



Planning, Design and Access Statement

Land adjacent to White Lodge, Bridge Road, Bursledon, SO31 8AL

06 January 2025

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1 INTRODUCTION

INTRODUCTION

- 1.1 This planning, design and access statement has been prepared by Wessex Planning Ltd on behalf of Mr D Newell in support of a planning application for the construction of a detached 5 bedroom dwelling on an area of land within the wider site on which a large tree was formerly located at Land adjacent to White Lodge, Bridge Road, Bursledon, SO31 8AL.
- 1.2 This application follows the granting of planning permission in 2021 for the construction of six dwellings, the conversion of existing outbuilding to a dwelling, and the refurbishment of the existing dwelling on the wider plot at Oak Lodge (planning permission F/20/87926 refers).
- 1.3 At the time of granting permission for the above, this area was not considered for development due to the presence of a category A protected tree, located centrally to the plot.
- 1.4 The tree was blown down by a storm in 2022 leaving an area available for additional development.
- 1.5 The submission includes the following:
 - Ecology Report
 - Location Plan
 - Block Plan
 - Proposed Floor Plans
 - Proposed Elevations

2 SITE CONTEXT AND HISTORY

SITE CONTEXT AND HISTORY

- 2.1 The site is located within the urban edge as defined by the adopted Local Plan and therefore there is a presumption in favour of development subject to the policies of the Local Plan.
- 2.2 The site is located between the existing approved development of Oak Lodge to the north and east, which is currently under construction and the neighbouring residential dwellings to the west, and the A27 Bridge Road to the south.



- 2.3 Almost all nearby dwelling are large, detached dwelling with their own parking areas and gardens. Access to the site is via the existing shared access from the A27, which also serves White Lodge and Amokura House.



SITE CONTEXT AND HISTORY

2.4 The contextual character of dwellings in and around the site is indicated in the photographs below.

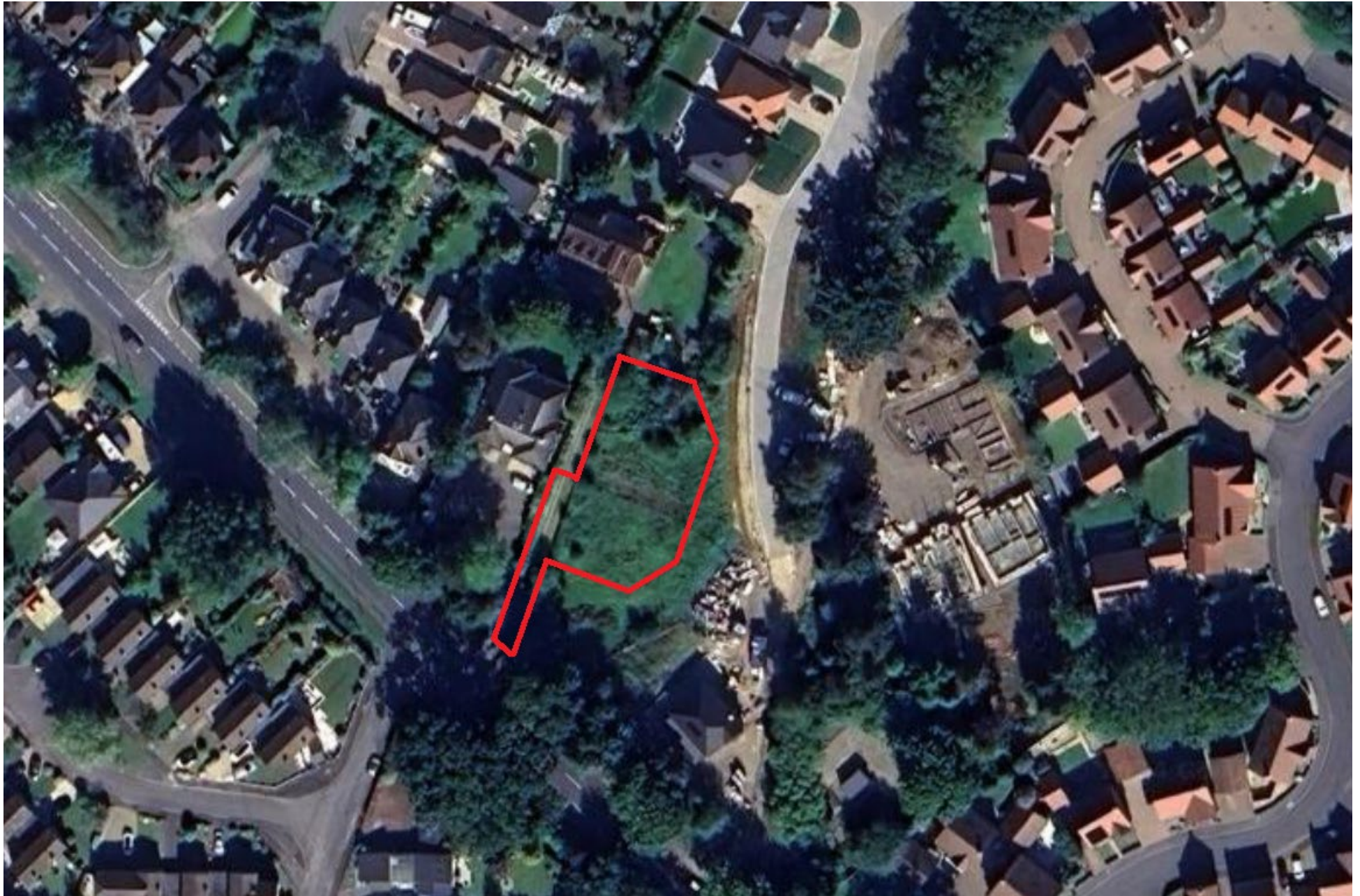


- 2.5 The site is located within Flood Zone 1 and therefore has a low probability of flooding from rivers and the sea.



- 2.6 There is no relevant planning history directly relevant to this site available for review on the LPA's planning website although the planning history for the wider Oak Lodge site is detailed below;

- *F/20/87926 | Construction of 6no. five bed dwellings, conversion of existing outbuilding to 1no. 3 bed dwelling and the refurbishment of existing dwelling at Oak Lodge with associated garages / car parking, new access from Bridge Road, landscaping and associated works. | **PERMIT** | 09 Feb 2021*
- *F/19/85770 | Construction of 7no. 5-bed dwellings (with existing property Oak Lodge to be retained and refurbished) with associated car parking, landscaping and new access from Bridge Road. | **WITHDRAWN** | 12 Nov 2019*
- *F/17/79886 | Construction of 2no. 4-bed and 9no. 5-bed dwellings (with existing property (Oak Lodge) to be retained and refurbished) with associated car parking, landscaping and new access from Bridge Road. The application is a Major Development and a departure from the Development Plan. | **WITHDRAWN** | 29 Jun 2017*
- *F/09/64783 | Single storey side extension & conversion of existing garage to provide living accommodation | **PERMIT** | 11 May 2009*
- *F/06/55911 | Single storey rear & first floor side extensions | **PERMIT** | 08 Mar 2006*
- *X/23/95903 | Variation of condition 2 (approved plans) and condition 10 (details), and removal of condition 13 (stopping up of existing access) to accommodate relocation of Plot 1 of planning permission F/20/87926 for construction of 6no. five bed dwellings, conversion of existing outbuilding to 1no. 3 bed dwelling and the refurbishment of existing dwelling at Oak Lodge with associated garages / car parking, new access from Bridge Road, landscaping and associated works. | **PERMIT** | 20 Nov 2023*
- *F/22/93988 | Demolition of existing outbuilding and construction of a single storey 3 bed roomed dwelling with associated parking. | **PERMIT** | 14 Aug 2023*



3 PROPOSAL

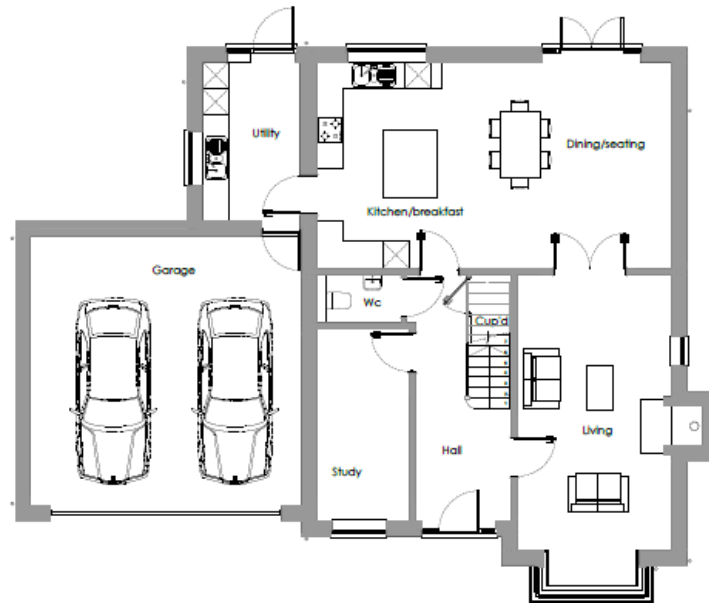
Amount and Layout

- 3.1 The proposal is for a detached, 5-bedroomed, 2 storey dwelling with a floor area of 180 sqm.
- 3.2 The dwelling will be accessed from Bridge Road via the existing access serving White Lodge and Amokura House.
- 3.3 The dwelling will be located such as to continue the 'building line' south-eastwards along Bridge Road from White Lodge, albeit there is no public vantage point from Bridge Road into the site.
- 3.4 A garden area is proposed to wrap around the front, west side and the rear of the dwelling to provide appropriately sized amenity space for the occupiers.
- 3.5 Four parking spaces are provided to the front of the dwelling—two within the integral double garage and two immediately in front of the garage.
- 3.6 The remaining trees on the site will be protected during construction and incorporated into the garden area once construction is complete.



PROPOSAL

- 3.7 The ground floor of the new dwelling would comprise an open plan kitchen/dining room, living room, study, utility room, WC and integral double garage as per the plans below.



PLOT 9
As Proposed Ground Floor Plan
1:100



- 3.8 The first floor would comprise 5 bedrooms (two of which are proposed with ensuite facilities) and a family bathroom as per the plans below.



PLOT 9
As Proposed First Floor Plan
1:100

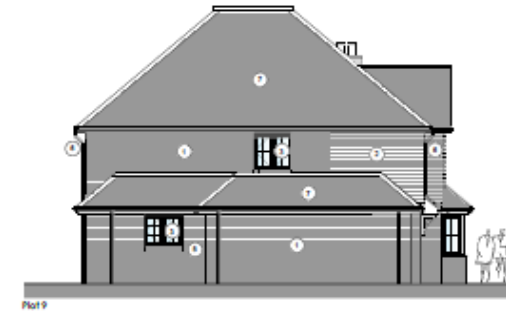


Scale and Appearance

- 3.9 The dwelling would have a height of approximately 4.9m to the eaves, rising to approximately 8.8m at the apex of the roof.
- 3.10 The dwelling would be finished with facing brickwork, with the first floor front elevation finished in timber cladding, all beneath red concrete roof tiles.
- 3.11 The windows would be white UPVC framed and the rainwater goods finished in black.
- 3.12 The design language is similar to the traditionally-designed 8-dwelling development adjacent to the site, which itself has taken its design cues from the traditional detached two storey dwellings in the area.
- 3.13 The proposed elevations are reproduced below.



As Proposed South-West Elevation
1:100



As Proposed North-West Elevation
1:100



As Proposed North-East Elevation
1:100



As Proposed South-East Elevation
1:100

Landscape and Trees

- 3.14 A landscape plan for the wider site has been approved.
- 3.15 Following the loss of the large tree on this site, which was not protected, this site became available for development.
- 3.16 The addition of this dwelling will have little impact on the overall landscaping of the adjacent site.
- 3.17 There is more than sufficient room to include additional landscaping on this new plot.

Ecology

- 3.18 As the ecology report for the wider site was becoming aged, a new Preliminary Ecological Assessment is to be carried out in the early part of 2025, together with a BNG assessment. This will be with the LPA shortly.

4 POLICY CONTEXT

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



- Policy DM23, Residential development in urban areas
- Policy DM30, Internal space standards for new residential development

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

- Strategic policy S2, Approach to new development
- Policy DM1, General criteria for new development
- Policy DM2, Environmentally sustainable development
- Policy DM8, Pollution
- Policy DM11, Nature conservation
- Policy DM13, General development criteria – transport
- Policy DM14, Parking

5 OTHER MATERIAL CONSIDERATIONS

5.1 The Council's adopted Supplementary Planning Documents (SPDs) are a material consideration in determining planning applications.

The relevant SPDs are:

- Biodiversity – December 2009
- Quality Places – November 2011
- Residential Parking standards – January 2009

6 PLANNING ASSESSMENT

Principle

- 6.1 The loss of a large, unprotected tree has opened up this site for potential development.
- 6.2 Strategic Policy S2 states that the urban edge as set out on the policies map defines the main built up areas within which there is a presumption in favour of new development, subject to the more detailed policies of the plan.
- 6.3 Policy DM23 states that within the urban edge, residential development through new build will normally be permitted subject to the general development criteria and transport policies of the Local Plan.
- 6.4 The site is located within the urban edge, as defined by the Local Plan and is for new build residential development and therefore the principle of development is acceptable, in accordance with Strategic Policy S2 and Policy DM23.

Character of the area

- 6.5 Policy DM1 states, amongst other things, that new development should not have an unreasonable impact on residential amenities of both new and existing residents and the character of the area. It should make efficient use of the site and maximise opportunities to increase density, and take full and proper account of the context of the site including the character, appearance and land uses of the locality and be compatible with adjoining uses.
- 6.6 The proposal has been designed with these requirements in mind. The opportunity to increase residential density on this site has come about as a result of the loss of an overmature tree, blown over in a storm. The proposals seek to make efficient use of the wider site by adding an additional plot to the overall development. As such the proposal is in complete accordance with Policy DM1.

- 6.7 The context of the site is one of large-detached properties with their own parking and gardens. Red brick and tiles predominate and a traditional character is much in evidence in the area. The design of the new dwelling has been informed by this traditional character with red brick beneath a pitched roof of red roof tiles.
- 6.8 Additionally the 'build line' of the street is reflected in the positioning of the dwelling. As such it is considered that the proposal takes appropriate account of the surrounding area's character, and is sympathetic to it.

Impact on Residential Amenities

- 6.9 The size of the plot is sufficient that the dwelling does not impose itself onto its surroundings. Rather, the dwelling would nestle quietly in a well-landscaped plot without any detrimental impacts on either new or existing neighbours. The wraparound garden would exceed the minimum requirement of 60% of the floor space of the property by a considerable margin, and would exceeds 12m in length, as required by the Quality Places SPD.
- 6.10 The separation between the closest neighbour to the west, White Lodge, exceeds 22m. As such, the proposals would not impact upon the privacy or overlooking of either existing or new neighbours.
- 6.11 For the future occupiers, the dwelling exceeds minimum technical standards in terms of living space and storage presenting a good day-to-day living environment for future occupiers.
- 6.12 Existing trees would be retained at the edge of the large garden area to allow a sense of establishment to the new garden. Located to the north side of the dwelling, these trees pose no shading issues for the garden and would not be subject to any pressure to fell.
- 6.13 Accordingly, the proposals accord with Policy DM1 of the adopted Local Plan, and the requirements of the Quality Places SPD.

Sustainable Development

- 6.14 Policy DM2 states that all new build residential development must achieve a 19% improvement in predicted carbon emissions and a mains water consumption of no more than 110 litres/person/day.
- 6.15 The proposed development will be built to in accordance with the latest building regulations standards and therefore will meet the sustainability requirements of Policy DM2.

Landscape

- 6.16 It is proposed to landscape the site with garden turf, and a new hedgerow to the south. The new access would be permeably paved and the garden would be bounded with 2m high fencing.

Ecology

- 6.17 The updated Preliminary Ecological Assessment is not expected to advise any altered ecological treatment or recommendations for the site over the original assessment. There are no protected species on the site
- 6.18 The BNG requirement will be met, as much as possible, on site with the remaining requirements provided off-site through a proprietary local mitigation scheme.

Access and Parking

- 6.19 Policy DM13 states that 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.
- 6.20 Policy DM14 states that new residential development will be required to provide off-highway parking which is adequate in terms of highway safety/traffic management. Provision will take account of the adopted Eastleigh Borough Council's Residential Parking

Standards SPD which sets out minimum requirements for parking provision.

- 6.21 Access to the development is provided via the existing access from Bridge Road serving White Lodge and Amokura House with no alterations to this access required.
- 6.22 Four on-site parking spaces are provided, exceeding the three parking spaces stipulated by Eastleigh's Residential Parking Standards SPD for a 5 bedroom dwelling.
- 6.23 Accordingly, the proposals accord with Policies DM13, DM14 and the Residential Parking Standards SPD.

7 CONCLUSION

CONCLUSION

- 7.1 In conclusion, the proposal to build an additional dwelling on this site makes good use of this urban land where an extra opportunity has arisen.
- 7.2 The design and layout of the proposal takes account of the context of the site, and proposes a design that is sympathetic in scale, appearance and the use of materials.
- 7.3 The size of the dwelling is above minimum standards and together with a significant area of garden, would provide a good day to day living environment for future occupiers.
- 7.4 In terms of neighbouring occupiers, the proposed new dwelling is situated off an existing access road and is of sufficient distance to maintain residential amenity.
- 7.5 The proposal, therefore, accords with all the relevant adopted Local Plan policies (as described above) and is also in accordance with all relevant amenity standards and SPD guidance.
- 7.6 As such it is respectfully requested that the proposal is granted planning permission without delay.

8 APPENDIX 1 - POLICIES

Strategic policy S2, Approach to new development

1. The Council will promote the delivery, over the plan period 2016-2036, of a minimum of:
 - a. 14,580 new dwellings;
 - i. The pattern of delivery is expected to involve:
 - 2,572 dwellings completed 1st April 2016 to 31st March 2019;
 - 7,187 dwellings with planning permission or resolution to grant permission at 1st April 2019;
 - 1,475 allowance for windfall development
 - 732 dwellings on new sites allocated in this plan
 - ii. The Council will ensure a minimum 5 year supply (plus appropriate buffer) of deliverable sites across Eastleigh Borough.
 - iii. The Council will support the provision of an average of 200 (net) new affordable homes per annum as part of the overall net additional homes provided each year (from 2016 to 2036).
 - iv. The Council will monitor the delivery of all types and tenures of homes to ensure housing needs are being met.
 - b. 103,500 sq.m (net) of new employment development (of which 56,800 sq.m to be E(g)(i)/(ii) development);
 - c. and related transport infrastructure, open space, sports facilities and other community facilities.
2. The urban edge as set out on the policies map defines the main built-up areas within which there is a presumption in favour of new development, subject to the policies of this plan.

Policy DM1, General criteria for new development

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

urban design terms, new development should contribute to improving the character of the area;

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

Policy DM2, Environmentally sustainable development

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

APPENDIX 1 - POLICIES

spaces within the curtilage serving developments of this size should where practical and viable:

- a. *incorporate energy-efficient passive design principles, the best use of natural daylight and natural ventilation systems wherever possible;*
- b. *connect to any existing near or adjacent low carbon local energy network unless this is proved unviable;*
- c. *use recycled, low embodied carbon, low environmental impact and locally sourced materials in construction where possible;*
- d. *be designed with sufficient flexibility to enable the life of the building to be extended by re-use for other purposes where feasible;*
- e. *aim to deliver at least 1% of all residential units within the whole scheme which achieve full 'passivhaus' certification.*

Policy DM8, Pollution

1. *Development will not be permitted if it is likely to cause loss of amenity or impact on public health or other unacceptable environmental impacts through:*
 - a. *air pollution (including odours or particulate emissions);*
 - b. *pollution of surface, underground, coastal waters or other watercourses;*
 - c. *noise or vibration;*
 - d. *light intrusion, both generally and with respect to the South Downs National Park's status as an International Dark Night Skies reserve; or*
 - e. *land contamination.*
2. *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.*
3. *Where a development site is known or suspected to be contaminated, before the site is developed the Borough Council will require the contamination to be remediated to a standard where as a minimum it cannot be defined as 'contaminated land' under Part IIA of the Environmental Protection Act 1990.*

Policy DM11, Nature conservation

General Approach

1. *The Council will work with statutory and voluntary agencies and developers, and will determine planning applications, to:*
 - a. *protect, conserve and enhance all:*
 - i. *international, national and local nature conservation designations; and*
 - ii. *networks of natural habitats and features, including the Local Ecological Network, Priority Biodiversity Areas and Priority Biodiversity Links,*

watercourses, wetland complexes, woodland trees, and trees and hedgerows important to biodiversity and local character;

and facilitate their adaptation to climate change wherever possible;

- b. *assist in achieving national, county and local biodiversity targets as set out in Biodiversity Action Plans (BAPs);*
- c. *seek a net gain of biodiversity on all development sites (including sites for redevelopment) through the protection, enhancement and connection of existing and provision of new habitats and features of nature conservation interest compatible with the native biodiversity characteristics of the Borough, having regard to local geodiversity and soils; and*
- d. *contribute to major elements of the PfSH Green Infrastructure Strategy and other strategies for the provision and enhancement of multifunctional green infrastructure including green routes, ecological networks and biodiversity enhancements (see strategic policy S9).*

International Designations

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

or alternative agreed site specific measures to address recreational disturbance;

- b. *preserving the water quality and flows within the Itchen and Hamble, Southampton Water and Solent;*
- c. *protecting the River Itchen SAC, in particular the maintenance and where appropriate restoration of habitats and qualifying species to favourable conservation status (as defined by article 1 of the Habitats Directive); and*

APPENDIX 1 - POLICIES

- d. seek contributions towards measures set out in the Southern Damselfly Conservation Strategy (or other strategy) specifically to deliver biodiversity net gain.

National and Local Designations

4. Development will not be permitted if it is likely (either individually or in combination with other developments) to have a direct or indirect adverse effect on a Site of Special Scientific Interest (SSSI), Site of Importance for Nature Conservation (SINC) or Local Nature Reserve (LNR) as shown on the policies map (or on a more recent plan provided by the Hampshire Biodiversity Information Centre) unless it can be demonstrated that:
 - a. there are no alternative solutions;
 - b. the adverse effects are unavoidable;
 - c. measures are taken to mitigate or, as a last resort, compensate for the adverse effects;
 - d. there is an overall biodiversity net gain; and
 - e. if there are any residual adverse effects which cannot be avoided, mitigated or compensated, the benefits of the development must clearly outweigh the adverse effects on the nature conservation value of the site and any broader impacts on national and local designations.

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

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

Irreplaceable habitats

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

Buffers

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

Surveys

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

Policy DM13, General development criteria - transport

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

have as a result of the development, are or can be served by means of transport other than the private car, including bus, train, cycle and pedestrian access.

Policy DM14, Parking

1. New residential development will be required to provide off-highway parking which is adequate in terms of highway safety/traffic management. Provision will take account of the adopted Eastleigh Borough Council's Residential Parking Standards SPD which sets out minimum requirements for parking provision. Over provision relative to car ownership levels or which would create an ineffective use of space will be avoided. Applications with parking levels which deviate away from the expected standard should be substantiated by robust evidence contained within the transport statement/assessment/travel plan.
2. For out-of-centre development proposals, parking needs will be assessed based on the impacts of the development on neighbouring town, district or local centre or a neighbourhood parade.
3. Within town, district and local centres and in neighbourhood parades, parking needs will be assessed in relation to wider needs within the centre/parade. Where existing provision is inadequate, the provision of additional parking may be permitted subject to a financial contribution towards measures to assist on-street parking management, public transport, cycling and walking.
4. Proposals to provide new car parks, extend existing car parks or provide workplace park and ride facilities will be permitted if:
 - a. it can be demonstrated that this is the only way the transport requirements driving the proposals for car parking provision can be met;
 - b. the proposals form part of a strategy aimed at managing use of the private car, such as a workplace travel plan; and
 - c. transport and other environmental assessments demonstrate that the benefits of the proposal (e.g. reduction of on-street parking pressures, reduction of traffic congestion) outweigh any adverse effects; and
 - d. the design, layout, planting and landscaping and lighting provision addresses visual and landscape impacts, noise, lighting and impacts on residential amenity; and
 - e. the developer pays for any off-site highway improvements necessary from traffic generated by the proposal, and any additional works necessitated by an inability to meet workplace travel plan targets; and
 - f. for sites outside the urban edge and in accordance with other policies in the Plan, they are subject to a sequential approach prioritising sites within the urban edge. Proposals in settlement gaps will only be acceptable in exceptional cases (see strategic policy S6).

Policy DM23, Residential development in urban areas

1. Within the urban edge as defined on the policies map, residential development through new build, conversion, sub-division or extension will normally be permitted subject to the general development criteria and transport policies of this Local Plan.
2. New dwellings will be permitted provided that:
 - a. where feasible the scheme provides a mix of dwelling types and sizes to meet local needs, including dwellings capable of adaptation to meet changing needs over time and housing for older people in accordance with policies DM24 and DM25;
 - b. affordable housing is provided in accordance with policy DM28;
 - c. a minimum density of 40 dwellings per hectare (net) should be achieved unless site constraints or local character justify a lower density. In areas with good access to public transport and other services and amenities, higher densities will be sought.
3. Where possible residential development sites, including those proposed to be allocated in Chapter 6, should include provision for self and custom build development.

Policy DM30, Internal space standards for new residential development

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