

Planning Department
Eastleigh District Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

15th May 2024

Our Ref: 22003

Your Ref:

FAO Liz Harrison

Dear Liz,

Section 73 Application to vary Condition 1 of the Reserved Matters Approval (RM/17/81628 (as amended by X/21/91994)) following Outline Consent O/15/75953 for Phase 1 scheme equating to 301 residential dwellings with associated parking, road infrastructure, landscaping, open space, surface water drainage networks, on-site waste water treatment works, provision of additional vehicular parking for Hedge End Railway Station and bus only connection to Shamblehurst Lane for alterations relevant to Plots 103-135 (excluding Plots 103-113) in Phase 1H and Plots 136-192 (excluding Plots 145-159 and 176-177) in Phase 1I only at Land North West of Winchester Road, Boorley Green, Eastleigh, Hampshire.

(Planning Portal Ref: PP-13050600)

This application is made on behalf of our client, Miller Homes Ltd., and seeks a variation to the wording of Condition 1 of Reserved Matters consent RM/17/81628 (as amended by X/21/91994) for the Phase 1 scheme equating to 301 residential dwellings with associated parking, road infrastructure, landscaping, open space, surface water drainage networks, on-site waste water treatment works, provision of additional vehicular parking for Hedge End Railway Station and bus only connection to Shamblehurst Lane North. The application proposes the substitution of identified plots in Phase 1H and 1I at Boorley Gardens, Eastleigh, Hampshire (the remainder of the site will be implemented in accordance with details already approved and are not affected by this application).

This S73 application proposes:

Variation of Condition 1 (approved drawings) of reserved matters application RM/17/81628 (pursuant to Outline Planning Permission O/15/75953, as amended by X/21/91994) for Phase 1 to allow revisions to the house types on Plots 103-135 (excluding Plots 103-113) in Phase 1H and Plots 136-192 (excluding Plots 145-159 and 176-177) in Phase 1I.

The Phase 1 parcel is divided into sub-phases 1A-1H. Dwellings are located within 1D, 1F, 1G (Bellway responsibility) and 1E, 1H, 1I (Miller responsibility). This is illustrated on the submitted Phasing Plan (P1388.PH.01). The Reserved Matters permission for Phase 1 (RM/17/81628) was granted on 16th January 2019. The description of RM/17/81628 reads:

‘Reserved Matters Approval (RM/17/81628 (as amended by X/21/91994)) following Outline Consent O/15/75953 for Phase 1 scheme equating to 301 residential dwellings with associated parking, road infrastructure, landscaping, open space, surface water drainage networks, on-site waste water treatment works, provision of additional vehicular parking for Hedge End Railway Station and bus only connection to Shamblehurst Lane’

Condition 1 of the decision notice requires development to be implemented in accordance with the approved plans. The Drawing Register dated 15th January 2019 lists the approved plans. Also under consideration is the Drawing Register considered as part of X/21/91994 dated 25th October 2022 to ensure all relevant plans and drawings have been suitably updated. A Drawing Register for this application has been produced and is appended, detailing the revisions to existing plans and drawings.

The plot substitutions relate to Plots 103-135 (excluding Plots 103-113) in Phase 1H and Plots 136-192 (excluding Plots 145-159 and 176-177) of Phase 1I. The plots remaining excluded from both phases relate to the affordable units and are excluded from the red line on the Plot Substitution Plan (PH1H_1I_PLOT_SUB_PLAN Rev. A). For completeness, these plots are shown in full on all other plans and drawings. The changes primarily relate to the substitution of the dwelling types with minor amendments made to the road layout to allow for smoother vehicle turning heads in both phases. The proposals do not include any changes to public open space, drainage or the provision relating to Hedge End Station on the western boundary of the site. The remaining plots within Phase 1 will remain as approved and will not be amended as part of this application.

The changes within this application are considered to constitute a minor material amendment to the Reserved Matters permission and are illustrated in the plans and drawings submitted as part of this application. The full list of documents, plans and drawings are set out in the appended Drawing Register.

Pre-Application Consultation

Following constructive pre-application discussions during our bi-weekly meetings, minor amendments have been made to the scheme in softening the approach along the spine road (Plots 133-134 and 186-187) by reconfiguring the orientation of the dwellings and softening the boundary treatments with soft landscaping, to create an improved layout with enhanced garden space. The locations of the Affordable Units to the west (Plots 187-192) have altered orientation slightly.

The proposals maintain the same number of units, the same housing mix and same scale as approved and has been carefully designed so as to only slightly altered the layout to allow for a betterment to the

overall scheme, particularly along the spine road with large units with projecting gables to the front elevations adding interest to the approach to and from Hedge End Station.

Outline Permission O/15/75953 and Local Planning Policy Compliance Statement

The Outline Permission has a number of standards that must be met. Since the Outline permission, the a new Eastleigh Borough Local Plan has been Adopted (April 2022) and includes a number of policies relevant to this application. Combined, these standards must be met within the S73 Application and include:

- Accessibility Standards (Policy DM29: Dwellings with higher access standards)
- Compliance with Nationally Described Space Standards (NDSS) (Policy DM30: Internal Space Standards for New Residential Development)
- Affordable Housing Provision
- Design Code Compliance
- Energy Efficiency
- Parking Standards Compliance
- Waste and Recycling Provision

Accessibility Standards

Policy DM29: Dwellings with higher access standards sets out the below:

1. *The Borough Council requires that development should meet higher national access standards as set out in Part M of the building regulations for new build residential development (or future equivalent):*
 - a. *100% of dwellings meet at least Part M4(1) standard (Visitable dwellings); including*
 - b. *a target of 80% of dwellings on each site meet Part M4(2) standard (Accessible and adaptable dwellings)*

For major new-build development of 40 residential units and above, b. should include:

 - i. *at least 2 dwellings or 7% (if higher number) of all market housing meeting the Part M4(3)(2)(a) standard for wheelchair adaptable dwellings;*
 - ii. *at least 1 dwelling or 8% (if higher number) of all affordable housing meeting Part M4(3)(2)(b) standard for wheelchair accessible dwellings; and*
2. *100% of all specialist housing for older people and adults with disabilities meet the Part M4(3) standard (Wheelchair user dwellings).*

This is a S73 Application, revising details already approved at reserved matters stage. As you will be aware, the site's S106 agreement has secured 3% of affordable housing dwellings are to be wheelchair standard dwellings, that are provided elsewhere within the development. The Reserved Matters consent has approved house types that were not required to meet the standards within Policy DM29 and the changes

proposed similarly don't meet this standard. As the originally approved house types do not meet the requirements of Policy DM29 however, it is not considered that amendments are required to the changes proposed in relation to Policy DM29, which is a consistent approach accepted by the Council elsewhere on this site.

Compliance with NDSS

The amendments proposed by this application have been designed to fully comply with the requirements of NDSS, as required by Policy DM30, detailed below:

House Type	NDSS Compliant (Y/N)
Denton	Y
Braxton	Y
Hampton	Y
Clarkston	Y
Portwood	Y
Fordham	Y
Beauwood	Y
Briarwood	Y
Crosswood	Y
Clearwood	Y
Faverwood	Y
Baymont	Y
Lockton	Y

Affordable Housing Provision

Schedule Five of the S106 agreement sets out a requirement for a 35% site-wide affordable housing requirement (65% rented; 35% intermediate dwellings) and, unless otherwise agreed, no less 30% (nor more than 40%) of the dwellings in each phase shall be provided as affordable housing dwellings. These dwellings must also be Lifetime Homes Standards. The level of Affordable Housing included within these amendments is consistent in terms of quantum and housing mix as the same as the approved scheme, detailed in the table below:

Phase	Market	Affordable	Totals
Phase IH	19	14	33
Phase II	34	23	57
Total	53	37	90

The tenure and location of the affordable housing units in each phase is consistent with the approved scheme (albeit Plots 187-192 have a slightly changed orientation).

As such, the provision of affordable housing is in accordance with the level of affordable housing required to be provided under the S106 agreement and Outline Permission. A revised Tenure Plan (Ref. 817072_PH1H_1i_TENURE_PLAN Rev. A) is provided as part of this submission.

Design Code Compliance

Phase 1H and 1I are located within the Suburban Character Area detailed in the Design Code submitted as part of the Reserved Matters Application (RM/17/81628).

The general road layout, density, scale and urban form of the development has no significant alterations. Only minor amendments have been made to the layout of individual units to make improvements to their design and orientation, where possible, whilst also being in accordance with the Design Code. The general characteristics of corbelled eaves, mid-bar windows, splay bays with flat roofs, grey and brown roof tiles, red brick, cream painted brick and slate grey boarding, and pitched roof dormers are still present with the updated unit types. Revised Enclosures Plan (Ref. 817072_PH1H_1i_ENCLOSURES_PLAN Rev. A), Garden Areas Plan (Ref. 817072_PH1H_1i_GARDEN_PLAN Rev. A), Building Heights Plan (Ref. 817072_PH1H_1i_HEIGHTS_PLAN Rev. A), Materials Plan (Ref. 817072_PH1H_1i_MATERIALS_PLAN Rev. A) and Planning Layout Plans (Ref. 817072_PH1H_1i_PLAN_LAYOUT Rev. A) are provided as part of this submission.

Energy Efficiency

Condition 28 of O/15/75953 sets the requirement for a 19% improvement of dwelling emission rates over the target emission rate as set in the 2013 Building Regulations and a maximum internal mains water consumption of 105 litres per person per day.

The new dwelling types meet the standards of Condition 28 and are in line with the approved house types of the approved Reserved Matters application RM/17/81628 in terms of their sustainability requirements.

Parking Standards Compliance

Although the revised layout will alter the locations of some parking spaces, it will not make changes to the number of parking spaces available. As such, the revised layout is considered to comply with the Residential Parking Standards Document (2009). A revised Parking Layout Plan (Ref. 817072_PH1H_1i_PARKING_PLAN Rev. A) is provided as part of this submission.

Waste and Recycling

The standards for Waste and Recycling have not altered significantly from the approved dwellings of the Reserved Matters permission. A revised Refuse Plan (Ref. 817072_PH1H_1i_REFUSE_PLAN Rev. A) is provided as part of this submission.

As such, this application is considered to accord with the Adopted Local Plan Policies, as far as reasonable and provides an identical provision of affordable housing, parking, waste and recycling and

full NDSS compliance with only minor material amendments made to the overall design and layout of the scheme.

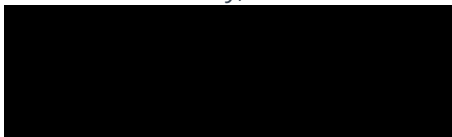
Conclusion

The minor material amendments described above are considered to not present a significant alteration to the scale and scope of the development nor its height or density. The proposals will alter the design of the dwellings on 103-135 (excluding Plots 103-113) in Phase 1H and Plots 136-192 (excluding Plots 145-159 and 176-177) in Phase 1I with no proposed increase in the number of dwellings or the developable area.

The plot substitutions are considered to be minor material in nature and do not conflict significantly with Adopted Local Planning Policy or the discharge of other planning conditions.

Please do not hesitate to contact me if you have any queries.

Yours sincerely,



Jack Bell BA (Hons)

Planning Consultant

Email: JackBell@lukenbeck.com

Tel: 023 8063 3440