

Bursledon, Hamble and Hound (BHH) Local Area Committee
19 June 2025

Application Number: F/23/96608
Case Officer: Rebecca Altman
Received Date: 18 December 2023
Site Address: Land rear of 12 Sydney Avenue, Hamble le Rice, SO31 4JP
Applicant: Peter Harding
Proposal: Construction of 6 no. bungalows with associated parking and landscaping and vehicle access from Sydney Avenue (amended description)

Recommendation: Subject to:

- Payment of contributions towards Solent and New Forest recreational impact mitigation;

To delegate back to the Planning Manager in conjunction with the Chair and Vice Chair to **GRANT PLANNING PERMISSION** with the following conditions:

CONDITIONS AND REASONS:

1. The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be implemented in accordance with the following plans numbered:
 - SD-2011-101 Rev. H – Site & Location Plan
 - SD-2011-102 Rev. C – Proposed Plans and Elevations Block A
 - SD-2011-103 Rev. D – Proposed Plans and Elevations
 - MPN/HL – Landscape Proposals

Reason: For the avoidance of doubt and in the interests of proper planning.

3. No construction or site preparation works involving excavation shall start until a Construction Environment Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. Preparation and construction work shall only take place in accordance with the approved CEMP which shall include:
 - a) a programme of demolition and construction work;
 - b) the location of temporary site buildings, compounds, construction material and plant storage areas used during construction;

- c) the arrangements for deliveries associated with all construction works;
- d) access and egress for plant and machinery;
- e) the parking of vehicles of site operatives and visitors;
- f) protection of pedestrian routes during construction;
- g) measures to control the emission of dust and dirt generated by construction;
- h) a scheme for controlling noise and vibration from demolition and construction activities;
- i) provision for storage, collection, and disposal of rubbish from the development during construction period;
- j) measures to prevent mud on the highway during construction (i.e. wheel washers) and onwards mitigation should this fail;
- k) the erection and maintenance of security hoarding;
- l) temporary lighting;
- m) temporary surface water drainage provisions; and
- n) hours of working.

Reason: To limit the impact the development has on the amenity of the locality and to protect biodiversity, in accordance with policies DM1 and DM8 of the Eastleigh Borough Local Plan (2016-2036).

4. Any imported soils required for the development hereby permitted should be demonstrated to be suitable for its intended end use and meet the approval of the Local Planning Authority prior to use on site.

Reason: To minimise the risk from land contamination for the safety of the future occupiers of the development, in accordance with Policy DM8 of the Eastleigh Borough Local Plan (2016-2036).

5. No development shall start on site until the access, including the footway and/or verge crossing has been constructed in accordance with the approved plans.

Reason: To provide satisfactory access in the interest of highway safety, in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

6. The development shall not be occupied until the provision for parking has been made within the site in accordance with the approved plans. The parking spaces shall thereafter be retained for vehicle parking only.

Reason: To provide adequate parking on site to prevent risk of overspill parking on surrounding roads, in the interest of highway safety, in accordance with policies DM13 and DM14 of the Eastleigh Borough Local Plan (2016-2036).

7. Prior to any development above foundation / slab level, full details of the materials to be used for the external surfaces of the dwellings and

hard surfacing, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a high quality design in the interest of visual amenity, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

8. No development above foundation / slab level shall take place until full details of all boundary treatments and enclosures, have been submitted to and approved in writing by the Local Planning Authority. This shall include details of the acoustic fence, which shall accord with the submitted EchoAbsorb Acoustic Fencing specification unless alternative details are agreed, and shall be a minimum of 2m in height. The boundary treatment shall thereafter be installed in accordance with the approved details and thereafter retained.

Reason: In the interest of visual amenity in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

9.
 - a) Prior to any development above foundation / slab level, detailed planting plans at 1:200 scale, to expand on the details set out on the approved Landscape Plan ref. MPN/HL, shall be submitted to and approved in writing by the Local Planning Authority;
 - b) The landscaping scheme shall thereafter be carried out in accordance with the approved plan and planting details in the first planting season following occupation of the development, or completion of the development (whichever is sooner);
 - c) If, within a period of 10 years after planting, any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased, another tree or plant of the same species and size as that originally approved shall be planted at the same place within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To achieve a high quality development and to support biodiversity in accordance with Policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036).

10. Prior to any development above foundation / slab level, a Landscape Environmental Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority, to include details of all biodiversity enhancement measures (to include new planting, habitat creation and the provision of bat and bird boxes), and how these will be managed and monitored.

Reason: To achieve biodiversity enhancements in accordance with policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

11. Prior to any development above foundation / slab level, full details of the provision to be made for cycle and refuse storage shall be submitted to and approved in writing by the Local Planning Authority. The cycle and refuse storage provision shall thereafter be retained.

Reason: In the interest of amenity and to encourage the use of alternative means of transport to the private car, in accordance with policies DM1 and DM14 of the Eastleigh Borough Local Plan (2016-2036).

12. Prior to installation of any solar panels or air source heat pumps, full details shall be submitted to and approved in writing by the Local Planning Authority. For air source heat pumps, details shall include noise mitigation measures. The renewable technology shall thereafter be installed and maintained in accordance with the approved details.

Reason: In the interest of amenity and to ensure no adverse noise impacts on new and existing residents, in accordance with Policy DM8 of the Eastleigh Borough Local Plan (2016-2036).

13. The dwellings hereby permitted shall be occupied only by persons of 55 years or older; or
- Persons living as part of a single household with such person or persons; or
 - Persons who were living as part of a single household with such person or persons who have since died.

Reason: The development has been designed to meet the needs for older persons accommodation with communal rather than private amenity space.

14. Prior to the occupation of the dwellings hereby approved, evidence that they comply with Part M4(2) standard (Accessible and adaptable dwellings) of the building regulations for new build residential development (or future equivalent), shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved details.

Reason: To ensure the development meets higher national access standards in accordance with policy DM29 of the Eastleigh Borough Local Plan 2016-2036.

15. The development must accord with the submitted Arboricultural Report reference JFA0335 V2 (May 2025). No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their

approved form for the duration of the work and may only be modified subject to written agreement from the LPA.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

16. Foul and surface water drainage shall be implemented in accordance with the details outlined in the submitted Drainage Provision document prepared by Aqua Callidus ref. 24014, dated 29 May 2025, and shall be thereafter maintained.

Reason: To provide suitable drainage to prevent flood risk, in accordance with policies DM1 and DM6 of the Eastleigh Borough Local Plan (2016-2036).

17. Prior to occupation of the development hereby permitted, full details of the gated access point for the footpath linking to Hamble Lane (to include details of the size and type of gate and security measures), shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of visual amenity and security, in accordance with policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

18. Prior to the occupation of the dwellings hereby approved, supporting information to confirm the predicted mains water consumption will achieve a maximum level of 110 litres/person/day shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved details.

Reason: To support a comprehensive approach to high quality design across the site and to achieve water efficiency in accordance with Policy DM2 of the Eastleigh Borough Local Plan (2016-2036).

19. The development hereby permitted shall not be occupied until a mitigation package addressing the additional nutrient inputs arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such a mitigation package shall address all of the additional nutrient loading upon protected European sites from the development and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of those European Sites, having regard to the conservation objectives for they are designated. The mitigation package shall be implemented in full and evidence of this provided to the Local Planning Authority in writing prior to first occupation of the development.

Reason: To mitigate the nitrates impacts arising from the development upon the European protected Solent Complex in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017 and Policy DM11 of the Eastleigh Borough Local Plan (2016 – 2036).

Note to applicant: It is recommended that each house has at least one bat box/ roof tile and built in sparrow terraces. If this not possible, then at least 6 bat and 6 bird boxes could be located on trees around the site.

Planting should include flowering plants to attract pollinators and include plants that flower at different times of the year to extend the flowering season. The modified grassland should be managed as a flowering meadow and be allowed to flower and set seed before mowing. Once established, the hedgerows must be managed to provide flowers, fruit and seeds for wildlife. Hedgehog holes (13 x 13cm min) must be cut in the baseboards of any closed board fencing to ensure the free passage of small animals across the site.

Note to applicant: Southern Water has provided the following advice in relation to construction near the foul sewer:

- The 150mm diameter gravity foul sewer requires a clearance of 3m on either side to protect it from construction works and allow for future maintenance access;
- No development or tree planting should be carried out within 3m of the external edge of the public gravity sewer without consent from Southern Water;
- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5m of the public or adoptable gravity sewers;
- All existing infrastructure should be protected during the course of construction works.

A formal connection to the public sewer will be required from Southern Water. Further advice can be found via the following link: [Home](#)

Note to applicant: A separate permission would be required from the Highway Authority for the dropped kerb access. Further details can be found via the following link: [Apply for a vehicular access | Transport and roads | Hampshire County Council](#)

Report:

1. This application has been referred to Committee by Councillor Cross, Councillor Holland and Councillor Craig.

Site Characteristics and Character of the Locality

2. The application site is a backland site located to the rear of Nos. 8 – 12 Sydney Avenue and Nos. 56 - 64 Hamble Lane. The land was formally garden but is currently unused and unmanaged. There are some small trees on the site and a derelict outbuilding and decking, and the land is otherwise predominantly covered in brambles and rough grass. There are also some outbuildings on the east side of the site which is currently associated with No.56 Hamble Lane. It is understood that some vegetation was cleared from the site prior to submission of the planning application in December 2023.
3. To the east of the site is Folland Court, which is a three-storey block of retirement flats. To the north, the housing on Sydney Avenue comprises two-storey semi-detached properties and there are driveways between Nos. 12 and 14 divided by a hedgerow. To the south, there are some larger two-storey semi-detached houses fronting Hamble Lane, and to the east there are bungalows in Flowers Close.
4. The site lies within the Urban Edge and partially within the Bursledon, Hamble and Hound Character Area No.38, which encompasses housing along Hamble Lane. There are a number of trees adjacent to the site boundaries, most notably in the garden of No.66 Hamble Lane, which extends alongside the western boundary of the application site.

Description of Application

5. The proposed development has been amended since its original submission, with a reduction in 1 dwelling, revised layout and parking provision and amended access design.
6. As per the amended plans, planning permission is now sought for the construction of 6 bungalows following demolition of existing outbuildings. These would be laid out around a central lawn with a pair of bungalows on the northern side, a terrace of three bungalows on the western side and a single detached bungalow on the southern side. The dwellings would measure 2.4m to eaves and 5.2m to ridge.
7. Vehicle access to the site would be created from Sydney Avenue between Nos. 12 and 14 (following demolition of an existing garage), with a new access road leading to a parking area for 8 cars. A pedestrian footpath is proposed alongside the access, and a new footpath is also proposed to link the site to Hamble Lane to the south, running between Nos. 64 and 62 Hamble Lane. The site would incorporate landscaping including hedgerows to boundaries and new tree planting.
8. The application is accompanied by the following reports and technical assessments, which can be viewed via the following link: [Planning Application: F/23/96606](#)
 - Planning, Design and Access Statement
 - Arboricultural Method Statement
 - Drainage details
 - Nitrate Mitigation Statement

- Ecological Impact Assessment
- Biodiversity Net Gain Metric

Environmental Impact Assessment

9. The proposal falls within the description of 'urban development projects' under Column 1, 10b of the table in Schedule 2 of the Environmental Impact Assessment (EIA) Regulations 2017. However, the proposed development is significantly below the thresholds set out in Column 2 of the table (150 dwellings and 5ha site size), therefore screening under the EIA regulations was not required.

Relevant Planning History

- O/14/75739 – Outline – construction of 8 no. one bedroom flats in 2no. two storey blocks with associated parking, bin and cycle storage – refused 12/03/2015. Reasons for refusal: Out of keeping with pattern of development in the area; Noise and disturbance to neighbours from parking area; Poor outlook for future residents over parking area and impacts of noise and disturbance; Insufficient ecology evidence to confirm no harm to protected species; Lack of mitigation for protected sites.
- F/13/72827 – 58 Hamble Lane – Construction of 3no. two-bed dwellings to create a terrace with access from Sydney Avenue and associated garages, bin and cycle storage and landscaped frontages – withdrawn 21/10/2013

Representations Received

10. The plans have been amended twice through the application process, with three rounds of public consultation carried out. A summary of the responses received from each round of consultation is set out below.

Comments on amended plans, March / April 2025

11. Two representations received, raising objection on the following grounds:
 - Sydney Avenue cannot cope with more traffic;
 - Highway safety concerns for existing users of Sydney Avenue;
 - Unsuitable location;
 - Limited access to the new properties;
 - Loss of vegetation and green space;
 - Already densely populated area;
 - Access road cannot cope with traffic volumes.

Comments following amendments to access design

12. Five representations received, raising objection on the following grounds:
 - The amendments do not alter original objections;
 - The Tree Report shows the removal of more mature trees;

- Refuse vehicle access would be hindered by parked cars; swept path tracking plan is not clear;
- Safety concerns as cars would need to cross the new footway to access parking for No.14;
- No.14 garage inaccurately shown on the plan and would need demolishing;
- Concern about significant vegetation clearance prior to submission;
- The extent of acoustic fencing and hedging is unclear;
- Query as to who would be responsible for maintaining the boundaries and effect on land conveyance relating to No.16;
- Annotation errors on the submitted plan;
- Insufficient parking.

Comments on original plans for 7 bungalows

13. Eleven representations received, objecting on the following grounds:

- Overdevelopment of the site / too many dwellings; the area is already overdeveloped;
- Concern that wildlife habitat was destroyed prior to application submission;
- Overshadowing / loss of light to neighbouring properties;
- Query about vacant area of land on east side of site;
- Highway and pedestrian safety risks, including risk to school children, from increased vehicles using Sydney Avenue and new access point;
- Loss of parking on Sydney Avenue leading to increased parking congestion;
- Inadequate visitor parking, leading to increased parking problems;
- Lack of visibility at vehicle entrance;
- Bungalows should have private gardens rather than communal;
- Sense of enclosure for surrounding residents;
- Decision should be made at committee;
- The site should be reverted back to garden land for wildlife;
- Out of keeping with pattern of development;
- Loss of spaciousness;
- Noise concerns from proposed air source heat pumps;
- Loss of view from surrounding houses;
- Overlooking of new residents from neighbouring properties;
- Approval would set a precedent for similar development in the area;
- Highway safety concerns and congestion during construction period;
- Noise and pollution during construction period;
- Access for refuse vehicles would be restricted by parked cars on Sydney Avenue;
- The bungalows do not appear to be in Building Regulations Part M compliance in terms of accessibility standards;
- Loss of trees and vegetation, resulting in loss of wildlife habitat;
- Query as to whether pre-application advice was sought;
- The development will change the character of Sydney Avenue;
- Increased pollution from vehicles;
- Increased pressure on local services, e.g. health and education;

- Inadequate access/ space for refuse and delivery vehicles;
- Older persons accommodation does not necessarily result in less parking demand;
- Potential impacts on local drainage systems;
- No communal bin storage shown on plans;

Officer note – conveyance matters are private legal matters that fall outside of the planning remit.

Consultation Responses

14. Hamble Parish Council - no objection.

Support the application on the basis that the bungalows are aimed at older persons.

15. Ecology

- Comments received April 2025:

16. The site baseline has been assessed as bramble scrub and vegetated garden. No protected species were expected to be on site, however from the description and photographs there may be areas which would be suitable for nesting birds.

17. The amended site and location plan shows almost continuous green infrastructure around the site boundaries which will provide resources for wildlife. As per the Landscape Officer comments, a more specific landscape strategy plan should be provided, then a Landscape Environmental Management Plan should be conditioned. Further information should be provided to demonstrate how the proposed trees can fit on site.

18. Each dwelling should have at least one bat box / roof tile on appropriate elevations. The bungalows could have built in sparrow terraces, but if this is not possible, then at least 6 bat and 6 bird boxes should be located around the site to be shown on the landscape plan.

19. Biodiversity net gain – The proposals would achieve a 118.3% net gain in habitat units and a gain in hedgerow units. This is achieved by the creation of modified grassland and new urban trees, along with 147m of native hedgerow. The modified grassland should be managed as a flowering meadow and be allowed to flower and set seed before mowing. Once established, the hedgerows must be managed to provide flowers, fruit and seeds for wildlife.

20. Surface water drainage – The surface water drainage note (Aqua Callidus, March 2024) provides evidence that soakaways will function on this site. Permeable pavement with grasscrete has been proposed for the parking areas. This is acceptable but should be checked with the landscape officer. The exact specifications can be conditioned.

- Original comments, January 2024 - Further information required

21. The Ecological Impact Assessment states that the site has recently been cleared of vegetation. This vegetation is likely to have supported habitat for nesting birds, common reptiles, bats, hedgehogs and stag beetles. Clearing the site before submitting planning permission is contrary to policy.
22. The Ecology report states that a BNG metric calculation has been undertaken using metric 4.0, but this is not the appropriate metric for the site. A small sites metric should be used. However, it is difficult to see how a metric can be accurate now that the site has been cleared. In the absence of sufficient information, an objection is raised due to lack of biodiversity net gain.
23. Should permission be granted, a surface water drainage strategy would be required based on pre-determination infiltration test results. A Landscape Environmental Management Plan would also be required to ensure that any landscape features installed for the benefit of protected species is maintained in an appropriate condition. Hedgehog holes (13 x 13cm min) must be cut in the baseboards of any closed board fencing to ensure the free passage of small animals across the site.
24. Highway Authority – No objection subject to conditions.

- Comments received May 2025:

25. Access via a dual width drop kerb is acceptable and vehicle parking is shown for 12 and 14 Sydney Avenue. A separate permission will be required from the Highway Authority for the new dropped kerb. Arrangements would also need to be made to relocate an existing telegraph pole.
 26. The parking layout has been assessed and is acceptable in terms of parking bay size and turning space. Refuse collection is proposed to be undertaken internally, with a refuse vehicle reversing into the site and leaving in a forward gear. This is considered acceptable in this case given the low levels of vehicles and speeds that utilise Sydney Avenue, combined with the low frequency of the refuse vehicle. It may be advisable to relocate the bin store closer to the road if possible to allow kerbside collection.
- Further comments March 2024 following receipt of amended plans:
27. Amendments have been made to overcome the previous highway concerns. The site access has been amended to be via a simple dropped kerb, wide enough to accommodate two-way traffic, and also to provide an indicative footway on the eastern side of the driveway. This is acceptable, however, the applicants should be made aware that permission would be required from the Highway Authority for the dropped kerb.
 28. The quantum of parking would be for EBC to assess, but the layout is acceptable with adequate sized bays and turning areas to enable forward gear

access and egress. Parking for the two adjacent dwellings is also now shown on the plans, accessed from the proposed private driveway.

29. Servicing for refuse collection is to take place on-site and appropriate vehicle tracking drawings have now been supplied. Although tight, the drawing demonstrates that a refuse vehicle can enter, turn and exit in a forward gear. Should there be any issues with refuse vehicle access being obstructed (e.g. by parked cars on Sydney Avenue), it may be possible to locate bins to the side of the driveway for kerbside collection. Suggest consulting EBC Direct Services.
30. Recommend conditions for CEMP, parking provision and access construction.
 - Original comments:
31. Access – the plans show a bell-mouth junction but given the small size of the development, it is requested that this is updated to a simple dual width vehicle crossover to retain pedestrian priority and assist in slowing vehicle speeds. The plans also need to clearly show the proposed access locations (dropped kerbs) for the adjacent two dwellings.
32. The plans show a pedestrian footway into the site along the eastern side of the shared driveway. This would require S278 approval.
33. Parking – The parking quantum is for EBC to assess. 12 spaces are proposed for 7 dwellings. In terms of parking layout, this is acceptable with adequately sized parking bays and aisle width providing a suitable space for turning.
34. Plans should be updated to show where parking for 12 and 14 Sydney Avenue will be accommodated and how they are accessed – they should have a minimum of 2 spaces each.
35. Servicing – Refuse vehicles are proposed to access into the site and tracking plans have been provided. However, there are no details of the size of refuse vehicle used for tracking – this should be confirmed and shown on the plans.
36. Southern Water – advice provided.
37. There is a public foul sewer within the development site. The exact position must be confirmed with Southern Water. Advice provided regarding clearances for the foul sewer. An application for connection to the public sewer is required.
38. Lead Local Flood Authority
39. Confirmed no comments to make.
40. Southampton Airport - No objection.

41. Tree Officer – no objection subject to conditions and receipt of updated Arboricultural Method Statement.

- Further comments on amended plans, April 2024:

42. No significant arboricultural changes. An updated method statement is required.

- Comments received March 2024 following receipt of Arboricultural Report:

43. The supplied arboricultural report suitably demonstrates that the proposals should not significantly impact trees on third party land. The tree loss within the site will not impact the appearance or character of the local area. Replacement tree planting is required.

44. Condition required to ensure adherence to the recommendations of the report.

- Original comments, January 2024:

45. The site does not appear to contain significant trees, having been cleared of vegetation before application submission. However, there are significant trees on neighbouring land that may be influential on the site and proposals. A Tree Survey, Impact Assessment and Method Statement is required.

46. Urban Design Officer – comments provided.

- Further comments on revised plans, April 2025:

47. Some positive changes to the layout have been made, such as reducing the number of units and including architectural detailing. However comments remain on the following points:

- Concerns remain about surveillance of the parking court;
- The south elevation of the terraced houses should have openings on the side elevation to improve natural surveillance towards the pedestrian connection to Hamble Lane;
- The internal layout of the semi-detached dwellings and terraced houses are slightly awkward. The social rooms (kitchen and living room) are arranged on a diagonal instead of both facing the same side of the dwelling.
- The solar PV locations are inconsistent on the site plan and elevations;
- More detail of materials required.

- Original comments:

48. The front of the site would be dominated by parking, which gives a poor sense of arrival and detracts from the quality of the public realm. Noted that grasscrete is proposed, but the parking area should be designed to incorporate landscaping.

49. Query whether additional land to the east could be incorporated to improve the scheme.

50. If buildings were set in further from the site boundaries, this would allow for more landscaping, creating a softer relationship with the wider surroundings.

51. No objection in principle to the scale of the proposal. Bungalows would be a subservient form of development in this backland location. The design of the bungalows is considered fairly basic and generic, and does not take design cues from the surrounding development. Further details of materials is required.

52. Sustainability measures should be incorporated into the development.

53. Landscape Officer – No objection subject to condition for planting plan.

54. A revised landscape plan has been provided to address previous comments and is acceptable. Recommend a condition for a detailed planting plan at 1:200 scale.

- Comments on amended plans, March 2025:

55. A number of aspects of the re-design are welcomed with the landscape layout improved significantly. A Landscape Strategy plan providing further detail on infrastructure planting, surfacing and means of enclosure is required, but full details can be secured by condition.

56. The plans indicate the distribution of various types of planting (trees, hedges, shrub planting etc), with careful consideration given to softening the boundaries and filtering internal views. However the areas of shrub planting have not been shown. There may be scope to include an area of long mown, species rich grass for added habitat value. Other comments:

- The parking area needs softening with tree planting to also provide shade;
- Need to ensure tree planting is deliverable and does not conflict with drainage proposals or service runs;
- Species of retained trees should be noted;
- The bin store shape should be reviewed;
- Details of the acoustic fence should be provided;
- A simple landscape maintenance plan should be provided.

- Original comments, January 2024 - concerns raised:

- The proposed layout appears cramped and overdeveloped, providing limited opportunities for structure planting. There is no clear landscape strategy, with many areas of landscaping limited to narrow strips of land. The extension of the parking into the landscaped courtyard negatively impacts on this area of open space. The courtyard should be separated from the parking by landscaping. Fruit trees could be planted here.

- The group of 4 staggered bungalows do not relate well to the 3 larger bungalows and the layout of the footpaths appears random. The overall layout lacks cohesion and appears cramped.
- Replacement connected green infrastructure is required. A landscape strategy plan should be submitted, to include a continuous belt of native hedgerow planting around the boundaries and some scattered trees to create wildlife corridors. The layout would need to be revised to make way for more landscaping. Some larger trees could also be incorporated.
- Object to the use of grasscrete for the parking area as it tends to create more of a concrete than grass effect. Any grass is likely to be quickly degraded. A reinforced buff gravel surface may be more effective.
- The frontage of Sydney Avenue needs careful consideration and should incorporate new planting to enhance the streetscene.
- The hedgerow shown either side of the footpath to Hamble Lane is welcomed but query whether it is feasible as much of this area is currently hard surfaced, and the space appears tight.
- Hedgehog gaps should be provided in hedging.

57. Design Review Panel comments, March 2024

58. Despite the awkward shape of the site, there is scope to provide a well considered scheme of an appropriate design quality, but the current proposal does not achieve this. The layout does not make best use of the space, particularly along the site access and parking area where there is ample room for more soft landscaping and tree planting, which would greatly improve the approach into the development. Also considered that the access could have a shared surface treatment, but if a footpath was provided, this would be better placed on the opposite side of the driveway to connect better into the development.
59. The idea of providing a central communal courtyard is supported but the layout does not provide a sufficient level of enclosure, with the space 'bleeding' out into the parking area. Suggested that a more successful layout would be to place one range of three dwellings along the northern edge and a second range of three dwellings along the western edge with the potential for a detached dwelling in the south-eastern corner. This would provide a more enclosed and sheltered south facing courtyard with the option to provide small individual garden spaces in front of the dwellings. This would provide separation from the parking area as well as making good use of solar gain for living spaces. It would also negate the need to provide separate private amenity space to the rear of each dwelling where space is at a premium. The need for private amenity space in the conventional manner was considered entirely necessary if the proposal was for a retirement development relying on a management company to maintain the landscape. The spaces around the edges may be better used as general communal landscaping rather than conventional gardens.
60. The pedestrian connection to Hamble Lane is welcomed as it would provide better connections with the surrounding area, particularly shops. However, it

appears rather long and narrow and could be an unwelcome route. The option to open this up for the public could be explored.

61. Architecturally the proposed lacked interest or imagination. The inclusion of some simple architectural elements and details would greatly lift the quality of design, such as porch canopies and brick detailing.
62. With further thought to the layout and how the resulting spaces can be used, together with the appearance of the buildings and integration of hard and soft landscaping, there is the potential to design an attractive development of its own character. Recommend input from a landscape design professional.
63. Environmental Health - no objection subject to conditions.
64. The site is not located in an area of identified contamination and there are no concerns regarding pollution. Recommend conditions for a Construction Environmental Management Plan and details of imported soils.
65. Public Open Spaces Team (EBC) – No objection.
66. Natural England – Objection.
67. Following review of a Habitats Regulations Assessment Appropriate Assessment, Natural England objects due to potential adverse impacts on the integrity of the New Forest SAC, SPA and Ramsar site from increased recreational disturbance. Natural England considers that there is a significant level of uncertainty regarding the effectiveness of the Council's mitigation strategy.
68. Regarding nutrient impacts, no objection subject to securing mitigation via the Council's Nutrient Mitigation Strategy.
69. For recreational impacts on the Solent protected areas, no objection is raised subject to mitigation being secured in accordance with the Solent Recreation Mitigation Strategy.

Policy Context and Designations Applicable to Site

- In urban edge
- In BHH Character Area 38
- Airport safeguarding area
- TPO tree area in Folland Court to west
- New forest recreation impact zone
- Nitrates zone
- Solent recreation impact zone
- Great crested newts – part green, part white zone

Development Plan

70. Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require a Local Planning Authority determining an application to do so in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Eastleigh Borough Local Plan (2016-2036) and the Hampshire Minerals and Waste Plan 2013 (which is not applicable in this case). The National Planning Policy Framework (NPPF) and the Planning Practice Guidance constitute material considerations of significant weight.

Development Plan Policies

71. The most relevant policies of the Eastleigh Borough Local Plan (2016-2036) are as follows:
- S1 (Delivering sustainable development)
 - S2 (Approach to new development)
 - S3 (Location of new housing)
 - DM1 (General development criteria)
 - DM2 (Environmentally sustainable development)
 - DM6 (Sustainable surface water management)
 - DM8 (Pollution)
 - DM11 (Nature conservation)
 - DM13 (General development criteria – transport)
 - DM14 (Parking)
 - DM23 (Residential development in urban areas)
 - DM24 (Creating a mix of housing)
 - DM25 (Delivering older peoples housing)
 - DM29 (Dwellings with higher access standards)
 - DM30 (Internal space standards for new residential development)

Supplementary Planning Documents

- Quality Places (November 2011);
- Residential Parking Standards (January 2009).

National Planning Policy Framework

72. At national level, the National Planning Policy Framework (the 'NPPF' or the 'Framework') is a material consideration of significant weight in the determination of planning applications. The NPPF states that (as required by statute) 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.
73. Three dimensions of sustainability are to be sought jointly: economic (supporting economy and ensuring land availability); social (providing housing, creating high quality environment with accessible local services); and

environmental (contributing to, protecting and enhancing natural, built and historic environment) whilst local circumstances should also be taken into account, so that development responds to the different opportunities for achieving sustainable development in different areas.

National Planning Practice Guidance

74. Where material, the Planning Practice Guidance which supports the provisions and policies of the NPPF should be afforded weight in the consideration and determination of planning applications.

ASSESSMENT OF THE PROPOSAL

Principle

75. The site lies within the urban edge, where new residential development is acceptable in principle in accordance with Policies S3 and DM23 of the Local Plan. Eastleigh Borough Council is required to demonstrate a five year housing land supply in accordance with Section 5 of the National Planning Policy Framework. In accordance with the Council's latest calculations, the Borough can demonstrate 4.1 years worth of supply, therefore below the 5 year requirement. The proposal would therefore contribute positively towards the Council's housing land supply through the provision of 6 new dwellings.
76. Policy DM23 requires new development to provide a mix of dwelling types and sizes (where feasible) and to achieve a minimum density of 40 dwellings per hectare unless local character justifies a lower density. The site area is approximately 0.2ha, and the proposal for 6 dwellings represents a density of 30 dwellings per hectare, which is below the policy requirement. However, due to the unusual shape of the site and the proximity of other residential properties and gardens, it would be difficult to accommodate all of the required elements of a higher density development (such as access, parking provision and amenity space) whilst maintaining suitable relationships with adjacent properties. Therefore, based on the specific characteristics of this backland site, a lower density is considered appropriate.
77. The applicants have stated that the bungalows are designed to provide accommodation for older persons. Policy DM25 relates specifically to the provision of housing for older people and supports such proposals provided that they are located in areas with good access to public transport and local facilities, and would be well integrated into the local community. The Council's SPD on accommodation for older people expands on this and advises that sites should be located within 400m of services and facilities so that residents are well connected with the local community and do not need to leave the local area to access key services. The site is proposed to have footpath access to Hamble Lane, where there are a number of local services and facilities in Coronation Parade, including a convenience store, post office, butchers and food takeaways. These facilities are approximately 100m from the site (opposite Folland Court) and with the new footpath would be readily accessible on foot. There are also bus stops on Hamble Lane at a similar distance from the site (via the new footpath), which provide services to

Hamble village, Netley and Southampton. The site is therefore considered to be well located in terms of access to services and public transport, in accordance with Policy DM25 and the SPD guidance.

Sustainable Development

78. Section 2 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. This means that the planning system has three overarching objectives – economic, social and environmental (which are interdependent and need to be pursued in mutually supportive ways) that should be delivered through the preparation and implementation of plans and the application of the policies in the Framework. Each of the three dimensions of sustainable development is considered below.

Economic Sustainability:

79. Section 2 of the NPPF, when discussing economic sustainability, seeks to *'help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure'*.
80. The proposed development is located in an existing urban area where the principle of residential development is acceptable. The development would contribute to the local economy by providing employment opportunities during the construction phase as well as increased local spending on completion. The proposal is considered to meet the objectives for economic sustainability.

Social Sustainability

81. The social objective of sustainability as set out in the NPPF is to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations, and to foster well designed places.
82. The proposal would make efficient use of the site and would provide a type of accommodation suitable for older persons, for which there is a recognised need within the Borough. The development has been designed to achieve a good living environment for future residents and to protect the amenities of existing residents as set out in the relevant sections of this report. The proposal is considered to meet the objectives for social sustainability.

Environmental Sustainability

83. This relates to the protection and enhancement of the natural, built and historic environment, including making effective use of land, improving biodiversity and minimising pollution.
84. The proposal has been designed to take account of ecological impacts and to provide enhancements to biodiversity. The scheme would also incorporate a suitable drainage system, and would not generate any significant pollution impacts. Further commentary on these matters is

provided under the relevant sections of this report, and demonstrate that the scheme would meet the objectives of environmental sustainability.

Layout, design and Appearance

85. Policy DM1 of the Local Plan requires new development to be appropriate in relation to its context in terms of mass, scale, materials, layout and design.
86. With the exception of the three-storey building (Folland Court) to the west of the site, the area surrounding the application site is characterised predominantly by single and two-storey dwellings. The proposed development would be in a backland position, occupying land that is understood to have previously formed part of the rear gardens of the properties to the south on Hamble Lane. It was noted on site that the gardens for Nos. 56 to 64 Hamble Lane are now shorter and separated from the application site by fencing. No.66 Hamble Lane appears to be the only property in the vicinity that has retained a long rear garden, extending alongside the western boundary of the application site. Looking at the wider area, it is noted that Flowers Close to the east of the site was constructed in a backland position behind older housing in Sydney Avenue, and there is also backland development further to the east (Acorn Court). It is therefore considered that the proposal would be appropriate in this context, and the bungalow design would be in keeping with the scale of development in the area.
87. The guidance for BHH Character Area 38 relates mainly to development along Hamble Lane. However, it does require that any backland development be subordinate to the existing development and serviced via a separate access road. As the proposal is for a development of low scale bungalows, this would be considered subservient to the existing two-storey properties to the north and south. The development would also be served by a new separate access, therefore complying with the Character Area guidance.
88. The layout of the development has been amended through the course of the application following comments from the Council's Urban Design Officer and the Design Review Panel. The number of dwellings has been reduced by one and the layout has been rearranged to achieve a more spacious feel to the development and higher quality communal amenity space for the new residents. The revised layout also provides a clearer separation between the parking area and the main development, whereas the previous layout had parking encroaching into the central part of the site.
89. Whilst views from the main entrance to the site from Sydney Avenue would be dominated by the parking area, the awkward shape of the site makes it difficult to achieve parking in any other location without adversely impacting on the overall quality of the development. The amended plans have also now proposed more landscaping and tree planting around the parking area to enhance its appearance. The Urban Design Officer has continued to raise concerns about surveillance of the parking court, as well as the footpath to the south. The dwellings on the north side of the site would offer some surveillance over the parking court, and any alternative

layout is limited by the shape of the site. To the south, the terrace dwellings would have a living room window facing south, which would provide some surveillance to the footpath. The applicant also intends to install security cameras for additional surveillance.

90. A detailed landscaping plan for the whole site has now been provided and developed in liaison with the Council's Landscape Officer. This would include new tree planting throughout the site and hedgerows around the boundaries, with a variety of species to add interest and enhance the overall quality of the development. Additional hedgerows are also proposed at the frontage of Nos. 12 and 14 Sydney Avenue to help retain the verdant nature of the streetscene.
91. In terms of dwelling design, the original plans proposed render for the elevations of the bungalows but this was amended to red brick to better compliment surrounding residential dwellings. The elevations have also been amended to add more visual interest with the provision of canopies over the porches and front bay windows. The overall design is considered appropriate for the type of development and due to the low scale of the development, it would not be visually prominent or impact significantly on the character and appearance of the surrounding area.
92. The Council's SPD on accommodation for older people advises that new development should provide adequate amenity space that is commensurate with the size of the development and designed to meet the needs of the intended occupants. The proposed development incorporates a communal amenity lawn in the centre of the site, with further amenity space to the rear of the bungalows. The applicant has confirmed that all of the amenity space would be for communal use rather than individual private areas, and managed by a private management company. This type of communal provision is considered acceptable in this instance for the type of accommodation proposed. The amenity space would be well overlooked by the new bungalows and located away from roads and parking areas, in accordance with guidance set out in the SPD. The occupation of the development by persons over 55 can be secured by condition.

Space standards and accessibility standards

93. Policy DM30 of the Local Plan requires all new dwellings to meet the floorspace standards set out in the Government's Nationally Described Space Standards. For a one-bedroom, single-storey dwelling, the minimum floorspace requirement is 39sqm when designed for 1 person, or 50sqm when designed for 2 persons. For two-bedroom, single-storey dwellings, the minimum floorspace requirement is 61sqm for 3 persons and 70sqm for 4 persons.
94. The scheme would comprise 5 x 1-bedroom dwellings and 1 x 2-bedroom dwelling. Each of the 1-bedroom dwellings would have a floor area of 52sqm (as measured from the plans), which would comply with the standards for either a 1 or 2 person dwelling, and the 2-bed dwelling would have a floor area of 68sqm, meeting the requirement for a 3 person dwelling. The bedroom sizes also comply with minimum standards.

95. In terms of accessibility, Policy DM29 of the Local Plan requires all dwellings to meet higher national access standards as set out in Part M of the Building Regulations. The policy states that all dwellings shall meet at least Part M4(1) standard and that a target of 80% of dwellings should meet Part M4(2) standard, for accessible and adaptable dwellings. The applicant has confirmed that these standards would be met, with each property designed to be disabled access compliant, with wider front doors and internal doors, wheelchair width corridors, and level thresholds. Compliance with this provision will be secured by condition.

Residential amenity

Amenity of neighbouring residents

96. Policy DM1 of the Local Plan states that new development must not have an unacceptable impact on residential amenities of existing residents.
97. The proposed bungalow on the southern side of the site would be located approximately 2.5m away from the rear garden boundaries of Nos. 56 and 58 Hamble Lane and there would be an overall distance of around 18m between the side elevation of this bungalow and the main rear elevations of these neighbouring properties. There is one living room window proposed on the south elevation of this bungalow, but given its position at ground floor level and the proposed boundary hedgerow planting, it is not considered that this would result in any significant overlooking to the neighbouring gardens. Due to the separation distance, orientation and single-storey height, it is also not considered that this bungalow would adversely impact on light or outlook to these neighbouring residents.
98. The proposed bungalows on the west side of the site would be located near to the boundary of the rear part of the garden of No.66 Hamble Lane. This neighbouring garden has a significant length of approximately 50m extending northwards. The bungalows would be set away from the boundary by approximately 5m and a hedgerow is proposed to be provided along this boundary. Whilst the bungalows would impact to some extent on light to the northern part of this neighbouring garden, due to the orientation and low height of the buildings, the loss of light would only occur during morning hours and predominantly during winter months. It is not considered that this impact in terms of loss of light would be significantly harmful, and the proposed hedgerow would assist in mitigating overlooking.
99. To the north of the site, the proposed semi-detached bungalows would be set back approximately 4m from the rear garden boundary of No. 10 Sydney Avenue, and there would be a separation distance of around 30m between the rear elevations of the proposed bungalows and Nos. 10 and 12 Sydney Avenue. Whilst there would be windows on the semi-detached bungalows facing north, it is considered that overlooking of the neighbouring gardens would be reduced by the existing and proposed boundary treatment and planting, and loss of light would not be significant due to the single-storey height of the buildings. The terrace of three bungalows on the west side of the site would be set sufficiently far back

from the boundary with No.8 Sydney Avenue to prevent any significant impacts on these neighbours.

100. To the east of the site, the properties in Flowers Close would be sufficiently distanced from the proposed development to prevent any adverse impact on amenity, with around a 35m separation between the side elevation of the easternmost bungalow and Nos. 19 and 20 Flowers Close.
101. The proposed parking layout would result in car parking spaces being positioned adjacent to the garden boundaries of Nos. 10, 12, 14 and 16 Sydney Avenue. The site plan shows proposals for planting between the parking spaces and the boundaries and also an acoustic fence to mitigate noise impacts. The provision of the acoustic fence and landscaping can be secured by condition. It is considered that vehicle movements within the parking court would be slow and the proposed fencing and vegetation would work to mitigate noise disturbance to the neighbouring gardens.
102. Concerns have been raised in representations about potential noise from air source heat pumps, which are indicated to be proposed for the dwellings. No details of the air source heat pumps have been provided at this stage, therefore it is considered appropriate to impose a condition for full details and noise mitigation measures to be approved prior to installation, to ensure no adverse noise impact to new and existing residents.

Impact on trees

103. The application is supported by an Arboricultural Report, which has been reviewed and agreed by the Council's Tree Officer. There are 8 trees on the site that are proposed to be removed and all of these are classed as Category C trees (low quality/ amenity value). There are some higher quality trees on neighbouring land and the submitted Tree Protection Plan shows how these can be suitably protected during the works. Council's Tree Officer has raised no objection subject to adherence to the tree protection measures, and provision of at least 8 replacement trees. The Landscape Plan proposes the planting of significantly more than 8 trees, therefore suitably compensating for the loss.

Ecology matters and biodiversity net gain

104. It is understood that some vegetation was cleared from the site prior to submission of the application in December 2023, and the site currently comprises mainly grass and bramble. The Council's Ecologist noted that there are records of protected species in the area, but the submitted Ecological Impact Assessment confirms no presence of protected species on the site.
105. The application was submitted prior to the Government's introduction of the requirement for achieving 10% Biodiversity Net Gain. However, biodiversity enhancement is still required in accordance with Policy DM11 of the Local Plan. The submitted landscape plan demonstrates how a suitable landscape scheme can be achieved, to include hedgerows around the site boundaries and a variety of planting to support wildlife and enhance biodiversity. The Council's Ecologist is satisfied with the landscape proposals and has also recommended that each bungalow provides at least

one bat box/roof tile, and that bird boxes are provided on trees within the site.

Access, Parking and Transport Matters

106. In response to comments from the Highway Authority, the access proposals onto Sydney Avenue were amended to remove the bell-mouth element and create a more simple vehicle cross over which the Highway Authority has confirmed is acceptable.
107. The creation of the new access road would result in the loss of some of the private driveways to the sides of Nos. 12 and 14 Sydney Avenue, which are currently used for vehicle parking. The submitted plans indicate that parking for 2 cars could continue to be accommodated to the front and side of these properties following the creation of the new access. These parking spaces would be accessed from the new private driveway to the development, and the Highway Authority has raised no concerns with this arrangement.
108. The layout includes a total of 8 parking spaces to serve the 6 bungalows. The Council's Adopted Parking Standards require 2 parking spaces per 1-bedroom dwelling for 'on-plot' provision, reducing to 1 space per 1-bed dwelling where more than 50% of the spaces would be unallocated. For a 2-bedroom dwelling, 2 on-plot spaces would be required, or 1.5 spaces if unallocated. There is also a requirement for 20% additional spaces for visitors. The parking spaces would be within a parking court rather than on-plot provision and would not be allocated to the individual properties. The Parking Standards would therefore require a total of 7 spaces for the dwellings ($1 \times 5 + 1.5 \times 1$, rounded up), plus 1 additional visitor space. The proposal for 8 spaces therefore accords with the parking standards.
109. The Council's Parking Standards also require provision of cycle storage (1 per dwelling) to encourage the use of alternative transport to the private car. It is considered that there would be adequate space on site to provide external cycle stores and this can be secured by condition.
110. Concerns have been raised in representations about increased parking pressure on Sydney Avenue. However, as an acceptable level of parking is to be provided on site, it is considered that the risk of overspill parking on Sydney Avenue would be minimised and the Highway Authority has raised no concerns about the impact on the local highway network.
111. Refuse servicing is proposed to take place from Sydney Avenue, which has been confirmed as acceptable by the Highway Authority. A bin storage area is shown on site, and tracking plans have been provided to show how a refuse vehicle could reverse into the site and leave in a forward gear. The Highway Authority has queried whether it would be possible to locate the bin collection area closer to Sydney Avenue to allow kerbside collection, but this would be difficult to achieve due to the need to retain space for parking for the existing properties, 12 and 14 Sydney Avenue.
112. Overall, the access and parking proposals are considered to be acceptable and the development would not result in an adverse impact on the local highway network.

Drainage and Flood Risk:

113. The application is supported by a drainage strategy, which proposes the use of infiltration to manage surface water, with permeable surfacing proposed for the parking court and attenuation cells beneath the central amenity space. Foul water is proposed to be connected into the existing foul drainage system to the south side of the site. Southern Water has provided advice regarding building in proximity of a water main and noted that a formal connection would be required to the foul sewer. This advice can be included as informatives on the decision notice.

Contaminated Land

114. The site is not located in an identified contaminative area and the Environmental Health Team has raised no objection provided that suitable and clean imported soils are used during construction, which can be secured by condition. A condition is also recommended for a Construction Environmental Management Plan to ensure that pollution and disruption is minimised during the construction process.

Impacts on European Protected Sites

Nutrient impacts

115. Natural England has advised that the increase in wastewater from new housing developments within the Borough is having a detrimental effect on the quality of water entering the Solent catchment area through nutrification. As such, all development for additional housing is required to reach nutrient neutrality (ensuring that development does not add to existing nutrient burdens), in order to meet the requirements of the Conservation of Habitats and Species Regulations 2017 (as amended). The proposed development would use the Peel Common wastewater treatment works, which discharges into the Solent and is required to achieve nutrient neutrality for nitrates.
116. A nutrient budget calculation has determined that the development would generate an increased nitrogen load of 4.78kg/TN/year. To mitigate the increase in nutrients, the applicant could purchase nitrate credits through the Council's Mitigation Scheme, which takes land out of agricultural use and creates recreational spaces, thereby reducing the nutrient output of the land. This mitigation could be secured by condition.

Solent recreation impacts

117. The site lies within 5.6km of the Solent Special Protection Areas and Ramsar sites. In accordance with advice from Natural England, a net increase in housing development within the 5.6km catchment is likely to result in impacts to the integrity of these sites through an increase in recreational pressure / disturbance. In order to mitigate this impact, the applicant has agreed to contribute towards the Solent Recreation Mitigation Strategy (Bird Aware). The required mitigation is dependent on the size of the proposed dwellings and in this case is calculated as follows:

- 1-bed dwellings x 5 at £482 per dwelling = £2,410
- 2-bed dwelling x 1 at £696 per dwelling = £696
- Total = £3,106

118. This mitigation could be secured by upfront payment should permission be granted.

New Forest recreation impacts

119. The site lies within the 13.8km catchment area for the New Forest Special Protection Area (SPA). Natural England has advised that developments within this catchment area are likely to result in additional visitors to the protected sites. In order to mitigate this impact, the applicant proposes to pay a contribution in accordance with the Council's New Forest Mitigation Strategy. The Council's Strategy takes a combined approach aimed partly at diverting visitors away from the New Forest through the provision of new Suitable Alternative Natural Greenspaces (SANG) within the Borough of Eastleigh, and partly towards the funding of a Ranger within the New Forest National Park. The required mitigation amount is £2,220 per dwelling (total £13,320 for 6 dwellings), and this could be secured via an upfront payment.

Habitats Regulations Assessment (HRA)

120. A HRA Appropriate Assessment has been undertaken by the Local Planning Authority as competent authority, to assess the potential impacts of the development on protected areas and explain the mitigation measures to be put in place to mitigate the impacts as set out above. Natural England has reviewed the Appropriate Assessment and whilst they are satisfied with the proposed mitigation for nutrient impacts and recreational impacts on the Solent protected sites, they have raised concerns about the Council's New Forest Mitigation Strategy and its effectiveness for avoiding adverse impacts. Natural England has therefore raised objection to the proposal. However, the Council, as competent authority, considers its Strategy to be robust to ensure no adverse impacts on the New Forest SPA.

Sustainability Measures and Climate Change

121. 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.
122. 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.

123. Policies S1, DM2 and DM3 of the Local Plan require new development to be sustainable in terms of resource use, climate change and energy use. Sustainability measures for this development are outlined in the Planning Statement and include provision of highly efficient glazing specifications, use of solar panels and air source heat pumps for renewable energy, and provision of water butts for rainwater harvesting. These measures are considered appropriate to accord with climate change objectives, and full details of the proposed renewable technologies (solar panels and air source heat pumps), can be requested by condition.

Equalities Implications

124. 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:
 - I. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - II. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - III. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
125. 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

126. The proposed development would make efficient use of a site within an existing settlement and would contribute positively towards the Council's housing land supply. The scheme would also provide accommodation for older persons to help towards meeting an identified need within the Borough. The development has been designed to provide a good living environment for future occupants and to protect the amenities of neighbouring residents. The proposal is not considered to result in any significant impacts on the local highway network and matters relating to drainage, landscaping and ecology have been satisfactorily addressed. The proposal accords with relevant local and national planning policy and is therefore recommended for permission.

F/23/96606

