



Planning Design and Access Statement

Willow Mead, Wildern Lane, Hedge End

03 April 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 T Brennan in support of a planning application for the construction of two retirement bungalows (for over 55's only), as part of the wider retirement complex, at Willow Mead, Wildern Lane, Hedge End.
- 1.2 A previous application (for 4 flats) was refused planning permission, on the basis that it was an unsympathetic form of development in relation to its neighbours and that insufficient information had been provided in relation to the proposed amenity space, including potential shading from trees and noise from the main road nearby.
- 1.3 Subsequently, a formal pre-application enquiry was submitted to the LPA for the construction of two retirement bungalows and the formal response from the LPA (attached as Appendix 1) is summarised below;
- No objection in principle to further residential development
 - Concerns regarding the amount of the site taken up by the built form
 - Concerns that the form and design are unnecessarily complex
 - A more compact and rationalised design, perhaps considering a two storey maisonette structure, may be more acceptable
- 1.4 These proposals seek to address the concerns of the LPA and the submission includes the following;
- Ecological Report + BNG calculation
 - Noise Report
 - Drainage Report
 - BRE Daylighting Report
 - Tree Report

- Topographical Survey
- Contamination Report (to follow)
- Location and Block Plan
- Proposed Floor Plans and Elevations

2 SITE CONTEXT AND HISTORY

SITE CONTEXT AND HISTORY

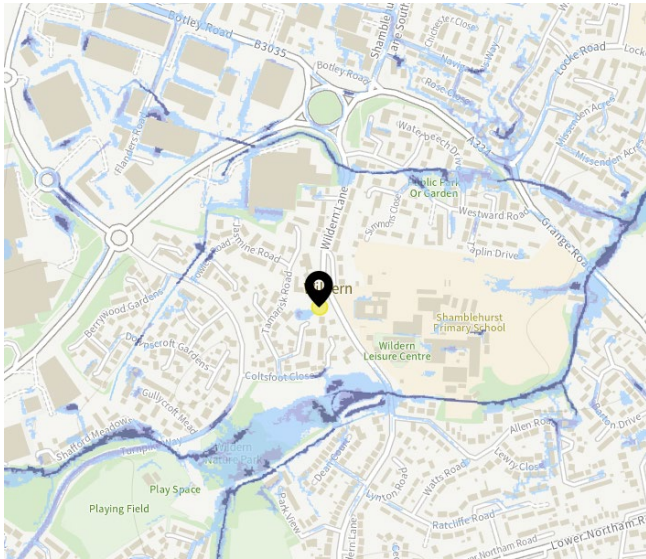
- 2.1 Willow Mead is a facility with approximately 35 flats offering residential accommodation for the elderly. The facility supports residents with on-site management staff, a communal lounge area and laundry room, and organised social activities. All amenity space is shared.
- 2.2 The site consists of an unused spur of land positioned between the main Willow Mead development and Wildern Lane, and is located within the urban edge, as designated by the adopted Local Plan.



- 2.3 To the immediate north of the site is a 1960s two storey detached dwelling known as 'Palavas'.
- 2.4 The southern boundary of the site is marked by a paved public footpath which serves a 1990s housing estate to the south and west. To either side of this footpath are landscaped verges, together with a sizable pond to the south-west.
- 2.5 To the east of the site, on the opposite side of Wildern Lane is Shamblehurst Primary School, with Wildern Secondary School behind.
- 2.6 The site itself is bounded to the north with a 2m high hedge, with taller, denser shrubbery to the eastern end onto Wildern Road. The southern boundary is relatively open, marked with a post and wire fence, and the western side of the site adjoins the parking area serving the main Willow Mead sheltered housing development.
- 2.7 Just outside the southern boundary there are two mature oak trees the subject of tree preservation orders.
- 2.8 Access to the site will be via the existing access to the main Willow Mead development.
- 2.9 The site is located within flood zone 1 and therefore has a low probability of flooding from rivers or the sea.



2.10 The site is also at low risk of flooding from surface water.



2.11 The relevant planning history for this site is;

- Z/28701/001/00 - Erection of 36 flats for the elderly (approval of details of landscaping, materials and minor alterations to design) – Approved Sept 1987
- Z/28701/000/00 - Outline: Erection of 35 category 1 sheltered flats with warden accommodation and communal lounge – Approved June 1987
- F/23/95982 - Construction of 4No. one bedroom retirement flats and associated parking. – Refused January 2024

3 DESIGN EVOLUTION

- 3.1 In considering a design for the development of the site for retirement dwellings, the constraints and opportunities of the site were considered in detail.

Constraints

- 3.2 The topography of the site, sloping from its highest point adjacent to the access point to the site down towards the public footpath, constrains the position within the site for the proposed dwellings, as they are proposed for the over 55's.
- 3.3 Two protected mature oak trees are located just outside of the southern boundary of the site and their root protection areas and potential for overshadowing the shared garden area is a potential constraint.
- 3.4 To the immediate north of the site is the neighbouring property 'Palavas', a 1960's two storey dwelling. The aspect of this dwelling constrains the site in terms of the future outlook and amenity of this dwelling.

Opportunities

- 3.5 The site lies within the urban edge and is also within a predominantly residential area. Development is, in principle, acceptable within such a location.
- 3.6 As an undeveloped spur of land positioned between the main Willow Mead development and Wildern Lane, there is an opportunity to develop the site to make efficient use of land within the urban edge.
- 3.7 The constraints as described above also represent opportunities for the proposed development for two reasons. The first is that the potential amenity impacts upon 'Palavas' dictates that the proposal is better planned as a single storey development as this would minimise any impact upon their amenity. From a mobility point of

view, a single storey development responds to the need for more easily accessible housing.

- 3.8 The tree constraints also represent the opportunity to provide shade in the communal garden so the residents have more choice as to where to sit (bearing in mind that it is more difficult to regulate one's temperature as one becomes older). Having an element of shade nearby also helps to prevent any overheating of the dwellings.

Design Evolution

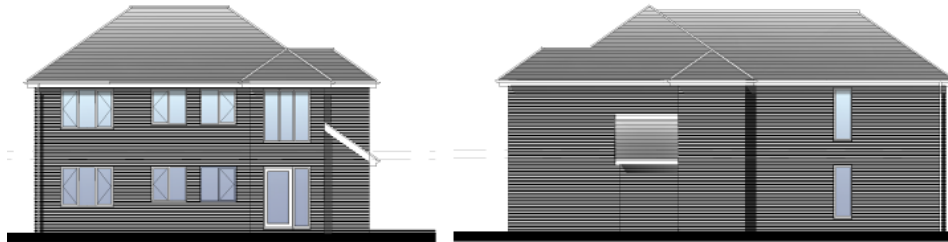
- 3.9 Initial discussions with the applicant resulted in the design for four one bedroom retirement flats within a single, two-storey block.
- 3.10 The plans for this block are included on the next page.

INITIAL PROPOSAL FOR 4 X 1 BEDROOM DWELLINGS



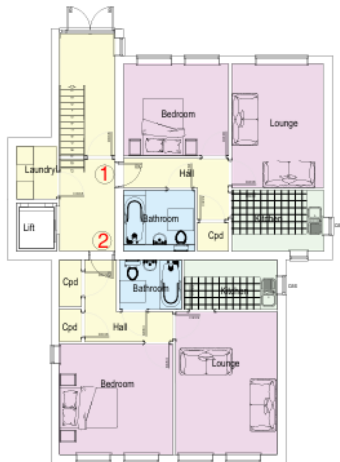
East Elevation
1:100

North Elevation



West Elevation

South Elevation



Ground Floor Plan
1:100



First Floor Plan



Site Plan
1:100

3.11 The above proposal was refused by the LPA for no less than 11 reasons:

1. Unattractive/unduly cramped form of development, impacting the quality of public realm, amenity and local character;
2. Overshadowing, visually dominating, overlooking of 'Palavas';
3. Creating a poor quality living environment for future occupiers by virtue of proximity of parking area and proximity of trees;
4. Insufficient parking;
5. Harm to trees and pressure to fell as a result of overshadowing;
6. Harm to local biodiversity and habitat;
7. Potential surface water drainage causing flooding;
8. Potential for traffic noise;
9. Refuse storage;
10. Recreational disturbance impacts upon Solent and Southampton and New Forest SPAs;
11. Water Quality impacts upon Solent and Southampton SPA.

3.12 This refusal was considered thoroughly by the applicant and their project team. It was clear that additional information would be required to address some of the more technical reasons for refusal but that it would be essential to address the issue of overdevelopment through a reconsideration of any development's form, scale, height and position on the plot in relation to the public footpath, the protected trees and the adjacent property 'Palavas'. In attempting to address the substantive reasons for refusal, the following was considered:

Impact upon 'Palavas'

3.13 The original officer report was very clear that a two storey building would cause significant overshadowing of 'Palavas' rear garden, and be very visually dominating. Additionally, that even if any windows

on the northern side of the proposed development could be obscure glazed, 'Palavas' would 'perceive' a loss of privacy.

- 3.14 It became clear, therefore, that a significant re-design was required to avoid these detrimental impacts.
- 3.15 As such, it was considered that the development should be of single-storey scale rather than 2-storey scale, as 2 x single storey units with a shared access, fully maintained, amenity area (as per the existing Willow Mead's shared amenity spaces).

Impact upon Public Realm

- 3.16 The original officer report was clear that the southern elevation of the two storey block presented an unattractive elevation to the public footpath to the south of the site.
- 3.17 The officer stated that the southern elevation, particularly, "*consisted of a number of disjointed projecting elements and roof lines, as well as being predominantly blank in terms of fenestration*". Even with landscaping, the officer opined that this would "*do little to alleviate what is an unattractive and potentially imposing elevation to a well-used footpath*". The final LPA thoughts were that the design of this two storey block would be potentially oppressive and overbearing.
- 3.18 In response, the concern regarding the potentially oppressive and overbearing impact of a two storey development on rising land adjacent to a well-used public footpath was a further reason to consider a single-storey rather than a two-storey proposal. Additionally it was clear that the southern elevation overlooking the footpath needed to be more attractive in design terms.
- 3.19 Thus, it was considered that the southern elevation should be more public facing and animated, with a variety of windows overlooking the public footpath for natural surveillance reasons, and with this elevation being more dynamic in its planes, and interesting.

Impact upon Future Occupiers (Trees, Noise, Access to Amenity Area)

- 3.20 The main concern raised by the LPA officer to the original application was that the amenity space was located to the east of the two-storey block, with some significant overshadowing of the amenity space expected both from the block itself (of morning daylight) and from the protected Oak tree which overhangs the southern side of the garden (during the afternoon/evening).
- 3.21 It was considered important to address the overshadowing issue and therefore, with a new single-storey design, an overshadowing report was commissioned. Excepting the benefits of shade (regulation of human internal temperatures, regulation of modern, highly insulated building temperatures, climate change, skin cancer reduction etc), and an attractive arboreal outlook, the overshadowing report demonstrated that at least the minimum recommended level of daylight would reach the amenity area (in line with the BS standard).
- 3.22 In this regard it is also important to note that the amenity area is shared (as with the original Willow Mead development). This is a 'sheltered' housing scheme and all amenity areas are shared spaces. Whilst ground floor residents are provided with a terrace, the turfed areas are all shared. For this site, the fact that the amenity area is shared allows both occupiers to share both shady and sunny parts of the garden. This is a benefit rather than a disbenefit of the proposals.
- 3.23 The planning officer also noted that residents access to the amenity area was not easy or clear and as such, would be unlikely to be used. This is an important observation and therefore it was considered appropriate to rearrange internal living areas so that direct access to the amenity area was easily and clearly available in any new scheme.
- 3.24 Noise from the busy Wildern Lane was also perceived, by the LPA planning officer, to be an issue that required consideration. As such a noise report was commissioned by the applicant which

demonstrated that with acoustic glazing, internal noise targets could be met and that no mitigation was required for external amenity area noise, as this noise would be within the recommended noise guidelines.

- 3.25 The outlook onto parking was also of concern as, for two of flats, this was their only outlook. This also needed to be addressed with a consideration of the parking positioning and the proposed internal layout.

Impact upon Biodiversity

- 3.26 The original ecology report found that the site does not support key habitats of nature conservation concern in Hampshire and the only habitat on-site considered to be greater than site value is the native hedgerow, which is proposed for retention. Great crested newts, badgers, roosting bats, reptiles and hazel dormouse were all scoped out. Whilst the presence of bat activity, nesting birds, priority invertebrates, amphibians and hedgehog could not be scoped out, precautionary mitigation measures were considered to suffice, due to the nature of the development, the habitats on-site, and the protection afforded these to these species.
- 3.27 Whilst the LPA ecologist agreed with the conclusions of the report, she wanted the current site layout to be included within the report.
- 3.28 Additionally, as no SPA recreational disturbance or mitigation contributions were forthcoming (as the original proposal was recommended for refusal). However, these issues were required to be raised in the reasons for refusal. It was acknowledged that the relevant mitigation payments would be required as part of any future application.
- 3.29 In evolving the proposal it was considered that the new designs would benefit from a formal pre-application enquiry for two bungalows. The plans for these are included on the next page.

PRE-APPLICATION ENQUIRY PLANS FOLLOWING REFUSAL



3.30 Whilst it was considered that the change to a purely single storey proposal for just 2 dwellings with an attractive southern elevation and gardens that were shared would address the concerns of the refused application, the pre-application response returned some additional concerns. These were:

- the close proximity of the parking spaces to the front of the southernmost bungalow.
- the design of the bungalows - it was suggested that a much simpler footprint and roof form was required; reducing or removing the offset which would reduce the overall length of building presented to the adjacent footpath, thereby limiting its visual impact and giving scope for a more architecturally sympathetic elevation to be presented to this important public vantage point.
- the position of the site boundary is unclear which may require a re-positioning of the hedge on the boundary with the public realm.
- Potential Overdevelopment - the size of each bungalow - perhaps one bedroom units may be a better fit or a two storey maisonette structure
- Parking – no additional parking is proposed – suggest a parking survey to understand capacity
- Refuse storage capacity
- Arboricultural Impact Statement should include the potential impact of land level changes
- A current ecological report including BNG metric will be required
- As the site does not drain through the ground, the drainage will be connected to the existing surface water drainage for the wider site. To demonstrate compliance with policy DM6 a full SUDS will be required.

- Contamination report required as this site was previously used as access to a farm
- Recreational Disturbance and Water Quality mitigation required

3.31 The current proposals, then, look to address all the remaining concerns.

4 PROPOSAL

- 4.1 The proposal remains for the construction of two, semi-detached, 2 bedroom retirement bungalows. However, each bungalow has slightly reduced in size, the design has been significantly simplified, and a new hedge is proposed along the southern boundary.
- 4.2 The applicant considered the pre-application advice carefully as to the potential provision of one bed units or a two storey structure. However it was considered that there is a growing need within many types of older persons housing to have a small second bedroom for either a carer or a relative to use when necessary. With regard to a potential two storey structure, whilst this was looked at again, it was considered that the spatial relationship with the neighbouring property 'Palavas' was simply too difficult for the two structure to happily co-exist.

Access

- 4.3 As an integral part of the retirement complex, the semi-detached pair of bungalows would be accessed through the existing Willow Mead development.
- 4.4 In terms of parking, the Willow Mead complex currently has 29 unallocated car parking spaces. As an older persons development with resident warden control, the new Eastleigh Residential Parking Standards SPD requires a minimum of 0.5 parking space per dwelling.
- 4.5 There are currently 35 'managed' units of accommodation at Willow Mead and the proposal would increase this to 37. The parking requirement would therefore be 18.5 spaces. There is therefore, currently, an 'overprovision' of 10 car parking spaces.
- 4.6 The suggestion of a parking survey was not taken forwards as the site clearly accords, and significantly exceeds the relevant parking standards. It was therefore considered a disproportionate request for information.

Layout

- 4.7 The dwellings would be set towards the north-western corner of the plot with their longest side walls adjacent to the north-eastern boundary and south-western boundary.
- 4.8 The semi-detached pair of bungalows have been slightly reduced in size to 68 sq.m. For the reasons set out above (at 4.2), the bungalows would continue to consist of one main bedroom and a small second bedroom, a kitchen/diner/living area and a bathroom. This living area would look out over the communal amenity area to the rear, to offer a 'best of both worlds' outlook of both communal gardens and trees.
- 4.9 The layout of the bungalows is now proposed as a simpler rectangular block, to ensure a simpler roof line. The presentation of the southern boundary to the public realm is both simpler and more attractive, as well as continuing to be an 'active' elevation.

Scale

- 4.10 The bungalows would have an eaves level of 2.2m to a maximum ridge height of 4.6m at the roof apex.

Design and Appearance

- 4.11 The bungalows would be finished in faced brickwork beneath a tiled pitched roof.
- 4.12 The design has been rationalised since the pre-application proposals to secure a more simplified roof line and general appearance.
- 4.13 The levels are now included on the site plan to show that, whilst there would be some 'build – up' of levels as one moves south-eastwards, this would be minimal, and not impact the root protection area of the protected tree to any materially detrimental amount.

- 4.14 Whilst the bungalows remain adjacent to the communal parking area they do not 'look out' over it, as the internal layout has been designed so as to have bedrooms only on this side. The orientation of the bungalows has been consciously planned to ensure that the outlook from the combined living/dining/kitchen area is south-east over the communal amenity area to the rear.

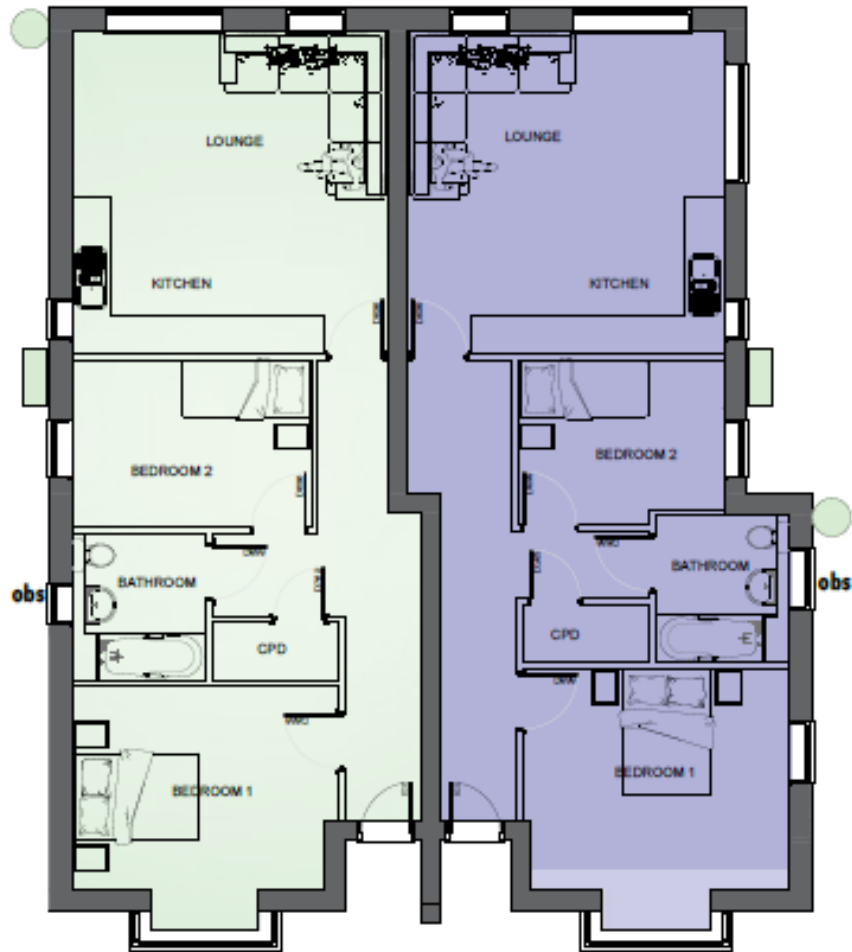
Amenity Space

- 4.15 As with the existing Willow Mead development, all amenity space is shared. This allows easy landscape management for residents that can no longer manage their own gardens.
- 4.16 The residents of these two bungalows would share an area of communal amenity space to the east which offers the best of all worlds - both shade and sunlight at different times of the year. A small terrace for each plot is also proposed (as is the case with the existing ground floor flats in the main Willow Mead development).

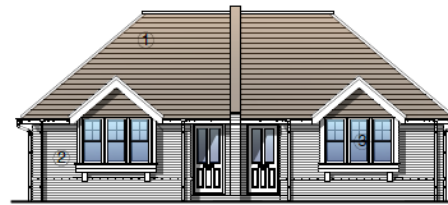
CURRENT PROPOSED PLANS

- 4.17 The new proposed plans are provided on the next pages. A critique against planning policy is provided within the planning assessment section below.





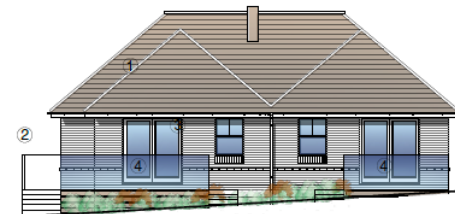
Ground Floor Plan
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Front Elevation (North)
1:100



Side Elevation East
1:100



Rear Elevation (South)
1:100



Side Elevation West
1:100

5 POLICY CONTEXT

POLICY CONTEXT

- 5.1 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 DM10, Water and Waste Water
- Policy DM11, Nature conservation
- Policy DM13, General development criteria – transport
- Policy DM14, Parking
- Policy DM23, Residential development in urban areas
- Policy DM25, Delivering Older peoples housing
- Policy DM29, Dwellings with higher access standards
- Policy DM30, Internal space standards for new residential development

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

- Strategic policy S1, Delivering sustainable development
- Strategic policy S2, Approach to new development
- Policy DM1, General criteria for new development
- Policy DM2, Environmentally sustainable development
- Policy DM6, Sustainable surface water management and watercourse management
- Policy DM8, Pollution

6 OTHER MATERIAL CONSIDERATIONS

OTHER MATERIAL CONSIDERATIONS

6.1 **NPPF** – This has been recently revised significantly increasing each Local Planning Authority's housing requirements.

6.2 **NPPG** – At paragraph 1 of the guidance on Housing for Older and Disabled People it the guidance states:

“The need to provide housing for older people is critical. People are living longer lives and the proportion of older people in the population is increasing. In mid-2016 there were 1.6 million people aged 85 and over; by mid-2041 this is projected to double to 3.2 million. Offering older people a better choice of accommodation to suit their changing needs can help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems.”

6.3 The following adopted **Supplementary Planning Documents** provide guidance and are a material consideration in the determination process;

- Accommodation for Older People and Those in Need of Care (May 2011)
- Biodiversity (December 2009)
- Quality Places (November 2011)
- Residential Parking Standards (January 2009)
- Trees and Development (April 2022)

6.4 **Character Area Appraisals** – Hedge End, West End and Botley

7 PLANNING ASSESSMENT

- 7.1 As mentioned earlier, these revised proposals seek to address the remaining concerns relating to the pre-application enquiry for the construction of 2 x 2 bedroomed bungalows.

Principle of Development

- 7.2 The pre-application advice confirmed that the principle of development of the site was accepted by the LPA.

Form, Scale, Design and Layout

- 7.3 The pre-application response received suggested that the previous proposals for the staggered development were unnecessarily complex. Additionally, the LPA suggested that a two storey maisonette structure could be workable.
- 7.4 Whilst this was considered carefully, it was discounted given the potential impact on the amenity of neighbours (one of the reasons for refusing the previous two storey block of 4 flats).
- 7.5 The revised proposals simplify the design, offer a reduced scale and better reflect the sensitive context of the site. Each unit would share the large communal garden area which offers both sunshine and shade. The daylighting report demonstrates that sufficient light will reach this communal garden such that any proposal to prune the nearby protected tree can be easily refused and defended by the LPA. An added layer of protection is that the garden is communal rather than owned by one singular tenant
- 7.6 As such, the proposals are considered to be within the requirement to make the most effective use of urban land rather than falling over into the 'overdevelopment' category.
- 7.7 As such the proposal accords with Policy DM1 of the Local Plan.

Residential Amenity

- 7.8 The single-storey nature of the proposals ensures that any visual impact on the neighbouring property 'Palavas' is negligible, with only the roof line of the bungalows likely to be visible from the garden area of 'Palavas', extending away from the shared boundary.
- 7.9 With no overlooking windows and 'Palavas' outlook retained, any impact of 'Palavas' would be almost imperceptible.
- 7.10 There was a remaining concern about the outlook to the front of the 2 units, being a communal parking area. However this has been considered carefully to ensure that only bedroom windows have this view. Therefore, it is unlikely that this view would heavily impact the day-to-day living conditions of the occupants as bedroom curtains or blinds are likely to be drawn in the evening and the main living area overlooks the attractive and leafy communal garden to the rear of the site. This has been the strategy for the existing Willow Mead development.
- 7.11 Accordingly, the proposals accord with Policy DM1 and the Quality Places SPD.

Trees

- 7.12 The LPA have been concerned in regard to the nearby Oak tree's impact upon future occupiers' living environment and a subsequent pressure to prune the tree. However, by reducing the scale of the proposals and through the provision of a detailed arboricultural report and daylighting report to demonstrate that the tree will come to no harm either during the construction of the development or afterwards, the applicant has provided a proportionate response to the concerns raised.
- 7.13 The carefully considered internal spaces have been positioned to make the most of the light available in this area.

- 7.14 An updated BRE daylighting study (in accordance with “BRE 209 2022 Site Layout and Planning for Daylight and Sunlight”) accompanies this application.
- 7.15 This widely accepted standard requires that on March 21 of any year, at least 50% of an amenity area should receive at least 2 hours of direct daylight. This provides certainty that during the summer months (after March 21), when the occupiers are most likely to be using the garden, that significantly more than 2 hours of direct daylight over at least 50% of the garden area can be achieved, as the sun is higher in the sky for longer.
- 7.16 In this case, the BRE daylight study concludes that the proposed development is anticipated to receive 4 hours of unobstructed sun to the communal amenity area on the 21st March over 50% of the area, thus exceeding the minimum recommendations of “BRE 209 2022 Site Layout and Planning for Daylight and Sunlight”.
- 7.17 As well as the provision of sunshine, providing shade for the elderly, who are less able to regulate their own temperature, is of great value and is considered an important material consideration in this particular case. Providing a mixture of both shade and sunshine within a communal amenity area provides the best combination. This proposal does just that.
- 7.18 As such, with the communal amenity area providing both shade and sunshine, there will be no pressure to prune the nearby protected trees. Indeed these trees are more likely to be considered an asset for this particular proposal.

Ecology and BNG

- 7.19 In terms of ecology, the ecological appraisal has been updated and with a site visit in December 2024 and March 2025. The site comprises an area of Bramble scrub and ruderal habitats. Potential for protected species and species of conservation has been

considered and the zone of influence contains a number of ecological features and protected species, including potential for nesting birds, foraging and commuting habitat for bats.

- 7.20 Mitigation is included within the proposal consisting of the careful removal of vegetation to protect potential reptiles; construction measures to ensure no mammals are trapped during the construction period; low level lighting so as not to disturb bats; the inclusion of bat bricks and bird boxes; and works carried out outside the bird nesting season.
- 7.21 The site is also adjacent to the Solent designated sites and the New Forest designated sites, and potential impact pathways and options for mitigation are proposed to ensure that impacts on this feature can be reduced to non-significant.
- 7.22 With regard to nitrate and phosphate neutrality, a nutrient calculation is provided. This concludes that the off-site mitigation will be required, and it is proposed that the Eastleigh mitigation schemes are used for this purpose to achieve nutrient neutrality.
- 7.23 Similarly, contributions would be made to the Solent Recreational Disturbance Strategy and the New Forest Mitigation Strategy to mitigate the recreational disturbance resulting from these proposals.
- 7.24 A Biodiversity Net Gain assessment is included that shows that the site currently has a deficit of 0.12 habitat credits. If required for this small deficit, third party BNG units will be purchased.
- 7.25 As such it is considered that the required Local Plan policy criteria are fulfilled in relation to ecology.

Street Scene and Area Character

- 7.26 A well-used pedestrian pathway runs to the south-west of this site. The site does not extend to the pathway as a separate landowner owns a slither of land between the site the public footpath.

- 7.27 However, it is accepted that, due to the local topography, any pedestrian using the footpath may have their eye drawn upwards to this site.
- 7.28 From the public realm, the previous two-storey proposal, with its bland and blank elevation facing this pathway did little to enhance the public realm or provide any form of natural surveillance. Its bulk also towered above the pathway and presented a domineering presence.
- 7.29 In response, this proposal has carefully considered the public realm.
- 7.30 Firstly, the reduction from a two-storey proposal to a single-storey development reduces any over-dominant impression from the public footpath.
- 7.31 Secondly, the finalised proposals have rationalised the single-storey designs further to present a simpler and more pleasing aspect to the public footpath.
- 7.32 Additionally, the south-western elevation of the proposal will be softened by landscaping which will further soften the appearance of the development from the path.
- 7.33 The fenestration on this elevation will provide both natural surveillance of the pathway and present an active frontage, whilst the proposed soft native planting would soften the building's appearance. It will also allow any elderly occupier of this dwelling an attractive 'window to the world' (view of the comings and goings along the busy pedestrian footpath) should mobility become restricted.
- 7.34 As such, the impact on the public realm of this single-storey development will be significantly better than that proposed under the previously refused application.

- 7.35 As such, the proposals accord with Policy DM1 and the Quality Places SPD.

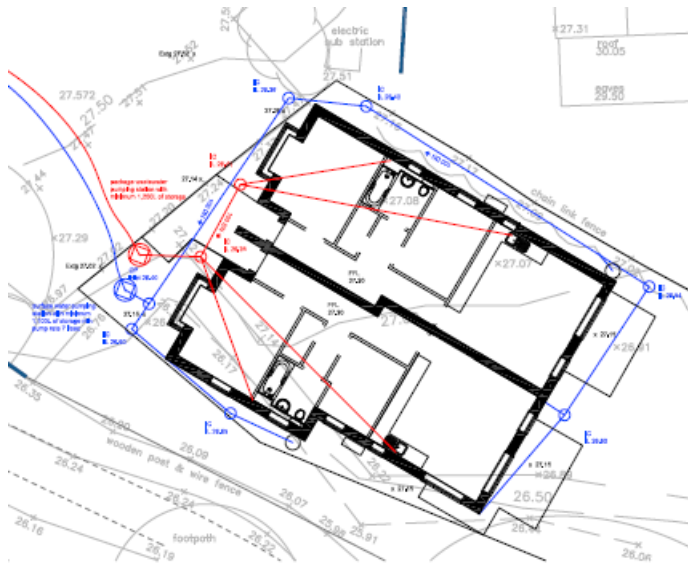
Parking

- 7.36 With the previous proposal, there was concern that insufficient parking space would be provided.
- 7.37 As explained earlier in this statement the Willow Mead complex currently has an overprovision of 10 car parking spaces if the older persons dwelling with resident warden control standard is applied (Eastleigh Residential Parking Standards SPD requires a minimum of 0.5 parking space per dwelling).
- 7.38 Therefore, parking is already available in the communal car park for this development.
- 7.39 As such the proposal is in accordance with Policy DM14.

Drainage and Flooding

- 7.40 The LPA were previously concerned that due to the topography of the site, the surface water run-off would cause problems, particularly with regard to the public path.
- 7.41 However, the only new surface water drainage would be from the residential roofs. Roof water is, of course, clean. The SUDS manual states that the provision of leaf guards to gutters, and a catch pit for the silt is appropriate. The necessary catch pit was identified on the drainage plan submitted with the pre-application, and again with this application.

- 7.42 Just one form of filtration is required in these circumstances, and has been demonstrated to be provided.
- 7.43 Accordingly, the proposals address the concerns raised in refusing the previous application and are in accordance with Policy DM6.



Noise

- 7.44 In refusing the previous application, the LPA were concerned that, in the absence of a noise assessment, it could not be demonstrated that the traffic noise resulting from Wildern Road would not have an adverse impact on the amenity of future occupiers.
- 7.45 Accordingly, a Noise Impact Assessment accompanied the pre-application enquiry and the LPA's noise officer was content that, with

mitigation, the dwellings and gardens would demonstrate compliance with the National Planning Policy Framework, NPPF and NPSE.

- 7.46 As such, the proposals accord with Policy DM8.

Contamination

- 7.47 The pre-application response was concerned with regard to possible land contamination. Therefore a Phase 1 contamination report has been instructed and will be with the LPA shortly.

Refuse

- 7.48 Additional capacity will be added to the existing communal bin store to ensure an appropriately-sized refuse facility is included for the residents of Willow Mead.

8 CONCLUSION

CONCLUSION

- 8.1 The previous refusal of planning permission was for a two-storey flatted block of 4 flats, some without easy access to the smaller amenity space and presenting an unattractive elevation to the adjacent public footpath. The design of that proposal was such that it would have had detrimental impacts upon the amenity of the nearest dwelling 'Palavas', in terms of overshadowing and loss of outlook.
- 8.2 Furthermore, there were concerns regarding the impact upon the nearby protected trees, both in terms of physical impact of the building works within the root protection area, and in terms of the likely future impact on the occupiers in terms of potential overshadowing of the garden area.
- 8.3 This application proposes a new design and layout that has carefully considered each concern individually, and taken a solution-focused approach to these new proposals.
- 8.4 The pre-application enquiry was useful in filtering out the last remaining concerns of the LPA. Reducing the scale and quantum of the proposals this has allowed each final concern to be fully addressed.
- 8.5 The proposal is now considered to be in accordance with all relevant planning policy and SPD.
- 8.6 There is a critical need to provide housing for the elderly. On this basis, it is respectfully requested that the LPA consider this new proposal on this site in a positive light.

9 APPENDIX 1 - POLICIES

Strategic policy S1, Delivering sustainable development

1. To be sustainable, new development in the Borough should:
 - a. meet community needs without compromising the identity of the Borough or its individual settlements, or the ability of future generations to meet their own needs;
 - b. enhance social equality by ensuring equal and easy access to a range of community facilities and services and by promoting the development of employment, education and skills training opportunities;
 - c. maintain and help to grow a high-performing local economy that benefits the Borough, south Hampshire and the wider economy, without adverse impact on south Hampshire's city, town and other centres, the quality of the local environment or local transport networks;
 - d. have regard to the potential impacts of climate change, and the need to limit greenhouse gas emissions including through carbon sequestration and by promoting measures to design buildings and spaces which are adaptable to predicted climate change, and restrict development in areas at risk from flooding, minimise energy use and encourage the generation of renewable energy, and by minimising emissions from motorised transport, industrial activity and domestic uses;
 - 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;
 - f. avoid impacts on the Hamble and Itchen catchments and associated flora and fauna species by preserving water quality and flows from development and safeguarding potential yield of local water resources used for public water supplies having regard to the impacts of abstraction;
 - g. seek opportunities to optimise density of new development and redevelopments;
 - h. use resources wisely and minimise the generation of waste in the construction, occupation and use of buildings;
 - i. maintain local environmental quality, including avoiding damage to, and where possible enhancing, the existing valued urban and rural environments in the Borough and heritage assets;

- j. have regard to the purposes¹² of the South Downs National Park, including regarding its status as an International Dark Night Skies reserve; and
 - k. maintain, enhance, extend and connect the natural habitats within and landscape value of the Borough, extending natural habitats into new and existing development to achieve an environmental net gain.
2. Applicants are encouraged to undertake pre-application consultation with the relevant statutory and non-statutory consultees.
3. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
4. Planning applications that accord with the policies in the Local Plan will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:
 - a. any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
 - b. where specific policies in that Framework or other international or national legislation indicate that development should be restricted

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 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 DM6, Sustainable surface water management and watercourse management

1. *New development (excluding extensions to dwellings and changes of use), will only be permitted if it incorporates Sustainable Drainage Systems (SuDS). Wherever feasible, naturalised filtration should be included within the treatment train as follows:*
 - a. *On sites of 1 hectare or more, or within 100m of the River Itchen SAC or Solent Maritime SAC, SuDS schemes should include at least three forms of naturalised filtration. On sites within 100m of headwaters and tributaries draining into a SAC, SuDS schemes should include at least three forms of naturalised filtration unless hydrological studies and project-level Habitats Regulations Assessment demonstrate this to be unnecessary to protect the integrity of the SAC and its qualifying features;*
 - b. *On other sites of between 0.5 hectares and 1 hectare, SuDS schemes should include at least two forms of naturalised filtration; and*
 - c. *On other sites of less than 0.5 hectares non-naturalised SuDS e.g. permeable paving will be considered where justified.*
2. *In order to reduce flooding and maintain water quality (in accordance with DM8) SuDS schemes should:*

- a. *be designed and monitored in accordance with the CIRIA C753 SuDS Manual or equivalent national or local guidance, noting that all receiving waters in the Borough should be classified as protected waters;*
 - b. *manage surface water runoff as close to its source as possible;*
 - c. *ensure that discharge rates are reduced as far as possible and that on greenfield sites these should at least mirror greenfield rates before development;*
 - d. *be provided as part of any application for outline or full planning permission;*
 - e. *where discharge is to a wetland or wet woodland habitat, flows off site must mirror the natural hydrological pathways;*
 - f. *include clear arrangements for their whole life management and maintenance.*
3. *Where a watercourse is present on a development site, it should be retained or restored into a natural state and enhanced where possible. The culverting of any watercourse will not generally be permitted, and development should wherever possible remove any existing culverts and increase on-site flood storage. Development should be laid out to enable maintenance of the watercourse.*
4. *Where development drains into a waterway connected to the Natura 2000 or Ramsar network a site specific Construction Environment Management Plan must be prepared before permission.*

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. 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 DM10, Water and Waste Water

1. *Where new water supply or waste water infrastructure is required or proposed in support of new development the development will be phased alongside the provision of the infrastructure to ensure:*
 - a. *compliance with the Habitats Regulations;*
 - b. *that there is no deterioration of the status of water bodies which might impact adversely on Water Framework Directive requirements; and*
 - c. *the avoidance or mitigation of any other adverse impacts.*
2. *Wherever possible measures should be implemented which would improve the water environment.*

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 DM25, Delivering Older peoples housing

1. *New development should seek to respond to the requirements of an ageing population by increasing the supply of specialist housing and accessible housing in accordance with policy DM29.*
2. *The Council will support the provision of accommodation suitable for the needs of older people. Proposals should be:*
 - a. *located in sustainable locations with good access to the public transport network;*
 - b. *close to local facilities that residents can use, ideally Extra Care housing should be in or close to local centre; and*
 - c. *well integrated into the local community.*

Policy DM29, Dwellings with higher access standards

1. *The Borough Council requires that development should meet higher national access standards as set out in Part M of the building regulations for new build residential development (or future equivalent):*
 - a. *100% of dwellings meet at least Part M4(1) standard (Visitable dwellings); including*
 - b. *a target of 80% of dwellings on each site meet Part M4(2) standard (Accessible and adaptable dwellings)*
For major new-build development of 40 residential units and above, b. should include:
 - i. *at least 2 dwellings or 7% (if higher number) of all market housing meeting the Part M4(3)(2)(a) standard for wheelchair adaptable dwellings;*
 - ii. *at least 1 dwelling or 8% (if higher number) of all affordable housing meeting Part M4(3)(2)(b) standard for wheelchair accessible dwellings; and*
2. *100% of all specialist housing for older people and adults with disabilities meet the Part M4(3) standard (Wheelchair user dwellings).*

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.*