



EASTLEIGH LOCAL AREA COMMITTEE

27th January 2026





Planning Guidelines



How Proposals are Determined

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

Development Plan –

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



Other Material Considerations

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



NPPF (Amended 2024)

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



Other Material Considerations

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



Non-Planning Issues

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



Decision Making

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



Agenda Item 7.

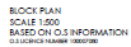
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91B The Crescent, Eastleigh, SO50 9BJ

Construction of 2No. two bedroom and 4No. three bedroom terrace dwellings with associated parking and landscaping following demolition of existing site structures.



Site Location



Site



Site



Site Photographs



Site Photographs



Site Photographs



Site Photographs



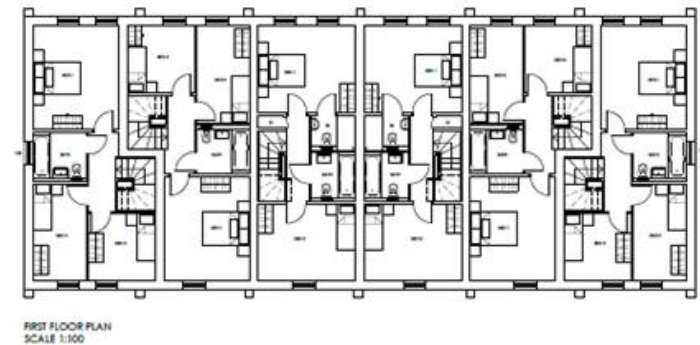
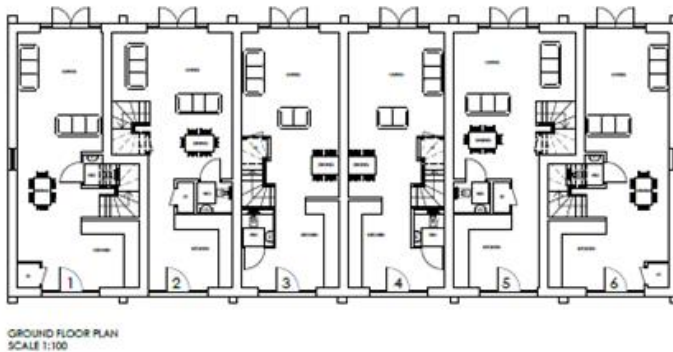
Proposed Site Layout



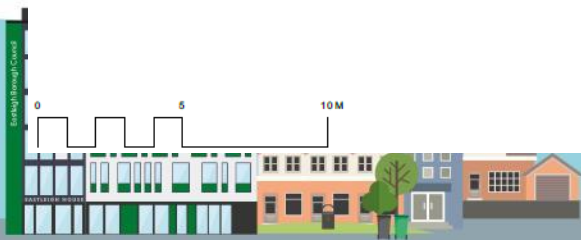
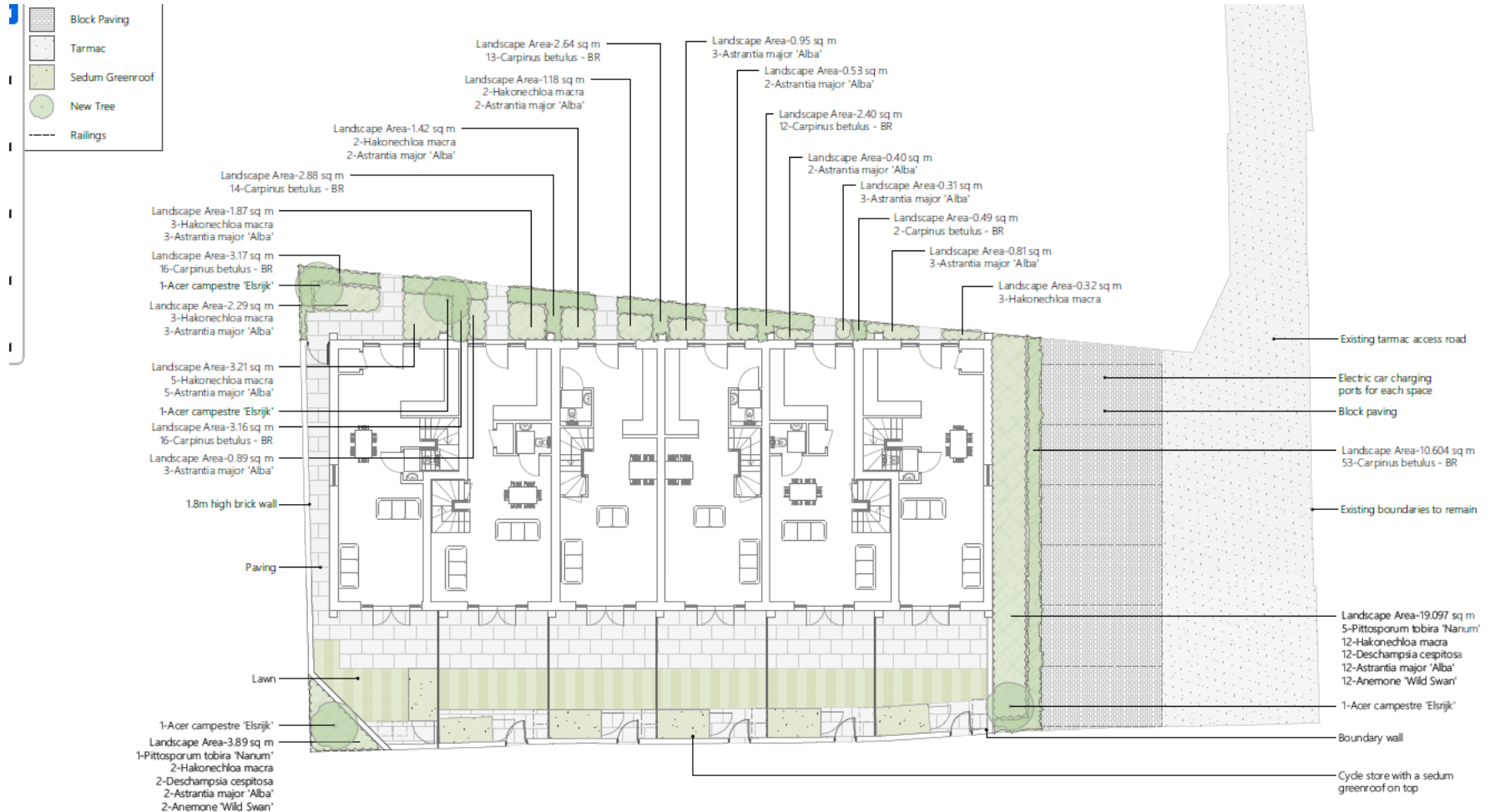
SITE PLAN
SCALE 1:200
BASED ON TOPO INFORMATION



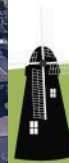
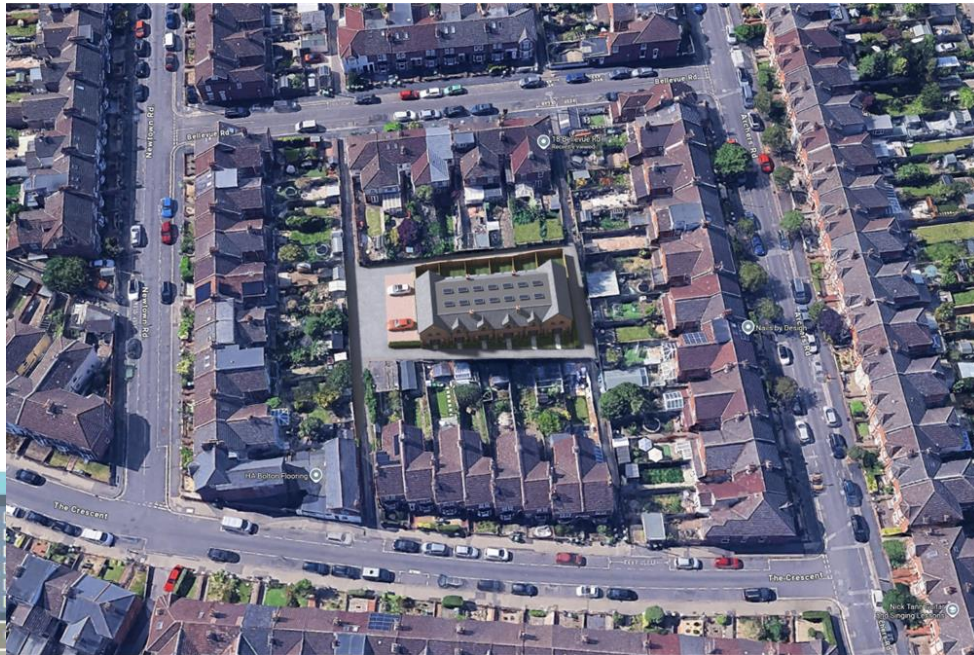
Elevations & Floor Plans



Proposed Landscaping



3D Illustrations



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Updates:

- Biodiversity Net Gain
 - Updated matrix provided
- Natural England response – Objection
 - EBC remains Competent Authority



Considerations:

- Policy & Principle
- Layout & Design
- Access, Parking & Highways
- Amenity
- Public Realm & Area Character
- Trees & Ecology



Considerations:

- Policy & Principle
 - Within the urban edge
 - Within established residential area
 - Highly sustainable location
- Layout & Design
 - Layout makes best use of the site
 - Works with site constraints
 - Form & scale appropriate and sympathetic to nature and character of locality



Considerations:

- Access, Parking & Highways
 - Constrained but is regularly used by vehicles
 - Additional level of use will be modest
 - No highway objection
 - Parking – 1 allocated space per dwelling (lower than standards but very sustainable site)
 - No additional impact upon local parking pressures expected
- Amenity
 - Impact upon neighbours considered acceptable in planning terms – privacy' light & outlook
 - Amenity of future occupiers considered acceptable



Considerations:

- Trees & Ecology
 - Scope for replacement tree planting is limited but still proposed
 - Simple ecological enhancements to be included
 - Purchase of off-site credits likely to be necessary to meet 10% BNG requirements
- Other Considerations
 - Drainage
 - Contamination



Conclusion:

- Principle of development acceptable
- Acknowledged that some amenity & parking standards are not met
- Highly sustainable site close to town centre – some compromises are acceptable to make best use of the site
- Generally accords with policy and SPD requirements



Recommendation:

PERMIT subject to the conditions set out and securing mitigation towards offsetting the impact of the development upon the New Forest SPA and Ramsar sites



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