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Application	PN/24/97070
Your Ref:	APP/W1715/W/24/335508 9
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Friday 6 December 2024

Dear Ms Hutton

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure)
(England) Order 2015

Appeal By:	Mr B Prebble
Appeal Ref:	APP/W1715/W/24/3355089
Application No:	PN/24/97070
Description:	Prior Notification Application Under Class MA for the change of use from offices to 3no. dwellings
Site:	10-12 BOTLEY ROAD, HEDGE END, SOUTHAMPTON, SO30 2HE

With reference to the above planning appeal and the Appellant's submitted appeal statement, the Local Planning Authority (LPA) are of the opinion that this statement raises no significant new issues or evidence and as such would ask that the appointed Inspector treats the delegated officer report and consultee responses, which were submitted with the appeal questionnaire, as the LPA's statement of case together with the following comments.

Five-year housing land supply

The National Planning Policy Framework (revised December 2024) has re-introduced the requirement for all LPA's to be able to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing. For Eastleigh Borough Council, the housing supply figures are measured against the housing requirement set out within the strategic policies of the Eastleigh Borough Local Plan (as the strategic policies are less than five years old).

The Council last formally published its calculation of five-year housing land supply in August 2022 (Appendix B), with this showing 5.1 years' worth of housing supply. The Council has, however, recently submitted a draft updated five year housing land supply calculation to the Planning Inspectorate as part of its evidence in respect of the, as yet undetermined, planning appeal for a proposed residential development at Land off Cobbett Way in Botley (appeal reference APP/W1715/W/24/3350858). A copy of this draft calculation is included within Appendix C.

Whilst the Council is still in the process of formally updating its five year housing land supply, this draft calculation gives an indication of the Council's current position based upon the best available evidence and information at this point in time, with this showing that the Council can demonstrate 4.4 years' worth of supply against the strategic housing target that is set out within the adopted Eastleigh Borough Local Plan 2016-2036.

On this basis, therefore, and for the purposes of the consideration and determination of this appeal, the LPA acknowledges that it is currently unable to demonstrate the requisite minimum five-year housing supply. However, the appeal application for three dwellings would only have a minimal impact upon the Council's housing provision and this impact is outweighed by the poor-quality living environment created due to excessive noise.

Residential uses at the site

The Appellant refers to the building having previously been used as a residential property, without any noise issues. However, there are no planning applications or certificate of lawfulness relating to a residential use at 10 Botley Road, nor at 12 Botley Road since it was converted into an office in July 1981 (Planning permission Z/13641/003). Over the last 20 years the noise environment at the site would have altered significantly with changes in the nature of the surrounding businesses and traffic flows along Botley Road.

Development within the Locality

The Appellant references the approval of nine dwellings at Shamblehurst Lane South (F/10/66869), which is within the vicinity of the site. However, the residential application was determined over 14 years ago, in August 2010.

Furthermore, the noise environment is very specific to each individual property as it is affected by the layout and orientation of the building and amenity space, nearby structures, position of noise sources, building construction etc. Therefore, it is not possible to draw a link between the noise environment of the current building and that

of the dwellings at Shamblehurst Lane South. The Planning Inspector is respectfully reminded that every application should be judged on its own merits.

Planning policies

The Appellant has sought clarity on where the development is contrary to Policies DM1 and DM8 of the Eastleigh Borough Local Plan. In the case of Policy DM1, criteria a.1. stipulates *"All new development should not have an unacceptable impact on and where possible should enhance residential amenities of both new and existing residents."*

Policy DM8 criteria 2 states *"development susceptible to particular forms of pollution will not be permitted:*

- a. where it will be adversely affected by such pollution, unless measures can be taken that adequately mitigate the polluting effects; or*
- b. where it would inhibit existing economic or other activities giving rise to acceptable polluting effects"*

The Planning Inspector's attention is drawn to the delegated officer report, which explains why the reasons why the development is contrary to these criteria.

Conclusion

The LPA respectfully request that the Inspector upholds the reasons for refusal and dismisses the appeal. However, should the Inspector be minded to grant permission, the LPA would ask that the conditions attached in Appendix A are included as part of any approval.

Yours faithfully

A handwritten signature in black ink, appearing to read "N Parker", with a horizontal line underneath.

Nicholas Parker
Planning Manager