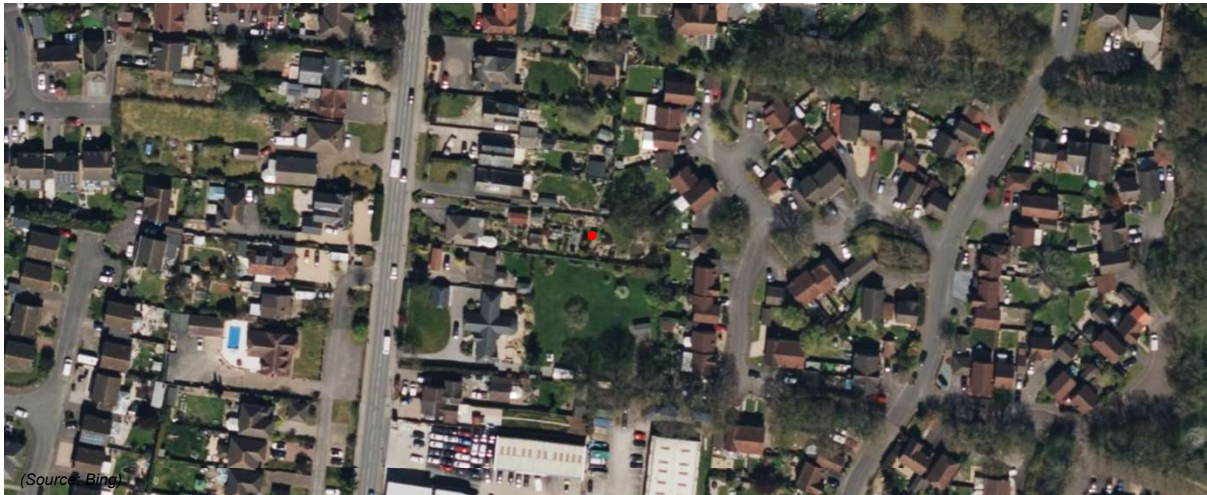


Planning, Design & Access Statement

***'Littledean', Botley Road,
Horton Heath, Eastleigh, SO50 7DN.***

***Proposed erection of detached three-bedroomed
bungalow, following removal of mobile home annexe.
(Resubmission of F/23/96539)***



Prepared by
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on behalf of Mr G. Doe.

1. Introduction

This statement supports the full planning application for the erection of a detached three-bedroomed bungalow on land to the rear of 'Littledean', following the removal of the existing mobile home annexe, as a resubmission of refused application F/23/96539.

This statement explains the nature and extent of the proposal and how it responds to the local environment, in its built and socio-economic contexts. It has regard to key national and local planning policies relating to new dwellings and design and should be read in conjunction with the other supporting documents.



The approach to the site from the north, on Botley Road.

2. Context



The approach to the site from the south, on Botley Road.

This rectangular site of **0.126 hectare** lies to the east of Botley Road in Horton Heath, within Eastleigh Borough Council's administrative area.

Regardless of whether one approaches the site from the north or south along Botley Road, public views of the existing mobile home are blocked by the properties that face west towards the road. Views into the site from the west on Botley Road are blocked by the existing dwelling and high solid gates. A tall tree beside the north boundary forms a sylvan backdrop. The site is contained on its north, south and eastern boundaries by

vertical-board fences 1.8 metres in height; a vertical-board fence **2.5 metres** in height defines the eastern part of the south boundary.

Vehicular and pedestrian access is afforded via an ungated driveway beside the western boundary of the site. Clear views to the north and south along Botley Road ensure that vehicles entering and leaving the site enjoy good visibility and are themselves seen clearly by approaching drivers, riders and pedestrians. A long dropped kerb and surfaced forecourt afford access and parking for **several** vehicles at the front of the property and several more beside.

Residents of this locality enjoy safe and convenient access to a 'Texaco' service station (a minute's walk away, to the south)



The site viewed from the west, on Botley Road.

for the purchase of provisions and newspapers; 'The Lapstone' public house (4 minutes walk, to the north); 'Busy Bees Pre-School' (7 minutes walk, to the southwest); 'The Brigadier Gerard' public house (8 minutes walk, to the south); 'Fair Oak Infants School' (10 minutes walk, to the north); 'Wyvern School' (10 minutes walk, to the north). Residents may travel a little further into the town centre of Eastleigh (to the west) or the district/retail centre of Hedge End (to the south), where a wide range of services and facilities is offered. Botley Road itself forms part of the route followed by five 'First' and 'Bluestar' bus services (nos.2, 3, 408, 502 and X9/X9A) that are available to take passengers west to Eastleigh town centre, south to Southampton City Centre, southeast to Waltham Chase or northeast to Meonstoke. While it is evident that residents of this locality do not need to use a private car to enjoy good access to services (ie. this is an accessible, sustainable location), the provision of secure on-site facilities for bicycle storage would help promote the use of that alternative to the private car as a sustainable transport mode, as is recognised at paragraph 109 of the 'National Planning Policy Framework' 2024 ('NPPF') regarding 'Promoting sustainable transport'.

In his 'Written Ministerial Statement: Planning for Growth' of March 2011, Decentralisation Minister Greg Clark confirmed that the *'Government's clear expectation is that the answer to development and growth should wherever possible be 'yes' except where this would compromise the key sustainable development principles set out in national planning policy'*. Paragraph 11 of the NPPF reiterated that principle, by generating a presumption in favour of sustainable development and the approval without delay of proposals that accord with the development plan.

Paragraph 61 of the NPPF ('Delivering a sufficient supply of homes') recorded that *'To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed...'* Paragraph 73 ('Identifying land for homes') records the Government's recognition that *'Small... sized sites can make an important contribution to meeting the housing requirement of an area, and are often built out relatively quickly. To promote the development of a good mix of sites local planning authorities should...d) support the development of windfall sites through their...decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes;...'* Paragraph 124 ('Making effective use of land') states that *'Planning...decisions should promote an effective use of land in meeting the need for homes...while safeguarding and improving the environment and ensuring safe and healthy living conditions.'* Paragraph 139 ('Achieving well-designed places') provides for the grant of planning permission for development of good design.

Section 38 of the 'Planning and Compulsory Purchase Act 2004' requires an application to be determined in accordance with the relevant policies of the development plan unless material considerations indicate otherwise; an element of flexibility is provided which enables decisions to be made which may disagree with the development plan. The development plan for Horton Heath comprises the 'Eastleigh Borough Local Plan (2016-2036)' (2022) and Supplementary Planning Documents. The Policies Map of the development plan shows this site within the 'Urban Edge' with no special designations; it does *not* fall within a Flood Zone.

Local Plan Strategic Policy S1 ('Delivering sustainable development') states that *'1. To be sustainable, new development in the Borough should...(e). minimise the need to travel longer distances and, where travel is necessary, prioritise more sustainable forms of transport, such as active travel, other alternatives to car use, or a combination of active travel and other alternatives to car use;...(g). seek opportunities to optimise density of new development...'* Strategic Policy S2 ('Approach to new development') records that *'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...1,475 allowance for windfall development...'* Strategic Policy S3 ('Location of new housing') indicates that *'1. The Borough Council will focus as much new housing development as possible within the existing urban areas....The*

Council proposes... (c). Provision for approximately 732 dwellings on... urban sites within and adjoining the settlements of... Horton Heath. Policy DM1 ('General criteria for new development') calls for new development to satisfy eleven tests. Policy DM13 ('General development criteria – transport') states that *'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.'* Policy DM23 ('Residential development in urban areas') generates a presumption in favour of new residential development within the urban edge that would achieve *'c. a minimum density of 40 dwellings per hectare (net)... unless... local character justify a lower density.'*

Eastleigh Borough Council's 'Residential Parking Standards Supplementary Planning Document' (2009) calls for a three-bedroomed dwelling to be served by **2** allocated parking spaces. Table 1 ('Minimum gross internal floor areas and storage (m²)') of the DCLG's 'Technical housing standards – nationally described space standard' (2015) requires a three-bedroomed bungalow to have a gross internal area ('GIA') of at least **74m²**.

The Borough Council's 'Character Area Appraisals - Bishopstoke, Fair Oak and Horton Heath Supplementary Planning Document' of January 2008 (ie over 17 years ago): shows the site in 'Character Area: BIFOHH 26'; records the Borough Council's preference that *'...backland development is subordinate to the existing development and serviced via a separate access road.'*; and (notably) states that *'Backland development has already occurred in a number of locations to the rear of dwellings along Botley Road.'* **Tandem development is an established characteristic of this locality.**

This locality is characterised by family dwellings in a wide variety of formats, styles, densities, plot sizes and rear garden lengths (see aerial photograph on cover page) that notably includes detached dwellings on former rear gardens (eg 'Pinelea' and 'Ellamae', to the west, beyond Botley Road) and detached dwellings to the rear of frontage dwellings [eg. nos.3 and 4 'The Stables', to the west beyond Botley Road). Particular attention is drawn to planning permission Z/34850/000/00 that was granted by Eastleigh Borough Council in November 1997 for the erection of 'Chalfont House' and 'Benhaven', which stand to the north of this site.

To the north of the site, five dwellings - 'Old Orchard', 'Hunters Moon', 'Timbertops', 'Stoneham House' and 'Hurstdale' - stand on 0.49 hectare of land and thereby represent a density of **10.2 dwellings per hectare**. The four dwellings to the south ('Collaroy', 'Strathallen', 'Fair View' and 'Sunnymede') stand on 0.44 hectare of land and represent a density of **9dph**. It is evident that a density range of **9-10.2dph** (ie <40dph) is represented in this locality.

'Chalfont House', 'Benhaven' and its neighbour 'Hark Forrard' (to the north of the site) are detached dwellings with uncharacteristically short rear gardens - 12.5 metres, 12.7 metres and 18.6 metres respectively – so they present a range of **12.5-18.6 metres**. The gardens of the properties to the rear (east) of the site (ie nos.11-19 Epsom Close) are shorter still.

The application site contains a detached three-bedroomed bungalow (finished in red brick, beneath a hipped roof of brown interlocking tiles) at its Botley Road frontage; it stands near the south boundary, with a mobile home annexe (LDC/23/95090 was permitted in July 2023) to its rear. A substantial rear garden (ie 58.7 metres in length) lies beyond. A pair of trees (ie 'T1-B1' and 'T2-B2' - the subject of TPO 146-E-TPO) stand near the northeast corner of the site. As the dwellinghouse that stands on the site represents a residential density of *just* **7.9 dwellings per hectare** (dph), this previously-developed land is evidently under-used.

Notwithstanding the character of the area, planning application F/23/96539 was refused by Eastleigh Borough Council in February for the proposed erection of a detached three-

bedroomed bungalow on this site, following removal of the mobile home annexe. The Borough Council's decision notice recorded these four reasons for withholding consent:

'1 The proposals, due to the design and siting of the new dwelling, would go against the prevailing character and pattern of development within the locality and result in development that is out of context with the established grain of the surroundings, to the detriment of the character and visual amenity of this section of Botley Road. As such, the proposed development is contrary to

Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), the Council's Quality Places SPD (2011), and the provisions of the NPPF (2023).

2 The access shown on the proposed site plan is not considered to be wide enough to accommodate the proposed vehicle movements, which could result in vehicle conflict, thus the proposals would be contrary to Policy DM1, and DM13 of the Eastleigh Borough Local Plan (2016-2036) and the provisions of the NPPF (2023).

3 Insufficient information has been provided to demonstrate that the proposed dwelling and associated works would not have an adverse impact upon the nearby TPO'd oaks tree to the north-east of the proposed development. The proposals are therefore contrary to Policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036), the Council's Trees and Development SPD (2022) and the provisions of the NPPF (2023).

4 The application fails to provide the required mitigation to offset the impacts of the development upon the European protected Solent Complex (SPA, SAC and Ramsar sites), River Itchen (SAC) and New Forest National Park (SPA, SAC and Ramsar sites) from additional recreational pressure and nitrogen and phosphate loading generated by the population increase and additional sewage resulting from the development. The proposal is therefore contrary to the requirements of Policy DM11 of the Eastleigh Borough Local Plan 2016-2036, the provisions of the NPPF (2023) and the Conservation of Habitats and Species Regulations 2017.'

Given the context of the area, issue is taken with the Council's view that the earlier proposal would have been detrimental to the character of Botley Road. It is evident that: a revised entrance proposal would have addressed Reason for Refusal 2; a tree report would address Reason for Refusal 3; and the necessary financial contribution/s and nitrogen and phosphate credit allocation agreements would have addressed Reason for Refusal 4.

The erection of a detached bungalow on this under-used urban land in a sustainable location would evidently accord with the character of its surroundings and not compromise any key sustainable development principles of national or local planning policy.



The subject site, viewed from the rear (east) of the existing dwelling.

3. Consultation

Via email dated 7th November 2024, David Huckfield (Senior Planning Officer) of Eastleigh Borough Council helpfully recorded that: *'The contributions for the Solent Recreation Mitigation and the New Forest Mitigation would need to be secured as part of the planning process (i.e. before a planning permission could be issued). This would either be by way of an upfront payment or through a legal agreement (usually a unilateral undertaking which secures the contributions which are then required to be paid prior to first occupation of the development).'*; and *'For the nutrient/nitrates impact, this is covered by a condition which you would need to discharge prior to first occupation.'*

4. Amount, Layout, Scale & Appearance

In light of the character of the area and the favourable presumption set down in the development plan, it is proposed that the mobile home be removed and a detached three-bedroomed bungalow (with a low-pitched roof, **3.75 metres** in height, from the DPC), erected on the east sector of this site, to derive optimum benefit from the site's sustainability. The resultant development would represent a residential density of **15.8 dph**, to reflect the character of the area (ie <40dph). In compliance with the DCLG's minimum space standard, the proposed bungalow would have a GIA of **76.55m²** (ie >74m²).

Provision is afforded for a rear garden of **24.4 metres** in length to serve the proposed dwelling, and a garden of **19.5 metres** in length for the existing dwelling of 'Littledean' – ie the length of the intended rear gardens would be significantly greater than those of 'Chalfont House', 'Benhaven', 'Hark Forrard' (that lie to the north) and nos.11-19 Epsom Close (that lie to the east).

Respect for the privacy of existing and future residents has been accorded priority in the formulation of this proposal, from concept stage; the proposed bungalow would be sited **25.7 metres** away from the rear elevation of the existing dwelling and **29.82 metres** away from the rear elevation of no.15 Epsom Close [ie the closest neighbour (to the northeast)]; and no external lights are proposed on the north, east or south elevations of the dwelling. It is intended that a vertical timber fence **2 metres** in height be erected along the south side of the access drive and the west side of the parking/manoeuvring area.

While the site is screened from Botley Road, it is proposed that the rear garden area be laid to lawn and native hedges/trees be planted along the north, south, east and west boundaries of the site and the rear (east) boundary of the existing dwelling, to soften the appearance of the development yet further.

In this configuration and finished in red/brown brick with a hipped roof of plain brown tiles, the proposed bungalow would make more efficient use of this sustainable site in a manner that accords with the character of its surroundings and would not result in a detrimental impact on the amenities of neighbours.

5. Access

The site would continue to be served by the existing access, frontage parking space (ie **3no.**) and refuse arrangements, with a site entrance **4.8 metres** in width and access drive (**3.5 metres** in width) to the new dwelling.

In compliance with Eastleigh Borough Council's 'Parking' SPD, the proposed dwelling would be served by **two** parking spaces on a laid frontage area. Refuse and recycle bins would be

stored near the rear elevation of the proposed dwelling and taken to a collection point on the Botley Road frontage on the requisite day.

As the site enjoys unhindered access to Botley Road, no difficulties are anticipated with emergency services reaching the house or garden, but domestic sprinkler systems could be fitted, if required, to minimise the risk of fire.

The view is taken that pedestrian and vehicular traffic associated with the proposal would not be materially harmful to the amenities of neighbouring residential properties (particularly 'Old Orchard' to the north and 'Collaroy'/'Strathallen' to the south) or cause danger/inconvenience to users of the public highway.

6. Noise

While there would be negligible increase in the likely daytime noise levels from the proposed development and there *may* be occasional vehicle movements at night, such movements are unlikely to cause disturbance in neighbours bedrooms with windows open or closed. The view is held that there would be no significant loss of amenity caused by noise.

7. Trees

In their 'Pre-Development Arboricultural Survey, Arboricultural Impact Assessment and Arboricultural Method Statement' of March 2024 (copy enclosed), Arbor-Eco Consultancy recorded that: *'The proposed development has been designed so that no work shall be conducted within the RPAs of the retained trees with exception to the soft landscaping phase'* and *'It is deemed that no harm will come to these retained trees during the construction phase of the development.'*

8. Ecology & Biodiversity Net Gain

In their 'Ecological Impact Assessment' of 27th January 2025, So Ecology recorded that: *'The proposals are exempt from the Environment Act 2021 and a quantifiable 10% net gain in biodiversity is not required, as the proposals are anticipated to result in the removal of no more than 3m2 of vegetated garden and developments impacting less than 25m2 of non-priority habitat are exempt...The exemption is explained in greater detail in Section 2.2.. However, the development still needs to demonstrate net gain as part of the NPPF and local policy. Biodiversity enhancement will be inherently achieved within the design, as the proposals will result in a net reduction of hardstanding, as a vegetated garden will be created immediately behind the existing bungalow which is currently hardstanding. Furthermore, hedging is proposed around most of the site boundaries which is currently only close board fencing.'*; and *'Compensation measures were not deemed necessary due to the existing baseline and the design proposals. Enhancement measures to improve the existing designs value for wildlife have been provided in accordance with NPPF and Local Planning Policy.'*

9. Site Waste Management

Top-soil 'scraped-off' following the setting-out of the site is to be retained on the site, for re-use in soft landscaping. Timber will be salvaged and inert waste material would be disposed to a licensed Hampshire County Council site. Any other waste will be segregated into skips and removed by licensed collectors.

10. Working Practice

To protect the amenities of neighbours, the operation of construction machinery on the site will be restricted to 8.00am-6.00pm Monday-Friday, 8.30am-1.00pm on Saturday, with no working on Sundays or Bank Holidays. All materials and plant would be kept within the curtilage of the application site and trees are to have protective fencing around.

11. Crime & Anti-social behaviour

No special measures are considered necessary for the prevention of crime or anti-social behaviour.

12. Mitigation

The applicant recognises that Eastleigh Borough Council would seek a financial contribution towards the Solent Complex (SPA, SAC and Ramsar sites), River Itchen (SAC) and New Forest National Park (SPA, SAC and Ramsar sites) whenever new residential development is proposed and would be content to make the necessary payments when required.

In their 'Nutrient Assessment & Budget' report of 7th March 2025 (copy enclosed), Aqua Callidus recorded an annual nitrogen load of **1.05 kg TN/year** and an annual phosphorus load of **0.02 kg TP/year**. The applicant is content for the Borough Council to impose a suitably-worded planning condition requiring the submission of an allocation agreement.

13. Conclusion

It is submitted that the requirements of the development plan are *satisfied* by this proposal since it would not detract from the existing street-scene; would be in keeping with the character of its surroundings; is of a high standard of design; incorporates materials and design elements sympathetic to local character; provides safe access for pedestrians, cyclists and vehicular traffic; provides satisfactory cycle and car parking; respects privacy, outlook and sunlight; and takes into account the prospect of criminal activity and anti-social behaviour.

Development of this site in the manner proposed would achieve more efficient use of this urban land without harm to the character of the locality or the amenities of neighbours. It is contended that this proposal comprises an acceptable form of development that accords with the development plan and no other material considerations suggest otherwise.

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25 March 2025