

DELEGATED OFFICER REPORT

Application Ref: F/25/99271

Site Address: 19 WESTFIELD CRESCENT, CHANDLER'S FORD, EASTLEIGH,
SO53 3GU

Case Officer: Charlie Vallis

Description: Change of Use to residential garden of parcel of land purchased from EBC and erection of 2m fence around the highway facing land to enclose the whole garden

Particular Site Constraints?	Yes ☒	No ☐	
• Within the urban edge • EBC sold land • Southern Water sewer crosses application site			
Planning History?	Yes ☐	No ☒	
• No relevant history			
Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No comments received		
Ecology:	There are records of hedgehogs, nesting birds, including swifts and bats in this area. The aerial and site photos of the existing garden and this site show trees, shrubs and scrub. Some of the vegetation appears similar to Fallopia baldshuanica (common name Mile a Minute or Russian Vine). It is not on the list of invasive plants banned by the Wildlife and Countryside Act but should not be allowed to spread into the wild at any time. A precautionary working method to protect hedgehogs and nesting birds will be required. Hedgehog holes (13 x 13 cm minimum) must be included in the baseboards of any new closed board fences to allow the free passage of small mammals through the garden. The application meets the requirements of the de minimis exemption for 10 % Biodiversity Net Gain, however some biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b.		
Tree Officer:	No arboricultural objection		
HCC Highways:	No objection. Whilst the area enclosed is directly adjacent to the rear service road, and the proposed fence will restrict visibility to some extent, due to the right angled bend adjacent, and the simple nature of the service roads, speeds should be low and as such visibility requirements not unduly affected. It is also noted that existing vegetation would likely have caused the same visibility block historically and so in effect there is no change that would justifiably lead to a highway objection.		
Southern Water:	Please see the attached extract from Southern Water records showing the approximate position of our existing sewer and water main assets crossing/in the vicinity of the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.		

EBC Asset Management:	No response required
-----------------------	----------------------

Site Visit:	Yes ☒	No ☐
Details: 05/06/2025		

Policy:

National Planning Policy Framework Planning Practice Guidance

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM11 and DM13.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:

The development is considered acceptable and complies with policies DM1, DM11 and DM13 from the 2016-2036 local plan, in that:

Principle:

- The development is within the urban edge where the principle of development is acceptable.
- Whether the loss of landscaped/amenity area is acceptable is dependent on its value to the character of the area. The site is in an area to the rear of no.17 and 19 Westfield Crescent on a rear access road, bounded by residential rear gardens on all sides. Its lack of visibility from public spaces has also made this area susceptible to fly-tipping. Therefore, the current area is not of significant amenity value and the proposed change of use is considered acceptable in this instance.

Street scene, character and residential amenity:

- The proposed fencing does not appear unduly prominent or incongruous with the surrounding area. Fencing of a similar height is common and present in varying materials and finishes in the immediate vicinity.
- The development is considered to accord with guidance set out in the 'Quality Places' SPD in that it would not result in unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.

Ecology:

- The Council's ecologist has advised that the application would meet the requirements of the de minimis exemption for 10% Biodiversity Net Gain.
- Hedgehog holes within the baseboard of any fencing have been recommended and will be secured by a condition. This would ensure the movement of small mammals is not restricted by the fencing, in accordance with policy DM11.
- Where relevant other recommendations regarding precautionary working methods, biodiversity enhancements and the spreading invasive plant species will be included on the decision notice.

Highway safety:

- The County Council's Highway Officer has confirmed that there would be no objections to the proposal from a highway safety perspective, due to the expected low speed of

vehicular traffic. The height of the fencing is therefore considered acceptable and would not be contrary to policy DM13.

Other matters:

- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.

Climate Change:

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2025; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and adopted local plan policy do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and local plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.

Equalities Implications:

Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:

- A public authority must, in the exercise of its functions, have due regard to the need to:
 - a. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications

Conclusion:

Recommendation:	PERMIT ☒	REFUSE ☐
-----------------	---	--

Comments ...
