

Eastleigh Borough Council,

Site – Land south east of Kings Copse Avenue, Hedge End



Description of Development!; Residential development comprising 192 dwellings to included houses and apartments of up to four stories, to include access, parking, and landscaping and other associated works”;



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1 Introduction

- 1.1 This planning statement and the planning submission has been prepared on behalf of Eastleigh Borough Council, (herein the applicant) for a residential development comprising 192 dwellings to included houses and apartments of up to four stories, to include access, parking, and landscaping and other associated works”; at Land south east of Kings Copse Avenue, Hedge End.
- 1.2 This submission follows a long period of engagement with the Local Planning Authority, Local Stakeholders, Consultees and most importantly the local residents of the site through a series of events.
- 1.3 The applicant, being the local authority delivery arm have become an established housing provider, delivering new homes across the district.
- 1.4 The applicant, along with their consultant team have fully reviewed the site and its constraints and opportunities. The proposal as now submitted is the culmination of these efforts and addresses the issues that have been raised..
- 1.5 This planning submission seeks permission for the following;

“Residential development comprising 192 dwellings to included houses and apartments of up to four stories, to include access, parking, and landscaping and other associated works”; at Land south east of Kings Copse Avenue, Hedge End

- 1.6 The planning submission also comprises of the following plans and drawings as prepared by MH Architect Ltd in support the application submissions.

Plans

- 22-148_001_C01_Site location plan 2025_09_19
- 22-148_002_C01_Block roof plan 2025_09_19
- 22-148_003_C01_Site layout plan 2025_09_19
- 22-148_003_C01_Site layout plan with landscape 2025_09_19
- 22-148_004_C01_Tenure plan 2025_09_15
- 22-148_005_C01_SSE plan 2025_09_19
- 22-148_100_C01_Proposed Plans Type BB 2025_09_15
- 22-148_101_C01_Proposed Plans Type GG 2025_09_15
- 22-148_102_C01_Proposed Plans Type NN 2025_09_15
- 22-148_104_C01_Proposed Plans Type W 2025_09_15
- 22-148_105_C01_Proposed Plans Type NN corner unit 2025_09_15
- 22-148_106_C01_Proposed Plans Type UU 2025_09_15
- 22-148_107_C01_Proposed Plans Type TT and J 2025_09_15
- 22-148_108_C01_Proposed Plans Type B 2025_09_15
- 22-148_109_C01_Proposed Plans Type I 2025_09_15
- 22-148_110_C01_Proposed Plans Type TT version 2 2025_09_15
- 22-148_111_C01_Proposed Plans Type NN without ensuite 2025_09_15
- 22-148_112_C01_Proposed Plans Type NN corner house without ensuite 2025_09_15
- 22-148_200_C01_Proposed Elevations Type BB 2025_09_15
- 22-148_201_C01_Proposed Elevations Type GG 2025_09_15
- 22-148_202_C01_Proposed Elevations Type NN 2025_09_15
- 22-148_203_C01_Proposed Elevations Type W 2025_09_15



- 22-148_204_C01_Proposed Elevations Type NN corner unit
2025_09_15
- 22-148_205_C01_Proposed Elevations Type UU 2025_09_15
- 22-148_206_C01_Proposed Elevations Type TT and J
2025_09_15
- 22-148_207_C01_Proposed Elevations Type B 2025_09_15
- 22-148_208_C01_Proposed Elevations Type I 2025_09_15
- 22-148_209_C01_Proposed Elevations Type TT version 2
2025_09_15
- 22-148_220_C01_Flat Plans Block C and B handed 2025_09_15
- 22-148_221_C01_Flat Plans Block C and B handed 2025_09_15
- 22-148_222_C01_Flat Plans Block D and A handed 2025_09_15
- 22-148_223_C01_Flat Plans Block D and A handed 2025_09_15
- 22-148_230_C01_Proposed Elevations Block D and A handed
2025_09_15
- 22-148_231_C01_Proposed Elevations Block C and B handed
2025_09_15
- 22-148_250_C01_Proposed Site Sections 2025_09_15
- 22-148_251_C01_Proposed Site Sections 2025_09_15
- 22-148_252_C01_Proposed Site Boundary Elevations
2025_09_15
- 22-148_253_C01_Proposed Site Boundary Elevations
2025_09_15
- 22-148_254_C01_Proposed Site Boundary Elevations
2025_09_15



- 1.7 This submission is required to be supported by a number of professional and technical statements which are set out below;

Report	Author
Application forms, and notices	Mission Town Planning
Design And Access Statement	MH Architects
Planning Statement	Mission Town Planning
Air Quality Assessment	Omnia
Archaeology/Heritage	Thames Valley Archaeological Services
Drainage	AKS Ward
BNG/Ecology	ACD Environmental
Fire Safety	Solas Realta
Flood Risk Assessment	AKS Ward
Ground Conditions	Fellows IG
Landscaping	Terra Firma
Lighting	Enerveo
Mineral Safeguarding	SOILS
Noise	Venta Acoustics
Sustainability	Resolution Energy Ltd
Transport Statement	I-Transport
Travel Plan	I-Transport



Tree Constraints and Arboriculture information	ACD Environmental
Topographical and Utility Survey	Siteline

1.8 Section 2 of this statement looks at the site and its surroundings. Section 3 reviews the planning History. Section 4 looks at the relevant planning policies which the application will be assessed against. Section 5 discusses the development proposals and outlines the level of consultation the applicants have undertaken for the development. Section 6 assesses the application against relevant planning policies and any other relevant material considerations. Section 7 considers the planning balance and benefits, finally Section 8 concludes the report.



2 The Site

- 2.1 The site lies within the urban edge and is allocated for residential development within the current adopted Eastleigh Borough Local Plan. The site is located in the residential area of Hedge End, Hampshire, on land to the south of Kings Copse Avenue which runs to the east side of Hedge End. The site is in the Parish of Botley, is currently green field but is an allocated site within the EBC Local Plan.
- 2.2 The site is approximately 6.96ha in size this incorporates land designated as Site of Importance for Nature Conservation (SIMC). The site currently comprises an open field bordered by trees and hedgerows, which was historically part of the River Hamble Country Park Estate.
- 2.3 Part of the north and east sides of the site fall within the Tanhouse Meadow Site of Importance for Nature Conservation (SINC), and the Manor Farm Local Nature Reserve (LNR).
- 2.4 The sites topography falls from west to east by around 14m.
- 2.5 A bridal way (Tanhouse Lane) runs north south along the western boundary and crosses Kings Copse Avenue heading north.

Surrounding Area

- 2.6 The surrounding area is characterised by residential development to the north and west and countryside to the south and east.
- 2.7 To the north west is the main town centre of Hedge End and to the north east is the main town centre of Botley.



- 2.8 The nearest bus stops are located at the northern and western ends of the site on Kings Copse Avenue.
- 2.9 There are two adjacent recreation grounds / sports facilities: Little Hats recreation ground and playground to the north east; and Norman Rodaway Pavilion, Football field and playground to the south-west.
- 2.10 Other site constraints include the following: - Minerals safeguarding area; - Flood zones 2 and 3 north side of site (river);



3 Planning History

- 3.1 There is no planning history that is relevant to the site, or the determination of the application, bar the allocation of the site within the adopted local plan for housing.



4 Planning Policy

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70 (2) of the Town and Country Planning Act 1990 requires that applications must be in accordance with the development plan unless material considerations indicate otherwise.
- 4.2 The Development Plan for the area currently comprises the Adopted Eastleigh Borough Local Plan (2001-2011), and the Submitted Eastleigh Borough Local Plan (2016-2036), as well as other relevant supplementary planning documents, relating to quality places, residential parking standards, character appraisals and trees and ecology.
- 4.3 The National Planning Policy Framework sets out the Government’s planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.
- 4.4 There are several supplementary planning documents which relate to specific areas of planning and are discussed below in the following section where relevant.
- 4.5 The Council has in the process of undertaking a local plan review (regulation 18). To date no date has been set for the following regulation 19 stage. Given that the plan has now only just been consulted on it is not considered that submitted this would be a material consideration of any application, and as such no weight should be contributed towards its consideration.



- 4.6 Other material considerations include the National Planning Policy Framework, which as amended in December 2024, and the National Planning Policy Guidance which is an online resource and is updated on a regular basis.

National Policy

- 4.7 The National Planning Policy Framework sets out the Government’s planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.

Sustainable Development

- 4.8 Para. 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 4.9 Para. 8 refers to the three dimensions to this: economic, social, and environmental. These dimensions give rise to the need for the planning system to perform a number of roles. These roles should not be undertaken in isolation because they are mutually dependent.
- 4.10 At the heart of the NPPF is a ‘presumption in favour of sustainable development’. Para.11 states that for decision-taking, this means:
- c) Approving development proposals that accord with an up-to-date development plan without delay; or
 - d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or



assets of particular importance⁷ provides a strong reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

4.11 Paragraph 39 looks for Local Planning Authorities to approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

4.12 Paragraph 40 identifies that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.

4.13 Paragraph 48 identifies that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless longer period has been agreed by the applicant in writing.



Delivering a Sufficient Supply of Homes

- 4.14 In terms of addressing the need for housing for older people, paragraph 61 of the NPPF states that: “To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that *the needs of groups with specific housing requirements are addressed* and that land with permission is developed without unnecessary delay.”
- 4.15 In addition, Paragraph 63 of the NPPF states that: “*Within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing; families with children; older people (including those who require retirement housing, housing-with-care and care homes); students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own homes*
- 4.16 Paragraph 73 acknowledges that small and medium sized sites and make an important contribution to meeting housing requirement of an area and are often built out relatively quickly. To promote the development of good mix of sites local planning authorities should support the development of windfall sites through their policies and decisions giving great weight to the benefits of using suitable sites within existing settlements for homes.



- 4.17 Paragraph 78 identifies Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide housing against their housing requirement set out in adopted strategic policies, or against their local housing need where strategic policies are more than five years old.

Promoting Healthy and safe Communities

- 4.18 Paragraph 96 states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which: a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages; b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.'

Promoting Sustainable Transport

- 4.19 Paragraph 113 establishes that maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or for optimising the density of development in city and town centres and other locations that are well served by public transport.



- 4.20 Paragraph 115 states that when considering development proposals, it should be ensured that appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location.
- 4.21 Paragraph 116 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residential cumulative impacts on the road network would be severe.
- 4.22 Paragraph 117 states that applications for development should:
- a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;
 - b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;
 - c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;
 - d) allow for the efficient delivery of goods and access by service and emergency vehicles; and be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.



Making Effective Use of Land

- 4.23 Paragraph 124 identifies that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 4.24 Give suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land. Paragraph 125.d) states that planning policies and decisions should: “promote and support the development of under-utilised land and buildings, especially if these would help meet identified needs for housing where land supply is constrained, and available sites could be used more effectively...”
- 4.25 Paragraph 129 states that planning policies and decisions should support development that makes efficient use of land, taking into account: ‘a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it; b) local market conditions and viability; c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use; d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and e) the importance of securing well-designed, attractive and healthy places.



- 4.26 Paragraph 130 states that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site. Paragraph 125.c) states that: “Local Planning Authorities should refuse applications which they consider fail to make efficient use of land, considering the policies in the NPPF. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site”.

Achieving Well-designed Places

- 4.27 Paragraph 131 states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 4.28 Paragraph. 136 states that planning decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate landscaping; they should be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); and development should optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport networks.
- 4.29 Paragraph 139 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, considering any local design guidance and supplementary planning



documents such as design guides and codes. Conversely, significant weight should be given to: a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings

Conserving and Enhancing the Natural Environment

- 4.30 Paragraph 187(e) states that planning and decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity.

Conserving and Enhancing the Historic Environment

- 4.31 Paragraph 212 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 4.32 Paragraph 213 states that any harm to the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
- 4.33 Paragraph 215 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should



be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

- 4.34 Paragraph 216 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 4.35 Paragraph 217 states that LPAs should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
- 4.36 Paragraph 218 states that LPAs should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.
- 4.37 Paragraph 219 states that the loss of a building which makes a positive contribution to the significance of the Conservation Area should be treated either as substantial harm or less than substantial harm, as appropriate, considering the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole.



Local Policy

4.38 The current development plan for the area comprises the Adopted Eastleigh Borough Local Plan (2001-2011), and the Submitted Eastleigh Borough Local Plan (2016-2036).

4.39 The following list of policies from the 2001 Local Plan are considered to be relevant to the determination of the application;

- 25.NC & 26.NC (biodiversity),
- 28.ES (waste collection),
- 34.ES (energy and climate change),
- 35.ES (contaminated land),
- 36.ES (lighting design),
- 37.ES (energy efficiency and water consumption),
- 45.ES (sustainable drainage),
- 59.BE (general development),
- 72.H (density),
- 100.T (sustainable transport),
- 104.T (off road parking),
- 190.IN (infrastructure)
- 191.IN (developer contributions).

4.40 Further to the above policies from the submitted and emerging Eastleigh Borough Local Plan (2016-2036), would also be a material consideration of any application coming forward. The following draft policies could be considered as being relevant;

- S1 (sustainable development),
- S2 (approach to development),
- S3 (location of new housing),
- S9 (Green infrastructure);



- S10 (Community facilities);
- S11 (Transport);
- BO3, Land east of Kings Copse Avenue and east of Tanhouse Lane
- DM1 (general development),
- DM2 (environmentally sustainable development),
- DM3 (climate change),
- DM5 Flood risk
- DM6 drainage
- DM8 (Pollution);
- DM9 (Utilities and communications);
- DM10 (Waste water);
- DM11 (Nature conservation);
- DM13 (Transport)
- DM14 parking);
- DM23 (Residential development in urban areas);
- DM24 (Housing mix);
- DM28 (Affordable housing); DM29
- DM30 (Accessibility and space standards);
- DM33 (Open space);
- DM36 (Community facilities);
- DM38 (Funding

4.41 The main policy which would be critical to the consideration and determination of the application is BO3; which states the following;

Policy BO3, Land east of Kings Copse Avenue and east of Tanhouse Lane

1. An area of approximately 6.96 ha of land on the eastern side of Kings Copse Avenue and Tanhouse Lane, as defined by the policies map, is allocated for development to include approximately 120 dwellings. Planning permission will be granted provided that the detailed proposals comply with the



development plan, and with an approved masterplan for the whole site which addresses the following specific requirements:

- a. a range of housing types, sizes and tenure;*
- b. the provision of on-site public open space and play areas, to serve the development;*
- c. the provision of vehicular access from Kings Copse Avenue;*
- d. the provision of contributions to, or delivery of, off-site highway improvements considered necessary to serve the development;*
- e. the provision of pedestrian and cycle links both within the site and to connect the site with the surrounding area, including the adjacent Rodaway Pavilion and Football Ground;*
- f. the maintenance and improvement of the Public Rights of Way to the west of the site;*
- g. 20m buffers off Tanhouse Meadow Sites of Importance for Nature Conservation/Manor Farm Local Nature Reserve to protect the designated sites and the Hedge End stream to the north. All mature hedgerows should be retained and buffered by 5m either side;*
- g. ensure avoidance or mitigation of direct and indirect adverse impacts on habitats or species protected by legislation or identified as of principal importance within the NERC Act 2006 S41 lists and that there is a net gain in biodiversity;*
- i. avoiding development on areas of the site at risk of flooding;*
- j. to preserve water quality and flows into the Hedge End Stream details of Sustainable Urban Drainage shall be provided in accordance with policy DM6 as part of any application for outline or full planning permission;*



k. the provision of a landscape setting for the development, including buffer planting on Kings Copse Avenue frontage, and maintaining, reinforcing and buffering existing boundary hedgerows, tree belts and woodland;

l. the provision of good quality landscape setting for the development (including buffer planting on Kings Copse Avenue frontage), and maintaining and reinforcing existing boundary hedgerows, tree belts and woodland;

m. a thorough examination of the potential for the relocation of the overhead power line which crosses the site, in order to maximise the site's development potential;

n. preservation of the pipeline infrastructure which cross the site;

o. ensuring an acceptable noise environment for new homes through appropriate siting of development and the provision of suitable noise and air mitigation measures, in light of the increased road traffic noise impact from Kings Copse Avenue, due to the opening of Pylands

4.42 The Council also have a number of supplementary planning documents which may form part of the consideration of the application.

- Quality Places,
- Residential Parking Standards,
- Eastleigh Character Area Appraisal,
- Trees & Development



Emerging Policy

- 4.43 The Council has in the process of undertaking a local plan review (regulation 18). To date no date has been set for the following regulation 19 stage. Given that the plan has now only just been consulted on it is not considered that submitted this would be a material consideration of any application, and as such no weight should be contributed towards its consideration.

Other Planning Policy Considerations

- 4.44 The Council are obligated to demonstrate a five-year housing land supply (National Planning Policy Framework, paragraph 72). The Council's latest report was prepared in November 2024 with a base date of 1 April 2024. For the purpose of calculating the current position, the revised NPPF requires a 5% buffer. This reduces the supply from 4.3 years to 4.1 years. What this means for the purposes of decision making is that the policies in relation to housing are considered to be out of date as per para 11dii) of the NPPF;

“any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination”.

Emerging Neighbourhood Plan

- 4.45 When determining the National Planning Policy Framework (NPPF) sets out that a Neighbourhood Plan would form part of the adopted development plan (paragraph 2). More critically to any proposal to redevelop the site paragraph 30 states the following;



“Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.”¹

- 4.46 The plan was out for consultation following requested changes by the Examiner, depending on the response, and moreover the plan would also need to go through a referendum.
- 4.47 The plan was formally withdrawn by notice on 28th November 2025. This would therefore be given no weight in determination of the application.

¹ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

5 Development Proposals

5.1 Planning Permission is sought for, a development of the following description;

“Residential development comprising 192 dwellings to included houses and apartments of up to four stories, to include access, parking, and landscaping and other associated works.”

5.2 As can be seen from the above proposed description of development, the scheme seeks detailed planning permission for 192 units of housing set across detached, semi-detached, terraced and flatted blocks of two, three and four storeys.



(Drawing 22-148_003_C01_Site layout plan with landscape 2025_09_19-)



- 5.3 With regard to access to the site a new junction on Kings Copse Avenue, with a dedicated, will ensures safe access and egress to the site.
- 5.5 The main frontage on Kings Copse Avenue east is addressed by a series of trees which are being retained. Further to the north are a mixture of terraced, and semidetached dwellings that are set back from the road frontage in response to the established grain fitting in with the pattern of development to the north. Directly to the north is a significant tree belt separating the sites. This presents a significant green edge and sense of separation to the nearest residential properties.
- 5.7 The central access to the site between building opens into a central high quality landscaped space which will provide significant landscaping and trees creating a sense of arrival. This area is fronted by dwellings on each side, overlooking and giving prominence to this space at the heart of the site.
- 5.8 Further character area are distributed around the site, creating smaller character spaces within the wider masterplan. Short runs of terraces are interspersed with semi-detached dwellings, giving a rich mix of types within this residential quarter.
- 5.9 Four apartments' blocks, are located centrally within the site creating a sense of place and trees this creates a strong built form to key junctures within the scheme.
- 5.10 Parking is screened behind properties in an effort to remove the cars from the street where possible.



- 5.11 The central theme underpinning the scheme is to respond to the green infrastructure and mould the scheme around this critical element which sets the theme for the site. It is inherent to all decisions, retaining key features and offering the majority of dwellings a view to greenery. The overhead cable constraint is mitigated through rerouting outside of the site. While the constraints of the other cables have asked as a dividing line between the site and the green space to the north and east.
- 5.12 The site will have a provision of 318 spaces for the 192 units which is in line with the Council's parking guidance. 400 Cycle parking spaces will be provided in line with this guidance. All cycle storage spaces will be provided within the gardens of each unit, with the cycle parking for the flatted blocks being internal. The scheme proposes a variety of solutions including on plot parking, on street and secure courtyard. Spaces are in line with the requires standards and all dwellings will have access to EV charging, either direct feed on plot or from communal charging posts.
- 5.13 The scheme also encompasses wheelchair and adaptable units. All units have been designed to ensure that they comply with the National Design Space Standards to ensure that that they provide the best possible living standards for future occupants.
- 5.14 The full examination of the design and its evolution are set out within the Design and Access statement which sets out the evolution of the design of the scheme, this sets out how the scheme has been designed and the compelling justification for the choices made. Further the details of design treatment, topologies and character areas are embedded within the very beginnings of the scheme.



5.15 One of the key fundamental elements of the scheme has been the to ensure that the landscaping including green infrastructure and enhanced public realm, where key to the scheme and its delivery from the outset. The scheme has a landscaped form at its inception, which has ensured that the scheme provides green infrastructure, amenity, and open space throughout.

5.16 Further to the above significant ecological improvement works will be taking place this will ensure there is no detriment impact the area or its ecology, where there is any negative impact this would be required to be offset as required by the Biodiversity Net Gain and the requirement of 10% uplift in biodiversity

Pre-Application Engagement

5.17 As is best practise a pre-application was submitted to the Council, to seek to work with the Council to present a scheme which will be supported by the Council. The planning submission was supported by the following;

- Pre-Application meetings, and numerous discussions with officers.
- Public Consultations
- Meetings with Parish Council and local stakeholders.
- A website setting out the development plans.

5.18 Full details of this are set out within the Statement of Community Involvement which is set out in Appendix 1 of this statement, and also the Design and Access Statement.



6 Development Considerations

- 6.1 The following sets out how the above proposal, as set out and described in section 5 of this report conform with the national and local planning policies as set out within section 4. This report should be read in conjunction with associated reports which support this application and are listed in paragraph 1.5 of this report.

Principle of Development

- 6.2 The overall principle of development needs to be considered in the context of the designations of the site, local and national planning policy, and guidance; planning history both for the site and for adjacent sites. Prior to the submission of the planning application, pre-application advice was sought from the local authority in line with best practice as set out within paragraphs 39 to 41 of the NPPF. Further to this and as stated in paragraph 5.17 above, the scheme has also been through public engagement and also design review panels that have informed the development that now forms submission.
- 6.3 There are several key factors in considering the redevelopment of the site and the acceptability of the scheme in planning terms which are set out below.
- 6.4 The principle of development relies on a number of elements, the location adjacent to the settlement, the allocation of the site within the local plan, and the housing need of the Borough.
- 6.5 The development proposal would accord with the key tenants of the NPPF in that it will fulfil an **economic role**; - it will provide jobs in construction and associated



trades, the scheme will be delivered as by the applicant who will build out as soon as consent is granted, this is not a speculative application. The scheme will provide more accommodation for people from and living within the District. A **social role**; the scheme has been designed to provide green spaces being developed around a central green space; As part of the development community space within the blocks will be provided; The development will be managed for its lifetime, creating a community to be part of Eastleigh and not isolated from the rest of the settlement. **An environmental role**; The scheme will seek to ensure that biodiversity on site is improved respected; the proposal will preserve the diverse habitats on site and green routes along the site; the development will incorporate various renewable technologies and look to reduce carbon emissions. Given the above the scheme will confirm with the requirements of paragraph 8 of the NPPF, and as such as there should be a presumption in favour of sustainable development. Given the land supply position identified the above will need to be given the correct consideration and considerable weight should be attached to the above considerations.

- 6.6** Furthermore, the scheme will also create a significant amount of employment jobs, and training opportunities within the construction phase, as well as providing much needed homes.
- 6.7** The primary considerations are two fold, based firstly on the allocation of the site, and secondly based on the Council's currently land supply position. Below is a review of the site allocation policy, and how the scheme responds to the criteria of the policy.

a. a range of housing types, sizes and tenure;

Response – The scheme will provide the following mix of units.

1 bed	Flats 50
2 beds	Flats 43 Houses 39
3 beds	Houses 34
4 beds	Houses 26
Total	192 (Flats 93) (House 99)

The above table clearly demonstrates a mix of units within the development. Further to this Saved Policy DM24 of the Local Plan sets out that schemes should create a mix of housing, The policy sets out 3 criteria, a) that the proposal should in line with the need and demand, notwithstanding this the overall need across the Borough for delivery is clearly demonstrated by the lack of housing land supply. b) that the site contributes to entry level homes, as can be seen by the mix above. Finally, c) the scheme has been designed to provide a mix of units that accords with a market led scheme and critically is deliverable.

b. the provision of on-site public open space and play areas, to serve the development;

Response – The site is located between two existing play areas to the north east and south west of the scheme, which itself is a maximum width of circa 330m. Policy



DM33 of the Local Plan in table 5 sets out that developments should be a 5 minute walking distance = 300m straight line 400m actual distance to the nearest amenity/play space. As can be seen from the layout above and the proposed access points to both Norman Rodway and Redhats, any dwelling would accord with this standard and would therefore be in accordance with DM33. While the policy states play space should be provided to serve the development consideration must be given to making the best use of land.

c. the provision of vehicular access from Kings Copse Avenue;

Response – As can be seen form the submitted plans, and Transport Assessment, access is safely achieved from Kings Copse Avenue.

d. the provision of contributions to, or delivery of, off-site highway improvements considered necessary to serve the development;

Response – The scheme makes a number of proposed improvements and interventions to the locality to improve highway safety, and these would be secured by agreement with the Highway Authority.

e. the provision of pedestrian and cycle links both within the site and to connect the site with the surrounding area, including the adjacent Rodaway Pavilion and Football Ground;



Response – As can be seen from the plans supporting the application, the Transport Assessment and Travel Plan this requirement has and will be achieved through the proposal.

f. the maintenance and improvement of the Public Rights of Way to the west of the site;

Response – This is again addressed within the plans supporting the application, the Transport Assessment and Travel Plan this requirement has and will be achieved through the proposal. The amalgamation of these elements is key to the legibility and wider integration of the scheme into the area, to the benefit of existing and future residents.

g. 20m buffers off Tanhouse Meadow Sites of Importance for Nature Conservation/Manor Farm Local Nature Reserve to protect the designated sites and the Hedge End stream to the north. All mature hedgerows should be retained and buffered by 5m either side;

Response - The plans supporting the application, the landscape plans and ecological appraisal all demonstrate that this has been achieved.

h. ensure avoidance or mitigation of direct and indirect adverse impacts on habitats or species protected by legislation or identified as of principal importance within the NERC Act 2006 S41 lists and that there is a net gain in biodiversity;



Response – This element has been somewhat superseded by the provisions of the Wildlife Act 2023, and the introduction of Biodiversity Net Gain and the statutory requirement to provide a 10% net gain. The approach taken is a hierarchy looking firstly on site and then potentially off site. This is addressed within the Ecology and BNG statements supporting the application.

i. avoiding development on areas of the site at risk of flooding;

Response - the Drainage and Flood Risk Assessment plans supporting the application clearly show how the development has addressed issues of flooding and drainage. This has been done in a number of ways from ensuring the development avoids flood area's includes holding ponds, use of SuDS, and utilising the topography of the site to provide suitable drainage.

j. to preserve water quality and flows into the Hedge End Stream details of Sustainable Urban Drainage shall be provided in accordance with policy DM6 as part of any application for outline or full planning permission;

Response – The Drainage plans and Flood Risk Assessment supporting the application, show that this requirement will be achieved through the proposal.

k. the provision of a landscape setting for the development, including buffer planting on Kings Copse Avenue frontage, and maintaining, reinforcing and buffering existing boundary hedgerows, tree belts and woodland;



Response – Landscaping and integration has been one of the key parts of the planning proposal to ensure that the scheme can show a landscape led approach. The scheme has sought to retain as many trees as possible, and largely the boundaries will be retained helping to provide a mature landscaped buffer to the area. This is addressed within the plans supporting the application provided by Terra Firma in their Landscape and Visual Evidence and Appraisal.

l. the provision of good quality landscape setting for the development (including buffer planting on Kings Copse Avenue frontage), and maintaining and reinforcing existing boundary hedgerows, tree belts and woodland;

Response – As with the above landscaping and integration has been one of the key parts of the planning proposal to ensure that the scheme can show a landscape led approach. The scheme has sought to retain as many trees as possible and will reinforce this with further planting. Largely the boundaries will be retained helping to provide a mature landscaped buffer to the area. This is addressed within the plans supporting the application provided by Terra Firma in their Landscape and Visual Evidence and Appraisal.

m. a thorough examination of the potential for the relocation of the overhead power line which crosses the site, in order to maximise the site's development potential;

Response – As can be seen from the plans, the powerlines that would impact the development will be diverted around the site.



n. preservation of the pipeline infrastructure which cross the site;

Response – A significant easement is to be provided to the ground-based infrastructure which traverses the site in agreement with operators and their requirement.

o. ensuring an acceptable noise environment for new homes through appropriate siting of development and the provision of suitable noise and air mitigation measures, in light of the increased road traffic noise impact from Kings Copse Avenue, due to the opening of Pylands.

Response – The submission is supported by a Noise Impact Assessment that demonstrates that a suitable noise environment can be achieved for all future residents of the development.

6.8 Given the above, and based on its own merits it is consider that the scheme as is has demonstrated compliance with the requirements of the policy, and therefore the development should be considered as being entirely acceptable and in accordance with Local Plan

Housing supply and need.

6.9 The Council are obligated to demonstrate a five-year housing land supply (National Planning Policy Framework, paragraph 72). The Council’s latest report was prepared in November 2024 with a base date of 1 April 2024. For the purpose of calculating the current position, the revised NPPF requires a 5% buffer. This reduces the supply from 4.3 years to 4.1 years. What this means for the purposes of decision making is



that the policies in relation to housing are considered to be out of date as per para 11dii) of the NPPF;

“any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination”.

- 6.10 Given the above national requirement and drive to deliver much needed housing it is considered should be given significant weight to the favourable consideration of the scheme.

Affordable Housing

- 6.11 While the scheme as is, is not able to offer affordable housing in terms of the policy compliant position as set out within policy DM28. As such the scheme is supported by a viability statement demonstrating that the scheme can not deliver the policy compliant amount.
- 6.12 Notwithstanding this the scheme will still intend to provide affordable units on site. The reason for this strategy relates to the way in which Homes England distribute grant and that increased grant is offered for units that are unencumbered by legal obligation. In essence where market units are converted to affordable units there is more grant available. It has been this assumption that has made the development viable and therefore deliverable. While this is clearly not compliant with the policy in terms of the submission the net result on compliance would be similar if not better than the policy position.



Design

- 6.13 The design, layout, mass, and scale of the development is as set out within the Design and Access Statement (DAS) that supports the application and prepared by MH Architects.
- The scheme has been informed through the following;
 - Pre-Application discussions
 - Public Engagement
 - Engagement with local stakeholders
 - Feedback from the consultants team with specific input from landscape and ecology professionals.
 - In depth constraints and opportunities analysis of the site as set out within sections 4 of the DAS.
- 6.14 Section 4 of the DAS sets out the overall proposals, the use and typology, character areas, landscaping, use of materials. This goes on to set out the overall detailing of the scheme through its evolution to submission.
- 6.15 The scheme and its evolution are best summarised within the DAS, the proposed masterplan and landscaping plan which is set out below. This clearly demonstrates the scheme its layout, scale and form are entirely in accordance with Policy DM23 and other relevant policies within the local plan, the emerging neighbourhood plan and relevant supplementary planning documents.
- 6.16 The proposals meet the highest standards of design as set out within the Design and Access Statement;
- The development will provide more than adequate infrastructure and provision for its future maintenance; indeed, the applicant will deliver and manage the scheme in perpetuity where relevant;



- The proposals provide for high quality linkage direct from the development to the local area.
- The proposal provides clearly provide a high-quality living environment in keeping with the character of the surrounding area and its setting in the landscape;
- The scheme provides an appropriate density of development at over 40dph in accordance with the policy. Which has been determined by its immediate context, and the on-site constraints. Furthermore, the type of development proposed will deliver an entirely appropriate mix of dwellings;
- The proposal respects and enhances the character of the surrounding area and site, its setting in terms of its proportion, form, massing, siting, layout, density, height, size, scale, neighbouring and public amenity, and detailed design significantly improve the site and the area.
- The proposal has taken into account the need to promote public safety and deter crime and disorder through careful layout, and future management.

Character of the area

6.17 As set out within section 2 of this report, the site is to the east of the settlement of Hedge End. While this housing is adjacent to the settlement boundary as defined by the local plan proposals map, it would be clear that this housing is a contiguous form of development and would appear to all intents and purposes as being within the settlement. A fact reinforced by the allocation of the site.



- 6.27 In terms of the proposal, as set out above the scheme is comparative with area and has kept significant landscape treatments to the boundaries on site. In most cases these will be further reinforced with compensatory planting, to ensure the site integrates and acts as a transition between the rural, semi-rural and urban.
- 6.28 To the south the proposal curves around the site and leaves a significant landscaped area (Norman Rodway Park) creating a soft edge to the development and entrance to the scheme, as per the layout plan submitted.
- 6.29 The character areas of the development are set out and considered within the Design and Access Statement in Section 4. This sets out the varying building typologies that have been proposed for the development.



Residential Amenity

- 6.30 The spaciousness of the site has ensured that the private amenity for future residents is in excess of standards. The scheme has been designed to ensure there is very limited, if any intervisibility between units, and private amenity has been one of the main elements of the development.
- 6.31 In regard to public amenity space the scheme there is a central crossroads area which forms the heart of the development, there is also a significant area to the north and eastern boundaries.
- 6.32 With respect of living conditions the scheme is supported by a number statements, that clearly demonstrate that the scheme will be provide high quality living conditions. The propped development will be as sustainable as possible, with renewable energy technologies deployed on all dwellings and a fabric first approach to housing to reduce CO2 emissions. This will reduce cost to both future occupants and also on the environment.
- 6.33 Policy DM29 of the Eastleigh Borough Local Plan requires that new housing developments provide high levels of accessible accommodation, including a target of 80% of dwellings meeting M4(2) standards and, for major schemes, a proportion meeting M4(3) wheelchair user standards. The policy acknowledges that practical constraints, including viability considerations and the spatial configuration of buildings, may affect the extent to which the full quota of M4(3) units can be delivered. It is further acknowledged that Kings Copse Avenue at above 40 units is considered a 'major' scheme.



- 6.34** The proposed development will deliver 99% of dwellings to Part M4(2) Accessible & Adaptable standards, flat over garage's (FOG's can't be M4(2) significantly exceeding the policy target and representing a substantial uplift in inclusive design across the entire scheme. Delivering virtually universal M4(2) provision ensures that every home will provide step-free access, improved circulation, and adaptability for a wide range of future needs, including ageing and reduced mobility. This approach offers more widespread accessibility benefits than the minimum policy requirement and strongly aligns with the overall intent of DM29 to improve the accessibility of new homes across the Borough.
- 6.35** It is not, however, feasible to deliver the full DM29 quota of M4(3) dwellings without imposing disproportionate design, spatial and viability impacts. M4(3) units require increased internal areas, larger circulation spaces, and fully step-free routes from the site boundary or parking to the dwelling entrance. On this site, these requirements create significant challenges relating to building footprints, level changes, and efficient core and lift arrangements. Accommodating the full number of M4(3) dwellings would reduce development efficiency, compromise the layout, and adversely affect both scheme viability and the delivery of other key planning objectives, including housing mix and overall unit numbers.
- 6.36** DM29's supporting text recognises that the incorporation of lifts and accessible circulation within certain building typologies may be impractical or render schemes unviable. In accordance with this flexibility, a balanced approach is proposed whereby a reduced number of M4(3) units is provided, while ensuring that the scheme still achieves a strong and measurable accessibility outcome through 99% M4(2) provision.



- 6.37 On this basis, the proposal strikes an appropriate balance between meeting the aims of Policy DM29 and delivering a viable and deliverable development. The virtual universal provision of M4(2) dwellings ensures that the scheme continues to make a meaningful contribution to accessible housing within Eastleigh, while the reduced M4(3) provision is justified by demonstrable design and viability constraints specific to the site, whilst still making a considered effort by way of the four proposed M4(3) units.

Neighbouring Amenity

- 6.38 With regard to any impact on neighbouring amenity the only properties that might be impacted, are those to the north of the site on the opposite side of Kings Copse Avenue. The scheme has been very carefully designed to ensure that these properties do not have their amenity inhibited to the point where the road alignment has been located to ensure that the access and egress from the site will not be of detriment to neighbouring amenity. While there will inevitably be change for neighbours, the applicant has sought to ensure that any impact will be minimal and be acceptable in planning terms.

Landscaping

- 6.39 The landscape and design are set out within the submission of Terra Firma Ltd who have worked on the scheme from the outset to ensure that landscaping both hard and soft is the centre of the scheme. The overall strategy and integration is set out within Section 4 of the DAS, and the LVIA.
- 6.40 The submitted plans show how the development will function in terms of character areas and form. Throughout the scheme native street tree planting, combined with ornamentals will be used to create a changing landscape bringing seasonal colour,



flowers, shade, shape and form to the overall sense of place. Key views and vistas will be accentuated, and important nodes and junctions will benefit from coastal style planting whilst native hedging and ornamental hedges will be used to assist with any boundaries and divisional route finding.

- 6.41 The landscape scheme and particularly central area and the entrance provides for a more formal setting providing sizeable open spaces complimented with smaller more intimate spaces. Here tree and shrub planting gives opportunities for more informal spaces. There are extensive within the SINC ponds which are used for drainage attenuation, habitat creation and visual amenity.
- 6.42 The north and eastern space will incorporate a with larger spaces adjacent to the SINC, creating a more naturalised boundary treatment.
- 6.43 As set out above in the section considering residential amenity the quality of the amenity space, both private and public has been paramount to the consideration of the scheme. The landscaping for the scheme has been designed to be high quality, robust and useable for future residents of the scheme, and those using the public elements. To ensure the management of the landscaping for the lifetime of the development a management company will be appointed to ensure that it is maintained to the highest quality and to ensure a successful landscaping scheme for all residents.

Transport and Highways

- 6.44 A Transport Assessment (TA) has been prepared by I Transport which has been prepared in accordance with the NPPF (July 2021) guidance and considers planning policy in relation to Eastleigh and Hampshire.



6.45 The report concludes as follows;

- The site is located in an accessible location that is suitable for a residential development of 192 dwellings. Current public transport and local active travel links provide opportunities for sustainable travel to be taken up. The site provides connections and proposes improvements to local infrastructure and through the delivery of the Sustainable Transport Strategy and Travel Plan will ensure that these opportunities can be taken up by future residents;
- The site access arrangements and off-site works comply with local and national design guidance and have been subject to an independent Stage 1 Road Safety Audit as well as pre-application engagement with HCC. Connectivity for active travel modes has been considered with connections provided between the site and local network catering for all future desire lines. Safe and suitable access will therefore be provided for all users;
- The impact of the development on the operation of the local highway network within Hedge End has been assessed and it is demonstrated that there will not be any significant residual impacts arising from the development.
- The internal site layout adheres to national design guidance to ensure safe and suitable access by refuse and emergency service vehicles. Car and cycle parking has been provided in accordance with adopted Eastleigh Borough Council standards.

6.46 The scope of the TA has been informed by pre-application discussions with Hampshire Highways.



Ecology

- 6.47 To address issues of ecology ACD Ltd have undertaken an Environmental Impact Assessment (EclA) of the land associated with the application proposal in order to identify any potentially important ecological features that may be affected by the proposed development.
- 6.48 The report considers all ecological and biodiversity matters, and how any impact and flora and fauna will be managed, and how habitats can be considered and improved. The report considers bats and what can be done to mitigate and improve conditions for them from low lighting to habitat creation. Consideration is also given to the construction phase of the development to ensure protection and mitigation of all species.
- 6.49 The report concludes the following .
- *The Application Site consists largely of other neutral grassland surrounded by lowland mixed deciduous woodland, lines of trees and species-rich native hedgerows with trees. An area of Tanhouse Meadows SINC/Manor Farm LNR is situated in the north-eastern corner of the site consisting of lowland meadow, purple moor grass and rush pasture, and other lowland acid grassland. Other habitats within the Application Site include a stream (tributary to Pudbrook Lake Stream), scattered trees, willow and mixed scrub, and bracken.*
 - *The proposed development within the Application Site is for the creation of up to 200 new residential units with associated access and soft landscaping. The development would result in the loss of other neutral grassland, a section of willow and mixed scrub, and some small sections of tree line.*
 - *Manor Farm LNR and Tanhouse Meadows SINC are situated in the in the north-eastern extent of the Application Site. It is required that the LNR is retained and*



protected with a minimum buffer of 20m. The retention of this LNR would also serve to retain and protect the most valuable habitats within the Application Site.

- *The Application Site is within the IRZ of Upper Hamble Estuary and Woods SSSI, which overlaps with Solent Maritime SAC, Solent & Southampton Water SPA and Solent & Southampton Water RAMSAR. It is recommended that Eastleigh Borough Council consult with Natural England to determine what further measures are required.*
- *Mitigation for invertebrates will involve the retention or sensitive relocation of valuable habitat features, with the creation of new log piles once development has been completed.*
- *A reptile mitigation strategy involving a trapping and translocation exercise will be implemented onsite, followed by a destructive search of grassland and scrub vegetation under ecological supervision to ensure there is no harm to reptiles or amphibians.*
- *For bats, general measures such as timing restrictions will also apply and a sensitive lighting strategy, as detailed in this report, will be implemented to protect suitable foraging and commuting features for bats on-site and maintain dark corridors for bats during the construction and operational phases of the development.*
- *Any scattered trees, sections of tree line, and scrub to be removed will be subject to a nesting bird check prior to any works or will be carried out outside of the nesting bird season (March - August inclusive).*
- *A Bird Hazard Assessment and Management Plan will be produced to avoid impacts from noise and light pollution on the sites associated with the Solent Waders and Brent Goose Strategy.*
- *Any clearance of scrub and tree line habitat will be carried out sensitively in two stages to ensure there is no harm to dormice in the unlikely event they are present.*



- *The Application Site has potential to support commuting and foraging mammals such as badgers and hedgehogs. Measures will be implemented to protect mammals from harm during the construction phase of the proposed development. Further monitoring will be undertaken of the identified mammal hole to the south of the site adjacent to the electrical pole.*
- *The proposed development will result in a **30.44% loss** in habitat units, a **39.34% gain** in hedgerow units, and a **15.06% gain** in watercourse units. This will involve several habitat creation and enhancement measures that are outlined in the habitat creation plan in **Appendix 2** (of the EclA). Details regarding long-term management and maintenance of these habitats will be outlined in a LEMP report.*
- *In order to achieve the required 10% net gain target headline in habitat units, offsite habitat enhancements and habitat creation opportunities will need to be explored, or alternatively biodiversity credits will need to be purchased to compensate for the shortfall in biodiversity units onsite.*
- *Assuming the implementation of the mitigation and enhancement measure set out in this report, the proposed development would conform to relevant Local Planning Policies and deliver Biodiversity Net Gain in accordance with the NPPF and Local Planning Policies.*

Flooding and Drainage

- 6.50** This FRA and Drainage has been prepared by AKS Ward Associates to help assess the suitability of the site for residential development. The site is located wholly within flood zone one and is considered appropriate in accordance with the NPPF, and the local plan.



Sustainability

- 6.51 The measures outlined below and discussed in detail in the sustainability statement prepared by Resolution Energy. This demonstrates how the proposed development will deliver lower energy and water use, lower associated global warming potential (GWP) carbon dioxide equivalent (CO₂e) emissions and lower operational costs than a Building Regulations compliant design.

Proposed Energy Strategy

- 6.52 The energy strategy for the Proposed Development has been developed by following the Nationally Recognised Energy Hierarchy of Lean, Clean, Green and Seen. It includes Lean passive and active design measures and Green low and zero carbon (LZC) technologies:

- Enhanced fabric efficiency
- Mechanical Ventilation with Heat Recovery (MVHR)
- Enhanced thermal bridging and air tightness value
- 100% low energy lighting
- Wastewater Heat Recovery System (WWHRS)
- All electric systems for heating and domestic hot water (DHW) - hot water heat pumps (HWHPs), air source heat pumps (ASHPs) and electric panel heaters o Photovoltaic (PV) systems installed on the roof space.

- 6.53 The sustainability assessment with section 3.0 demonstrates how the design of the Proposed Development benefits the surrounding area environmentally along with complying with the relevant policies of the Council's Local Plan and fulfilling one of the key tenants of the NPPF.



Heritage

6.54 With regards to potential impacts on heritage this is discussed in detail in the report accompanying this application prepared by Thames Valley Archaeology Services Consultancy. This concludes that any harm to significance resulting from changes to wider settings would be negligible.

6.55 There are no known heritage assets on the site or in a position to be affected by its development. It is possible that a number of hedgerows on the site may be considered historic, representing pre-enclosure field boundaries. It remains therefore to establish if there may be potential for previously unknown heritage assets, that is, below- ground archaeological remains.

6.56 In considering the archaeological potential of the study area, various factors must be taken into account, including previously recorded archaeological sites, previous land-use and disturbance and future land-use including the proposed development.

Section 106 and legal matters

6.57 It is acknowledged that a scheme of the scale proposed will require a legal agreement to ensure that any infrastructure elements directly related to the site are addressed.

6.58 As set out throughout the statement there are going to be a number of elements which are directly related to the development which will need to be secured;

- Highways – related to the site
- Bio-Diversity Net Gain Credits/Mitigation land.



- Ecological Enhancements
- SPA
- Ntirates
- Phasing of the development

6.59 The above list is the basis for discussions in relation to Heads of Terms and should no be viewed as an exhaustive list.

Further considerations

6.60 The consideration of the scheme should also consider the significant wider infrastructural benefits of the scheme on the wider area. The scheme will deliver;

- A crossing to the playing fields to the north of the site
- Delviery of housing and affordable housing.
- Employment opportunities during construction

6.61 One of the key elements of the scheme is the deliverability of the scheme. The DAS sets way in which the development will be delivered. The applicant are committed to delivering the site as quickly as possible. This would deliver a significant amount of housing within the District.

6.62 The applicant would welcome early discussions with the Council in regards to potential planning conditions.



7 The Planning Benefits

7.1 As previously stated, in view of the Council not being able to demonstrate a deliverable housing land supply of 5 years, it is in a vulnerable position for the purposes of decision taking. Accordingly, paragraph 11d (ii) of the NPPF is engaged; require decisions to follow the 'tilted balance', whereby proposals should proceed unless there are significant adverse impacts of doing so, which would outweigh the benefits of development.

7.2 The following section sets out the benefits of the proposed development:

Making Effective Use of Under-utilised Land

7.3 The proposals will make effective use of an under-utilised brownfield site within an urban location, that has been allocated for some time, with good access to public transport. It is considered that **substantial** weight should be applied to this benefit.

New Homes

7.4 The proposals will deliver 194 much needed homes. It is considered that **significant** weight should be applied to this benefit.

Supporting Sustainability

7.5 The proposed development has a reduced level of car parking provision. Cycle parking will also be included to encourage further sustainable modes of transport. The design aims to minimise energy consumption through sustainable principles which are being considered throughout the design process. It is considered that **moderate** weight should be applied to this benefit.



Employment

- 7.6 The proposal will generate temporary construction jobs and the capital and revenue expenditure involved in the construction period will lead to increased output in the local economy. It is considered that **moderate** weight should be applied to this benefit.

Increased Spending

- 7.7 The proposals will result in an increased spending capacity to benefit local businesses due, to an increase in the number of new residents. It is considered that **moderate** weight should be applied to this benefit.

Supply Chain

- 7.8 Through the construction phase and operational phase, local businesses for building materials, furniture, food and other products. It is considered that **moderate** weight should be applied to this benefit.

S106 Contributions

- 7.9 In addition, the proposed development would make S106 contributions towards a number of important areas. The applicant would welcome early engagement and discussions on this and would request the LPA are satisfied that all contributions meet the relevant tests. It is considered that this element should be afforded **moderate** weight.



8 Conclusions

- 8.1 This application has been assessed through both local and national planning policy as well as the planning policy guidance and any other relevant material considerations.
- 8.2 It is clear that the principle for development should be accepted and supported by the Council given the planning history of the site and the allocation within local plan, and the regulation 18 planning policy consultation. However fundamentally the scheme will also allow the Council to come nearer to achieving its statutory obligation to deliver housing.
- 8.3 The site offers a unique opportunity to deliver a scheme which respects its setting directly adjacent to an existing settlement.
- 8.4 In terms of design the proposal has drawn inspiration for its, scale and massing from the locality and the location on the edge of the settlement.
- 8.5 The scheme has been designed in discussion with the Local Authority and local residents, public engagement and with local stakeholders through the pre-application and stakeholder engagement processes.
- 8.6 In terms of the relationship with the wider area, the proposed scheme will help achieve the wider ambitions of the Council and will create a sustainability linked community.
- 8.7 The site being located adjacent to the built-up area will not create a detrimental impact on the surrounding area, indeed it will improve the existing site. Given the residential nature of the surrounding area it is considered the proposal will sit well within the surrounding properties.



- 8.8 As required through planning policy a landscape strategy has been prepared for the application. The landscaping strategy seeks to enhance the development site in its setting through the high quality and considered landscaping scheme. The landscape strategy for the proposed development aims to provide high quality outdoor space for all residents, and those using or passing through the site.
- 8.9 Notwithstanding the social and environmental gains which have been detailed above, the site does offer economic generation in the form of job provision both during the construction phase and more importantly throughout the operational use of the buildings.
- 8.10 The scheme also offers a significant amount of affordable housing, and housing in general which will greatly assist with the District's housing need.
- 8.11 The scheme will also deliver significant infrastructure benefits which have benefits to the cycle way, drainage improvements and the crossing.
- 8.12 Overall, it is considered that the application achieves the three strands of sustainable development as outlined within the NPPF. The proposal will provide high quality housing for people and will assist the Council in meeting their housing requirements.
- 8.13 The proposal therefore complies with both local and national planning policies and should be granted planning permission.



Mission Town Planning Ltd is an independent town planning consultancy based in Dorset.

It's founder and managing director has over 20 years of broad ranging planning experience, gained in both the private and public sectors, and in policy, development management, and all areas of town planning.

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Appendix 1 – Statement of Community Statement

- 1.1 The site, its history, and the development proposal have been set out above in the preceding sections of the planning statement.
- 1.2 One of the key tenants of good development is seeking to engage with local and statutory stakeholders very early in the scheme process to ensure that residents and people who will be neighbours to the scheme feel part of the process. The NPPF para 40 to 43, set out the planning policy position on the importance of engage with all parties during the creation of the planning application and agreeing the design and form etc.
- 1.3 This report aims to provide details of the extensive community consultation undertaken to date in relation to the development of the Application Site, and outlines the comments received and how the Applicant has sought to respond.
- 1.4 The Applicant believes it is important to engage with local stakeholders, in accordance with the provisions of the Localism Act 2011, the National Planning Policy Framework 2021, and Eastleigh Borough Council's SCI.
- 1.5 The Localism Act 2011 introduced "...a new requirement for developers to consult local communities before submitting planning applications for certain developments. This gives local people a chance to comment when there is still genuine scope to make changes to proposals...to further strengthen the role of local communities in planning."
- 1.6 The National Planning Policy Framework (NPPF) states that local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the areas. The NPPF adds that



early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties.

- 1.7 Good quality preapplication discussion enables better coordination and improved outcomes for the community. In addition, the NPPF acknowledges that whilst applicants are not required to do so by law, they should seek to engage with the local community, and where relevant, with statutory and non-statutory consultees before submitting their applications. This has the benefit of ensuring that decisions can be taken by the local planning authority in a timely manner.

Methodology and Rationale

- 1.8 The consultation programme followed a structured programme of engagement with the aim of ensuring that it reached key stakeholders via a number of different avenues. In order to ensure that the consultation process was accessible, and mindful that not everyone has access to the internet, the Applicant ensured that throughout, information was circulated on paper, and that the contact details for the project were made available on paper and online.

Community Engagement Activities

The Presentations to Local Parish Councils

- 1.9 A presentation outlining the development proposal was delivered to members of Botley Parish Council on 23rd June 2025. The following day, 24th June 2025, an identical presentation was made to members of Hedge End Parish Council. These sessions enabled parish councillors to review the proposals and provide initial feedback ahead of the wider community consultation.

Public Consultation Launch

- 1.10 The public consultation will commence on Monday, 30th June 2025. This included the launch of a dedicated webpage, communications to local residents, and the provision of a survey and feedback link to gather views from the community. This website was live for 2 weeks, and was to allow for those to comment and review the scheme at their leisure.

Public Exhibition

- 1.11 A public exhibition will be held on 2nd July 2025 at the Norman Rodway Pavilion, which is located adjacent to the development site. To facilitate both setup and pack-down, the event will run from 17:30 to 19:30. Display boards and all necessary materials will be provided for attendees to review the proposals and share their feedback during the exhibition.





Community Engagement Response;

1.12 Following the above exercises a number of responses have been received from the local community, these raised the following issues;

- Amount of Development
- Access to development
- Ecological Impact
- Parking
- Access
- Drainage
- Affordable Housing provision
- Drainage
- Road speed
- Bus stops
- Serving
- Trees



1.13 Further issues were raised during the consultation, however these are now planning issues and would not be able to be addressed under current planning legislation – such as the loss of views.

1.14 In response to the above all elements have been addressed within the planning statement above, supporting statements of the application, or where possible we have incorporated changes into the design of the proposal to address issues, such as tree protection, movement around the development, and also landscaping.

Conclusion

1.15 The Applicant has clearly demonstrated their commitment to conduct a comprehensive programme of political and community engagement, and has worked to ensure that residents and political and community stakeholders have been involved at every stage of the pre-submission process.



Appendix 2 – Public Art Statement

In accordance with policy DM1 – Genertal criteria for new Development and added to by the Council’s requirement for a public art statement as part the local validation checklist.

The Eastleigh Borough Public Art Strategy is cognizant of the national and sector public art context. It supports public art as a contributing factor in ‘building strong, vibrant and healthy communities’ and states that the strategic aim of public art in the Borough is to ‘meet the Council’s Corporate Priorities to contribute to the delivery of the strategic aims of Enabling a Healthier Eastleigh, Shaping Places, Protecting Our Environment and Creating Homes and Communities.’

The Public Art Strategy sets out a definition of public art as:

“Public art can take a number of forms, for example: It may be discrete or incorporated within a building’s structure or result in the creation of new public spaces, landscape (hard and soft), lighting features, seating, sculpture, signage or flooring; It may take the form of stonework, metalwork, photography, prints, paintings, textiles, ceramics, projection, moving images, computer generated images, performance, events or music commissions; It may be temporary or permanent.”

The intention for the applicant is create and exemplar development in terms of its approach to public art, nevertheless due to the viability and time constraints we would seek to have this element agreed as part of a package of Section 106 measures, this would seek to set out and explain, how the scheme improves the strategy, how this fits within the wider master plan for the site, how and what will be commissioned and how this would be bought forward, managed and how it will engage the local community.

Currently, significant works have already been undertaken by the Council with the production of; *“Nurturing Nature, Community, and Creativity A Public Art Vision for Hedge End, West End and Botley – December 2024”*. The document examines the Borough and puts forward elements that would be applicable to the site.



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The above options are as follows;

- 7 - Underpass under Kings Copse Avenue, between Ambleside and Havendale
- 8 - Norman Rodaway Park, in particular, seating area and ball goal
- 13 - Little Hatts, seating area and basketball space

The documents set out a comprehensive and linked strategy to serve the whole area, any scheme would seek to adhere to this document and ensure that the public art put forward meets these criteria.

It is proposed that the scheme secures the provision of public art via the Section 106 legal agreement and in conjunction with the local community. It is important that local people know that this is/and will happen, and agreeing this through a legal mechanism will add to that certainty.



Appendix 3 – Draft Construction and Environmental Management Plan (CEMP)

The below sets out the provisions of a DRAFT CEMP that could be secured by condition;

The Construction Environmental Management Plan (CEMP) sets out the responsibilities with regard to compliance and legislation and to implement any mitigation measures.

This CEMP details management measures to minimise environmental impact from the construction phase of the development.

Furthermore, it provides a framework within which the measures will be implemented throughout the project.

The CEMP provides project-specific management measures and is a dynamic document which should be reviewed if activities or conditions onsite change that may influence management measures. This document has been developed to avoid, minimise and mitigate against any construction effects on the environment and surrounding community. It should be considered a living document with reviews being undertaken at set intervals and new information added as appropriate.

For the purposes of this document, the working area is defined as any area where there will be a requirement for temporary or permanent works to facilitate the construction of the development. This includes areas required for access, temporary construction and temporary storage areas.

This CEMP examines the following aspects with relation to the project execution:

- Vehicular Congestion
- Community
- Noise
- Dust & Air Quality
- Light pollution



- Water Consumption, Drainage & Environment
- Waste
- Sustainability

The draft CEMP would also include the following;

- Project Overview
- Define key personnel;
 - Contracts Manager
 - Project Manager
 - Surveyor
 - Technical Consultant
 - Site Manager
 - Banksman/Labourer
- Site logistics and Management plan
- Site Phasing Plan

Further to this the documents would set out the Construction Strategy, Phasing and Environmental Impacts, providing a strategy to build into the site and out of the site in concurrent interfacing phases.

Mitigation measure for environmental impacts will also be critical to the site, and this would include road maintenance and safety, working hours, servicing of the site. Coupled with this will also be the Community considerations, such as liaison, notice boards etc.

One of the key areas is to ensure that noise, dust, and air quality are addressed. Best practice is defined in section 72 of the control of pollution act 1974 and section 79 of the Environmental Protection Act 1990 to reduce noise and vibration to a minimum.

Following details design site specific measures will be provided.

A scheme will be put in place, for all hazardous materials or their discovery on site.



The further CEMP will also address issues around the possibility of light pollution, construction waste and how this is dealt with in a sustainable manner, site waste and general sustainability measures during the construction process.

A summary of the key aims of any CEMP would be as follows;

Summary of Key Aims

Minimise Vehicular Congestion

- Minimise impact on the community and environment

A Construction Site with minimum impact on the community

- Core working hours are kept to 0800 to 1800 on weekdays and 0800 to 1300 on Saturday.
- The site is secure and prevents unauthorised access, especially by children.
- The site is set up and serviced so as to minimise impacts.
- Emergency access, procedures, and fire prevention measures are in place.
- The use of energy is minimised.

Health and Safety

- Public protection around the site is ensured.
- A properly managed site with correct health and safety procedures are in place.

Traffic and Transport

- Works to roads and footpaths offer safe diversions or similar provisions.
- Access and egress routes are designated and safe pedestrian routes for access and egress.
- Lorry parking within the vicinity of the construction site is controlled



Noise and Vibration

- Noise is kept to a minimum to avoid nuisance,
- Selection and use of noise reducing equipment to be employed as best practice techniques.
- Vibrations to be closely monitored.
- No noisy works or the starting of plant before 7:30am on Mon – Friday and 8am on a Saturday, no works on Sunday.

Dust and Air Pollution

- Dust is to be minimised.
- Asbestos is disposed of as prescribed by Regulations.
- Air quality is maintained.
- No fires on site will be permitted.

Waste Disposal and Re-use

- Arrangements for storage and disposal meet all legislative requirements.
- Contaminated wastes are handled and disposed of safely.
- Construction materials are re-used / re-cycled.

Protection of Water Quality

- The disposal of seepage, wastewater and groundwater is controlled.
- Measures are in place to avoid the spillage of contaminants into waterways/water courses.



Community Communication

- Promote community awareness and participation in meeting the goals of the CEMP.

Environmental Impact

- Reduce environmental impact by meeting the goals of the CEMP.