



PLANNING STATEMENT

Site: 27 and 29 Pirelli Way, Eastleigh SO50 5GE

Applicant: Mr William David Haynes

Proposal: Use of 27 and 29 Pirelli Way as two separate residential units (non-compliance with condition 50, which required occupation of 14no. units, including 27-29 Pirelli Way, as live/work units, of application 0477/124).

1.0 Introduction

- 1.1 This statement accompanies an application *for the use of 27 and 29 Pirelli Way as two separate residential units (non-compliance with condition 50, which required occupation of 14no. units, including 27-29 Pirelli Way, as live/work units, of application 0477/124.*
- 1.2 No external alterations are proposed.

2.0 Planning History

- 2.1 Application PN/25/99004 for Prior Approval for change of use from Commercial (Class E) to 1.no 1-bedroom flat (Use Class C3) under Class MA of the Town and Country Planning (General Permitted Development) Order. This application was withdrawn on 01 May 2025.
- 2.2 Although application PN/25/99004 was withdrawn, it had undergone a full consultation which yielded responses from Eastleigh Town Council and Environmental Health. Both consultees replied with no objections.
- 2.3 Application PN/25/99004 was withdrawn as the applicant was advised by the Council that Prior Approval could not be granted in the circumstances as the property had permission to be used as a live/work unit, rather than as a Class E unit to which Class MA applies.
- 2.4 Outline planning permission was originally granted for the redevelopment of the Pirelli site in 2001 for 665 dwellings and offices (0477/121). That permission was also subject to a Section 106 legal agreement. Subsequently, in 2002 full planning was granted for Phase 1 comprising 214 dwellings and 6,937m² of offices (0477/124). That permission is also the subject of a Section 106 legal agreement.
- 2.5 Condition 50 on planning permission 0477/124 reads as follows:

***The 14no. 'live/work' units, hereby permitted shall not be used for any activities which fall within Use Classes A3, B2, C1 and C2 (as defined by the Town and Country Planning Use Classes Order 1997) without the prior written permission of the Local Planning Authority.
Reason: In the interests of residential amenity.***

3.0 Site description

- 3.1 No.27 and no.29 Pirelli Way are part of a terrace of live/work units on the southern side of the road. When originally granted planning permission the ground floor of each of these properties was occupied as a commercial unit with two floors of residential accommodation above. Now several properties have experienced a change of use of the ground floor to residential including no.18 and no.22.
- 3.2 No.27 Pirelli Way occupies the ground floor only and has a dedicated parking space to the front. No.29 Pirelli Way, which was previously accessible internally from no.27, is now only accessible from the rear of the terrace via a dedicated external staircase that serves several properties in the terrace. Parking is also provided for no.29 at the rear (south) of the property.

- 3.3 The ground floor and first floors were previously connected internally but the internal staircase was blocked off some years ago, allowing the ground floor to be occupied separately from the upper floors.
- 3.4 The office use has a dedicated parking space at the front of the property on Pirelli Way, and the residential use also has dedicated parking at the rear.

4.0 Planning Policies

- 4.1 Section 38(6) of the Planning and Compulsory Purchases Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) constitutes a material consideration to which significant weight must be applied.
- 4.2 The application site is situated within the built-up area boundary and is not subject to any other Local Plan designations. The building is not listed and is not vulnerable to flooding. The most relevant local planning policies for the consideration of this application are found in the Eastleigh Borough Local Plan 2016-2036.
- 4.3
 - S1 – Delivering Sustainable Development
 - S2 – Approach to new development
 - DM1 – General criteria for new development
 - DM13 – General development criteria – transport
 - DM14 – Parking
 - DM15 – Safeguarding existing employment sites
 - DM23 – Residential development in urban areas
 - DM30 – Internal space standards for new residential development
- 4.4 The NPPF states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and sets out a general presumption in favour of sustainable development unless material considerations indicate otherwise. A deliverable 5 year supply of housing within the local authority area is required, and if this is not demonstrated a tilted balance in favour of the development applies.

5.0 Planning Assessment

- 5.1 The application site lies within the urban edge, outside Eastleigh Town Centre, where the basic principle of residential development is considered acceptable in accordance with the provision of Local Plan policy S2. The property is not situated within a key shopping area or other protected frontage which might afford protection from change of use. Policy DM23 notes that within the urban edge 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.

- 5.2 This application represents an opportunity to provide an additional dwelling in a sustainable location at a time when Eastleigh Borough Council is unable to demonstrate a 5-year housing land supply. As such paragraph 11d of the NPPF requires the application of the 'tilted balance' (NPPF) in decision taking for applications for a net increase in homes, and will need to be applied to each application, as appropriate.
- 5.3 Being close to the town centre and close to a choice of public transport options, this location minimises the need to travel and offers more sustainable forms of transport in accordance with Local Plan policy S1. The reuse of an existing building adds further to the sustainability credentials of these proposals. This weighs heavily in favour of these proposals to achieve an additional home in a suitable location.
- 5.4 Local Plan policy DM1 requires new development to 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. These proposals would see a new residential dwelling in an existing largely residential development. This site is part of a larger residential development and whilst 14no. live/work units were approved as part of the original permission, several have already undergone a change of use of the ground floor to residential, seeing the loss of the commercial element and two separate residential dwellings created. These changes of use have been undertaken without any external alterations being required, in a similar manner to the current proposals. Other properties in the group of 14no units, namely no.18 and no.22 Pirelli Way, have set the precedent. The use of the ground floor at no.27 for residential purposes would not be out of character and would integrate well to the locality. This weighs in favour of these proposals.
- 5.5 Policy DM15 relates to safeguarding existing employment sites. Points (i) and (ii) of this policy relate to major employment sites as identified on the policies map and are not applicable to this application. Policy DM15 (iii) applies to all other existing employment sites that are not identified on the policies map including those in B2, B8 or E(g)(ii)/(iii) uses. This part of the policy resists change of use to non-employment uses unless it can be demonstrated that the site is no longer in demand for employment use.
- 5.6 Policy DM15(iii) is not applicable to this application either as the existing use does not fall into any of the use classes the policy seeks to protect from change of use to non-employment uses.
- 5.7 The property, as approved under planning permission 0477/124, is a live/work unit which does not fall within a use class and is *sui generis*. If looking exclusively at no.27, the ground floor element, the office is used for the administration of a charity called 'Streams in the Desert'. This use, if considered in isolation, falls within Class E(g)(i) which includes offices to carry out any operations or administrative function. This use class is not protected by policy DM15 and there is no policy conflict.
- 5.8 There would be no adverse impact on transport or highways as a result of the proposed change of use. The application site is located in close proximity to Eastleigh town centre where a range of transport modes are easily accessible. Whilst parking provision in this location would not generally be a priority, there is a parking spaces that is used in connection with the ground floor accommodation.

6.0 Biodiversity

- 6.1 As a change of use application there are no alterations proposed that could adversely impact protected species.
- 6.2 Biodiversity Net Gain (BNG) is not applicable with this application as the development does not impact more than 25sqm of habitat within the application site and as such is classed as *diminimis* and therefore immune from BNG requirements.
- 6.3 The site is within the impact zone for nitrogen and phosphorus, which have been shown to have a determinantal impact on the water quality of the River Itchen/ Southampton and Solent Water Special Protection Area. A nutrient budget accompanies the application, which shows mitigation is required for the following:

Annual nutrient budget	
The total annual phosphorus load to mitigate is (kg TP/yr):	0.03
The total annual nitrogen load to mitigate is (kg TN/yr):	0.85
Pre-2030 nutrient budget	
The total annual phosphorus load to mitigate is (kg TP/yr):	0.07
The total annual nitrogen load to mitigate is (kg TN/yr):	2.72

As such, the applicant intends to use the Eastleigh Borough Council nitrates scheme to mitigate for the increase in these nutrients and it is anticipated that this will be secured by a pre- occupation condition.

- 6.4 The application site is situated just outside the 5.6km recreational disturbance Solent zone of influence and is not therefore required to contribute towards mitigation measures.
- 6.5 However, the application site is in the recreational disturbance New Forest zone of influence at 13.79km and as such the applicant is willing to contribute towards mitigation efforts to reduce the impact of this small residential dwelling on the New Forest SPA.

7.0 Conclusions

- 7.1 The application site is situated within the urban area in a sustainable location close to various services, amenities and transport options.
- 7.2 The loss of commercial space is not contrary to Local Plan policy as this property does not constitute major commercial site or a use which policy DM15 seeks to protect from change of use to non-commercial uses.
- 7.3 Originally granted planning permission as a live/work unit this property is similar in character and appearance to other in the terrace, and opposite, on Pirelli Way. Two other properties are known to have already undergone a change of use to residential use on the ground floor, as currently proposed, and with the existing precedent and the absence of any plans to change

the external appearance of the building, there would be no adverse impact on the character of the area.

- 7.4 The application is accompanied by a nutrient budget calculation and the applicant is willing to purchase nutrient mitigation credits from Eastleigh Borough Council in accordance with a Grampian condition to be imposed on planning permission granted.
- 7.5 The impact from recreational pressure on the Ne Forest SPA will also be mitigated through a contribution towards mitigation measures.
- 7.6 This application is accompanied by all the relevant information required for planning permission to be granted to split the live/work property, known as 27 and 29, into two separate residential dwellings. If any additional information is required please contact this office without delay.