees on the plot are currently not subject to protection, it was the applicant's wish to retain all trees, and plant additional trees where appropriate.
- 3.36 The dwelling incurs only minimally to the very edge of the root protection areas of a sycamore and willow tree, both of which are very hardy trees. Protective measures will be used both in the construction of the structure of the new dwelling and during the construction period to protect all trees.



- 3.37 As such, the landscaping strategy is an intrinsic element of the overall proposal and seeks to enhance the nature and appearance of the existing site.

4 POLICY CONTEXT

- 4.1 The policy context comprises the Eastleigh Borough Adopted Local Plan 2016-2036 (adopted in April 2022), together with the National Planning Framework and its associated guidance.



- 4.2 The most relevant policies of the adopted Local Plan are detailed below, with the full policy text provided as Appendix 1:

- Policy DM14, Parking
- Policy DM26, Residential extensions and replacement dwellings in the countryside
- Policy DM30, Internal space standards for new residential development

- Strategic policy S1, Delivering sustainable development
- Strategic Policy S5, New development in the countryside
- Strategic Policy S6, Protection of settlement gaps
- Policy DM1, General criteria for new development
- Policy DM2, Environmentally sustainable development
- Policy DM11, Nature conservation
- Policy DM13, General development criteria – transport

5 OTHER MATERIAL CONSIDERATIONS

OTHER MATERIAL CONSIDERATIONS

- 5.1 The National Planning Policy Framework, at paragraph 8, states that sustainable development incorporates both social and economic objectives - a social objective to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 5.2 The NPPF at paragraph 131 states: “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”.
- 5.3 At paragraph 135, the NPPF states that decisions should ensure that developments: “a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.”
- 5.4 The following Supplementary Planning Documents (SPD's) are also of relevance:
- Quality Places SPD – November 2011
 - Residential Parking Standards SPD – January 2009

6 PLANNING ASSESSMENT

Principle of Development

- 6.1 Policy DM26 allows for the replacement of existing dwellings in the countryside, subject to general development criteria and transport policies, provided that the replacement dwelling is not disproportionate in size to the existing dwelling; neighbouring properties or in relation to its plot; or involve any extension to its curtilage; the proposal includes the replacement of the dwelling with the curtilage and on the same footprint (unless environmental and/or access benefits arise from an alternative location; and that no additional dwellings are created.
- 6.2 The replacement dwelling occupies a very similar position to the existing dwelling, and successfully optimises the land that currently exists between the existing detached double garage (and the extant permission which extends this garage) and the eastern side of the existing dwelling.
- 6.3 Importantly, the existing gap to the east side of the dwelling to its side boundary is retained exactly as is, whilst the gap to the western boundary is significantly increased. It is the space around a building as much as the building itself that allows an extended dwelling located within the countryside to keep its rural character.
- 6.4 Incorporating a first floor to the dwelling has been considered carefully using a low eaves style to incorporate dormer windows rather than a full first floor. Together with the retention/increase in size of the gaps to the side boundaries, the use of low eaves and dormers significantly reduces the potential massing of the dwelling whilst introducing a more rural quality to the dwelling.
- 6.5 Using the contextual analysis of the site, the design of the existing dwelling is neither in sympathy with, nor reflects the traditional architectural quality of the majority of the dwellings in the area. Enlarging and introducing a first floor would better reflect the existing dwellings in the area and would present a much higher quality rural presence on this plot. With the landscape strategy an intrinsic element of the overall design, there would be only a benefit produced in terms of the overall character of the area.
- 6.6 As such the proposals create a dwelling that is both proportionate to, but better quality than, the existing dwelling.
- 6.7 No extension to the curtilage is involved, the replacement dwelling is within the existing curtilage and on the same footprint as the existing dwelling. The proposal is therefore in accordance with Policy DM26.
- 6.8 Policy S6 allows development within a Settlement Gap provided it does not undermine the physical extent and/or visual separation of settlements and would not have an urbanising effect detrimental to the character of the countryside or the separate identity of the adjoining settlements.
- 6.9 As a replacement dwelling located on the generally the same footprint as the existing house and garage, retaining or enlarging the existing gaps to the side boundaries, the proposal does not harm the gap's function in retaining the visual separation of settlements.
- 6.10 Additionally, the use of a very rural, traditional style of design and architecture, (with great attention to detail and materials) the new dwelling is not of an appearance that is unexpected in a rural area.
- 6.11 The detailed landscaping strategy takes the opportunity to create a woodland belt along the western boundary and reinforce the existing frontage to both soften the development and enhance the existing landscaping of the site.
- 6.12 Replacing an existing dwelling and garage with a dwelling so rural and characterful in appearance, whilst providing a much softened setting and a significant enhancement to the local landscape, the proposal creates no urbanising effect on the character of the countryside. Indeed, it is the existing dwelling which uses a very suburban, and

quite unattractive style of architecture which is detrimental to this countryside location.

- 6.13 Accordingly, taken as a whole, it is contended that the proposals accord with Policy DM26 and Policy S6.

Character and Design

- 6.14 As above, the applicant has his own roofing and construction company and is very experienced in paying detailed attention to the architecture of traditional rural buildings. He has completed well-regarded work on many listed buildings, and dwellings within conservation areas, all within the immediate local area. The precedent images above are all the applicants own work.
- 6.15 The applicant also carried out the roofing work for 'The Gables', 'West View', 'Clevedon' and 'Wild Grounds', all in Brook Lane, and so the high quality of his work is demonstrable and unquestionable.
- 6.16 The applicant takes the quality of craftsmanship very seriously, and wants nothing less for his own house than to present a traditional, rural character within an enhanced landscaped setting. The use of local, sustainable materials is very important to the applicant, as is the detail of traditional craftsmanship.
- 6.17 The applicant has set out to create his 'forever home' using a level of architectural detail, and quality of material second-to-none. Using locally sourced materials and architectural details that are also found locally, such as tile coursing, corbelling to eaves and chimneys, lead hoppers, heritage rooflights and traditional brickwork, no expense has been spared in terms of the quality of the proposal.
- 6.18 In paragraph 131 of the NPPF states that "*the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve*".

Key Design Principle 15: (Design of Buildings and Materials)

The scale, form and design of elevations and external materials should respond positively to the defining and distinctive characteristics of the area. Where this is absent, design and materials should help create a new positive and distinctive character.

- 6.19 The applicant has achieved a 'beautiful' proposal through both great knowledge and care, and has used his experience of repair and construction of traditional English buildings, including Grade 11* listed churches, to be very involved in the design process for his own family home.
- 6.20 The LPA's Quality Places SPD encourages the consideration of architectural detail in regard to proportions, rooflines, materials, windows, architectural features, servicing details, doors and entrances. Key Design Principle 15: (Design of Buildings and Materials) states that the scale, form and design of elevations and external materials should respond positively to the defining and distinctive characteristics of the area. Where this is absent, design and materials should help create a new positive and distinctive character.
- 6.21 It is considered that the proposal, as described above, not only reflects the best design precedents in the area but also provides a positive exemplar for rural developments in terms of its overall design, craftsmanship and attention to detail.
- 6.22 As such the proposal is considered to accord with Policy DM1, DM26 and Eastleigh's Quality Places document.

Sustainability

- 6.23 The existing dwelling is inefficient in terms of its energy usage with poor building fabric. With a new dwelling the fabric of the building would be to current Building Regulation Standards, which is highly insulating.
- 6.24 A new heating and hot water strategy is proposed for the new dwelling which will replace the existing old gas boiler which is likely to include zone-controlled underfloor heating and hot water provided by an air-source heat pump.
- 6.25 Rainwater harvesting will be incorporated for storage and use of rainwater for external use only and to serve the watering of plants/lawn and water use will be limited to 110 litres per person per day.
- 6.26 Additional sustainable energy proposals will be considered during the construction phase if new technologies become available.
- 6.27 High quality sustainable, responsibly sourced materials will be proposed throughout.
- 6.28 Bee and bat bricks will be positioned as recommended by the ecology reports and significant additional native mix landscaping is to be included.
- 6.29 As such the proposal will be in accordance with Policies S1 and DM2 of the Eastleigh Borough Local Plan.

Landscape and Trees

- 6.30 In settlement gap terms, this area of the local gap is visually and physically well enclosed by woodland to the north and east when compared to other sites along The Bridleway or Brook Lane. Even so, a full landscape scheme is proposed to further reinforce this sense of visual enclosure from the south and west. As a result there would be

no additional impact upon the settlement gap in terms of the gap's function.

- 6.31 A full landscape strategy is submitted in accordance with the requirements of Policies DM1 and DM11.
- 6.32 A native-mix hedgerow would be planted to the front of the dwelling and to the west, and additional native tree planting is also part of the landscape design.
- 6.33 No existing trees would be lost as part of the redevelopment proposals and the required care would be taken in relation to the very minor work within the root protection areas of the existing Sycamore and Willow trees adjacent to the dwelling, as detailed in the accompanying arboricultural report.
- 6.34 The existing hard landscaping would be replaced with permeable surfacing to reduce surface water run-off from the site.
- 6.35 Designed to provide a biodiversity improvement to the existing landscaping of the site, the landscape strategy is in full accordance with Policy DM11.

Impact on Residential Amenity

- 6.36 Given the ample distance between the replacement dwelling and any neighbouring dwellings, the proposals would not have any unacceptable impact on the residential amenities, in accordance with Policy DM1.
- 6.37 With the retention of the existing boundary trees and hedges, and the provision of significant additional landscaping, the replacement dwelling will not have any detrimental impact in terms of being overbearing, visual dominance, or loss of light to neighbouring properties, in accordance with Policy DM1.

Highways and Parking

- 6.38 With an integral double garage and ample on-site parking, the proposal exceeds the minimum parking requirements of 3 parking spaces as required by Eastleigh Residential Parking Standards SPD and is therefore in accordance with policy DM14 of the Local Plan.

Ecology

- 6.39 The ecological appraisal confirms that the proposals will not result in a loss of habitat and that there is low potential for roosting bats within the existing dwelling. As such, one dusk emergence bat survey has been instructed for early May, and the report will be forward as soon as possible to the LPA. Should bats be found, then it is unlikely that an EPS (European Protected Species) licence would not be granted, to allow demolition of the existing dwelling.
- 6.40 Bat bricks would be provided within the new dwelling in any case. As such, it is very likely that either with or without existing bat roosts these proposals would accord with Policy DM11.

7 CONCLUSION

CONCLUSION

- 7.1 The proposed replacement dwelling would result in a traditional dwelling of rural design that incorporates significant architectural detail to ensure that the new dwelling can be considered of the highest quality, a truly beautiful building, capable of creating an exemplar for redevelopment within the area.
- 7.2 The proposal has carefully considered the proportions of the building, and the character of the area, as well as local precedents resulting in a building that has no detrimental impacts on either the character or the openness of the area.
- 7.3 Though enlarged, the retention and widening of the gaps to the side boundaries of the site allow an increase in size to be absorbed into the well vegetated plot. No long views of the new dwelling are available and any short views would be significantly enhanced by both the beautiful new building and the significant increase in the level of boundary landscaping.
- 7.4 The comprehensive landscaping scheme has been considered in parallel with the design and siting of the dwelling. The slight re-positioning of the replacement dwelling allows a larger area to west to incorporate significant native-mix planting. Along with the reinforced hedging proposed to the frontage boundary, the carefully considered landscaping strategy represents a key benefit of the proposals.
- 7.5 As such, the proposal recognises the intrinsic character and beauty of the countryside in this location, in accordance with national planning advice, and accords with all the relevant policies of the Local Plan and supplementary planning document guidance. It is therefore respectfully requested that the LPA supports this application.



8 APPENDIX 1 - POLICIES

Strategic policy S1, Delivering sustainable development

1. *“To be sustainable, new development in the Borough should:*
 - a. *meet community needs without compromising the identity of the Borough or its individual settlements, or the ability of future generations to meet their own needs;*
 - b. *enhance social equality by ensuring equal and easy access to a range of community facilities and services and by promoting the development of employment, education and skills training opportunities;*
 - c. *maintain and help to grow a high-performing local economy that benefits the Borough, south Hampshire and the wider economy, without adverse impact on south Hampshire’s city, town and other centres, the quality of the local environment or local transport networks;*
 - d. *have regard to the potential impacts of climate change, and the need to limit greenhouse gas emissions including through carbon sequestration and by promoting measures to design buildings and spaces which are adaptable to predicted climate change, and restrict development in areas at risk from flooding, minimise energy use and encourage the generation of renewable energy, and by minimising emissions from motorised transport, industrial activity and domestic uses;*
 - e. *minimise the need to travel longer distances and, where travel is necessary, prioritise more sustainable forms of transport, such as active travel, other alternatives to car use, or a combination of active travel and other alternatives to car use;*
 - f. *avoid impacts on the Hamble and Itchen catchments and associated flora and fauna species by preserving water quality and flows from development and safeguarding potential yield of local water resources used for public water supplies having regard to the impacts of abstraction;*
 - g. *seek opportunities to optimise density of new development and redevelopments;*
 - h. *use resources wisely and minimise the generation of waste in the construction, occupation and use of buildings;*
 - i. *maintain local environmental quality, including avoiding damage to, and where possible enhancing, the existing valued urban and rural environments in the Borough and heritage assets;*
 - j. *have regard to the purposes¹² of the South Downs National Park, including regarding its status as an International Dark Night Skies reserve; and*
 - k. *maintain, enhance, extend and connect the natural habitats within and landscape value of the Borough, extending natural habitats into new and existing development to achieve an environmental net gain.*

2. *Applicants are encouraged to undertake pre-application consultation with the relevant statutory and non-statutory consultees.*
3. *When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.*
4. *Planning applications that accord with the policies in the Local Plan will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:*
 - a. *any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or*
 - b. *where specific policies in that Framework or other international or national legislation indicate that development should be restricted”*

Strategic Policy S5, New development in the countryside

1. *“Planning permission will be granted for new development in the countryside provided it is related to:*
 - a. *the provision of employment through agricultural development (policy DM17), the extension and replacement of existing employment uses (policy DM18) and the re-use of existing buildings (policy DM19);*
 - b. *residential extensions and replacement buildings (policies DM18 and 26), limited residential conversions (policy DM19), rural workers’ dwellings (policy DM27) and accommodation for Gypsies, Travellers and Travelling Showpeople (policy DM31);*
 - c. *community, tourist, or visitor uses through the re-use of buildings including facilities for the interpretation of heritage assets (policies DM12);*
 - d. *outdoor recreation and open space (policies DM32 and DM33);*
 - e. *allotments and community farms (policy DM32);*
 - f. *cemeteries (policy DM37); and*
 - g. *essential public utilities (policy DM9).*
2. *In permitting new development in the countryside the Borough Council will seek to:*
 - a. *avoid adverse impacts on the rural, woodland, riparian or coastal character, the intrinsic character of the landscape including the avoidance of adverse landscape impacts on areas adjoining national parks and their settings, the significance of heritage assets and on the biodiversity of the area;*

- b. *secure long-term beneficial management practices that will enhance the landscape and biodiversity of the countryside and coast;*
- c. *avoid sterilisation of mineral resources, in accordance with the Hampshire Minerals and Waste Plan;*
- d. *safeguard the best and most versatile agricultural land unless the benefit of the development clearly outweighs the loss; and*
- e. *protect soils during construction wherever possible in line with the 'Defra code of practice for the sustainable use of soils on construction sites'."*

Strategic Policy S6, Protection of settlement gaps

1. "Development within a Settlement Gap as set out in the policies map will be permitted provided that:
 - a. *it would not undermine the physical extent and/or visual separation of settlements; and*
 - b. *it would not have an urbanising effect detrimental to:*
 - i. *The character of the countryside; or*
 - ii. *The separate identity of the adjoining settlements.*

Settlement gaps are defined between:

- a. *Eastleigh and Southampton;*
- b. *Eastleigh and Bishopstoke;*
- c. *Fair Oak and Horton Heath;*
- d. *Hedge End, Botley and Boorley Green;*
- e. *Hedge End, West End and Southampton;*
- f. *Hedge End, Horton Heath and Boorley Green;*
- g. *Hedge End and Bursledon;*
- h. *Bursledon, Netley and Southampton;*
- i. *Hamble, Netley and Bursledon."*

Policy DM1, General criteria for new development

1. "All new development should (as relevant):
 - a. *not have an unacceptable impact on, and where possible should enhance:*
 - i. *residential amenities of both new and existing residents; the character and appearance of urban areas, the countryside and the coast;*
 - ii. *biodiversity (avoiding significant adverse impacts); and*
 - iii. *the significance of heritage assets;*
 - b. *make efficient use of the site, maximise opportunities to increase density and have regard to potential development opportunities on adjoining land;*
 - c. *take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with adjoining uses and be well integrated with these in terms of mass, scale,*

materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views. Where adjoining development is poor in urban design terms, new development should contribute to improving the character of the area;

- d. *not involve the loss of or damage to trees, woodlands, hedgerows, ponds, priority habitats or other landscape features of value to the character of the area, for appearance or biodiversity unless they can be replaced with features of equivalent or enhanced value, (recognising that some species and habitats may be irreplaceable);*
- e. *include a landscape scheme covering the design and layout of external space;*
- f. *protect and enhance public rights of way and National Trails and provide fully connected green infrastructure that interlaces the development and connects into the wider network;*
- g. *provide satisfactory management arrangements for all landscape, green infrastructure and biodiversity enhancement;*
- h. *incorporate provision for people with disabilities and create accessible communities that cater for all;*
- i. *incorporate design measures to inhibit criminal and anti-social behaviour;*
- j. *incorporate provision for on-site waste management; and*
- k. *include provision for public art associated with new large scale development in accordance with the Council's adopted Public Art Strategy."*

Policy DM2, Environmentally sustainable development

1. "The Borough Council requires that:
 - a. *all new build residential development (C3 Use Class only) must achieve at the time a Reserved Matters or Full Planning Application is submitted:*
 - i. *a 19% improvement in predicted carbon emissions, compared with the building regulations standard current at the time, through increased energy efficiency of the building fabric, unless this is superseded by an updated building regulations requirement equivalent to 'zero carbon homes'; and*
 - ii. *a predicted mains water consumption of no more than 110 litres/person/day.*
 - b. *all other development that is above 500 sq.m of floorspace measured externally (including extensions and conversions to existing buildings) must achieve BREEAM 'excellent' (or equivalent) or BREEAM 'very good' plus 'passivhaus' certification including a 15% improvement in predicted carbon emissions, compared with the building regulations current at the time, through low or zero carbon energy generation on site or in a Borough location agreed by the Council.*
 - c. *all other larger developments above 10,000 sq.m of floorspace should also seek to fund post occupancy evaluation (POE) in addition to the above.*

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2. *In addition to the above, all development above 500 sq.m of floorspace measured externally (including extensions and conversions to existing buildings) and external spaces within the curtilage serving developments of this size should where practical and viable:*
 - a. *incorporate energy-efficient passive design principles, the best use of natural daylight and natural ventilation systems wherever possible;*
 - b. *connect to any existing near or adjacent low carbon local energy network unless this is proved unviable;*
 - c. *use recycled, low embodied carbon, low environmental impact and locally sourced materials in construction where possible;*
 - d. *be designed with sufficient flexibility to enable the life of the building to be extended by re-use for other purposes where feasible;*
 - e. *aim to deliver at least 1% of all residential units within the whole scheme which achieve full 'passivhaus' certification."*

Policy DM11, Nature conservation

"General Approach

1. *The Council will work with statutory and voluntary agencies and developers, and will determine planning applications, to:*
 - a. *protect, conserve and enhance all:*
 - i. *international, national and local nature conservation designations; and*
 - ii. *networks of natural habitats and features, including the Local Ecological Network, Priority Biodiversity Areas and Priority Biodiversity Links, watercourses, wetland complexes, woodland trees, and trees and hedgerows important to biodiversity and local character;**and facilitate their adaptation to climate change wherever possible;*
 - b. *assist in achieving national, county and local biodiversity targets as set out in Biodiversity Action Plans (BAPs);*
 - c. *seek a net gain of biodiversity on all development sites (including sites for redevelopment) through the protection, enhancement and connection of existing and provision of new habitats and features of nature conservation interest compatible with the native biodiversity characteristics of the Borough, having regard to local geodiversity and soils; and*
 - d. *contribute to major elements of the PfSH Green Infrastructure Strategy and other strategies for the provision and enhancement of multifunctional green infrastructure including green routes, ecological networks and biodiversity enhancements (see strategic policy S9).*

International Designations

2. *Development which is likely (either individually or in combination with other developments) to adversely affect the integrity of an international or European nature conservation site will not be permitted subject only to imperative reasons of overriding public interest and securing any necessary compensatory measures in the absence of alternative solutions. A 'project level' Habitat Regulations Assessment will be required where there are likely significant effects or uncertainty. Any mitigation measures required to ensure no adverse impact must be implemented at the appropriate time.*
3. *The Council will work with PfSH, Natural England, the Environment Agency and other wildlife organisations to develop and implement with developers a strategic approach to the protection and enhancement of international and European sites from the direct and indirect effects of development. Within Eastleigh Borough this will include:*
 - a. *implementing:*
 - i. *the Solent Recreation Mitigation Strategy (requiring contributions from residential developments within 5.6 kilometres of the Solent Special Protection Area to the Strategy); and*
 - ii. *the interim and any future New Forest Recreation Mitigation Strategy if required;*

or alternative agreed site specific measures to address recreational disturbance;

- b. *preserving the water quality and flows within the Itchen and Hamble, Southampton Water and Solent;*
- c. *protecting the River Itchen SAC, in particular the maintenance and where appropriate restoration of habitats and qualifying species to favourable conservation status (as defined by article 1 of the Habitats Directive); and*
- d. *seek contributions towards measures set out in the Southern Damsely Conservation Strategy (or other strategy) specifically to deliver biodiversity net gain.*

National and Local Designations

4. *Development will not be permitted if it is likely (either individually or in combination with other developments) to have a direct or indirect adverse effect on a Site of Special Scientific Interest (SSSI), Site of Importance for Nature Conservation (SINC) or Local Nature Reserve (LNR) as shown on the policies map (or on a more recent plan provided by the Hampshire Biodiversity Information Centre) unless it can be demonstrated that:*
 - a. *there are no alternative solutions;*
 - b. *the adverse effects are unavoidable;*
 - c. *measures are taken to mitigate or, as a last resort, compensate for the adverse effects;*
 - d. *there is an overall biodiversity net gain; and*

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- e. if there are any residual adverse effects which cannot be avoided, mitigated or compensated, the benefits of the development must clearly outweigh the adverse effects on the nature conservation value of the site and any broader impacts on national and local designations.

Priority habitats, protected and priority species and the local ecological network

- 5. Development will not be permitted if it is likely (either individually or in combination with other developments) to have a direct or indirect adverse effect on priority habitats, protected or priority species, or on the local ecological network unless it can be demonstrated that:
 - a. there are no alternative solutions;
 - b. the adverse effects are unavoidable;
 - c. measures are taken to mitigate or, as a last resort, compensate for the adverse effects;
 - d. there is an overall biodiversity net gain; and
 - e. if there are any residual adverse effects, the benefits of the development clearly outweigh the adverse effects on priority habitats, priority and protected species, and the local ecological network.

Irreplaceable habitats

- 6. Development will not be permitted if it results in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees), unless there are wholly exceptional reasons and a suitable compensation strategy exists.

Buffers

- 7. Buffers free from development will be provided to designated sites to avoid/mitigate impacts, including recreational impact and impacts on edge habitats, and to maintain dark skies.

Surveys

- 8. Development will not be permitted unless it can be demonstrated that:
 - a. there have been thorough habitat and species surveys;
 - b. the great crested newt strategic survey and strategy have been considered in all developments within 500m of a great crested newt pond; and
 - c. the strategic bat trapping survey has been considered in all developments within the locality of a woodland or connected habitat networks."

Policy DM13, General development criteria - transport

- 1. "All new development must have safe and convenient access to the highway network and make 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:

- a. meet national and local guidance and standards with all highway improvements meeting the standard required to be adopted by the Highway Authority;
 - b. not cause or increase danger to road users or have a significant detrimental impact on the operation or safety of the highway network; and
 - c. be provided without unacceptable environmental impact.
- 2. All new development will be assessed to establish whether it should contribute to off-site improvements to transport infrastructure in accordance with Hampshire County Council's Transport Contributions Policy, to the extent that these are necessitated by the development and proportionate to the scale of development.
 - 3. Development proposals that will generate vehicle movements likely to have an adverse impact on traffic conditions beyond the immediate vicinity of the development site must be subject to Transport Assessment and will be required to incorporate and implement mitigation measures such as:
 - a. provision of/contribution towards on and off-site highway improvements such as junction improvements and potentially new road links
 - b. on-site pedestrian, cycle and public transport infrastructure
 - c. contributions towards relevant off-site sustainable transport infrastructure, public rights of way and service improvements where appropriate
 - d. on-site measures aimed at increasing uptake of non-car travel options (e.g.Travel Plans) to reduce car use.
 - 4. New development intended to serve or accommodate large numbers of people will only be permitted in locations that as well as having adequate road access, or will have as a result of the development, are or can be served by means of transport other than the private car, including bus, train, cycle and pedestrian access."

Policy DM14, Parking

- 1. "New residential development will be required to provide off-highway parking which is adequate in terms of highway safety/traffic management. Provision will take account of the adopted Eastleigh Borough Council's Residential Parking Standards SPD which sets out minimum requirements for parking provision. Over provision relative to car ownership levels or which would create an ineffective use of space will be avoided. Applications with parking levels which deviate away from the expected standard should be substantiated by robust evidence contained within the transport statement/assessment/travel plan.
- 2. For out-of-centre development proposals, parking needs will be assessed based on the impacts of the development on neighbouring town, district or local centre or a neighbourhood parade.
- 3. Within town, district and local centres and in neighbourhood parades, parking needs will be assessed in relation to wider needs within the centre/parade. Where existing

provision is inadequate, the provision of additional parking may be permitted subject to a financial contribution towards measures to assist on-street parking management, public transport, cycling and walking.

4. *Proposals to provide new car parks, extend existing car parks or provide workplace park and ride facilities will be permitted if:*
 - a. *it can be demonstrated that this is the only way the transport requirements driving the proposals for car parking provision can be met;*
 - b. *the proposals form part of a strategy aimed at managing use of the private car, such as a workplace travel plan; and*
 - c. *transport and other environmental assessments demonstrate that the benefits of the proposal (e.g. reduction of on-street parking pressures, reduction of traffic congestion) outweigh any adverse effects; and*
 - d. *the design, layout, planting and landscaping and lighting provision addresses visual and landscape impacts, noise, lighting and impacts on residential amenity; and*
 - e. *the developer pays for any off-site highway improvements necessary from traffic generated by the proposal, and any additional works necessitated by an inability to meet workplace travel plan targets; and*
 - f. *for sites outside the urban edge and in accordance with other policies in the Plan, they are subject to a sequential approach prioritising sites within the urban edge. Proposals in settlement gaps will only be acceptable in exceptional cases (see strategic policy S6)."*

Policy DM26, Residential extensions and replacement dwellings in the countryside

1. *"The extension or replacement of a permanent dwelling in the countryside will be permitted subject to the general development criteria and transport policies of the Local Plan and provided:*
 - a. *the extension or replacement dwelling will not be disproportionate in size to the existing dwelling, neighbouring properties or in relation to its plot, or involve any extension to its curtilage; and*
 - b. *in the case of a replacement dwelling, the proposal includes the replacement of the dwelling within the curtilage, and on the same footprint as the existing building, unless environmental and/or access benefits arise from an alternative location within the curtilage; and*
 - c. *no additional dwellings are created.*
2. *Permission will not be given for the replacement of mobile homes with permanent dwellings.*
3. *Residential institutions will be treated for the purposes of this policy in the same way as dwellings.*

4. *Proposals to extend or to replace rural workers dwellings will be considered under Policy DM27."*

Policy DM30, Internal space standards for new residential development

1. *"The Borough Council requires that all new dwellings meet as a minimum the Nationally Described Space Standards (or future equivalent).*
2. *Development proposals should be accompanied by a table setting out for every dwelling:*
 - a. *the gross internal floorspace;*
 - b. *extent of built-in storage (sq.m);*
 - c. *number of twin/double bedrooms with their minimum room widths; and*
 - d. *minimum floor to ceiling height for at least 75% of the Gross Internal Area."*