



# Land West of Allbrook Way, Allbrook, Eastleigh

**Planning Supporting Statement (incorporating a Statement of Community Engagement)**

October 2024



**Gillings**  
Planning

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**Project Ref:**  
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**Date of issue:**  
October 2024



# Introduction

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**1.1** This Planning Application Supporting Statement (that incorporates a Statement of Community Engagement) has been prepared by Gillings Planning on behalf of Bargate Homes Limited (“the Applicant”), and is submitted in support of an application for ‘Reserved Matters’ pursuant to the outline planning permission O/19/86980 granted on the 5th of June 2024 for up to 52 new homes etc. on Land West of Allbrook Way, Knowle Hill, Eastleigh, SO50 4LZ.

**1.2** This Statement provides a planning analysis to demonstrate that the submitted proposals are acceptable in planning terms, accord fully with relevant planning policy and guidance and are compliant with the outline planning permission.

**1.3** **Table 1.1** below sets out the documents submitted in support of the planning application which should be read alongside this Planning Statement.

**Table 1.1: Schedule of Supporting Documentation**

| Document                                                   | Technical Consultant       |
|------------------------------------------------------------|----------------------------|
| Planning Application Form and ownership certificate        | Gillings Planning          |
| Plans and Drawings                                         | Pegasus Group              |
| Design Compliance Statement                                | Pegasus Group              |
| Landscape Design                                           | Terra Firma                |
| Arboricultural Survey and Arboricultural Impact Assessment | SJA Trees                  |
| Ecology Assessments                                        | Ecosa                      |
| Drainage Strategy                                          | Civil Engineering Practice |
| Refuse Strategy                                            | Civil Engineering Practice |
| Noise Impact assessment                                    | 24acoustics                |

**1.4** The remainder of this statement is structured as follows:

- Section 2: Site Location and Description (including Planning History)
- Section 3: Development Proposals
- Section 4: Statement of Engagement
- Section 5: The Reserved Matters
- Section 6: Planning Policy
- Section 7: Planning Analysis
- Section 8: The Planning Balance

# Site Location and Description

## 2

### Site Location and Description

**2.1** The application site comprises approximately 4.2 hectares of land, in the form of a greenfield site which was most recently used as equestrian grazing, positioned to the west of Allbrook Way and North of Knowle Hill, Allbrook, Eastleigh. The site's gradient slopes from north to south and west to east. Westfield House is located just south of the centre of the site, and as per the outline planning permission, it is being retained and is not included within the red line area. Existing vehicular access to the site is provided off Knowle Hill towards the southern boundary of the site. Separate vehicular access serves Westfield House via the site's southern boundary. A public right of way runs along the entirety of the site's western boundary. Allbrook Way runs along the eastern boundary of the site; due to level changes throughout the site and a large area of Highways land (owned by Highways England), the site is largely raised above this road. Beyond Allbrook Way to the north is junction 12 of the M3.

**2.2** The site hosts a number of trees which are the subject of tree preservation orders, along with being bounded on all of its sides by a mix of trees and hedgerows. Beyond the public right of way stretching the length of the site's western boundary, is an area of woodland, of which part of the Allbrook Clay Pits Site of Importance for Nature Conservation (SINC) is situated. Further, the site is located within Flood Zone 1 and is not subject to any statutory environmental or heritage designations and/or constraints; this has not changed since the approval of the outline planning permission.

**2.3** The extent of the site is demonstrated opposite outlined in red.



Aerial image of the site

Image courtesy of Google

## Planning History

**2.4** Of significant relevance to this application for Reserved Matters, is the recent outline planning permission on the site. Under case reference O/19/86980, outline planning permission was granted on the 5th of June 2024, for the erection of up to 52no. residential dwellings (C3 use) with associated landscaping, infrastructure and access from Knowle Hill (all matters reserved except for access). The indicative site layout submitted with the outline planning application is shown opposite.

**2.5** It is also considered to be relevant, that planning permission to extend Westfield House's south eastern elevation was granted in 1980, and has been partly implemented and as such remains an extant permission. As a result, the detailed layout submitted as part of this application, has considered this permission accordingly.



# Development Proposals

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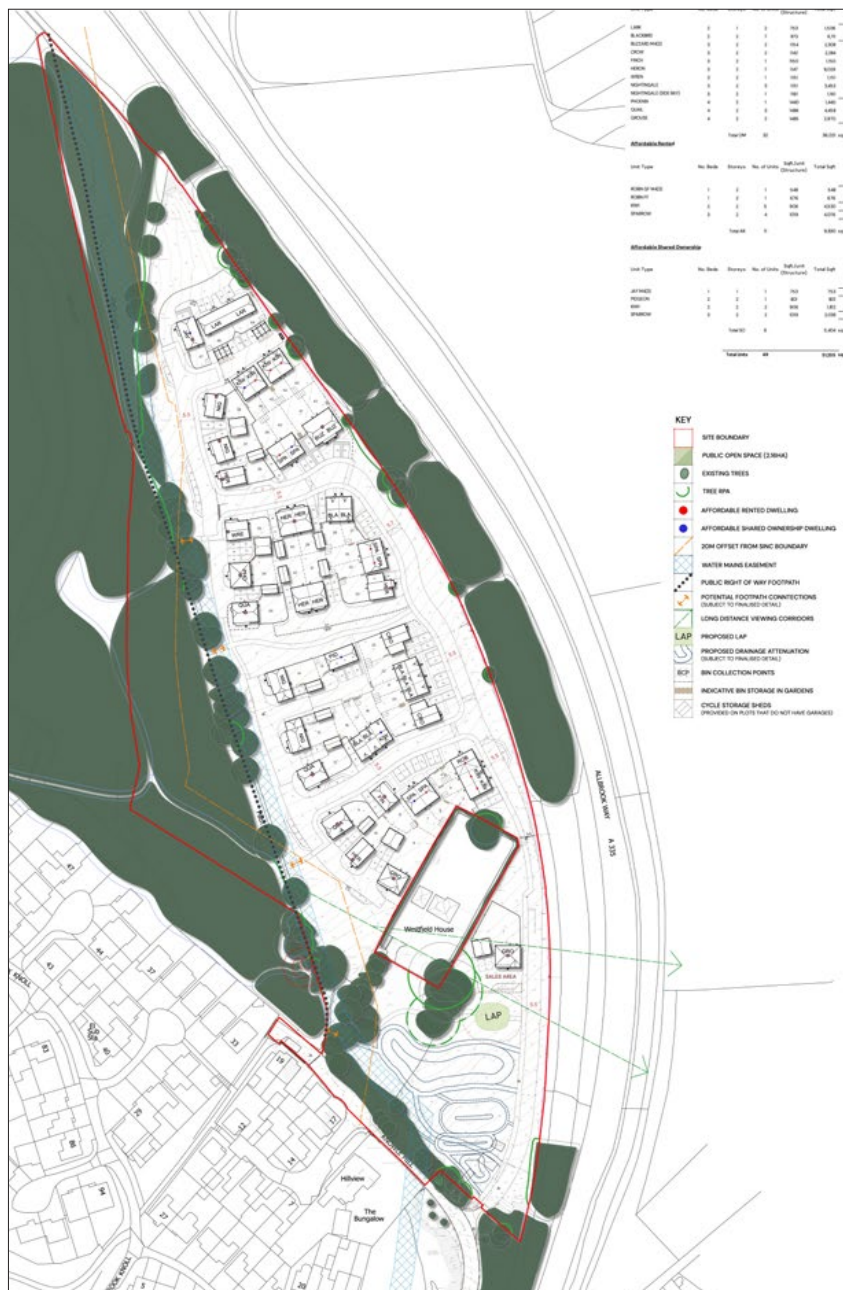
## Overall Concept

**3.1** In June 2024, outline planning permission was granted on the site for the erection of up to 52no. residential dwellings. This application for reserved matters is underpinned by the need to comply with the outline permission; in essence, the details submitted with this application demonstrate this by seeking 49no. residential dwellings on the site, the layout of which has been informed by the Landscape and Visual Impact assessment approved at the outline application stage, along with the site's key constraints such as level changes, drainage, protected trees and noise.

**3.2** The proposed development is described in full in the Design Compliance Statement, which accompanies the application. The proposed detailed site layout is viewed opposite.

**3.3** The proposed development has been designed with careful consideration, informed by the site's local context but also the constraints of the site which in this case have been utilised and viewed as opportunities. The scheme is based soundly





Proposed Site Layout Plan

upon the principles of high-quality design and best practice urban design. As a result, the development is characterised by a varied streetscape which possesses its own clear identity, whilst at the same time reflecting a sensitive approach toward the site's context and surroundings.

## Proposed Use and Layout

**3.4** The proposed development has been designed in compliance with the outline planning permission and to serve the needs of its residents and visitors, with a legible, safe and comfortable layout throughout; ensuring that the site feels well connected and readily understood and navigated by all users, irrespective of mobility or the mode of transport. The density (32 dph) of the development has been informed and responds to the site's local context and achieves a mix of tenures which have been designed in accordance with policy whilst allowing the scheme to remain economically and socially successful. Open spaces along with streets, have been designed to reflect a clear hierarchy, character and identity.

**3.5** Attention has been given to ensure the comments raised by the Local Planning Authority at the pre-application stage have been addressed and design changes incorporated into the proposed scheme in order to make sure that the dwellings are designed to a very high standard and will be an appropriate addition in this location.

**3.6** The scheme provides 49no. residential dwellings, 32 of which are open market units, 11 are affordable rented and 6 are affordable shared ownership. These are all formed in a mixture of detached, semi-detached, terraced and bungalow units.

**3.7** Each dwelling achieves sufficient internal living space which meets that of Nationally Described Space Standards, demonstrating that Bargate Homes are pushing the boundaries in terms of delivering an exceptional standard of new homes. Importantly, each dwelling has its own private and high-quality external amenity space, compliant with local policy requirements.

**3.8** A local area for play (LAP) is provided within the site towards the south, and located directly in front of a large detached unit and adjacent to the main access road and key pedestrian routes, ensuring this area is easily accessible and naturally surveyed. Just further south of the LAP, is a network of new footpaths in and around blue infrastructure features. In addition, 4no. pedestrian connections are provided along the site's western boundary, enabling access onto the public right of way. A detailed proposed site layout and open space plan is provided opposite along with the schedule of accommodation.



Open Space Plan

## Accommodation Schedule

### Open Market

| Unit Type              | No. Beds | Storeys | No. of Units | Sqft./unit<br>(Structure) | Total Sqft  | Split |
|------------------------|----------|---------|--------------|---------------------------|-------------|-------|
| LARK                   | 2        | 1       | 2            | 753                       | 1,506       | 28%   |
| BLACKBIRD              | 2        | 2       | 7            | 873                       | 6,111       |       |
| BUZZARD M4(3)          | 3        | 2       | 2            | 1154                      | 2,308       | 53%   |
| CROW                   | 3        | 2       | 2            | 1142                      | 2,284       |       |
| FINCH                  | 3        | 2       | 1            | 1150                      | 1,150       |       |
| HERON                  | 3        | 2       | 7            | 1147                      | 8,029       |       |
| WREN                   | 3        | 2       | 1            | 1151                      | 1,151       |       |
| NIGHTINGALE            | 3        | 2       | 3            | 1151                      | 3,453       | 19%   |
| NIGHTINGALE (SIDE BAY) | 3        | 2       | 1            | 1161                      | 1,161       |       |
| PHOENIX                | 4        | 2       | 1            | 1440                      | 1,440       | 19%   |
| QUAIL                  | 4        | 2       | 3            | 1486                      | 4,458       |       |
| GROUSE                 | 4        | 2       | 2            | 1485                      | 2,970       |       |
|                        |          |         | Total OM     | 32                        | 36,021 sqft |       |

### Affordable Rented

| Unit Type      | No. Beds | Storeys | No. of Units | Sqft./unit<br>(Structure) | Total Sqft |     |
|----------------|----------|---------|--------------|---------------------------|------------|-----|
| ROBIN GF M4(3) | 1        | 2       | 1            | 548                       | 548        | 18% |
| ROBIN FF       | 1        | 2       | 1            | 676                       | 676        | 45% |
| KIWI           | 2        | 2       | 5            | 906                       | 4,530      |     |
| SPARROW        | 3        | 2       | 4            | 1019                      | 4,076      | 36% |
|                |          |         | Total AR     | 11                        | 9,830 sqft |     |

### Affordable Shared Ownership

| Unit Type | No. Beds | Storeys | No. of Units | Sqft./unit<br>(Structure) | Total Sqft |     |
|-----------|----------|---------|--------------|---------------------------|------------|-----|
| JAY M4(3) | 1        | 1       | 1            | 753                       | 753        | 17% |
| PIGEON    | 2        | 2       | 1            | 801                       | 801        | 50% |
| KIWI      | 2        | 2       | 2            | 906                       | 1,812      | 33% |
| SPARROW   | 3        | 2       | 2            | 1019                      | 2,038      |     |
|           |          |         | Total SO     | 6                         | 5,404 sqft |     |

|             |    |             |
|-------------|----|-------------|
| Total Units | 49 | 51,255 sqft |
|-------------|----|-------------|

## Scale and External Appearance

**3.9** The scheme incorporates both single and two storey dwellings, in compliance with the parameters agreed under the outline planning permission. Bungalows are located at the northern end of the site at the highest point, responding to the site's gradient. The development is spacious, which in return allows for landscaped areas and natural buffers along the site's boundaries. Buildings lines are demonstrated throughout the site, but remain organic so as to ensure that the mass and scale is not too urban and rigid in appearance, responding to the surrounding character of the area.

**3.10** In order to achieve a sense of place and a clear identity throughout the development, a variety of house types are provided utilising a pleasant palette of materials, which in addition provides visual interest and an attractive streetscene. Each house type is traditional in its architectural character and



appearance, made up predominantly of red brick, which is consistent with and reflects that of the locality. A selection of the proposed house types are provided below whilst full detail is provided in the house types pack and design statement provided with this submission.

**3.11** The dwellings located to the north, east and west of Westfield House are orientated in such a way that their gardens adjoin the property's

boundaries. This ensures there is no overlooking and provides Westfield House with a sufficient degree of privacy and seeks to protect its residential amenities. Plots have been designed to reflect the existing building line providing a definitive built character.

**3.12** Attention has been given to ensure the comments raised by the Local Planning Authority

at the pre-application stage have been addressed and incorporated into the proposed scheme. This ensures that dwellings are designed to the highest standards and will be an appropriate addition in this location.

**3.13** Proposed streetscene elevations are shown below.





Boundary Treatments Plan

**3.14** It is further recognised that boundary treatments play an important role in the creation of an attractive streetscene and public realm. As such, boundary treatments have been carefully selected to ensure that the appropriate and high-quality materials address public spaces in a positive manner; all boundary treatments fronting the public realm and streetscene therefore comprise brick walls and metal estate railings and post and rail fencing. A boundary treatment plan is shown opposite.

## Landscaping and Trees

**3.15** A detailed landscaping strategy and plan has been prepared by Terra Firma and accompanies this submission. This shows the proposed layout and general character of the landscaping scheme for the proposed residential development.

**3.16** It is acknowledged that hard and soft landscaping plays a key role in the setting and functioning of a development, contributing to the creation of a clear sense of place as well a high quality and attractive streetscene/public realm.

**3.17** A significant amount of open space is provided throughout the site, totalling 1.67HA which goes above and beyond that required by policy. A large proportion of this will be landscaped in accordance with the detailed landscape plan and strategy accompanying this submission. Attractive planting and other associated soft landscaping features are demonstrated throughout the site and has been maximised. The proposed detailed landscaping plan is viewed below.

**3.18** Careful attention has been given towards the hard surfaces throughout the development, and every effort has been made to limit the amount of hard surfacing wherever possible. Where hard surfacing is proposed, a variety of surfacing materials are proposed including block paving, gravel and paving slabs; the use of tarmac has been limited as far as practically possible. Using a variety of materials ensures that permeable surfaces are utilised where appropriate and in accordance with the drainage strategy, as well as providing visual relief and interest throughout. A proposed surface finishes plan accompanies this submission, prepared by Civil Engineering Practice.

**3.19** With regard to the potential impact on trees, an updated arboricultural impact assessment has been prepared by SJA Trees and accompanies this submission in accordance with the outline planning permission and should be referred to in full. The updated arboricultural impact assessment confirms that the proposed detailed site layout can be built out without adverse impact on existing trees; tree loss has been minimised throughout the site with the majority of trees to be retained as part of the development and the appropriate root protection measures are proposed, noting both their landscape and ecological values. A very small number of trees are to be lost in order to facilitate the site access (trees 5, 6, 7 and 81), this however was agreed under the outline planning permission.



## Access, Servicing and Parking

**3.20** Access, including full consideration of the highways and transportation aspects of the proposed development, is a matter that was agreed upon under the outline planning permission; however, for context, the arrangements are explained in this statement. A refuse and parking strategy is provided with this submission and should be referred to for full detail in this respect.

**3.21** Vehicular access will be provided through an improved junction from Knowle Hill in the southern corner in accordance with the agreed outline application.

**3.22** At present, there are no footways along Knowle Hill. Provision will be made for a new footway along the western side of Knowle Hill to provide a continuous footway link from the site to Woodside Avenue, enabling safe access to the existing bus stops on both sides of Woodside Avenue. The scheme will also provide a new footway on the southern side of Woodside Avenue for an approximate length of 55m between the pedestrian refuge crossing point on the Woodside Avenue arm of the Knowle Hill Roundabout on the existing bus stop, on the southern side of the carriageway.

**3.23** The proposed site layout incorporates a hierarchy of streets, with varying surface treatments to achieve a permeable and attractive

layout. The main estate road incorporates a 2m wide pavement ensuring safe pedestrian movement through the site and to encourage walking as a mode of travel.

**3.24** A public footpath (ref: 273 716/1) runs along the western boundary of the site. The public access rights across the site will be retained and informal access to the SINC will be maintained.

**3.25** The majority of parking will be allocated and located off the highway. One-bedroom dwellings will have 1 space, two and three bedroom dwellings will have 2 spaces, and four bedroom dwellings will have 3 spaces. A number of plots will accommodate single or double garages however these do not count towards the overall parking quantum.

**3.26** The provision of charging points for electric vehicles has been considered and designed into the development. However, specific details regarding the location manufacturer will be provided at a later stage.

**3.27** Each dwelling will have an enclosed store for bicycles, whether this be a designated store or within the garages.

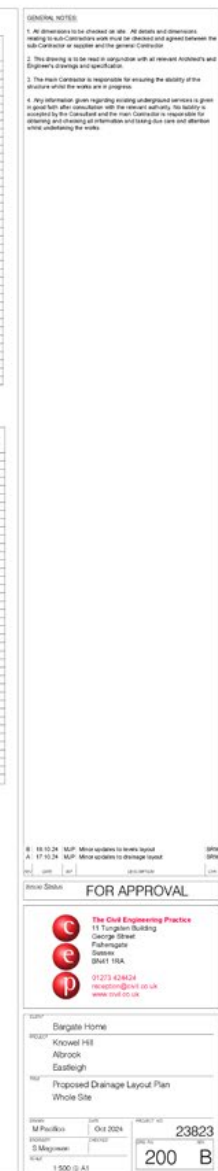
## Drainage

**3.28** A detailed drainage strategy and layout plan has been prepared by Civil Engineering Practice and should be referred to for full detail. A summary is however, provided below.

**3.29** As established under the outline planning permission, the site is located within Flood Zone 1, which is defined as having a low probability of flooding. The drainage information submitted and agreed by Southern Water for the outline planning application confirmed that foul sewage would be discharged via a connection to the existing foul sewer within the vicinity of the site.

**3.30** In relation to surface water drainage, this is to be dealt with by an attenuation-based scheme with a controlled discharge into the public surface water sewer which lies within Knowle Hill to the immediate south of the site. Hampshire County Council as the Lead Local Flood Authority confirmed that this approach was acceptable in principle under the outline planning permission. In addition, the proposed discharge rate of 16.9 l/s at the surface water sewer was agreed by Southern Water.

**3.31** The detailed proposed drainage strategy prepared by Civil Engineering Practice has been based upon the above principles, as agreed under the outline planning permission. The proposed drainage strategy layout plan can be viewed opposite.



# Statement of Engagement

4

**4.1** In accordance with national and local policy and guidance, a full programme of community and stakeholder engagement has been undertaken. Principal activities included:

- Pre-Application discussions with the Council;
- Engagement with Parish Council; and
- A community consultation event in the form of a dedicated project consultation website

## Pre Application Discussions

**4.2** In line with Government Guidance on best practice, pre-application discussions were undertaken with planning officers at Eastleigh Borough Council. A request for pre-application advice was submitted on the 12th of September 2023 and an initial meeting was held on the 14th of November 2023. To discuss the first iteration of the detailed site layout; a copy of this plan is included opposite.

**4.3** The main points raised at the first meeting in relation to the site layout were as follows:

- Quantum of parking spaces and the need to minimise tandem parking. Rows of parking should be broken up with landscaping;
- Confirmation that garages will provide storage for bikes and bins;
- Discussion around a landscaped bund along the eastern boundary but noting the landscape officer objected to this in the outline application;
- Comments were raised in relation to the width of roads and the amount of hard surfacing throughout the site. Confirmation that there is no intention for the roads to be adopted by HCC;
- Pinch points to the rear of Westfield House were commented on and it was encouraged to explore if these could be incorporated into private ownership;
- The need to retain views of the countryside from Westfield House was stressed;



Pre-App 1 Site Layout



Pre-App 2 Site Layout

- Comments the need for a LEAP/LAP were raised in relation to how its location is constrained by the inclusion of drainage basins. Further consideration on this was required;
- Confirmation that at least 3 links would be needed into the SINC from the new development. The Council encouraged improvements to the public footpath along the western boundary but noted it was not required in the s106 agreement; and
- The Council confirmed that consultation with HCC as the LLFA would be needed for input into the drainage strategy.

4.4 Following the feedback provided above by Officers, the project design team has worked hard to incorporate the suggestions made by officers and to address the comments/concerns raised. In response, the detailed site layout was revised by the design team and shared with Officers for further comments; a copy of the revised detailed site layout plan at this stage, is shown opposite.

4.5 A further meeting was held with Officers on the 11th of September 2024 to discuss the revised detailed site layout plan. Following this, a final written pre-app response was provided by Officers on the 20th of September 2024, the main points raised were as follows:

- Comments were raised regarding the reorientation of the dwellings on the northern end of the site, which has resulted in the extension of hard surfaced driveway into the area of open space. Officers confirmed that if this cannot be

changed, then minimising the visual impact of hardstanding in this area should be explored;

- Parking outside of plots 43-46 appeared as a large unbroken area of hardstanding and should be broken up by landscaping;
- Parking in front of plots 19-23 should be broken up by landscaping;
- Careful attention is needed to the relationship between Westfield House and plot 9; Officers encouraged that plot 9 should be set-back in line with the building line of Westfield House. It was confirmed by officers that this would be the preference above retaining a particular view-point from east to west across the site;
- Officers requested that section plans are submitted with the reserved matters application to demonstrated the relationship between plots 6 and 7 and Westfield House;
- Further consideration needed on the location of the visitor parking space on the main internal access road near to Westfield House;
- Clarity requested on whether private gardens conform with the Quality places SPD;
- Careful consideration of the central green corridor and CGI's requested to show this space in context;
- Details of the proposed acoustic fencing requested with the reserved matters application; and
- Confirmation that the development will not need to provide 10% BNG due to the date the outline planning permission was granted.

4.6 The table below confirms how the submitted reserved matters application has considered and addressed the comments raised throughout the pre-application process with Officers.

Response to Application Comments

| Comment                                                                                 | Response                                                                                                                                                                                          |
|-----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Reorientation of dwellings to the northern end of the site (plots 48 & 49).             | Reorientation cannot be achieved. Appropriate surfacing has been included on the driveway to soften the appearance of hard surfacing here.                                                        |
| Parking area outside of plots 43 – 46.                                                  | This has been broken up by the inclusion of pergolas and landscaping along with a more attractive surfacing material.                                                                             |
| Parking to the front of plots 19 – 23.                                                  | This has now been broken up, with the inclusion of planting and the addition of trees in-between spaces.                                                                                          |
| Relationship between Plot 9 and Westfield House.                                        | Plot 9 has now been repositioned in line with the front building line of Westfield House.                                                                                                         |
| Relationship between Plots 6 and 7 with Westfield House.                                | Section plans through this area of the site have been provided with the reserved matters submission. Proposals meet back-to-back policy requirements in accordance with EBC's Quality Places SPD. |
| Location of visitor parking space on main internal access road near to Westfield House. | This has now been relocated to opposite plots 2-5.                                                                                                                                                |
| Clarity on garden sizes.                                                                | Confirmation is provided within the design compliance statement prepared by Pegasus, that all garden sizes comply with the Quality Places SPD.                                                    |
| Request for a CGI of the central green corridor.                                        | This has been provided within the reserved matters submission.                                                                                                                                    |
| Details requested on the appearance of the acoustic fence.                              | Example images of this are provided within the reserved matters submission. The acoustic fence to the eastern boundary is no longer required. See report.                                         |

Engagement with Parish Council

4.7 The Parish Council were identified at an early stage as a key stakeholder. Meeting dates were sought, with the earliest date offered being the 22nd of October 2024. The team have confirmed their attendance at the full parish council meeting on the 22nd of October 2024, where the latest detailed site layout will be presented and members of the Council will be updated on the responses received as part of the public consultation undertaken (see below).

4.8 Details of the feedback provided by Members of the Council will be provided as an addendum to this statement following the submission of this application to ensure that all valued feedback is captured and shared with the Local Planning Authority.

Public Consultation

4.9 A community consultation event in the form of a dedicated project consultation website, supplemented by a leaflet sent out to local residents, was considered the most appropriate way to encourage public engagement on the proposals. This approach copied the approach utilised for the outline planning application. All residents who were consulted ahead of the submission of the outline application were consulted ahead of this application.

An opportunity to give us your views on the emerging proposals for up to 52 new homes on Land west of Allbrook Way, Knowle Hill.



**Bargate Homes welcomes your views on the proposals for the development of up to 52 dwellings at Land west of Allbrook Way.**

Bargate Homes, a local development company based in Fair Oak, care about the communities they operate in, but they deeply care about their home Borough, and they wish to build a legacy for future generations incorporating high quality market and affordable homes, all set within a beautiful landscape.

Our plans are at an early stage, and we are seeking your comments before the proposals are finalised ahead of the submission of a reserved matters planning application.

■ [www.gillingsplanning.co.uk/knowlehill](http://www.gillingsplanning.co.uk/knowlehill)

Our vision seeks to develop up to 52 homes to deliver much-needed housing in the borough. The development is in accordance with the outline planning permission (reference O/19/86980). The site is allocated within the adopted Eastleigh Borough Local Plan.

Our proposal can be viewed via the website link provided below; where you can also complete a questionnaire and provide your feedback and comments. If you do not have access to the internet, please do feel free to call to discuss the proposals. Thank you.

**BARGATE**  
HOMES

**We welcome your views**

We value the views of the local community and would like to know what you think of our proposals.

Please provide your feedback, by **19th July 2024**.

Alternatively, please get in touch using the contact details below.

Contact: Daniel Wiseman / Katherine Stevens - [daniel@gillingsplanning.co.uk](mailto:daniel@gillingsplanning.co.uk) / [katherine@gillingsplanning.co.uk](mailto:katherine@gillingsplanning.co.uk)  
02382 358 855 - Gillings Planning, 2 Wessex Business Park, Golden Common, Winchester, SO21 1WP.

Consultation Leaflet

4.10 As such, a website was published on 3rd July 2024 and a consultation leaflet sent to 382 addresses on 4th July 2024 inviting members of the public to comment on the proposals via an online questionnaire, by the 24th of July 2024.

4.11 The leaflets set out the background to the proposals and included images of the proposed development as well as steering readers towards the consultation website. A copy of these leaflets can be found at **Appendix 1**.

**4.12** A total of 43 responses were received with 38 coming directly via the consultation website, and 5 afterwards via email. A summary of the responses received is provided within the tables opposite.

**4.13** In response to these comments the reserved matters application submission is comprehensive in that it:

- Demonstrates general full compliance with the illustrative site layout presented with the outline planning application.
- Provides private residential gardens which comply with local policy.
- Dwelling designs and the material palette proposed reflects the woodland edge and local context.
- Provides detailed information in respect assessing the impacts on wildlife, flooding/ drainage and utilities.
- Updated the proposed site layout to improve the relationship with Westfield House.
- The scheme promotes and encourages sustainable modes of transport and provides good pedestrian connectivity.

**4.14** In summary, the applicant has actively engaged with the local community and stakeholders to communicate and develop the proposals. This has met the requirements of the NPPF and the local guidelines, as set out in the Council's SCI. The pre-application engagement has ensured that the local community and key political stakeholders are

well-informed of the proposals. Communication with interested parties remains on-going. As such, the applicant considers that the pre-application engagement undertaken with the local community and key stakeholders has been timely, meaningful, and effective.

Consultation Website Responses

| Question                                                                                                                                                                        | Response |                        |    |        |       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------------------|----|--------|-------|
|                                                                                                                                                                                 | Support  | Yes, with reservations | No | Unsure | Total |
| The development proposes up to 52 homes, do you agree that there is a need for these new homes?                                                                                 | 6        | 10                     | 19 | 3      | 38    |
| The current proposed layout reflects the agreed illustrative layout approved by the outline planning permission, do you feel this is the right approach?                        | 8        | 6                      | 19 | 5      | 38    |
| The development proposes a low-density development with good-sized rear gardens to reflect the local character, do you feel this is the right approach?                         | 16       | 8                      | 13 | 1      | 38    |
| The dwellings will be constructed using brick details and natural timber cladding to create a cottage aesthetic and complement the woodland edge. Do you support this approach? | 17       | 8                      | 10 | 3      | 38    |
| Overall, do you support the proposed development?                                                                                                                               | 5        | 5                      | 25 | 3      | 38    |

| Comment Number | Summary of Comments                                                                                                     |
|----------------|-------------------------------------------------------------------------------------------------------------------------|
| 1              | Objects due to potential loss of wildlife, impact on infrastructure, flooding/drainage and impact on traffic.           |
| 2              | Concerned due to apparent foul sewage issues in the area and potential impact on existing poor water & power utilities. |
| 3              | Concerned due to potential loss of wildlife & green space, potential impact on infrastructure and traffic.              |
| 4              | Concerned about the potential impact on Westfield House.                                                                |
| 5              | Concerned due to potential impact on traffic.                                                                           |

# The Reserved Matters

# 5

**5.1** As confirmed by the outline planning permission, all matters were reserved except for access. Conditions 3, 23, 32 and 34 of the outline planning permission set out the requirements for the details to be submitted with a subsequent reserved matters application. These are as follows:

- The site layout;
- The scale of buildings;
- The external appearance of buildings;
- Landscaping of the site;
- Updated Arboricultural Impact Assessment;
- Detailed assessment of existing and proposed noise sources and a detailed mitigation scheme;
- Detailed Sediment Impact Assessment;

**5.2** Each of these elements have been assessed for conformity with both local and national planning policy in the planning analysis section of this planning statement, the relevant policies of which are set out below in section 6.



# Planning Policy Context



**6.1** Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning application be made with regard to the Development Plan, unless material considerations indicate otherwise.

**6.2** This is reiterated at paragraph 47 of the National Planning Policy Framework (NPPF), which also makes it clear that the NPPF is a material consideration in decision making.

**6.3** The main planning policy considerations pertinent to the proposed development are considered below.

## The Development Plan

**6.4** The site is situated within the administrative area of Eastleigh Borough Council. The Development Plan for the Borough of Eastleigh comprises:

- Eastleigh Borough Local Plan (2016 – 2036) adopted April 2022.

**6.5** As this application is an application for reserved matters, the policies referred to below are only

those that we deem relevant to the matters reserved at the outline application stage.

**6.6** The following policies are considered relevant to this reserved matters application.

### Local Plan (2016 – 2036)

**6.7** Policy DM1, sets the general criteria for new development. It confirms that new development should not have an unacceptable impact on residential amenities of both new and existing residents, the character and appearance of the countryside and biodiversity. Development should make efficient use of the site, maximise opportunities to increase density.

**6.8** Policy DM5, confirms that development should not increase flooding elsewhere and Sustainable Drainage Systems must be designed in accordance with Policy DM6.

**6.9** Policy DM6, states that new development will only be permitted if it incorporates Sustainable Drainage Systems. Wherever feasible, naturalised

filtration should be included within the treatment train. On sites of 1ha or more, SuDs schemes should include at least three forms of naturalised filtration unless it can be demonstrated this is unnecessary.

**6.10** Policy DM8, states that development will not be permitted where it will be adversely affected by pollution, unless measures can be taken that adequately mitigate the polluting effects. Development susceptible to particular forms of pollution will not be permitted where it will be adversely affected by such pollution, unless measures can be taken that adequately mitigate the polluting effects.

**6.11** Policy DM11 confirms that the Council will ensure development protect and enhance all international, national and local conservation designations.

**6.12** Policy DM13, sets the general development criteria in relation to transport. 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 meet national and local guidance and standards will all highway improvements meeting the standard required to be adopted by the Highway Authority, not cause of increase danger to road users or have a significant detrimental impact on the operation or safety of the highway network.

**6.13** Policy DM14, sets the requirements for parking. It confirms that off highway parking will be required in all new residential development. Provision will be in accordance with the Residential Parking SPD.

**6.14** Policy DM23 confirms that new dwellings will be permitted provided the scheme provides a mix of dwelling types and sizes to meet local needs, dwellings capable of adaptation and affordable housing. There should be a minimum density of 40 dwellings per hectare unless site constraints or local character justify a lower density.

**6.15** Policy DM24 confirms that development schemes will be required to demonstrate how the proposal contributes to the overall mix of housing.

**6.16** Policy DM28, confirms that on new housing developments, the council will seek 35% affordable housing and that It should be integrated into the development in terms of its design and layout.

**6.17** Policy DM29, confirms that development should meet higher national access standards as set out in Part M of the building regulations. 100% of dwellings must meet at least Part M(1) standard (visitable dwellings) including a target of 80% of

dwellings meeting Part M4(2) standard (accessible and adaptable dwellings). For major development there should be at least 2 dwellings or 7% of all market housing meeting Part M4(3)(2)(a) and at least 1 dwelling or 8% of all affordable housing meeting Part M4(3)(2)(a).

**6.18** Policy DM30 confirms the Internal space standards for new residential development. In this regard, all new dwellings must meet as a minimum the Nationally Described Space Standards.

**6.19** Policy DM33 confirms that all new residential development should contribute to the achievement of the quantitative, qualitative and accessibility standards for recreation and open space facilities in the Open Space Needs Assessment 2017. Proposals should help to create and enhance multifunctional green infrastructure in accordance with strategic policy S9.

**6.20** Policy DM34 confirms that the provision of public and private recreation and open space facilities or uses will be permitted provided that they accord with the general development criteria and the biodiversity and heritage policies of the plan.

**6.21** Policy AL2, Land west of Allbrook Way The site is allocated within the Local Plan as follows:  
1. Approximately 4.2 hectares of land west of Allbrook Way and north of Knowle Hill, as defined on the policies map is allocated for approximately 45 dwellings. Planning permission will be granted provided that detailed proposals accord with the development plan and meet the following specific development requirements:

- a vehicular access shall be from Knowle Hill;
- b appropriate land is safeguarded if needed for the construction of a new junction with Allbrook Way for the relief road which will cross land allocated under Policy AL1;
- c appropriate provision is made for the retention of existing public access rights across the site and to secure public access to the SINC woodland to the west;
- d the provision of contributions to, or delivery of, off-site highway improvements considered necessary to serve the development;
- e the development shall avoid or adequately mitigate any direct or indirect adverse impacts on habitats or species protected by legislation or identified as of principal importance within the NERC Act 2006 S41 lists and shall deliver a net gain in biodiversity;
- f the biodiversity interests of the site shall be retained and appropriate buffers provided to protect the SINC, protected trees and other features of environmental significance (note: size of the buffers will depend on the outcome of the appropriate species and habitat surveys to be carried out and submitted with any planning application for the site);
- g to preserve water quality and flows into the Lower Itchen, details of Sustainable Urban Drainage shall be provided in accordance with policy DM6 as part of any application for outline or full planning permission;

- h a site level Habitats Regulations Assessment is required to demonstrate how this site will be delivered without adverse effect on any European site;
- i the provision of an appropriate landscape scheme;
- j provision of pedestrian and cycle links, both within the site and to connect with the surrounding area;
- k implementation of appropriate measures to address any land contamination associated with former uses of the site;
- l implementation of appropriate measures to mitigate any adverse air quality and/or noise impacts arising from the proximity of the M3 Motorway to the west and/or Allbrook Way to the east;
- m thorough exploration of the nature and extent of the underlying mineral resource and of the potential for the extraction of any viable deposits on the part of the site affected by minerals safeguarding; and
- n occupation of the development shall be phased to align with the delivery of any necessary wastewater network reinforcement, in liaison with the service provider; and the layout is planned to ensure future access to existing wastewater infrastructure for maintenance and upsizing purposes.

## Other Material Considerations

**6.22** The following documents also form material considerations of relevance to this application:

- National policy (primarily set out in the National Planning Policy Framework and Planning Practice Guidance)
- Additional guidance contained in Supplementary Planning Documents (SPD) and other guidance

### Draft National Planning Policy Framework (July 2024)

**6.23** The following Supplementary Planning Documents (SPD) and guidance have also been considered in developing the submitted proposals:

- Supplementary Planning Document: Quality Places (2011);
- Supplementary Planning Document: Residential Parking Standards (2009);
- Supplementary Planning Document: Biodiversity (2009);
- Supplementary Planning Document: Environmentally Sustainable Development (2009, Updated 2015); and
- Supplementary Planning Document: Affordable Housing (2009, Updated 2016).

## National Planning Policy Framework

**6.24** The National Planning Policy Framework (NPPF) December 2023 sets out the Government's policies for the planning system and is clear that 'the purpose of the planning system is to contribute to the achievement of sustainable development' (paragraph 7). The latter is defined, in paragraph 8, as the convergence of 'three overarching objectives':

- Economic objective – 'To help build a strong, responsive and competitive economy'.
- Social objective – 'To support strong, vibrant and healthy communities.
- Environmental objective – 'To contribute to protecting and enhancing our natural, built and historic environment'.

**6.25** Importantly, paragraph 11 confirms that development which accords with an up-to-date development plan should be approved without delay. Where there are no relevant development plan policies or where they are out-of-date, planning permission should be granted unless:

- The application of policies in the NPPF protecting areas or assets of particular importance provides a clear reason for refusing the proposed development; or
- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole.

- Section 4 of the NPPF relates to decision making and states in part that local planning authorities “*should approach decisions on proposed development in a positive and creative way and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision makers at every level should seek to approve applications for sustainable development where possible*” (paragraph 38).
- It is confirmed in paragraph 55 that the use of planning conditions (and obligations) should be considered for development that would otherwise be unacceptable. Paragraph 57 goes on to confirm that planning obligations can only be used where they are necessary, directly related to and fairly and reasonably related to the development.
- Section 5 (Delivering a sufficient supply of homes) relates to the delivery of a sufficient supply of homes and emphasises the Government’s objective to significantly boost the supply of homes. Paragraph 63 advises that the size, type and tenure of housing for different groups (including older people) should be assessed and reflected in planning policies.
- Section 6 (Building a strong, competitive economy) seeks to support economic growth and productivity accounting for local needs and wider opportunities and considering the needs of different sectors. Paragraph 85 states that significant weight should be assigned to ‘the need to support economic growth and

productivity, taking into account both local business needs and wider opportunities for development’.

- Section 8 (Promoting healthy and safe communities) seeks to deliver healthy, inclusive and safe places which promote social interaction; are safe and accessible; and enable and support healthy lifestyles. Local authorities should guard against the unnecessary loss of local services to enhance the sustainability of communities and residential environments. An integrated approach to the location of housing, economic uses and community facilities and services should be adopted.
- Paragraph 131 within Section 12 (Achieving well-designed places) emphasises that good design is a key aspect of sustainable development “The creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.
- Section 14 (Meeting the challenge of climate change, flooding and coastal change) seeks to secure a transition to a low carbon future ensuring that climate change adaptation, flood risk and coastal change is considered in in new development.
- Section 15 (Conserving and enhancing the natural environment) seeks to contribute to and enhance the natural and local environment, protect and enhance habitats and biodiversity and consider ground conditions and pollution. Paragraph 180 confirms that development

should contribute to and enhance the natural and local environment, by – inter alia – recognising the intrinsic character of the countryside and providing net gains for biodiversity

## **Planning Practice Guidance (PPG)**

**6.26** On 6 March 2014, the Department for Communities and Local Government (“DCLG”) launched the Planning Practice Guidance web-based resource.

### ***Design: Process and Tools***

**6.27** Paragraph 001 (Reference ID: 26-001-20191001) states that the adoption of a proactive and collaborative approach can help to achieve well-designed places. It refers to the National Design Guide which sets out characteristics of well-designed places which relate to context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan.’

### ***Healthy and Safe Communities***

**6.28** Paragraph 001 (Reference ID: 53-001-20190722) advises that the design of the built and natural environment is key to health and wellbeing and that environments can be created to support and encourage healthy lifestyles.

**6.29** Paragraph 003 (Reference ID: 53-003-20191101) sets out that a healthy place is one that supports and promotes healthy behaviours and health equality in order to improve physical and mental health for communities. It refers to inclusive

design and social interaction and the need to ensure developments are adaptable to the needs of those with sensory or mobility impairments.

### ***Natural Environment***

**6.30** Paragraph 008 (Reference ID: 8-008-20190721) sets out that green infrastructure needs to be considered at the earliest stages of a proposal and will require suitable management and maintenance.

**6.31** Paragraph 016 (Reference ID: 8-009-20190721) sets out that authorities need to consider the impact on protected species in their assessment of development proposals.

### **Draft National Planning Policy Framework (July 2024)**

**6.32** In July 2024, the new Labour Government proposed and have recently completed a period of consultation on, the draft National Planning Policy Framework. Whilst this is not yet a material consideration, it signals the direction of travel and emphasises the need for housing.

# Planning Analysis

7

**7.1** This section analyses the suitability of the proposed development in the context of local and national planning policy. Starting with the principle, this section demonstrates that the proposed development represents sustainable development which is in accordance with the Development Plan and that the benefits of the scheme outweigh any other material considerations.

**7.2** Reference is made within this section to assessments within technical reports that have been submitted in support of the planning application. Those should however be referenced in full as part of the assessment of the planning application.

## Principle of Development

**7.3** The principle of developing the application site for up to 52no. residential dwellings was established by the outline planning permission granted on the 5th of June 2024 by Eastleigh Borough Council, with the application reference O/19/86980.

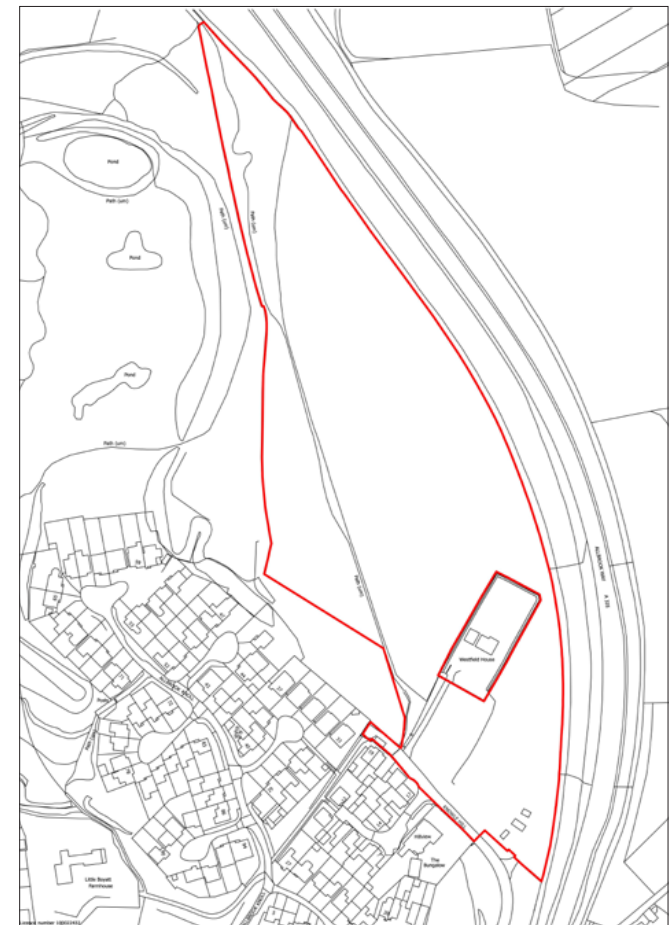
## Compliance with the Outline Planning Permission

**7.4** This section sets out how the proposed development is compliant with the outline planning permission. There are 4 strands to consider in this regard:

- Compliance with the description of development;
- General compliance with the illustrative site layout;
- Compliance with approved plans; and
- Submission of other technical detailed information required by the outline permission.

### Compliance with the description of development

**7.5** The outline planning permission granted on the 5th of June 2024, granted permission for “up to 52no. residential dwellings (C3 use) with associated landscaping, infrastructure and access from Knowle Hill (all matters reserved except for access).”



Site Location Plan

7.6 The detailed scheme submitted with this application seeks a total of 49 residential dwellings, located within the same redline boundary as the outline planning permission. The access proposed is identical to that of detail provided and approved under outline planning permission. Given the quantum of development proposed and its location, the detailed scheme submitted with this reserved matters application is compliant with the description of development permitted under the outline planning permission.

### General compliance with the illustrative site layout

7.7 The detailed site layout proposed is for a total of 49 dwellings, the layout of which follows a similar pattern to that shown on the illustrative site layout plan approved under the outline planning permission. The two layouts are shown side by side opposite for ease of comparison.

7.8 Based on the above, the proposed scheme is considered to comply with condition's 1 and 4 of the approved outline planning permission which require general accordance with the indicative site layout.



Above: Approved illustrative site layout plan



Above: Proposed detailed site layout plan

## Compliance with approved plans

7.9 Notwithstanding the indicative site layout considered above, a number of other plans were approved under the outline planning permission. These were:

- BRS.3586\_20 Rev. D (Building Heights)
- BRS.3586\_19 Rev. D (Movement and Access Plan)
- BRS.3586\_26 Rev. E (Landscape and Visual Strategy)

7.10 With regard to building heights, the outline planning permission granted limits the total height of dwellings to a maximum of 2 storeys. The detailed scheme presented as part of this reserved matters application has considered this accordingly and as such, the proposed dwellings throughout the site do not exceed 2 storeys in accordance with the parameter set under the outline planning permission. A buildings heights plan has been submitted with this application and is demonstrated opposite.

7.11 In relation to the approved movement and access plan, the submitted detailed site layout with this reserved matters application clearly demonstrates that the hierarchy of streets as approved has been maintained as well as the locations of the PROW access points and informal access to the SINC and other dedicated pedestrian links and the location of the site access.



Building Heights Plan

7.12 In relation to the approved landscape and visual strategy, the submitted detailed site layout with this reserved matters application clearly demonstrates accordance with this plan in that it positions development within the approved 'development cells', key visual links to the wider countryside to the east are maintained and the location of proposed public open space, attenuation and play areas are all within the locations broadly approved by this plan.

7.13 Based upon the above, it is considered that the detailed scheme fully accords with the parameters established by the outline planning permission.

## Submission of technical information required by the outline planning permission

7.14 In addition to the host of detailed plans and drawings that are required to be submitted by the outline planning permission, the following detailed technical information is required to be submitted with the first application for reserved matters. This includes the following:

- Noise Impact assessment.
- Updated Ecological Impact Assessment.
- Detailed Sediment Impact Assessment.
- Detailed Surface Water Drainage Scheme.
- Updated Arboricultural Impact Assessment.
- Proposed Landscaping of the site.

**7.15** The relevant detailed technical information has duly been submitted with this application for reserved matters, which each individual matter assessed in full in the sections below.

## Other Material Considerations

**7.16** The remainder of this chapter examines material planning considerations to demonstrate that in all other regards the proposal conforms with the policy framework including the development plan and the NPPF. Namely, these considerations relate to:

- Design, Layout and Neighbouring Amenity;
- Housing Mix, Affordable Housing and Design Standards;
- Parking;
- Landscape;
- Ecology;
- Arboricultural Impact;
- Noise Impact; and
- Drainage.

### Design and Layout

**7.17** Policy DM1, sets the general criteria for new development. It confirms that new development should not have an unacceptable impact on residential amenities of both new and existing residents, the character and appearance of the countryside and biodiversity. Development should make efficient use of the site and maximise

opportunities to increase density. Policy DM23 states that new residential developments should achieve a density of 40 dwellings per hectare unless site constraints or local character justify a lower density.

**7.18** The design approach is set out within the Design Compliance Statement prepared by Pegasus Group and accompanies this submission. This demonstrates that the design in terms of scale, character and architectural appearance has been informed by the thorough analysis of the site context conducted, as detailed within the design and access statement submitted with the outline planning application; in addition, the approved building heights, movement and access plans have been duly considered. As a result, the detailed design proposed is compliant and consistent with the principles established under the outline planning permission and a high standard of design quality is therefore achieved. The detailed site layout is viewed opposite along with the proposed streetscene.

**7.19** Furthermore, the Landscape and Visual Impact Assessment and landscape and visual strategy, considered under the outline planning permission, has driven both the design and layout of the proposed development. This has in turn ensured that the positions of the residential units throughout the site are in accordance with the approved 'development cells' and the key visual links to the wider countryside towards the east are maintained. The material palette along with the architectural character of the scheme also reflects the character and appearance of the locality and the site's woodland edge.



Site Layout Plan



**7.20** The detailed scheme proposed has evolved following comprehensive pre-application engagement with the Local Planning Authority where discussion on the design and in particular the layout of the development took place. This is set out in detail within the accompanying design compliance statement.

**7.21** In order to achieve a sense of place and a clear identity throughout the development, a variety of house types are provided utilising a pleasant palette

of materials, which in addition provides visual interest and an attractive streetscene. Each house type is traditional in its architectural character and appearance, made up predominantly of red brick, which is consistent with and reflects that of the locality. Boundary treatments play an important role in the creation of an attractive streetscene and public realm. As such, boundary treatments have been carefully selected in order to ensure that the appropriate and high-quality materials address public spaces in a positive manner; all boundary

treatments fronting the public realm and streetscene therefore comprise brick walls, metal estate railings and post and rail fence.

**7.22** In regard to the proposed layout of the site, the proposed development has been designed in compliance with the outline planning permission with a legible, safe and comfortable layout throughout; ensuring that the site will feel well connected and can be readily understood and navigated by all users. At a density of 32 dph, the site layout is spacious,

where open spaces along with streets, have been designed to reflect a clear hierarchy, character and identity. The density achieved reflects the site constraints and local character in accordance with policy DM23. Further, site constraints such as level changes and drainage have played a key role in driving the proposed layout, which in this instance have been utilised and viewed as opportunities to enhance the site layout rather than constrain it.

**7.23** The layout and location of parking spaces has been a key consideration throughout the design evolution of the scheme. Particular care and attention has been paid towards ensuring that parking does not dominate the street scene and that areas of hardstanding in this respect is kept to a minimum. In response, the design team has worked hard to ensure that any parking fronting the streetscene is broken up by landscaping features in order to soften its appearance. The majority of parking serving each residential plot is contained within the plot itself. Visitor parking spaces have been spaced throughout the development appropriately and in locations with the least amount of visual impact.

**7.24** No adverse impact is demonstrated upon residential amenities. Care and attention has been paid towards protecting the existing residential amenity of Westfield House, and as such the proposed layout ensures that this existing property will not be adversely impacted by way of overlooking, overshadowing and overbearing effects.

**7.25** Overall, the proposed scheme seeks to deliver a design and layout which accords with the outline planning permission as well as policy, and which the submitted plans demonstrate can be comfortably accommodated in this location. Having regard to the above considerations, the design, layout and form of the development has been carefully considered in terms of the local context and provides a positive contribution to the character of the area.

**7.26** Having regard to the above, the development proposed is considered to be acceptable in design terms for the following reasons:

- The design, layout, scale and form of the development has been carefully considered in accordance with the outline planning permission, along with the context of the site and its surroundings.
- The proposal provides an appropriate and positive contribution to this site and the surrounding area.
- The proposal has been designed to the highest standards in order to provide an attractive site and an excellent quality of accommodation for future occupants.
- The proposal maximises the site appropriately with regard to its use and density.

**7.27** The proposal is therefore considered to accord with policies DM1, AL2 and DM23 of the Eastleigh Borough Local Plan, the Quality Places SPD and sections 8 and 12 of the NPPF.

## **Housing Mix and Affordable Housing**

**7.28** Policy DM23 confirms that new dwellings will be permitted provided the scheme provides a mix of dwelling types and sizes to meet local needs and dwellings capable of adaptation and affordable housing. Policy DM24 confirms that development schemes will be required to demonstrate how the proposal contributes to the overall mix of housing and furthermore Policy DM28 confirms that on new housing developments, the council will seek 35% affordable housing and that it should be integrated into the development in terms of its design and layout.

**7.29** The scheme provides 49 no. residential dwellings, 32 of which are open market units, 11 are affordable rented and 6 are affordable shared ownership. These are all formed in a mixture of detached, semi-detached, terraced and bungalow units. As such a total of 17 affordable homes are provided at the appropriate tenure split, meeting the policy requirement of 35% of all units on site. The affordable housing tenure plan is viewed below.



Affordable housing tenure plan

**7.30** A varied mix of housing in terms of size and type is demonstrated throughout the development, with 3 x one-bedroom units 19 x two-bedroom units, 21 x three-bedroom units and 6 x four-bedroom units. The schedule of accommodation proposed is included below.

### Accommodation Schedule

#### Open Market

| Unit Type              | No. Beds | Storeys | No. of Units | Sqft/unit (Structure) | Total Sqft  | Split |
|------------------------|----------|---------|--------------|-----------------------|-------------|-------|
| LARK                   | 2        | 1       | 2            | 753                   | 1,506       | 28%   |
| BLACKBIRD              | 2        | 2       | 7            | 873                   | 6,111       |       |
| BUZZARD M4(3)          | 3        | 2       | 2            | 1154                  | 2,308       | 53%   |
| CROW                   | 3        | 2       | 2            | 1142                  | 2,284       |       |
| FINCH                  | 3        | 2       | 1            | 1150                  | 1,150       |       |
| HERON                  | 3        | 2       | 7            | 1147                  | 8,029       |       |
| WREN                   | 3        | 2       | 1            | 1151                  | 1,151       |       |
| NIGHTINGALE            | 3        | 2       | 3            | 1151                  | 3,453       | 19%   |
| NIGHTINGALE (SIDE BAY) | 3        | 2       | 1            | 1161                  | 1,161       |       |
| PHOENIX                | 4        | 2       | 1            | 1440                  | 1,440       |       |
| QUAIL                  | 4        | 2       | 3            | 1486                  | 4,458       |       |
| GROUSE                 | 4        | 2       | 2            | 1485                  | 2,970       |       |
|                        |          |         | Total OM     | 32                    | 36,021 sqft |       |

#### Affordable Rented

| Unit Type      | No. Beds | Storeys | No. of Units | Sqft./Unit<br>(Structure) | Total Sqft |     |
|----------------|----------|---------|--------------|---------------------------|------------|-----|
| ROBIN GF M4(3) | 1        | 2       | 1            | 548                       | 548        | 18% |
| ROBIN FF       | 1        | 2       | 1            | 676                       | 676        |     |
| KIWI           | 2        | 2       | 5            | 906                       | 4,530      | 45% |
| SPARROW        | 3        | 2       | 4            | 1019                      | 4,076      | 36% |
|                |          |         | Total AR     | 11                        | 9,830 sqft |     |

#### Affordable Shared Ownership

| Unit Type | No. Beds | Storeys | No. of Units | Sqft/Unit<br>(Structure) | Total Sqft |     |
|-----------|----------|---------|--------------|--------------------------|------------|-----|
| JAY M4(3) | 1        | 1       | 1            | 753                      | 753        | 17% |
| PIGEON    | 2        | 2       | 1            | 801                      | 801        | 50% |
| KIWI      | 2        | 2       | 2            | 906                      | 1,812      |     |
| SPARROW   | 3        | 2       | 2            | 1019                     | 2,038      | 33% |
| Total SO  |          |         | 6            |                          | 5,404 sqft |     |

**Total Units 49 51,255 sqft**

**7.31** Policy DM29, confirms that development should meet higher national access standards as set out in Part M of the building regulations. 100% of dwellings must meet at least Part M(1) standard (visitable dwellings) including a target of 80% of dwellings meeting Part M4(2) standard (accessible and adaptable dwellings). For major development there should be at least 2 dwellings or 7% of all market housing meeting Part M4(3)(2)(a) and at least 1 dwelling or 8% of all affordable housing meeting Part M4(3)(2)(a).

**7.32** In response to Policy DM29, each dwelling achieves sufficient internal living space which meets that of Nationally Described Space Standards, demonstrating that Bargate Homes are pushing the boundaries in terms of delivering an exceptional standard of new homes. Importantly, each dwelling has its own private and high-quality external amenity space, compliant with local policy requirements. Specifically, this demonstrates that 100% of the proposed units meet M4(2) and meet the criteria for M4(3). In addition each dwelling has its own private and high-quality external amenity space, compliant with the Quality Places SPD.

**7.33** It is therefore considered that the proposed development accords with policies DM23, DM24, DM28 and DM29 of the Eastleigh Borough Local Plan, The affordable housing SPD and section 5 of the NPPF.

## Parking , Access and Refuse

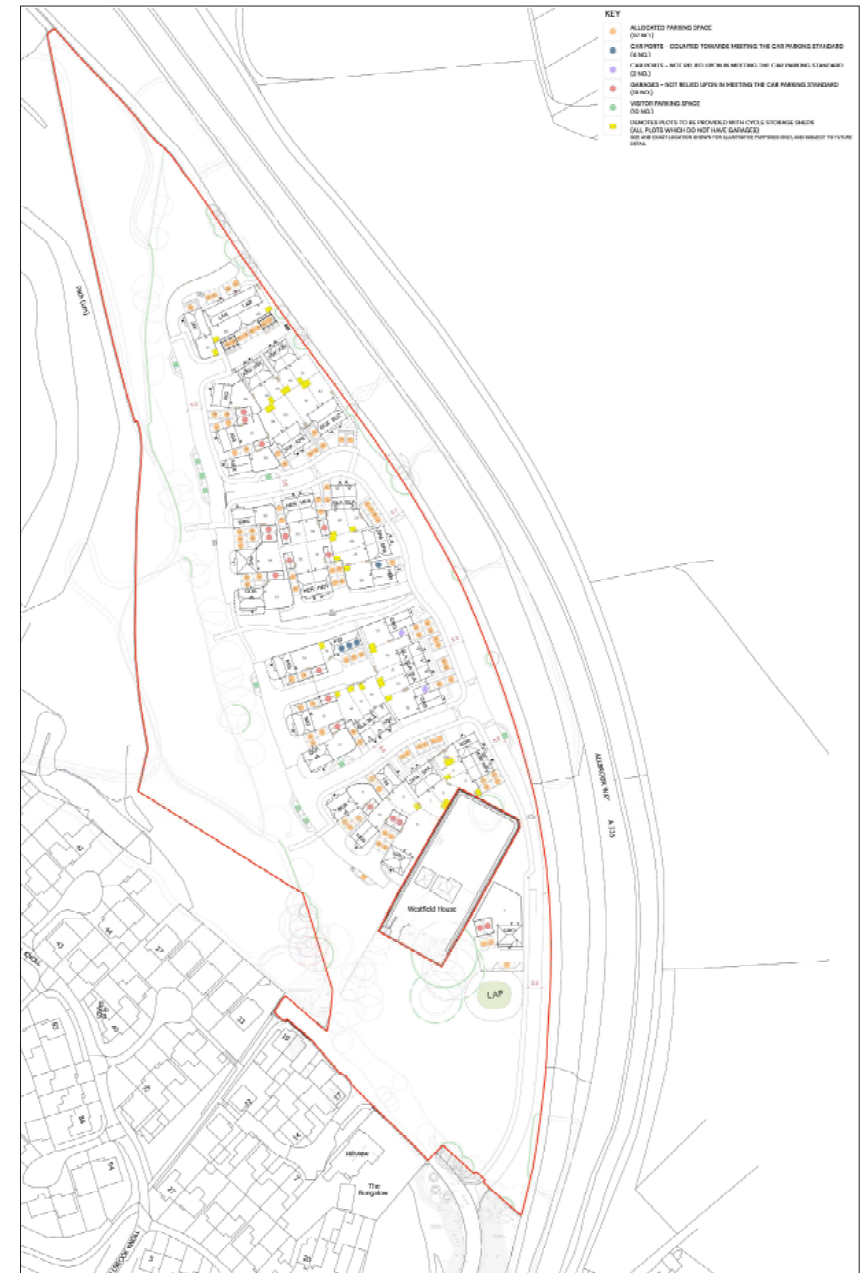
**7.34** Policy DM14, sets the requirements for parking. It confirms that off highway parking will be required in all new residential development and states that provision shall be in accordance with the Parking Standards SPD.

**7.35** The majority of parking will be allocated and located off the highway. In accordance with the Parking Standards SPD, one-bedroom dwellings will have 1 space, two and three bedroom dwellings will have 2 spaces and four bedroom dwellings will have 3 spaces. A number of plots will accommodate single or double garages however these are not counted towards the overall parking provision. Each dwelling will have an enclosed store for bicycles, whether this be a designated store or be within the garages provided. The proposed parking strategy is viewed opposite.

**7.36** The provision of charging points for electric vehicles has been considered and designed into the development, however specific details regarding the precise manufacturer of the chargers will be provided at a later stage.

**7.37** Each dwelling will have an enclosed store for bicycles, whether this be a designated store or be within the garages provided.

**7.38** With regard to vehicular access, this will be provided through an improved junction from Knowle Hill in the southern corner of the site in accordance with the agreed outline application.



Parking strategy

**7.39** At present, there are no footways along Knowle Hill, and it is proposed that provision will be made for a new footway along the western side of Knowle Hill so as to provide a continuous footway link from the site to Woodside Avenue in order to provide safe access to the existing bus stops on both sides of Woodside Avenue. It is also proposed to provide a new footway on the southern side of Woodside Avenue for an approximate length of 55m between the pedestrian refuge crossing point on the Woodside Avenue arm of the Knowle Hill Roundabout on the existing bus stop, on the southern side of the carriageway.

**7.40** The proposed site layout incorporates a hierarchy of streets, with varying surface treatments to achieve a permeable and attractive layout. The main estate road incorporates a 2m wide pavement ensuring safe pedestrian access through the site and to encourage walking as a mode of travel.

**7.41** The proposed scheme has been designed to ensure that it functions efficiently with regard to refuse collection. In this respect, more natural perimeter blocks are reflected with the length of driveways limited. This ensures that refuse vehicles can navigate and traverse the site with ease and drag distances are appropriate. A detailed refuse strategy accompanies this submission and further confirms the developments acceptability in this regard.

**7.42** It is therefore considered that the proposed development accords with policies DM23 and DM14 of the Eastleigh Borough Council Local Plan, the Parking Standards SPD and section 9 of the NPPF.

## Landscape

**7.43** This application is supported by a detailed landscaping scheme and plan prepared by Terra Firma. This should be referred to in full in this respect. This has been informed by the Landscape and Visual Impact Assessment, along with the Landscape and Visual Strategy considered and approved under the outline planning permission.

**7.44** In accordance with the parameters and principles established under the outline planning permission, key views through the site from the

PROW out across the countryside to the east and beyond have been maintained, and dwellings heights have been kept to a maximum of 2 stories. 3 pedestrian connections have also been provided from the site and onto the PROW as required by the outline planning permission. A significant amount of open space is provided throughout the site, totalling 1.68HA and a further 0.41HA is provided to accommodate the LAP and drainage attenuation; the total amount of open space provided across the site exceeds that of the policy requirement. The accompanying landscape plan opposite provides detail on the LAP and what is included within this space.



Landscape Plan 1



Landscape Plan 2

7.45 As agreed under the outline planning permission, key to the success of the central section of the proposed development is the green central corridor. Proposed landscaping for this area is shown above and CGI's are to follow submission.

7.46 Hard and soft landscaping plays a key role in the setting and functioning of a development, contributing to towards the creation of a clear sense of place as well a high quality and attractive streetscene/public realm. This has been reflected within the accompanying landscape scheme and

plan, with soft landscaping features having been maximised across the scheme.

7.47 Careful attention has been given towards the hard surfaces throughout the development, and every effort has been made to limit the amount

of hard surfacing wherever possible. Where hard surfacing is proposed, a variety of surfacing materials are proposed including block paving, gravel and paving slabs; the use of tarmac has been limited as far as practically possible. Using a variety of materials ensures that permeable surfaces are utilised where appropriate.

**7.48** It is therefore considered that the proposed development accords with policies DM1, DM34 and AL2 of the Eastleigh Borough Local Plan, the Quality Places SPD and Section 12 of the NPPF.

### **Arboricultural Impact**

**7.49** Policy DM1 of the Eastleigh Borough Council Local Plan sets the general criteria for new development. In relation to trees, it states that new development should not involve the loss of or damage to trees, woodlands and hedgerows.

**7.50** The detailed proposals submitted with this application, have been informed by an updated Arboricultural Impact Assessment prepared by SJA Trees. This report confirms the number of trees to be removed as a result of the development and this should be referred to in full in this respect.

**7.51** The impact on trees as a result of the detailed proposals does not differ significantly from that considered under the outline planning permission. The majority of tree loss on the site comes as a result of the new vehicular access into the site which was approved and justified under the outline planning permission. Due to an update in the

proposed drainage strategy involving attenuation features, an additional and minor impact to existing trees has been identified and additional localised removal is proposed in order to accommodate this; the submitted Arboricultural Impact Assessment should be referred to in full for details in this regard. The assessment however concludes that their removal is justified and that their loss will not be significant within the wider context and Arboricultural features of the site.

**7.52** Overall, the proposals have been informed by a comprehensive assessment of the potential impact on existing trees and it is considered that the proposed development will not result in an adverse impact upon the Arboricultural quality, character and appearance of the site and surrounding local landscape. The proposal therefore accords with policy DM1 of the Eastleigh Borough Local Plan and Section 15 of the NPPF.

### **Ecology**

**7.53** An updated Ecological Impact Assessment prepared by Ecosa in October 2024 and accompanies this submission and should be referred to in full. This Impact Assessment follows the Ecological Impact Assessment submitted with the outline planning permission.

**7.54** The Impact Assessment accompanying this submission concludes that the habitats present across the site are relatively common and widespread, including lowland mixed deciduous woodland, modified grassland, bramble scrub and

non-native hedgerow. As such, the site provides suitable habitat for a host of species as set out in the assessment.

**7.55** In order to ensure that the proposed development does not result in the net loss of habitat which would otherwise impact protected species, extensive mitigation and enhancement is proposed throughout the site; such mitigation and enhancement includes sensitive timings of clearance works, new habitats created such as native thicket planting, hibernacula, grassland and native hedgerows, and new bat roost and bird nesting features incorporated into the new dwellings. Such enhancements also demonstrate an enhancement in biodiversity across the site.

**7.56** The Ecological Impact Assessment confirms that the site is located within the River Itchen SAC Zone of Influence. An appropriate financial contribution and nitrate offset will be provided to address identified impacts.

**7.57** Overall, the ecology implications of the proposed development have been properly considered based upon the impacts identified, and the mitigation, compensation and enhancement measures proposed. Subject to the recommendations set out within the Ecological Impact Assessment it is considered that the development proposed does not give rise to adverse impact upon the ecological and biodiversity value of the site and there will be an overall enhancement in local biodiversity across the site. The proposals therefore are considered to accord with policy DM11 of the Eastleigh Borough Council Local Plan and section 15 of the NPPF.

## Nosie Impact

**7.58** In accordance with condition 32 of the outline planning permission, this submission is supported by a noise assessment prepared by 24 Acoustics. The report has assessed noise from existing sources of ambient noise around the site, including road traffic using Allbrook Way, based on the latest proposals.

**7.59** Ambient noise surveys were undertaken in order to establish the existing road traffic noise levels during the daytime and night-time periods; the assessments have been carried out in accordance with guidance BS 8233: 2014.

**7.60** Based upon the levels of ambient noise assessed and recorded on the site, it is considered that with appropriate acoustically rated glazing and ventilation, noise within all habitable rooms within the proposed development would comply with maximum internal levels of 35 dB LAeq, T during the daytime, 30 dB LAeq, T at night and 45 dB LAmax, f at night for regular events.

**7.61** On this basis the development is considered to accord with Policy DM8 of the Eastleigh Borough Council Local Plan and section 15 of the NPPF.

## Drainage

**7.62** Policy DM6, states that new development will only be permitted if it incorporates Sustainable Drainage Systems. This application is accompanied by a Drainage Technical Note and accompanying Drainage Plan and Maintenance and Management Plan prepared by Civil Engineering Practice.

**7.63** The Drainage Technical Note confirms that the proposed development incorporates a sustainable drainage system which will discharge surface water at a suitably restricted rate of 16.9l/s, in accordance with the outline planning permission and attenuation is provided for all storm events up to and including the 100 year plus 45% Climate Change event to ensure the scheme meets current best practice and guidance.

**7.64** Foul water is to be discharged by gravity to the existing public foul sewer located beneath Knowle Hill immediately south of the site as confirmed by Southern Water at the outline planning application stage.

**7.65** Water Quality Treatment in the form of a three-stage wetland will provide suitable mitigation against any pollution risk from the main site.

**7.66** Having regard to the above, it is considered that suitable surface and foul water drainage systems have been designed to accommodate the anticipated flows from the proposed development. It is therefore considered that the proposed development accords with policy DM11 and AL2 of the Eastleigh Borough Council Local Plan and Section 14 of the NPPF.

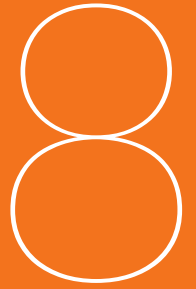
## Planning Conditions

**7.67** As part of this reserved matters submission, a number of the conditions placed upon the outline planning permission are satisfied through the various detailed plans/drawings and technical

reports accompanying this application. A list of these are provided below:

- Condition 3 – complied with through the accompanying detailed plans and drawings;
- Condition 4 – complied with through the accompanying site layout plan;
- Condition 7 – complied with through the accompanying existing and proposed levels plans;
- Condition 9 – complied with through the accompanying drainage information;
- Condition 10 – complied with through the accompanying drainage information;
- Condition 11 – complied with through the accompanying drainage information;
- Condition 12 – complied with through the accompanying drainage information;
- Condition 13 – complied with through the accompanying landscape plan, surface finishes plan and boundary treatment plan;
- Condition 17 – complied with through the accompanying WSI;
- Condition 23 – complied with through the accompanying arboricultural information;
- Condition 32 – complied with through the accompanying noise assessment; and
- Condition 34 – complied with through the accompanying detailed sediment impact assessment.
- Separate applications for the formal discharge of these conditions will be submitted shortly.

# The Planning Balance



**8.1** On the basis of the analysis set out within this statement and the accompanying information, it is considered that the proposed development comprises sustainable development in the context of the policies set out within the NPPF and accords with the relevant policies of the Development Plan. Further, the reserved matters application complies with the terms of the outline permission.

**8.2** The details submitted to address the reserved matters of scale, layout, appearance and landscaping propose a well-designed and high-quality residential development, which is entirely appropriate to its context and which responds appropriately to the general aspirations of the outline planning permission. The scheme is of a scale that responds to the surrounding area and respects the amenity of neighbouring properties. A high-quality landscaping scheme will provide a development that is sympathetic to and reflective of its surroundings. Overall it is considered to accord with the requirements of the outline permission, national planning policy and relevant Local Plan policies.

**8.3** Taking into account the significant benefits arising from the scheme, it is respectfully considered that planning permission should be granted.

An opportunity to give us your views on the emerging proposals for up to 52 new homes on Land west of Allbrook Way, Knowle Hill.



## Bargate Homes welcomes your views on the proposals for the development of up to 52 dwellings at Land west of Allbrook Way.

Bargate Homes, a local development company based in Fair Oak, care about the communities they operate in, but they deeply care about their home Borough, and they wish to build a legacy for future generations incorporating high quality market and affordable homes, all set within a beautiful landscape.

Our plans are at an early stage, and we are seeking your comments before the proposals are finalised ahead of the submission of a reserved matters planning application.

■ [www.gillingsplanning.co.uk/knowlehill](http://www.gillingsplanning.co.uk/knowlehill)

Our vision seeks to develop up to 52 homes to deliver much-needed housing in the borough. The development is in accordance with the outline planning permission (reference O/19/86980). The site is allocated within the adopted Eastleigh Borough Local Plan.

Our proposal can be viewed via the website link provided below; where you can also complete a questionnaire and provide your feedback and comments. If you do not have access to the internet, please do feel free to call to discuss the proposals. Thank you.



## We welcome your views

We value the views of the local community and would like to know what you think of our proposals.

Please provide your feedback, by **19th July 2024**.

Alternatively, please get in touch using the contact details below.

Contact: Daniel Wiseman / Katherine Stevens - ✉ [daniel@gillingsplanning.co.uk](mailto:daniel@gillingsplanning.co.uk) / [katherine@gillingsplanning.co.uk](mailto:katherine@gillingsplanning.co.uk)  
☎ 02382 358 855 - Gillings Planning, 2 Wessex Business Park, Colden Common, Winchester, SO21 1WP.

## Proposed Development

A high-quality development of up to 52 dwellings with an attractive mix of one, two, three and four-bedroom homes, each designed with great attention to detail giving a quality finish that Bargate are renowned for. 35% of the new homes will be provided to the community as affordable homes and the mix of sizes has been designed to assist first time buyers.

## The Proposed Layout

The proposed homes are carefully arranged to respect the site's topography and landscaped edge, including the important areas for nature which are being retained; this will help the development to nestle into its surroundings.

The site will be accessed from Knowle Hill in accordance with the outline planning permission. Generous amounts of open space will be incorporated throughout the site including the integration of a robust landscaping scheme. A play area will be provided in the southern area of the site and will be easily accessible for existing and future residents.

Further information is available on the consultation website.

**We hope you will visit the website, and we look forward to receiving your comments.**

■ [www.gillingsplanning.co.uk/knowlehill](http://www.gillingsplanning.co.uk/knowlehill)



**Gillings**  
Planning

Contact: Daniel Wiseman / Katherine Stevens - ✉ [daniel@gillingsplanning.co.uk](mailto:daniel@gillingsplanning.co.uk) / [katherine@gillingsplanning.co.uk](mailto:katherine@gillingsplanning.co.uk)  
☎ 02382 358 855 - Gillings Planning, 2 Wessex Business Park, Colden Common, Winchester, SO21 1WP.

**For further information contact**

Jordan Wiseman

[jordan@gillingsplanning.co.uk](mailto:jordan@gillingsplanning.co.uk)

**Gillings**  
Planning

## Our Values

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 We believe in happiness

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 We do the right thing

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 We make it personal

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 We make a difference

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