



EASTLEIGH LOCAL AREA COMMITTEE

4th November 2025





Planning Guidelines



How Proposals are Determined

- Proposal must be considered on planning grounds.
- The Committee must determine proposals **in line with Development Plan, unless material considerations indicate otherwise.**

Development Plan –

- Eastleigh Borough Local Plan 2016-2036, Adopted April 2022
- Hampshire Minerals and Waste Plan (if relevant).



Other Material Considerations

- Relevant Government Policy including the *National Planning Policy Framework (2024)* and its presumption in favour of sustainable development.
- Supplementary Planning Documents and Council Strategies



NPPF (Amended 2024)

- NPPF Key Planning Requirements:
 - Deliver sustainable development without delay;
 - Meet housing needs & significantly boost delivery of housing;
 - Promote growth of economy;
 - Require high standard of design;
 - Prevent or mitigate impacts.
- Includes a “presumption in favour of sustainable development” unless adverse impacts outweigh benefits.
- 3 Threads of Sustainability – Economic, Social and Environmental – all are interdependent and need to be pursued in mutually supportive ways.



Other Material Considerations

- Planning history / previous applications or decisions;
- Appeal decisions;
- Site specific policies;
- Site specific matters – highway matters, residential amenity, visual amenity, ecology, drainage, trees;
- Consultee and 3rd party comments;
- Precedent (current case law).



Non-Planning Issues

- Moral, racial or religious views;
- Devalued property;
- Loss of private view;
- Breach of covenant;
- Matters covered by other laws or legislation e.g. building regulations, alcohol licence, environmental permits, care uses etc;
- Personal views about the character of applicants;
- Civil matters, e.g. boundary disputes and right of access.



Decision Making

- Decisions made contrary to the recommendation must be explained and minuted, with clear reasons given – approval or refusal.
- If the option is to defer, to seek amendments or further information then the committee must indicate what these are.
- If the option is to add further controls on use or further details, then this must be reasonable in planning terms.
- LPA is required to consider whether otherwise unacceptable development could be made acceptable through the use of conditions which are then discharged and complied with.
- 6 tests – necessary; relevant to planning and to the development to be permitted; enforceable; precise and; reasonable in all other respects.



Agenda Item 7.

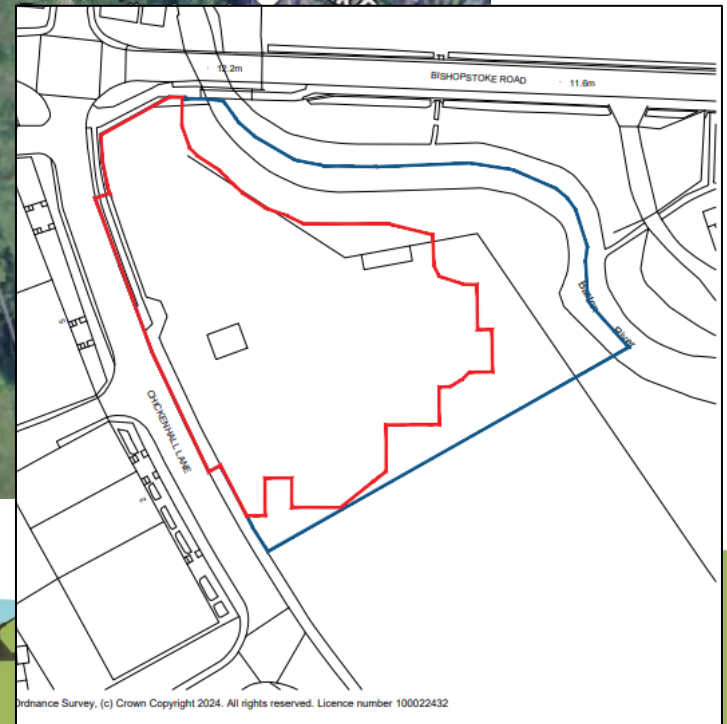
F/24/98678

Land east of Chickenhall Lane, Eastleigh, SO50 6AF

Construction of a 70-bed care home (Use Class C2), with associated parking, landscaping, access, drainage, and other associated works following demolition of existing structures



Site Location



Site Photographs (taken Feb 25)



Site Photographs (taken Feb 25)



Site Photographs (taken Feb 25)



Proposed Site Layout



Plans – Ground & 1st Floor



Plans – 2nd & Roof



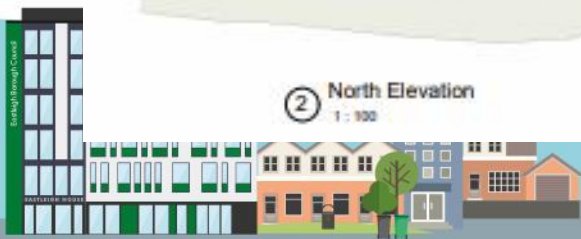
Elevations – West & North



① West Elevation
1 : 100



② North Elevation
1 : 100



Elevations - East & South



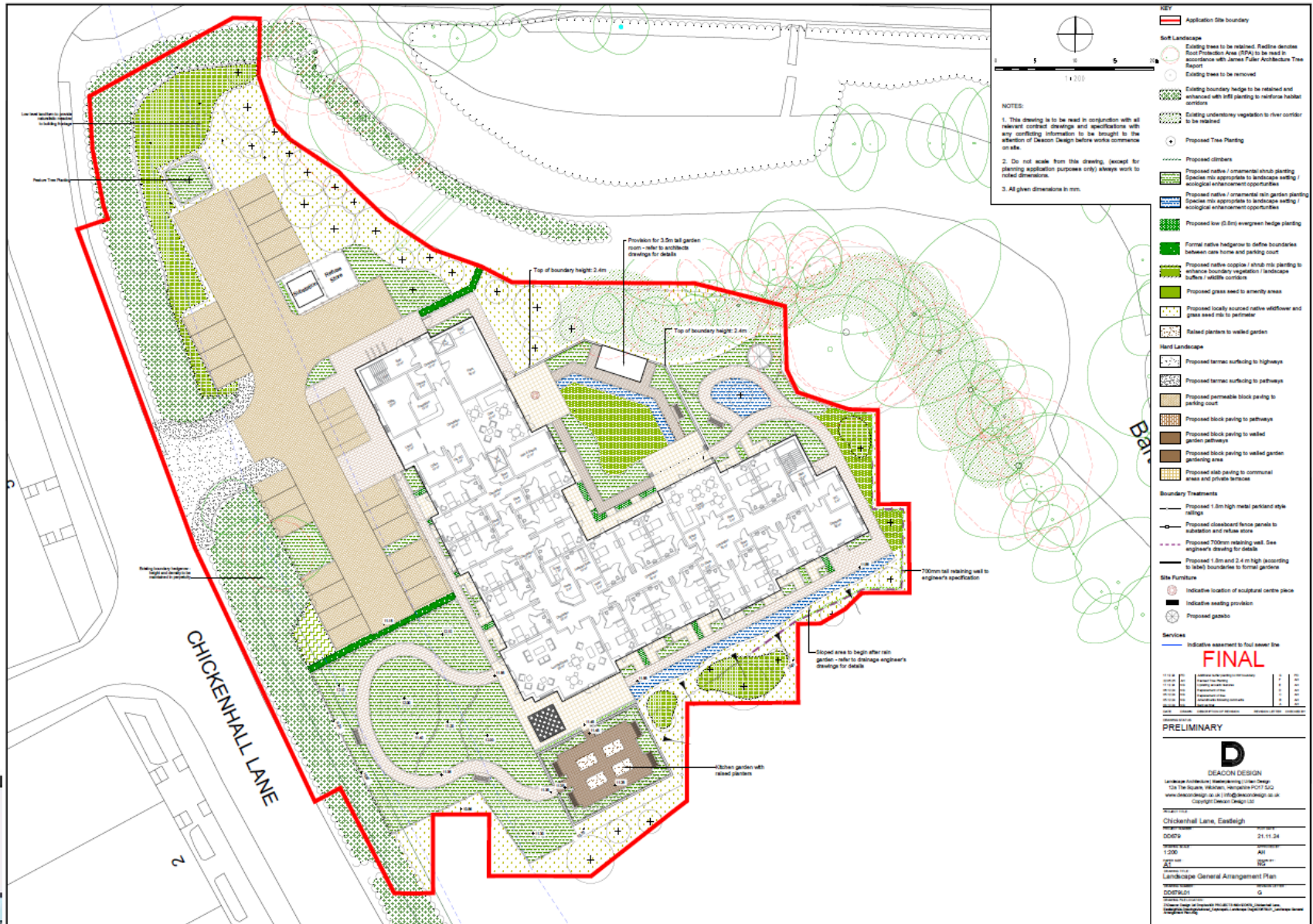
① East Elevation
1:100



② South Elevation
1:100



Proposed Landscaping



3D Western Elevation



3D Rear Courtyard / Northern Elevation



Updates:

- Ecology – Updated comments relating to the Habitat Management and Monitoring Plan (HMMP).
- Southampton Airport – No further comments received.
- NHS Care Commission – No comments received.



Considerations:

- Policy & Principle
- Need
- Layout & Design
- Visual Impact
- Traffic, Highways & Parking
- Amenity
- Trees & Ecology
- Flood Risk & Drainage

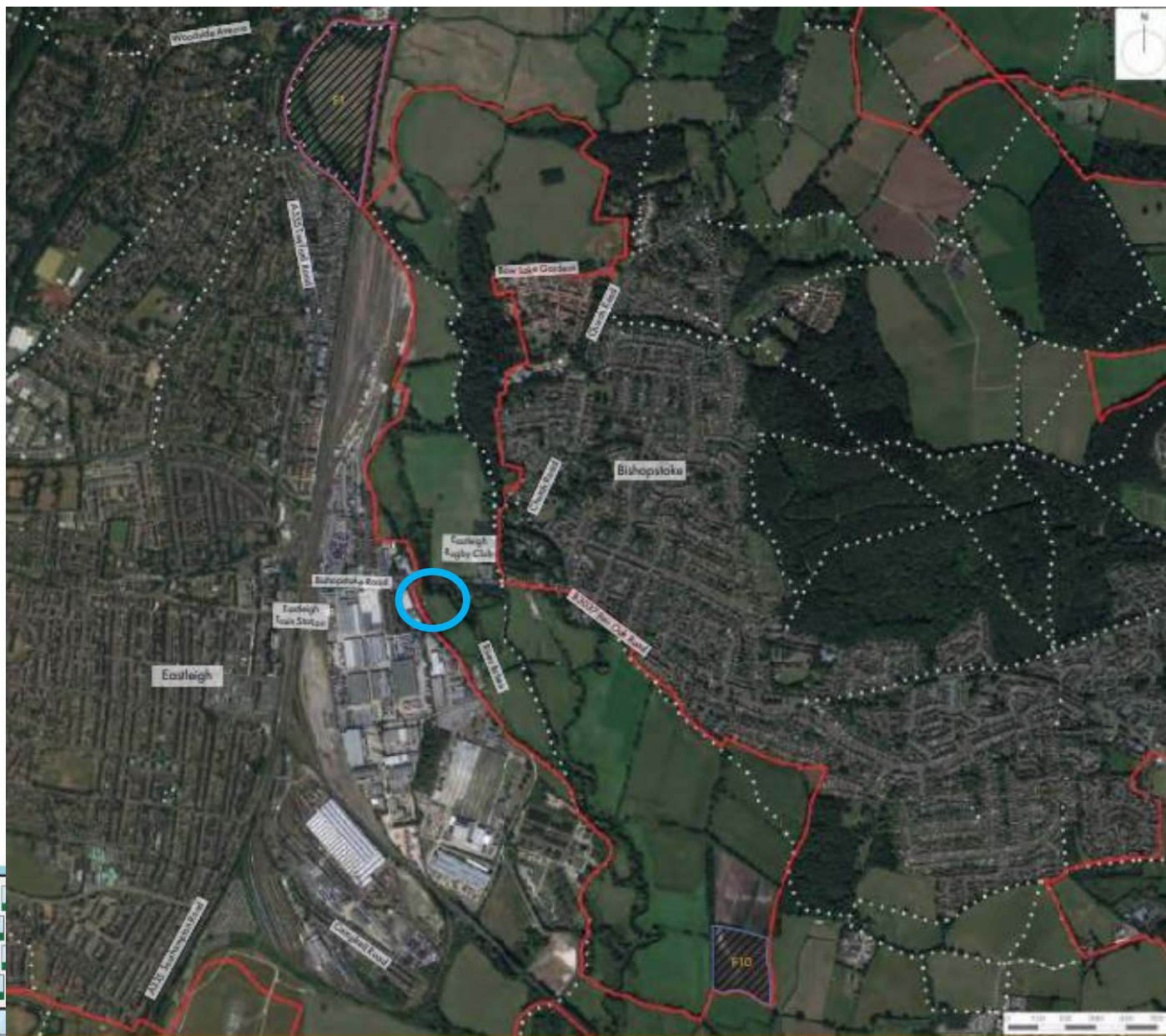


Considerations:

- Policy & Principle
 - Outside the Urban Edge (Policy S5)
 - Restricts types of development considered appropriate
 - Does not include new residential development
 - Contrary to Policy S5
 - Within Settlement Gap (Policy S6)
 - not undermine the physical extent and/or visual separation of settlements, and
 - would not have an urbanising effect detrimental to the character of the countryside or separate identity of adjoining settlements



Settlement gap plan – Area F Eastleigh



Considerations:

- Need
 - Recognised need for older persons accommodation
 - Policy DM25 support increasing the supply of specialist accommodation for older persons
- Layout & Design
 - Layout restricted due to site constraints
 - ‘Generic’ appearance, but not unacceptable



Considerations:

- Visual Impact
 - Settlement Gap (Policy S6) - Development should:
 - not undermine the physical extent and/or visual separation of settlements, and
 - not have an urbanising effect detrimental to the character of the countryside or separate identity of adjoining settlements
 - Concerns as to height & scale
 - Impact upon character & appearance of settlement gap
 - Views from Bishopstoke Road



Photomontage from Roundabout



HARRIS IRWIN
ARCHITECTS
FOR ILLUSTRATIVE PURPOSES ONLY



Considerations:

- Traffic, Highways & Parking
 - Reduced parking provision (24 spaces proposed, SPD requires 34)
 - Accessible location
 - Minimal impact upon local traffic
 - Proposed highway improvement (transfer of land)



Considerations:

- Amenity
 - Privacy, light & outlook acceptable
 - Noise – some concern but can be acceptably mitigated with glazing and mech ventilation for internal spaces
 - Air quality – mech ventilation
- Trees & Ecology
 - No arboricultural objections
 - River Itchen SAC & SSSI – Protected via drainage & construction conditions
 - Biodiversity Net Gain – 10% requirement can be achieved on site
- Flood Risk & Drainage
 - Conditions relating to floor levels and site drainage



Conclusion:

- Contrary to Policy S5 – development outside the urban edge.
- However, Eastleigh cannot currently demonstrate a 5 yr housing supply.
- Therefore, paragraph 11(d)(ii) of NPPF applies.
 - Requires an assessment of whether the adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole (*Planning Balance*)



Conclusion:

Planning Balance

- Disbenefits:
 - In conflict with adopted Local Plan
 - Urbanising impact upon countryside & settlement gap
 - Concerns as to quality of environment for future residents



Conclusion:

Planning Balance

- Benefits:
 - Help to address need for older persons accommodation
 - Creation of jobs
 - Biodiversity & habitat enhancements
 - Planning obligations
 - Close to town centre
 - Highway improvement land



Recommendation:

PERMIT subject to the conditions set out and completion of a signed S106 agreement which secures: i) planning obligations towards sustainable transport measures and public art; ii) biodiversity net gain; and iii) transfer of land to the Highway Authority



EASTLEIGH

BOROUGH COUNCIL

