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RTPI

Chartered Town Planners

**PLANNING STATEMENT, INCLUDING SUSTAINABILITY STATEMENT,
IN SUPPORT OF A
FULL PLANNING APPLICATION**

BY

**MR E BIZZEY
C/O MACRA LTD**

FOR

**RESIDENTIAL DEVELOPMENT OF LAND (USE CLASS C3),
INCLUDING ASSOCIATED LANDSCAPING, PARKING AND INFRASTRUCTURE**

ON LAND AT

**THE ORCHARD, 5 WESTGATE MEWS,
KENILWORTH GARDENS,
WEST END,
SOUTHAMPTON,
SO30 3RE**

PREPARED BY

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1.0 Introduction

- 1.1 This statement has been prepared on behalf of Macra Ltd ('the Applicant') in support of a full planning application for the residential development of land (Use Class C3), including associated landscaping, parking and infrastructure on land at The Orchard, 5 Westgate Mews, Kenilworth Gardens, West End, Southampton, SO30 3RE (hereafter referred to as 'the site').
- 1.2 This application has been prepared with the benefit of pre-application advice, received from Eastleigh Borough Council ('the Council'), which sought advice on the principle of redeveloping the site for up to eight residential dwellings.
- 1.3 The following plans and documents are submitted in support of this application:
- Planning Statement, including Sustainability Statement (this Statement)
 - Plans, prepared by DMW Architects
 - Site Location Plan, drawing ref. PL01
 - Proposed Site Plan, drawing ref. PL02
 - Proposed Plans and Elevations – Unit 1, drawing ref. PL03
 - Proposed Plans and Elevations – Unit 2, drawing ref. PL04
 - Proposed Plans and Elevations – Unit 3, drawing ref. PL05
 - Proposed Plans and Elevations – Unit 4, drawing ref. PL06
 - Proposed Plans and Elevations – Unit 5, drawing ref. PL07
 - Proposed Plans and Elevations – Unit 6, drawing ref. PL08
 - Proposed Plans and Elevations – Unit 7, drawing ref. PL09
 - Proposed Plans and Elevations – Unit 8, drawing ref. PL10
 - Site Sections, drawing ref. PL11
 - Site Sections, drawing ref. PL12
 - Planning Supporting Document (Design and Access Statement), dated December 2025.

- Contamination Desk Study Report, prepared by Forge Environmental Management, document ref. ORC460.S/DS/001 Rev 1
- Proposed Indicative Levels Strategy, prepared by MJA Consulting, drawing ref. 7549-MJA-SW-XX-DR-C-001 Rev P3
- Proposed Indicative Drainage Strategy, prepared by MJA Consulting, drawing ref. 7549-MJA-SW-XX-DR-C-002 Rev P2
- Levels and Drainage Technical Note, prepared by MJA Consulting, document ref. TSH/TN/0985/7549
- Ecological and BNG information, prepared by EcoSupport
 - Preliminary Ecological Appraisal, dated December 2025
 - Reptile Mitigation Report, dated December 2025
 - BNG Habitat Management and Monitoring Plan, dated December 2025
 - Statutory BNG Metric Assessment, dated December 2025
- Landscaping information, prepared by The Landscape Service
 - Landscaping Plan, drawing ref. 706-1-R1
 - Planting Plan, drawing ref. 706-2-R1
 - Fence Detail, drawing ref. 706-3
 - Planting Moodboards, drawing ref. 706-4 and 706-5
 - Landscape Management Plan, document ref. 706-6
- Nutrient Budget Calculator and Statement (January 2026)
- Nitrate Scheme Enquiry Form
- Noise Assessment, prepared by Impact Acoustics, document ref. IMP7860-2
- Transport information, prepared by Bright Plan
 - Transport Statement, document ref. 2025-07-29-6785-TS01
- Arboricultural information, prepared by Barrell Tree Consultancy

- Arboricultural Impact Appraisal and Method Statement, document ref. 24137-AIA2-CA, dated 9th January 2026
- Tree Protection Plan, drawing ref. 24137-TPP-04
- Barrell 'Manual for Managing Trees on Development Sites' document (2020)
- Biodiversity Checklist

1.4 The structure of this statement is as follows: the site context and surrounds are discussed in Section 2. A summary of the relevant planning history associated with the site is provide in Section 3. A detailed description of the proposed development is set out in Section 4. A summary of the Development Plan is included in Section 5. Relevant material considerations are identified in Section 6. A planning assessment is undertaken in Section 7. A Sustainability Statement is provided in Section 8. Conclusions are drawn at Section 9.

2.0 The Site and Surrounding Area

- 2.1 The site comprises an area of land associated with The Orchard, an existing three-bedroom dwelling, which overlooks the site and which the land forms part of its curtilage. The site extends to approximately 0.5 hectares (1.1 acres).



Figure 1: The Site and Surrounding Area (Google Maps, 2025).

- 2.2 The site is of an irregular shape, made up of two overlapping rectangles, one larger than the other. The existing dwelling is located in the southern corner of the site and is set on an angle to the other residential properties in the area, which are arranged parallel to the Westgate Mews.
- 2.3 The site is predominantly laid to lawn and well-maintained, with established trees and hedging scattered across the site. A dense ornamental boundary hedges some five metres high is present along the site's eastern boundary. Further trees and hedging are present along the remaining site boundaries, with close board fencing present along the northern and western boundaries.
- 2.4 The site's topography is generally level around the curtilage of the existing dwelling, which sits higher than the surrounding land. The remainder of the site drops away towards the east, reducing to a gradual slope by the boundary.

- 2.5 The existing dwelling and wider site are accessed via a double gated entrance from Westgate Mews, from Kenilworth Gardens, accessed from Telegraph Road. Westgate Mews is at the bottom of a cul-de-sac that runs through a housing estate constructed in the 1990s and features mainly two storey dwellings.



Figure 2: Gated entrance to the Site from Westgate Mews (Google Maps, 2025).

- 2.6 The site falls within the settlement boundary and 'urban edge' of West End in Eastleigh.
- 2.7 The site is not within a Conservation Area and does not contain any heritage assets or other assets of heritage significance. There are no listed buildings, locally listed buildings or scheduled monuments within 200 metres of the site.
- 2.8 The site is within Flood Zone 1 and is at very low risk from surface water flooding. Neither Westgate Mews nor Kenilworth Gardens are subject to any surface water flooding either, ensuring access and egress from the site remains functional, even in a 1 in 1,000 annual likelihood of flooding scenario.
- 2.9 The site does not contain any ecological designations. The Telegraph Woods SINC is located some 100 metres away to the south/south-east of the site.

- 2.10 There are no Tree Preservation Orders (TPOs) in effect over the trees on the site.
- 2.11 There are no Public Rights of Way (PRoW) within the site or adjacent to or adjoining the site.
- 2.12 The character of the area is predominantly residential, with residential dwellings to the west and north of the site. The Utilita Bowl complex is to the south of the site, which is currently open land used for associated parking. It is understood that the principle of developing this site for residential purposes is supported by the Council. To the site's east is a commercial HGV yard.
- 2.13 The site has good access to a range of local shops, services, facilities and amenities in the area. Nearby bus links are available along the B3035 Botley Road, whilst access to the wider transport network, including the M27 Motorway are available at Junction 7, from the A27 to the south-west of the site.
- 2.14 The Hedge End Retail Park can be reached on foot within 30 minutes, providing access to a range of supermarkets and other shopping facilities.

3.0 Planning History

- 3.1 A search of the Council's online planning records reveals there are no relevant planning applications associated with the site.
- 3.2 A request for pre-application advice was undertaken prior to the submission of this application (ref. Q/24/98653. The response from the Council was largely positive in confirming that the principle of development on the site for residential purposes would be acceptable, with the application site lying within the urban edge where there is *"no objection in principle to further residential development."*
- 3.3 However, the response was not supportive of the submitted layout and concluded that the quantum of development proposed and the site layout were of concern.
- 3.4 Additionally, the response set out that whilst in numerical terms the site may be a good size, and the density proposed not particularly high, the shape of the site and its other physical constraints, in particular its topography and the substantial hedge along the north-eastern boundary will limit the number of units which can be acceptably achieved.
- 3.5 The proposed retention of the existing dwelling, its size and orientation would add further complications to achieving an acceptable site layout, whereby the need to retain an appropriately sized plot for its use, scale and setting effectively sterilises a significant proportion of the whole site.
- 3.6 Concerns were raised around the size of the plot retained for the existing dwelling being too small in order to provide an appropriate setting for the property.
- 3.7 Of particular concern was how Plot 1 is squeezed into the space between the existing dwelling and No. 2 Westgate Mews, as well as the close proximity of Plot 3 which impinges upon the existing dwelling.
- 3.8 The response considered that developing the remainder of the site and retaining the existing dwelling will result in appearing out of place and

somewhat disjointed from the remainder of the scheme, particularly given its prominent position.

- 3.9 The soft landscaping around the retained dwelling is considered to be in stark contrast to the remainder of the development which lacks sufficient room to provide worthwhile soft landscaping and tree planting, particularly so for the frontage of most plots but especially to Plots 3 to 5.
- 3.10 The general position of Plot 2 is an improvement upon the previous proposal, but further thought is needed on how it turns the corner and acts as a gateway building into the development.
- 3.11 Plot 6 would be dominated by the current boundary hedge, with a poor outlook to the front of the retaining structures to the rear gardens of Westgate Mews. It also lacks frontage to soften the approach into the top end of the site, which will be dominated by hardstanding, parking and a turning head. Plots 7 and 8 have a little more frontage but are both dominated by parking.
- 3.12 The layout is too cramped and adversely compromised by the retained site constraints, namely the existing dwelling and substantial boundary hedge, which dominates the whole bottom end of the site and what little public/communal space there is.
- 3.13 The Council's response has helped to refine the proposal, and the proposal has been amended to take account of the comments received. It is considered the proposal presented for determination robustly addresses the issues raised.

4.0 The Proposals

- 4.1 The proposed development seeks full planning permission for the erection of eight dwellings, including associated landscaping, parking and infrastructure.

Proposed Housing Mix and Size

- 4.2 A total of eight dwellings are proposed, with a mix of dwelling types and sizes to help meet local needs. Four three-bedroom detached dwellings are proposed, alongside three three-bedroom detached townhouses and one detached four-bedroom dwelling.
- 4.3 No affordable homes are proposed as the development is below the threshold for such provisions.
- 4.4 All dwellings are proposed to range in size from 95 sqm (1,023 sqft) to 152 sqm (1,636 sqft) and are set out two and 2.5 storeys.

Unit No.	Dwelling Size (sqm)	No. of Bedrooms
1	95	3
2	95	3
3	146	3
4	146	3
5	146	3
6	122	4
7	95	3
8	95	3

Table 1: Proposed Housing Mix and Size.

Design and Layout

- 4.5 The site has been designed and laid out to make efficient use of the space available and take account of the site's topography, with the height of dwellings consistent with the surrounding heights of buildings in the locality.

- 4.6 The layout comprises a logical form, with three notable areas of dwellings comprising the gateway dwellings (Units 1 and 2), staggered town houses (Units 3 to 5) and a grouping of three detached dwellings in the northern corner of the site (Units 6 to 8).
- 4.7 The design of the dwellings seeks to incorporate traditional, yet modern styles which are complementary of and in-keeping with the surrounding dwellings. Similar materials, colours and textures are proposed to ensure continuity.
- 4.8 The dwellings themselves comprise a mix of detached houses, with seven three-bedroom house and one four-bedroom house. Dwellings are orientated to enable good levels of daylight and sunlight to penetrate into rooms, with the placement of doors and windows designed to ensure bright and airy spaces are achieved.
- 4.9 All dwellings include generously sized private garden spaces, with dedicated parking, either on-plot or in designated parking bays.

Access and Parking

- 4.10 All dwellings will be accessed from the existing double-gated entrance way, which currently serves the existing three-bedroom dwelling on site that will be retained.
- 4.11 Within the site, turning heads are proposed to allow for ease of manoeuvrability for vehicles, with sufficient space for refuse freighters and fire tenders. A total of 18 car parking spaces is proposed across the site, with two visitor spaces in addition to this.
- 4.12 To encourage more sustainable modes of transport, secure and covered bicycle storage sheds are proposed, alongside electric vehicle charge points for each unit.

Landscaping, Trees and Biodiversity

- 4.13 The dwellings will be set amongst an attractive and landscaped setting which will include native species tree, hedge and shrub planting.

- 4.14 Trees and hedging along the site's boundaries are to be retained and enhanced as part of the proposal, with the exception of a section of the hedging on the eastern boundary of the site, which will be removed to accommodate Unit 6.
- 4.15 The loss of this part of non-native hedging will be replaced elsewhere within the site, alongside other enhancements across the site to encourage biodiversity and geodiversity and foster linkages between the site and the surrounding area.

5.0 The Development Plan

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 advises Local Planning Authorities to determine planning applications in accordance with the policies of the Development Plan unless material considerations indicate otherwise.

5.2 In this instance, the relevant policies of the Council's Development Plan are contained within the Eastleigh Borough Local Plan 2016-2036 (Adopted April 2022). The following policies are considered to be of relevance to the proposal.

Eastleigh Borough Local Plan (2022)

5.3 Policy S1: Delivering Sustainable Development – new development should meet community needs; have regard to the impacts of climate change; minimise the need to travel longer distances; seek opportunities to optimise density of new developments; use resources wisely and minimise waste generation; and maintain, enhance and connect natural habitats.

5.4 Policy S2: Approach to New Development – the Council will promote the delivery of 14,580 new dwellings over the Plan period. The urban edge as set out on the policies map defines the main built-up areas where there is a presumption in favour of new development, subject to other policies within the Plan.

5.5 Policy DM1: General Criteria for New Development – all new development should not have an unacceptable impact on and should enhance residential amenities of new and existing residents, the character and appearance of urban areas and biodiversity. Development should make efficient use of the site, maximising opportunities to increase density and have regard to potential development opportunities on adjoining land; and take account of the context of the site, including character, appearance and land uses of the locality; be compatible with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting; avoid the loss of or damage to trees, hedgerows and other landscape features for appearance or biodiversity, unless they can be replaced; include a landscaping scheme covering the design and layout of external space; incorporate provision to deter

- crime and anti-social behaviour; and incorporate provision for on-site waste management.
- 5.6 Policy DM2: Environmentally Sustainable Development – all new build residential development (C3 Use Class Only must achieve a 19% improvement in predicated carbon emissions, compared with the building regulations standard current at the time, through increased energy efficiency of the building fabric; unless superseded by a requirement equivalent to ‘zero carbon homes; and a predicated mains water consumption of no more than 110 litres/person/day.
- 5.7 Policy DM3: Adaption to Climate Change – all new development should be designed to adapt to climate change impacts and should include sustainable drainage systems as part of an integrated SuDS strategy. New development should have a cooling strategy and should be designed to reduce water demand.
- 5.8 Policy DM6: Sustainable Surface Water Management and Watercourse Management – new development will only be permitted where it incorporates SuDS. On sites of less than 0.5 hectares, non-naturalised SuDS (e.g. permeable paving) will be considered justified.
- 5.9 Policy DM8: Pollution – development will not be permitted if it is likely to cause loss of amenity or impact on public health or other unacceptable environmental impacts through air pollution; noise or vibration; land contamination.
- 5.10 Policy DM11: Nature Conservation – the Council will seek a net gain of biodiversity on all development site through the protection, enhancement and connection of existing and provision of new habitats and features. Development which is likely to adversely affect the integrity of an international, or European Nature Conservation Site will not be permitted subject to securing necessary compensation measures. Development will not be permitted if it is likely to have a direct or indirect adverse effect on a SSSI, SINCR or LNR unless it can be demonstrated that measures are taken to mitigate the proposal or there is an overall Biodiversity Net Gain.

- 5.11 Policy DM13: General Development Criteria – Transport – all new development must have safe and convenient access to the highway network and make provision for access to and by other transport modes. All new development will be assessed to establish whether it should contribute to off-site improvements to transport infrastructure.
- 5.12 Policy DM14: Parking – new residential development will be required to provide off-highway parking adequate in terms of highway safety/traffic management. Provision will need to take account of adopted standards.
- 5.13 Policy DM23: Residential Development in Urban Areas – within urban edge locations, new build residential development will normally be permitted provide that the scheme provides a mix of dwelling types and sizes to meet local needs; and a minimum density of 40 dwellings per hectare (net) should be achieved unless site constraints or local character justify a lower density
- 5.14 Policy DM24: Creating a Mix of Housing – applicants for market residential will be required to demonstrate how the proposal contributes to the overall mix of housing in the Housing Market Area, informed by the current need, current demand and existing housing stock, considering the context and character of the site.
- 5.15 Policy DM29: Dwellings with Higher Access Standards – the Council requires that development should meet higher national access standards as set out in Part M of the building regulations for new build residential development, with 100% of dwellings to meet at least part M4(1) and a target of 80% of dwellings to meet part M4(2) standard.
- 5.16 Policy DM30: Internal Space Standards for New Residential Development – the Council requires that all new dwellings meet as a minimum the Nationally Described Space Standards.

6.0 Other Relevant Material Considerations

6.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) requires that all relevant material considerations be taken into account in the decision-making process. The following documents are considered to be relevant material considerations in this instance.

- National Planning Policy Framework (NPPF) (December 2024)
- Quality Places SPD (November 2011)/Draft Quality Places SPD (2025)
- Residential Parking Standards SPD (January 2009)/ Draft Parking Standards SPD (July 2023)
- Trees and Development SPD (April 2022)
- Environmentally Sustainable Development (March 2009)
- Biodiversity SPD (December 2009)
- Emerging Eastleigh Local Plan Review

National Planning Policy Framework

6.2 Paragraph 11 – decision should apply a presumption in favour of sustainable development. For decision-making 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 the Framework that protect areas or assets of particular importance 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 the Framework taken as a whole, having particular regard to key policies for directing

development to sustainable locations, making effective use of land and securing well-designed places.

- 6.3 Paragraph 39 – Local Planning Authorities should approach decisions on proposed development in a positive and creative way, using the full range of planning tools available 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.
- 6.4 Paragraph 61 – 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 forwards where it is needed. The overall aim should be to meet an area's identified housing needed, including an appropriate mix of housing types for the local community.
- 6.5 Paragraph 73 – small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly.
- 6.6 Paragraph 96 – planning decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible and enable and support healthy lives.
- 6.7 Paragraph 116 – development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.
- 6.8 Paragraph 117 – applications for development should give priority first to pedestrian and cycle movements both within the scheme and with neighbouring areas; create places that are safe, secure and attractive; 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.

- 6.9 Paragraph 124 – planning 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.
- 6.10 Paragraph 125 – planning decisions should promote and support the development of under-utilised land and buildings, especially where this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.
- 6.11 Paragraph 131 – the creation of high-quality beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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.
- 6.12 Paragraph 135 – planning decisions should ensure developments will function well and add to the overall quality of the area over the lifetime of the development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history; establish or maintain a strong sense of place; and create places that are safe, inclusive and accessible and which promote health and wellbeing, with a high standard of amenity for existing and future users.
- 6.13 Paragraph 136 – trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments, that appropriate measures are in place to secure long-term maintenance of newly planted trees and that existing trees are retained wherever possible.
- 6.14 Paragraph 164 – new development should be planned for in ways that avoid increased vulnerability to the range of impacts arising from climate change; and help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings in plans should reflect the Government's policy for national technical standards.

- 6.15 Paragraph 166 – in determining planning applications, Local Planning Authorities should expect new development to comply with any Development Plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the Applicant that it is not feasible or viable; and take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.
- 6.16 Paragraph 187 – planning decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside; minimising impacts on and providing net gains for biodiversity; and preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution.
- 6.17 Paragraph 200 – planning decisions should ensure that new development can be integrated effectively with existing businesses and community facilities. Existing business and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development in its vicinity, the application should be required to provide suitable mitigation before the development has been completed.

Quality Places SPD

- 6.18 New development should provide for safe and convenient access to local facilities and frequent public transport and must integrate well with cycle, pedestrian and vehicular movement networks.
- 6.19 Proposals should analyse the character of a site and its context to identify positive and negative elements which will influence and inform the overall design and orientation of buildings and spaces. Density should be appropriate to the context and level of accessibility; make efficient use of land and address the needs of residents.

- 6.20 Development should have its own identity and variety so that it is easy for people to find their way around. The design and future management of all external spaces must be an integral part of the development.
- 6.21 Boundary treatments must be appropriate to the context, well-detailed and robust.
- 6.22 New development should be designed to respect the residential amenity of existing and new occupiers, and all dwellings should have adequate private amenity space.
- 6.23 Access within the site should be overlooked, safe and convenient to use. Surface car parking and cycle parking should be safe, convenient to use and have natural surveillance. Car parking should not visually dominate the public realm.
- 6.24 Waste and recycling and cycle storage should be safe, accessible and convenient for the intended users and properly integrated into the built design. Cycle storage should be secure.
- 6.25 The scale, form and design of elevations and external materials should respond positively to the defining and distinctive characteristics of the area. Design and materials should help create a new positive and distinctive character.
- 6.26 Buildings should be designed to enclose space and have active frontages onto the public realm.

Residential Parking Standards

- 6.27 The 2009 standards set out that for a 2/3-bed units, 2 individual/‘on-plot’ allocated spaces are required, plus individual storage for 2 bicycles. For 4+bed units, 3 individual/‘on-plot’ allocated spaces are required, plus individual storage for 2 bicycles. The draft 2023 Parking Standards follow the above standards, with the exception of requiring storage for 3 bicycles for 4+bed units.

- 6.28 The standards set out that tandem parking will be acceptable for individual properties only and is considered to be a more efficient way of utilising land effectively. Only one space behind another is acceptable.
- 6.29 Open car ports and car barns are less likely to be used for non-car parking uses and will count towards the parking requirements. With planning conditions applied to prevent the enclosure of car ports, their inclusion within parking numbers is acceptable, provided the layout is adequate.
- 6.30 Small parking courts are considered to be an efficient way of utilising land for off-street parking. Parking courts should offer security, should be overlooked and should serve no more than eight dwellings.
- 6.31 In new developments, visitor parking is not provided within the residential curtilage, rather in public areas, as with unallocated communal parking where it can be accessed by all.

Trees and Development

- 6.32 Retaining and incorporating existing trees into a development requires attention to detail at the design stages to ensure that future problems with the spatial and structural relationships between trees and development are avoided, and that the full benefits of all trees are accrued over their lifetime.
- 6.33 Development layouts must be designed to ensure that retained trees are able to grow and mature in the space provided, both above and below ground, taking into account utilities, sightlines, lighting, structures and all other elements of the scheme.
- 6.34 Tree position in relation to buildings, private gardens and other development must be carefully considered by applicants as part of the design stages. A balance must be struck between usable, liveable environment and the benefits that trees provide.
- 6.35 High-quality landscape design must not be solely focused on tree replacement planting, it must include additional trees, other plantings, recreational spaces and public art. In order to give developments a sense of place and character,

and to provide high-quality environments, landscape design must be integral to the planning process.

Environmentally Sustainable Development

- 6.36 The objective of the SPD is to ensure that future development in Eastleigh is more environmentally sustainable than the minimum standard currently required by Building Regulations. Proposals should seek to achieve a number of essential requirements in order to meet the Council's sustainable development policies.

Biodiversity

- 6.37 It is recognised that development can contribute positively to the biodiversity and geodiversity of the borough, through its enhancement, protection and management.
- 6.38 Development can bring opportunities for biodiversity enhancement in many forms primarily through good design and management. There are a variety of ways of achieving these benefits depending on the size and location of the development.
- 6.39 The landscape within a development plays an important role in how people perceive their environment and the composition of it can affects how natural systems develop. New landscape schemes should seek to enhance opportunities for increased biodiversity/geodiversity or reinforce those that already exist in the area.

Emerging Eastleigh Local Plan Review

- 6.40 The Local Development Scheme (February 2025) sets out that the Local Plan Review will replace the Eastleigh Borough Local Plan 2016-2036 once adopted. A timetable for the Local Plan Review sets out that in Autumn 2024, public consultation of the Issues and Options will take place.
- 6.41 The Local Plan Review 'Issues and Options' consultation ended on 29th January 2025. The Consultation Document (December 2024) sets out that the Borough's urban areas are likely to be the focus of more development to

protect the countryside and to provide new homes close to jobs, shops and facilities. The growth of existing areas should be managed to ensure these areas are enhanced and the quality of life of communities is protected.

- 6.42 With regard to homes, the Consultation Document outlines that the Review seeks to meet people's needs for new and high-quality homes through a mix of different types and sizes of homes to meet needs.
- 6.43 By Summer 2026, approval of preferred options for sites is expected to take place. By Autumn 2027, the Regulation 19 Consultation on the Plan is predicted to occur.
- 6.44 Submission of the Plan for examination is expected for 2028, with adoption anticipated in the Spring of 2029.
- 6.45 As a result, any draft policies or provisions contained within the emerging Local Plan Review are not considered to hold any material weight in the decision-making process due to the early stage of progress.

7.0 Planning Assessment

Principle of Development

- 7.1 The site is a brownfield site, within the settlement boundary and defined urban area of Eastleigh, where the principle of higher-density residential development is acceptable. The NPPF lends significant support to proposals which seek to make efficient and effective use of such land. This is echoed in Local Plan Policy DM26 which encourages denser residential development on sites within urban areas.
- 7.2 Further, the site is in a sustainable and accessible location within the Borough, within walking and/or cycling distance of shops, services, facilities and amenities, alongside public transport nodes. The site has good connections to the local highway network and to nearby Public Rights of Way.
- 7.3 The site comprises a plot of land associated with the existing dwelling which is laid to lawn and is well-maintained. However, it is considered to be under-utilised land and so a sensitive form of residential development in this location is considered to be beneficial, particularly as the site represents a logical 'infilling' within the urban area.
- 7.4 The proposal will result in a moderate contribution to the provision of housing numbers in Eastleigh; however, its contribution will be valuable in helping the Borough to meet its housing needs, particularly in light of the Government's increased housing figures, which has resulted in an increase of dwellings required per annum from 729 in the current Local Plan to 922 under the revised Standard Method.
- 7.5 There are significant benefits to be had from the development of the site for residential purposes, each fulfilling the objectives of achieving sustainable development. These are set out below.
- 7.6 From a social perspective, the provision of new homes located on a logical and accessible site, within reasonable distance of nearby facilities, services and amenities, will help to support the vitality and viability of the area and contribute to the Council's supply of homes. Further, the proposal seeks to provide a mix

of dwelling types and sizes to help meet the needs of local people. The site is laid out in a fashion which supports social interaction between future occupants and represents a high-quality form of development, which would be attractive to future occupants.

- 7.7 Additionally, pedestrian and vehicular movements have been carefully considered across the site to ensure that pedestrian-friendly routes are available to encourage active travel and to provide safe and accessible linkages across the site and to the host estate and wider PRoW network.
- 7.8 From an economic perspective, the proposal will result in contributions to the local economy through two phases: the construction phase and later, occupation phase. The construction phase will provide jobs for both skilled and unskilled workers. Research by Lichfields (2022) suggests that 19.9 years of Full-Time Equivalent (FTE) employment would be generated per £1 million of construction cost.
- 7.9 Local businesses would also be expected to benefit to some extent from temporary growth in expenditure linked to the direct and indirect employment effects of the construction phase. For every £75,000 of construction expenditure, it is predicted that one full time temporary job will be created over the development period.
- 7.10 On occupation of the development, the provision of new homes will help supplement the local economy throughout additional local householder expenditure and an increase in potential workforce as occupants take up locally available position. This will result in a positive multiplier effect on the economy.
- 7.11 Further research by Lichfields (2022) suggests that the average homeowner, when moving into a new dwelling, spends approximately £5,500 to make their house 'feel like a home'. This money is generally spent on furnishing and decorating a property, which will generate a range of economic benefits including further indirect and induced jobs in local businesses.

- 7.12 The proposed development will generate an increase in Council Tax receipts and business rates, providing an additional boost to the revenue base of the county.
- 7.13 From an environmental perspective, the proposal seeks to deliver enhancements across the site as well as off-site linkages for biodiversity through the provision of a comprehensive landscaping strategy, including native tree, hedge and shrub planting across the site.
- 7.14 Alongside landscaping, the development will seek to deliver enhancement of the existing mature site boundary hedging, which will help to create and improve existing buffers around the site's boundaries.
- 7.15 The development is proposed on an urban-edge site, with limited visibility from medium and long-distance views; as such, it will be read as a contiguous part of the existing built environment, which will help it to assimilate into its surroundings with ease. The general grouping of dwellings and their placement across the site is proposed to be reflective of the neighbouring estate and the pattern of development elsewhere in the locale, resulting in a development which is both sensitive and responsive to its context.
- 7.16 In summary, the proposal makes logical sense as an addition to the existing urban fringe of the area and will make a positive contribution to housing numbers in the Borough. The proposal will result in a range of social, economic and environmental benefits and it is considered there are no technical reasons why permission would not be capable of being granted for the development.
- 7.17 Taking account of the above, the proposal should be supported and encouraged by the Council in principle. Any adverse impacts arising from the proposal do not significantly or demonstrably outweigh the multiple benefits stemming from the proposal, nor do they present a strong reason for refusal.

Layout, Design, Character and Appearance

- 7.18 Each of the proposed eight dwellings has been designed to a high standard to respect the established and emerging pattern of development and character of the surrounding urban fringe area, whilst taking account of the scale, setting and street layout of existing buildings, their heights and orientation in Westgate

Mews, Kenilworth Gardens and Telegraph Heights. Cues have been incorporated from the surrounding residential built form to ensure the development relates well to this part of the urban edge and the development will complement these existing residential land uses.

- 7.19 Whilst the application site is of an irregular shape and features changing site levels, falling notably downward towards the site's eastern boundary, the scale of the development proposed ensure it will comfortably occupy the site and makes the most of the opportunities presented by the changing topography. The layout has been carefully adjusted and refined following the pre-application response, to ensure that a well-conceived, attractive and liveable form of development will be achieved. With regard to the number of units proposed, eight is considered to be an appropriate density for the site, given its topography, the retained existing dwelling and irregular shape.
- 7.20 In terms of design and appearance, the proposal has been well informed by the surrounding context and incorporates similar materials, colours and textures into the design palette, as well as architectural features, whilst presenting its own unique style and character. The design and appearance is therefore considered to be one of high-quality which will make a positive contribution to the area and will result in a desirable place in which people will want to live.
- 7.21 Units 1 and 2 are proposed as detached 'gateway' houses to the development, matching the existing line of built form created by the dwellings along Westgate Mews. These are two storey dwellings, which match well in terms of height, scale and massing to their neighbouring counterparts.
- 7.22 Units 3 to 5 are proposed as three 2.5 storey detached townhouses, set on the far southern boundary of the site, where the level changes are most notable. To overcome this, the proposal seeks to deliver staggered plots, with unit 3 being higher than the subsequent following units. However, Unit 3 is also set back toward the southern boundary than Units 4 and 5 to ensure that views from the existing dwelling to be retained are not blocked and that good amenity and outlook is achieved for all units on site.

7.23 Units 6, 7 and 8 are grouped in the northern corner of the site. These are all proposed as large, two storey detached dwellings, with generous garden spaces. Their location and orientation within the site is considered to represent efficient use of the space which respects the privacy and amenity of surrounding residential uses and takes account of the commercial use to the site's north.

7.24 As a result, the proposal is considered to accord with Local Plan Policy DM1.

Housing Density and Housing Mix

7.25 The density of the proposed development is approximately 16 dwellings per hectare (dph), which is lower than the 40 dph set out in Local Plan Policy DM23. However, as set out above, this density and the number of units proposed is considered to be appropriate given the site's topography, the retention of the existing dwelling on site and the irregular shape of the site. As such, whilst there is policy conflict on this matter, it is considered the reduced density is justified.

7.26 The proposal falls below the threshold for affordable housing contributions and so each of the eight units proposed will be market housing. The housing mix proposed comprises a mix of detached dwellings, of differing size. Seven dwellings will be three-bedroom properties, whilst one dwelling will be a four-bedroom property.

7.27 The proposal is therefore considered to comply with Local Plan Policy DM24.

Landscape Impact and Landscaping

7.28 In terms of landscape impact, the site is visually well-contained by existing development to the north, east and west, and by existing, well-established boundary trees and hedging along the southern and north/north-eastern site boundaries. The hedging along the north/north-eastern boundary is clearly a dominant landscape feature. This is proposed to be partially retained and thinned to reduce its dominance.

- 7.29 Overall, the landscape impact of the development is found to be minimal and restricted to very localised views only (i.e., those from the host dwelling, and properties along Westgate Mews and Kenilworth Gardens).
- 7.30 Some partial views may be visible from Telegraph Heights to the south-west and the commercial yard to the east, as well as the Utilita Bowl complex to the south, but these will be restricted by topography and vegetation.
- 7.31 The addition of eight dwellings amongst the established pattern of development will modestly intensify the largely low-rise residential enclave, where the character of the area is defined by mature hedgerows, lawns and tree-lined boundaries, creating a verdant suburban feel. The introduction of new homes into this context therefore requires a careful approach to ensure that soft landscaping features are incorporated appropriately across the site.
- 7.32 This is combined with a thoughtful layout, density and massing, the stepping down of building heights and the use of complementary materials to ensure that the development is of an appropriate scale and appearance. This allows the proposal to sit harmoniously within its immediate setting.
- 7.33 The proposal is therefore judged to be acceptable in this location and will form part of and be read as contributing to the built-up urban area, which can be comfortably accommodated within this urban edge context. As a result, the proposal is found to be acceptable in terms of landscape impact and visual matters when considered against relevant local and national policies concerning such matters.
- 7.34 On matters of landscaping, a comprehensive Landscape Plan, Planting Plan and Landscape Management Plan are submitted in support of this application, prepared by The Landscape Service.
- 7.35 The Landscaping Plan identifies that soft landscaping will be a prominent feature of the development, with a significant portion of the site containing a mixture of new native species tree, hedge and shrub planting, lawn and wildflower areas, reflective of the current verdant coverage of the site. These features will have the effect of softening the development, whilst providing greater texture and visual interest to the site.

- 7.36 Soft landscaping extends to the individual dwellings, with generous garden spaces laid to lawn and landscaping areas to the front of the dwellings with planting. Green corridors are proposed across the site to provide high-quality areas within the development for biodiversity. A comprehensive Planting Plan is provided as part of the submission, detailing the location, species and number of trees, shrubs and perennials to be planted across the site. This is accompanied by a Planting Mood Board, serving as useful visual reference for the proposed appearance of landscaped site, once implemented.
- 7.37 Hard landscaping features will include a mix of permeable surfaces, such as block paving laid over a permeable sub-base, paving and tarmac, serving the access road, driveway parking areas and patios areas of the property. The colours proposed are light and bright and will add to the elegant look of the overall scheme. Boundary treatments will include 1.8 metre close board fencing with hedgehog holes installed, as identified by the Fence Detail Plan. Existing brick walls will be retained across the site, whilst new brick retaining walls will be introduced to address level differences between dwellings.
- 7.38 The Landscaping Plan also identifies the location of proposed ecological enhancements across the site, including integrated bat and bird bricks, bee bricks, hibernaculum and hedgehog holes.
- 7.39 It is therefore considered there will be no adverse effects arising from the proposal on the overall landscape character of the site and its surroundings. Views of the development would be limited to localised views only. Landscape benefits are plentiful and would result in the creation of additional habitat for local wildlife species through the planting of native species trees, hedging and shrubs. The Landscape Management Plan will ensure that appropriate management takes place for both existing and proposed vegetation.
- 7.40 As a result, there is significant potential for the site to comfortably accommodate the eight residential dwellings proposed without causing harm to the setting of the site, views of the site and the character of the area. This is achieved through the incorporation of a sensitive design approach and landscaping strategy. The proposal therefore complies with Local Plan Policy DM1.

Noise

- 7.41 The site is located adjacent to the Utilita Bowl complex and a commercial yard. As such, consideration of noise impacts on the proposal have been duly taken account of. A Noise Assessment has been undertaken by Impact Acoustics which confirms that the development would not be unduly affected by its proximity to noise-emitting uses in the immediate vicinity.
- 7.42 A background noise survey was undertaken between 10th and 14th July 2025 at two positions within the site to establish the underlying background noise. Maximum daytimes levels were found to range between 46.2 and 48.3 dB respectively, whilst maximum nighttime levels were found to range between 41.9 and 48.5 dB respectively.
- 7.43 The assessment identifies that the ambient and background noise levels on the site are very low, due to its geographical location to the M27 motorway and extensive shielding, with the dominant noise source on the overall site stemming from road noise. Further, the assessment identifies that the site is located within Noise Risk Category 1 for both day and nighttime, suggesting a low level of risk and that no further mitigation levels be required where good acoustic design is implemented.
- 7.44 To achieve this, the assessment recommends that the development be designed with a 4mm glass / 16mm air gap / 4mm glass and an MVHR system 4 ventilation system to all facades to ensure that internal noise levels are acceptable in terms of the assessment to BS 8233:2014. With the glazing and ventilation specifications achieved, the development can be implemented to ensure a conclusion of No Observed Effect Level (NOEL), meaning that this is the level below which no effect can be detected and so there is no effect on health and quality of life from noise.
- 7.45 Calculations demonstrate that external living spaces are likely to see noise levels below the lower guideline of 50 dB within the garden areas.
- 7.46 The assessment further recommends that the existing five metre boundary wall along the northern site boundary is extended to the corner of Plot 6 to reduce noise concerns from the adjoining Pitter Commercial yard and that, subject to

this extension to the wall, a low impact could be expected, resulting in no further mitigation measures being required. In respect of the nearby Utilita Bowl Cricket Ground, with the glazing/ventilation specifications achieved, the development is found to be implementable with a conclusion of NOEL in respect of the effect on health and quality of life arising from noise.

- 7.47 The assessment concludes that the proposed development can demonstrate compliance with the NPPF, NPPG (Noise) and the Noise Policy Statement for England (2010) (NPSE) and a recommendation is given setting out that the proposal should be granted with noise conditions and mitigation measures, as set out in the report. As such, it is considered that the proposal is therefore also in compliance with Local Plan Policies DM1 and DM8.

Highways, Access and Parking

- 7.48 The site is in an accessible and sustainable location with regard to the urban edge of Eastleigh, with a number of services, facilities and amenities in close proximity of the proposed development and capable of being accessed on foot, by bicycle or by public transport.
- 7.49 Kenilworth Gardens has a footway on its eastern side connecting with the wider footway network, providing continuous pedestrian access to these services, facilities and amenities in the local area. In addition, a shared footway and cycleway flank the northern side of the B3035, connecting with the wider cycle network to the west, with a continuous connection to Hedge End. Eastwards are further cycleways, connecting into routes to Southampton city centre.
- 7.50 The site is also well located for access to public transport, with a number of bus stops on the B3035, with services between Hedge End and Southampton. The closest train stations to the site are Hedge End (c.2.5km to the east) and Bitterne (3.5km to the west). Both stations are accessible by bicycle and/or bus service.
- 7.51 The site is proposed to be accessed from the existing site entrance from Westgate Mews, currently serving five dwellings, with two flanking the access driveway to the host property. The pre-application response identified that using the access to serve 13 dwellings (five existing and eight proposed) may

cause some concern, but that the increase in potential vehicle movements on the wider local road network would be unlikely to have any impact.

- 7.52 The Transport Statement, prepared by Bright Plan, identifies that the road width is 4.7 metres wide, reducing to 4.3 metres on approach to the site, before widening within the main body of the site. The internal layout has been carefully refined, taking on board the pre-application response, to ensure that geometries can accommodate two-way movements by private cars along the full length. A vehicle swept path analysis has been prepared to demonstrate the achievability of this.
- 7.53 Further, the site's access and internal geometries will allow for fire tenders to comfortably access all the dwellings. Again, a swept path analysis has been prepared to demonstrate this. The Transport Statement identifies that the site's internal geometries can accommodate a refuse freighter, with bin drag distances in line with maximum thresholds and the refuse collection arrangement, including collector bin-drag distance, is clearly shown to be acceptable. As such, the concerns raised in the pre-application response are found to be addressed.
- 7.54 Regarding on-plot parking, the proposal seeks to provide two dedicated car parking spaces for the three-bedroom dwellings and three dedicated car parking spaces for the four-bedroom dwelling, alongside two visitor spaces. In total, there will be 20 parking spaces across the development. This provision is in accordance with the Council's standards for residential parking. All parking spaces are capable of allowing car parking movements to be undertaken with ease and a vehicle swept path analysis is included to demonstrate this.
- 7.55 To encourage the use of more sustainable modes of private transportation, the proposal incorporates infrastructure for the charging of electric vehicles, with all dwellings provided with access to electric vehicle charging facilities.
- 7.56 In addition to this, each dwelling will have a dedicated cycle storage shed, of a discrete size and scale, capable of accommodating at least two cycles each, within the curtilage of the dwelling. The Landscaping Plan identifies the location of these sheds in the rear garden spaces of the dwellings.

- 7.57 With regard to trip generation arising from the proposed development, clearly there will be an increase from the current use of the site, with only the host dwelling utilising the site entrance. The TRICS assessment suggests that the proposed dwellings would generate 39 daily two-way vehicle movements, of which five would occur during the network's AM peak traffic hour and four would occur during the network's PM peak traffic hour. As a result, it is concluded that the additional vehicle trips would have a negligible impact on the local road network in terms of capacity and safety, reflective of the pre-application response.
- 7.58 The Transport Statement concludes that the site is located within easy walking and/or cycling distance of local services and amenities, with conveniently located bus stops nearby.
- 7.59 The proposal will utilise the existing entrance for access and to service the dwellings, with the access road of sufficient width to accommodate two-way car movements and accommodate both refuse and emergency vehicles, with swept path analysis demonstrating the achievability of this.
- 7.60 Proposed car and cycle parking provisions accord with the Council's adopted standards and vehicle trip generation concludes that the development would result in a negligible impact upon the local road network in terms of safety and capacity. Overall, then, the proposal is found to be in accordance with Local Plan Policies DM13 and DM14, as well as Section 9 of the NPPF in general.

Flood Risk and Drainage

- 7.61 The site is located entirely within Flood Zone 1. The site is at very low risk from fluvial and pluvial flood risks and is at low risk from groundwater flooding and existing and proposed sewers and mains.
- 7.62 The site is underlain with very clayey fine-to-medium sand. Onsite infiltration testing failed so it is unlikely that groundwater will be able to rise through this stratum to the surface to cause flooding. Thus, the risk from groundwater flooding is found to be low.

- 7.63 As the site has a low risk of flooding from all sources and is less than one hectare, there is no need for a Flood Risk Assessment to accompany the submission.
- 7.64 In relation to surface water, the proposed drainage strategy has been designed to cater for the upper allowance for the 2070s epoch, providing a suitable surface water drainage solution for the lifetime of the development. All events up to and including the 100 year + 45% climate change events are catered for within the proposed system.
- 7.65 The proposed surface water strategy for the site includes the use of permeable paving on private driveways and the flatter sections of the main access road through the site. Flows will be directed from the roofs of the dwellings and driveways into the permeable paving sub-bases, where they will be partially treated and attenuated.
- 7.66 Flows will then be routed to an attenuation tank located within the lowest point of the site (near the site's eastern border), before discharging to a surface water pump at a restricted rate of 3.8 l/s. The pump will pump flows into a new gravity sewer in Westgate Mews before connecting to the existing Southern Water sewer 2251.
- 7.67 The surface water attenuation tank has been modelled to ensure it can contain surface water flows for the 100 year + 45% climate change, whilst maintaining a maximum discharge to the pump of 3.8 l/s.
- 7.68 In terms of the foul water drainage strategy, the proposal is similar to the surface water strategy whereby foul flows emanating from the dwellings will be piped to a package pumping station. From here, flows will be pumped to a gravity sewer in Westgate Mews before connecting to the existing Southern Water sewer 2202.
- 7.69 Overall, it is considered that the flood risk to the site is very low and that the proposed surface and foul water drainage strategies are fully workable and capable of being implemented successfully to serve the development.
- 7.70 The proposal is therefore found to accord with Local Plan Policies DM3, DM5 and DM6 in respect of its ability to adapt to predicted climate change impacts,

flood risks and the use of SuDS. The proposal is also found to accord with the NPPF's provisions for climate change and flood risk and other relevant material considerations.

Ecology and Biodiversity Net Gain

- 7.71 The site does not contain any ecological designations. Within one kilometre of the site are a number of statutory and non-statutory designated sites. These include Hatch Grange Meadows SINC, Harefield Copse SINC, West End Covered Reservoir, Telegraph Woods SINC and Moorgreen Meadows SSSI. It is considered that the proximity of the site to these designations and the small-scale nature of the development proposed will not result in harm arising to their ecological importance.
- 7.72 A Preliminary Ecological Assessment (PEA) has been prepared by Ecosupport (December 2025). This identifies that the majority of the site comprises built-up areas and gardens, with elements of bramble scrub, non-native and ornamental hedgerow and some woodland along the site's boundaries.
- 7.73 Taking account of this context, the PEA found that the site has low potential for foraging and commuting bats, moderate potential for foraging and commuting badgers, low potential for common reptile species, low potential for breeding and nesting birds and low potential for hazel dormouse.
- 7.74 A list of recommendations for further survey work were identified, alongside mitigation and enhancement measures, such as swift bricks, nesting boxes, bat bricks, hedgehog highways and insect bricks to enhance the site's value for wildlife and increase biodiversity in the local area.
- 7.75 A Reptile Mitigation Report (December 2025) was undertaken to address the requirement for further survey work. The Report also includes a number of mitigation and compensation recommendations, including the provision of a reptile receptor area along the eastern boundary of the site, with hibernaculum to provide suitable shelter and overwintering population for reptiles present.
- 7.76 With regard to Biodiversity Net Gain (BNG), a BNG Habitat and Management Plan has been produced by Ecosupport, along with a BNG Metric for the site (December 2025).

- 7.77 The Plan sets out that there is an on-site net loss of -32.58% in area habitats (-0.68 habitat units), there will be a net gain of 15.27% in linear habitats/hedgerows (+0.06 hedgerow units) and that, as a result, the trading rules are not satisfied and so off-site credits will need to be purchased from a provider to compensate for the impact of the development.
- 7.78 Despite steps being taken to deliver BNG units on site, it has not been possible to achieve the necessary gain in habitat units to satisfy the trading rules within the site's constraints. As a result, it will be necessary to purchase a total of 0.88 habitat units comprising low distinctiveness habitat and medium distinctiveness scrub and individual trees from an off-site BNG provider.
- 7.79 The majority of biodiversity loss is due to the removal of individual trees and vegetated garden habitat for developed land and buildings. A total of -0.36 units of low distinctiveness habitats is to be lost, whilst a total of -0.32 units of medium distinctiveness habitat will be lost.
- 7.80 Credits will be secured by way of a legal agreement from an off-site BNG provider to ensure that the 0.89 habitat units are capable of being delivered to mitigate the impact of the development. As such, the proposal is considered to accord with the Local Plan Policies S1 and DM11, as well as the Biodiversity SPD (2009).

Nutrient Neutrality

- 7.81 The site is located within the Solent SPA/Ramsar, Solent and Southampton Water SPA/Ramsar, Solent Maritime SAC and the Portsmouth Harbour SPA/Ramsar for nitrates.
- 7.82 As a result, the proposal is required to demonstrate that it can be made nutrient neutral, either through on-site provisions or the purchase of nutrient credits from a scheme provider.
- 7.83 The Council do not currently require mitigation to be secured prior to planning permission being granted, but mitigation must be secured prior to the development being occupied.

- 7.84 A budget calculator for nitrates, along with the relevant interest form, has been prepared to accompany this submission to enable credits to be secured for the proposed development.
- 7.85 The budget calculator advised that the total annual nitrogen load to mitigate pre-2030 is 28.40 kg TN/yr, whilst the total annual nitrogen load to mitigate post-2030 drops to 8.18 kg TN/yr.
- 7.86 The development can provide mitigation through the securing of mitigation credits. It is understood that this mechanism is in place for development within the Solent catchment, enabling appropriate mitigation to be secured by way of a Section 106 Legal Agreement. It is the Applicant's intention to secure appropriate credits for mitigation.
- 7.87 Once a legal agreement has been completed to secure mitigation for the requisite 80-year period, this will enable the Council to conclude that the proposed scheme for nine dwellinghouses will not adversely affect the integrity of the Solent catchment area, either alone or in combination with other plans and projects.

Trees

- 7.88 The site features a number of trees and hedging along its boundaries as well as across the site as a whole. To determine the arboricultural impact of the development, an Arboricultural Impact Appraisal (AIA), Method Statement (MS) and Tree Protection Plan (TPP) have been prepared by Barrell Tree Consultancy in support of the proposal.
- 7.89 Appendix 2 of the AIA provides a tree schedule which identifies there are five category 'A' and 'B' trees to be retained on site, along with 12 category 'C' trees to be retained. One category 'U' tree is identified (T18 – birch), which is proposed to be felled for management. This is located close to the existing dwelling on site.
- 7.90 The AIA sets out that there is minor encroachment into the nominal circular RPAs of trees T1, G3, H4, T5, T10 and T17. Encroachment is identified as being to the outer extent of the RPAs and is relatively small compared to the

area which will be left undisturbed by the development. Provision will be made to compensate for this elsewhere near the trees within the site.

- 7.91 Part of Group G3, a dense and overgrown linear group and hedge H9 along the south-eastern site boundary is proposed to be partially removed; however, these are of low-quality, with very little potential to contribute to local character due to their relatively small size, insignificant in the wider setting of the site. As a result, their partial loss will have no detrimental impact on local character.
- 7.92 Trees G3 and H4 are proposed to be pruned, with these works falling within the normal bounds of management. The works proposed will have no detrimental effect on local character. Minor encroachment into the outer edge of the RPA for tree T10 will occur as a result of the proposed retaining wall; however, the impact will be minimised through arboricultural supervision during excavation works. The works are to the far outer edge of the RPA and thus will have no impact on the tree's health or longevity.
- 7.93 To supplement retained trees across the site and to enhance local character, a comprehensive new tree planting scheme is proposed. All new trees will be specified and planted in accordance with recommendations contained within the Landscaping Plan.
- 7.94 The new trees proposed will have the potential to reach significant height without resulting in inconvenience and will be sustainable into the long-term, improving the site's potential to contribute to local character.
- 7.95 The AIA concludes that there will be no adverse impacts through future pressure to fell or severely prune retained trees once the development is completed and occupied and that the significant boundary tree cover will remain intact, with no medium or high-quality trees proposed to be removed. Appropriate space for tree planting and landscaping has been designed into the layout of the site.
- 7.96 Overall, the impact of the development is found to have no detrimental effect on the contribution of trees to local character, nor will it result in an unacceptable or adverse impact on the character and appearance of the area from a tree perspective. All the significant boundary tree cover will remain

intact, and no medium or high-quality trees are proposed to be removed. The proposal is therefore in accordance with Local Plan Policy DM1 and DM11, as well as the Trees and Development SPD (2022).

Contamination

- 7.97 A Desktop Study Report has been produced by Forge Environmental Management in support of the proposed development, to determine the potential for contaminants on the site.
- 7.98 The Report sets out that as the site is currently a garden, there are no obvious sources of contamination noted, with two trial pits for soakaway tests confirming that no made ground was found, although possible contaminant presence cannot be fully discounted.
- 7.99 The surrounding area is identified as a mix of residential, commercial/retail and leisure land uses, which are unlikely to be potential sources of contamination, especially as the industrial park and car park are at a lower level than the site.
- 7.100 Assessment of potential on- and off-site contaminates within the site's setting confirms that no additional potential sources of contamination are identified. A review of the site's history reveals that the site was an agricultural field until it became part of an orchard in the 1880's where it remained as such until Orchard Mews was constructed in the mid-1990's, where it became part of the garden space of the host dwelling.
- 7.101 The Report sets out that made ground may be present on the site but as there has never been any development this is unlikely to be significantly contaminated so is only deemed to pose a low risk to future occupiers, building materials or the environment. As such, the site is deemed to pose a 'Low Risk' to human health or other receptors.
- 7.102 Given this, it is not considered that the site warrants further intrusive investigations, although it is recommended that a watching brief be maintained during the earthworks phase of the development. Should any made ground/suspected contamination be revealed, the works will cease in the area and specialised advice will be sought. The proposal therefore complies with Local Plan Policy DM8.

Waste and Recycling

- 7.103 The proposal will incorporate suitable waste storage provisions for each dwelling to house a general waste refuse bin, a recycling bin and a food waste bin prior to collection in a discrete area in the rear/side garden areas of the properties.
- 7.104 The bins are then proposed to be collected from the development by refuse collection vehicle, which is shown to be achievable on the swept path analysis plans. This will allow the bins to be emptied within ten metres of the road edge.
- 7.105 The proposal is therefore considered to comply with Local Plan Policy DM1 and the guidance contained in Appendix C of the Quality Places SPD (2011).

8.0 Sustainability Statement

- 8.1 Local Plan Policies DM2 and DM3 require all developments involving the provision of new dwellings to demonstrate compliance with the sustainability principles and requirements. Proposals must ensure they are designed to adapt to predicted climate change impacts, incorporate energy efficiency measures and achieve a predicted mains water consumption of no more than 110 litres per person per day (pppd). The proposal seeks to fulfil these policy requirements. It is noted that there is no longer a requirement for 19% emissions improvements as set out in Policy DM2.
- 8.2 To achieve compliance with the provisions of Policies DM2 and DM3, during the construction phase, the development will, where practical, seek to utilise responsibly sourced and local materials. The proposed dwellings will also be built to a higher specification to meet insulation standards, reducing the reliance on artificial heating within the building.
- 8.3 In addition, UPVC windows and glazing will achieve a minimum 'A' rating to ensure thermal efficiency, long lifespan, reduced maintenance and the overall long-term appearance of the windows.
- 8.4 Further, the windows will feature trickle vents to enable natural ventilation and reduce the potential for condensation, whilst the positioning of the windows and doors within the dwellings will enable air to flow freely through the individual house to enable suitable ventilation.
- 8.5 With regard to orientation and layout of the dwellings within the site, this has been given careful consideration to ensure the design and layout achieves optimum light penetration and solar gain into the dwellings, whilst respecting and complementing the building lines and layouts of surrounding development.
- 8.6 The design of the dwellings, incorporating good sized windows on both principle and secondary elevations, ensures that each will benefit from good levels of natural light, which assists with reducing the reliance on artificial lighting and heating within the dwellings.

- 8.7 The hot water systems for each dwelling will comply with Part L1 of the Building Regulations, achieving an appropriate SAP rating. Radiators will be fitted with individual thermostatic controls to reduce overall heating demands.
- 8.8 The bathroom and kitchen fittings, where provided, will incorporate water restrictors to control the amount of water used and to minimise unnecessary wastage. Toilets will be fitted with dual flush systems, as well as cistern capacity limiters to help reduce water usage.
- 8.9 Showers over baths will be installed within each of the dwellings, again to help minimise the amount of water usage. Overall, these measures will enable the proposal to meet the 110 litres PPPD requirements.
- 8.10 Post-construction, the units, wherever practicable, will be fitted with minimum 'A' rated domestic appliances, whilst all light fittings will be energy efficient. To assist with reducing electricity usage, the proposal seeks to install photovoltaic solar arrays on appropriate roof surfaces where they are oriented to achieve optimum power-generation, enabling the dwellings and outbuildings on site to utilise their positions to help meet some of the dwelling's energy demands in a sustainable manner.
- 8.11 The landscaping of the site itself will provide multiple opportunities for natural areas of shade around the dwellings, through the provision of generous green infrastructure and trees. Porous pavements and surfacing will be utilised as part of the site's cooling strategy. In addition to this, the landscaping of the site will be drought resistant and will utilise appropriate species which will be managed and maintained by a management company.
- 8.12 Taking the above into account, the proposed development is found to fully comply with the requirements of Local Plan Policies DM2 and DM3.

9.0 Conclusion

- 9.1 In conclusion, Local Plan Policy S2 identifies that there is a presumption in favour of sustainable development for proposals taking place within the urban edge, which defines the main built-up areas of the Borough. The principle of the site's development is therefore acceptable as the proposal seeks to make efficient use of land within the urban edge, in an accessible and sustainable location.
- 9.2 The proposal is capable of delivering a sympathetic and sensitive form of housing-led development at a scale and density appropriate and proportionate to the size of the site, surrounding uses and local context.
- 9.3 Careful regard has been given to the site's layout, design and appearance to take account of its topography, existing dwelling and other site constraints identified in the pre-application response.
- 9.4 The proposal is well laid out and makes logical use of the space available, whilst remaining respectful to the character and appearance of the area. It will result in a positive contribution to local housing numbers and the efficient use of a site suited to a minor housing development.
- 9.5 In terms of housing numbers, the proposal will see a modest number of dwellings erected; however, these will nonetheless make a valuable contribution to the Council's housing supply position.
- 9.6 The housing mix, type and scale is considered to be suitable for the site's size and context and is reflective of the surrounding built form to the west of the site, incorporating appropriate detailing, styles, materials, colours and textures to match this context. The materials and styles chosen for the site are reflective of the local vernacular and will integrate well into the local area, ensuring the proposal is in-keeping and sympathetic to its surroundings, but with its own unique character to further complement the area.
- 9.7 Internally, the proposed dwellings will provide spacious three and four-bedroom units, with good sized living areas and habitable rooms. Externally, generous outdoor garden spaces will be achieved, taking account of the site's topography.

- 9.8 The dwelling orientation, outlook and levels of light received to windows has been carefully considered to ensure all future occupants are provided with good standards of amenity, whilst ensuring that existing nearby occupants of neighbouring dwellings are not adversely affected by the development of the site.
- 9.9 The site is to be accessed via the existing gated entrance serving The Orchard, which is to be retained as part of the development site. It is considered that the development of eight additional units will not adversely impact the users of the entrance, or the occupants living on either side of Westgate Mews, in terms of highway safety or the wider local highway network. Further, the levels of off-street parking are consistent with local requirements.
- 9.10 Much of the existing trees and vegetation across the site is proposed to be retained by the development; however, where trees and hedging is to be removed to facilitate the development, there will be replacement planting of native species to compensate for this. Subject to mitigation measures referred to in the ecological assessments, there are no ecological constraints.
- 9.11 The requisite 10% BNG requirement is capable of being achieved through a combination of on-site enhancements and the purchase of off-site habitat units, to be secured through a legal agreement. The proposal will deliver measurable gains in line with national legislation, which will be managed and monitored for at least 30 years.
- 9.12 In relation to the impact of the development on nutrients entering the Solent catchment, the proposal is accompanied by a budget calculator which sets out the number of credits required to achieve nutrient neutrality. These credits can also be secured through the use of a legal agreement.
- 9.13 Noise Assessments have been undertaken due to the close proximity of the site to a commercial yard and the Utilita bowl complex; the results of which indicate that future residents of the proposal would not be adversely impacted by the activities taking place any more so than existing residents on neighbouring sites.

- 9.14 Taking account of the above, it is considered there are no technical issues which would indicate the development should not be approved. As a result, it is concluded that the planning balance falls in favour of the proposal. Accordingly, the development is judged to comply with all relevant local and national planning policies and material considerations; having been informed by the requisite technical studies.
- 9.15 It is therefore respectfully requested that the application be supported by the Council and approved without undue delay.