

Application Number: F/19/86829
Case Officer: Dawn Errington
Received Date: 11/11/2019
Site Address: Serenity, Heath House Lane, Hedge End, Southampton, SO30 0LE
Applicant: Bargate Homes Ltd and Vivid Homes
Proposal: Full planning application for the demolition of the existing farmhouse and associated former farm buildings, the creation of a new access onto Heath House Lane, the erection of 123 dwellings together with internal roads, landscaping and drainage provision.

Recommendation:
PERMIT subject to

- i) Delegate decision to Head of Housing & Development in consultation with the Chair, Vice Chair and Ward Councillors
- ii) Receipt and consideration of further amended plans and consultation responses
- iii) Habitats Regulations Appropriate Assessment completion including consideration of response from Natural England
- iv) S106 agreement for terms identified in report
- v) The following conditions (with updates as necessary):
 1. The development hereby permitted shall be implemented in accordance with the following plans numbered: (*final list to be inserted*). Reason: For the avoidance of doubt and in the interests of proper planning.
 2. The development hereby permitted shall start no later than three years from the date of this decision. Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
 3. No development shall commence above DPC until details and samples of all external facing and roofing materials in respect of buildings have been submitted to and approved in writing by the Local Planning Authority. The development must then accord with these approved details. Reason: To ensure that the external appearance of any building is satisfactory.
 4. No development shall start until the following final details have been submitted to and approved in writing by the Local Planning Authority. The development must then accord with these approved details:
 - i) External lighting
 - ii) Electric vehicle charging provisions
 - iii) Swift boxes
 - iv) Final site levels and retaining structures
 - v) Footpath links to Bridleway No. 503 and Barnfield Way

vi) Boundary treatments

Reason: To ensure that these details are satisfactory.

5. Construction of the development shall not commence until final details of the proposed means of foul water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water. Reason: To ensure satisfactory provision of foul water drainage.
6. Prior to first occupation of the development, the drainage system shall be constructed in accordance with the Flood Risk Assessment and Drainage Strategy; Ref: 6351/FRA. Surface water discharge to the existing pipe shall be limited to 9.5 l/s. Any changes to the approved documentation must be submitted to and approved in writing by Local Planning Authority and Lead Local Flood Authority. Any revised details submitted for approval must include a technical summary highlighting any changes, updated detailed drainage drawings and detailed drainage calculations. The drainage system shall thereafter be retained, maintained and managed in accordance with Local Planning Authority approved management and maintenance proposals. Written verification of completion of the approved works shall be provided by an appropriately qualified professional within 3 months of first occupation of the development. Reason: To ensure satisfactory provision of surface water drainage.
7. Within 3 months of the commencement of development, a final landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard surfacing and soft landscaping, including trees, tree pits and boundary treatments, and shall provide details of timings for all landscaping and any future maintenance. The works shall be carried out in accordance with the approved plans and to the appropriate British Standard prior to final occupation of the development. Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.
8. For a period of no less than 5 years after planting, any trees or plants which are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of the same species, size and number as originally approved in the landscaping scheme. Reason - In the interests of the visual amenities of the locality.
9. Each housing unit hereby permitted shall not be occupied until the provisions shown on the approved plans for the storage of bicycles and refuse bins for that unit shall have been made available. These shall then be permanently retained and reserved for that purpose at all time. Reason: To make provision for bicycles and refuse.
10. Prior to the first occupation of any residential property, details of the proposed fenestration for habitable rooms in that unit shall be provided to the local planning authority for prior written approval. The details shall include test data to demonstrate that the fenestration would deliver a sound insulation at least

to the standard set out in Table 4 of the 24Acoustic report R8127-1 Rev 1 Date: 25th October 2019. The approved fenestration shall be installed prior to first occupation and thereafter maintained. Reason: in the interests of amenity.

11. Prior to the first occupation of any residential unit, details of the proposed passive ventilation for habitable rooms in that unit shall be provided to the local planning authority for approval. The details shall include test data to demonstrate that the passive vents when open would deliver a sound insulation at least to the standard set out in Table 5 of the submitted 24Acoustic report R8127-1 Rev 1 Date: 25th October 2019. The approved passive vents shall be installed prior to first occupation and thereafter maintained. Reason: in the interests of amenity.
12. Prior to the commencement of groundworks on site the following shall be submitted to and approved in writing by the LPA:
 - a. a Report of Preliminary Investigation comprising a Desk Study, Conceptual Site Model, and Preliminary Risk Assessment documenting previous and existing land uses of the site and adjacent land in accordance with national guidance and as set out in Contaminated Land Report Nos. 11, CLR11, and BS10175:2011 Investigation of potentially contaminated sites - Code of Practice, and, unless otherwise agreed with the LPA,
 - b. a Report of a site investigation documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the Preliminary Investigation and in accordance with BS10175:2011, and BS 8576:2013 and unless otherwise agreed with the LPA
 - c. a detailed site-specific scheme for remedial works and measures to be undertaken to avoid the risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring

Such a scheme shall include nomination of a competent person to oversee the implementation of the works. Reason: To prevent harm to human health

13. The development hereby permitted shall not be occupied / brought into use until there has been submitted to the LPA verification by the competent person approved under the provisions of condition 12(c) that any remediation scheme required and approved under the provisions of condition 12(c) has been implemented fully in accordance with the approved details (unless varied with the written permission of the LPA in advance of implementation). Unless agreed in writing with the LPA such verification shall comply with the guidance contained in CLR11 and EA Guidance for the Safe Development of Housing on Land Affected by Contamination - R&D Publication 66: 2008. Typically such a report would comprise:
 - a. A description of the site and its background, and summary of relevant site information,

- b. a description of the remediation objectives and remedial works carried out
- c. verification data, including - data (sample locations/analytical results, as built drawings of the implemented scheme, photographs of the remediation works in progress, etc.
- d. Certificates demonstrating that imported and / or material left in situ is free from contamination, gas / vapour membranes have been installed correctly
Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 12(c).

14. Before the development is first occupied, details of all crime prevention measures shall be submitted to and approved in writing by the Local Planning Authority. The development of that phase shall not be carried out otherwise than in accordance with the approved details. Reason: In the interest of crime prevention.
15. Prior to the occupation of any building within this development (or in accordance with a timetable to be agreed in writing with the Local Planning Authority), the following shall be submitted to and approved in writing by the Local Planning Authority: For residential development as built stage SAP data and as built stage water calculator confirming energy efficiency and the predicted internal mains water consumption to achieve
 - In respect of energy efficiency, a standard of a 19% improvement of dwelling emission rate over the target emission rate as set in the 2013 Building Regulations
 - In respect of water consumption, a maximum predicted internal mains water consumption of 105 litres/person/day. The development shall not be carried out otherwise than in accordance with the approved details. Reason: To support a comprehensive approach to high quality design across the site; in line with the guidance set out in the Government's Ministerial Statement of 25 March 2015 which states that Local Planning Authorities should, from the date of its publication, take into account the government's intentions in the statement and not set conditions with requirements above a Code level 4 equivalent.
16. The development must accord with the arboricultural report reference 19224-AA2-DC September 2020. No excavation, demolition or development related works shall commence until the tree protection fencing and ground protection has been installed as per the tree protection plan reference 19224-01. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work. Reason - To retain and protect the existing trees which form an important part of the amenity of the locality.
17. No trenches for services or drains shall be sited within the Root Protection Area (RPA) as per BS5837:2012 of any trees that are to be retained on or adjoining the site. Reason: To protect the health and stability of the trees to be retained.
18. Prior to the commencement development, details of a technology and

communication strategy for the provision of broadband, fibre optic and audio visual technology within that phase must be submitted to and approved in writing by the Local Planning Authority. The infrastructure must then be provided for use upon first occupation of the buildings hereby permitted within that phase and retained thereafter. Reason: To improve the opportunities to work from home and to reduce the proliferation of individual masts, aerials, satellite dishes and wiring on flatted and commercial blocks in the interests of visual amenity.

19. No burning of materials obtained by site clearance or any other source shall take place during the demolition, construction and fitting out process. Reason: To protect the amenities of the occupiers of nearby properties.
20. No construction or demolition work shall take place except between 0800 hours to 1800 hours Mondays to Fridays and 0900 hours to 1300 hours on Saturdays and not at all on Sundays or Bank Holidays unless otherwise agreed in writing with the Local Planning Authority. Reason: To protect the amenities of the occupiers of nearby dwellings.
21. Each housing unit hereby permitted shall not be occupied until the areas shown on the approved plan for the parking and turning of vehicles for that unit (including those areas marked out on the plan as being unallocated) shall have been made available, surfaced and marked out, with markings to be agreed beforehand by the Local Planning Authority. The parking areas shall then be permanently retained and reserved for that purpose at all time and no unallocated or visitor parking shall be allocated to individual plots at any time. Reason: To make provision for off-street parking for the purpose of highway safety.
22. No private parking management scheme shall be implemented on the site and no additional or altered vehicle parking areas shall be provided on any part of the development without the prior written approval of the Local Planning Authority. Reason: In the interests of proper planning.
23. The roads and footways must be laid out and made up in accordance with the specification, programme and details approved and in any event shall be so constructed that, by no later than the time any building erected on the land is occupied, there shall be a direct connection from it to an existing highway. The final carriageway and footway surfacing must be completed within six months from the date upon which the erection is commenced of the penultimate dwelling or building within the phase for which permission is hereby permitted. Reason: To ensure that the roads are constructed to a standard which will enable them to be taken over as publicly maintainable highways.
24. Written verification by an appropriate consultant confirming that the construction of all unadopted roads, footpaths and cyclepaths within the development is in accordance with the approved plans and details shall be provided to the Local Planning Authority prior to the first occupation of the 120th dwelling unit. Reason: to ensure that the development is provided to an

appropriate standard.

25. The ecological mitigation and management provisions of the submitted Ecological Impact Assessment (Lindsay Carrington Ecological Services) dated November 2019 and updated September 2020 shall be fully implemented unless otherwise agreed in writing by the Local Planning Authority. Reason: To ensure satisfactory ecology mitigation and provisions
26. Prior to commencement of development a wildlife sensitive lighting plan as proposed by the Preliminary Ecological Assessment (Lindsay Carrington Ecological Services, October 2019, updated September 2020) for both the construction and operational phases with the aim of light spill not exceeding 1 lux in areas used by bat species shall be submitted to, and approved in writing by, the Local Planning Authority. The development must accord with these approved details. Reason: To ensure no impact on the bat population roosting and foraging within the site.
27. Before development commences, a Construction and Environmental Management Plan (CEMP), shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details:
 - i. the timing and phasing of the works and lorry routing
 - ii. the incidental recovery of minerals for construction works;
 - iii. the location of temporary site buildings and plant and material storage areas,
 - iv. the arrangement for construction deliveries,
 - v. dust and dirt impacts and controls
 - vi. temporary construction car parking both on and off-site,
 - vii. temporary lighting ,
 - viii. mud on the road mitigation,
 - ix. a scheme for controlling noise and vibration from demolition and construction activities (to include piling);
 - x. the protection of the public right of way and footpaths during construction,
 - xi. storage of and collection of waste
 - xii. controls for the volume and the quality of surface water runoff (including treatments for pollution),
 - xiii. a map or plan showing habitat areas to be specifically protected (identified in the ecological reports) during the works and any necessary mitigation for protected species to include:
 - The timing of the works
 - The measures to be used during construction in order to minimise environmental impact of the works on habitats (considering both disturbance and pollution prevention)
 - xiv. Information on the persons/bodies responsible for particular activities associated with the construction phase
All works shall be carried out in accordance with the approved CEMP.
Reason: in the interests of amenity, highway safety and protection of ecological features.
28. No development shall take place until the applicant has secured the implementation of a programme of archaeological assessment in accordance

with a Written Scheme of Investigation that has been submitted to and approved by the Local Planning Authority. The assessment should take the form of trial trenches located across the footprint of the proposed development area to ensure that any archaeological remains encountered within the site are recognised, characterised and recorded. Reason: To assess the extent, nature and date of any archaeological deposits that might be present and the impact of the development upon these heritage asset

29. No development shall take place until the applicant has secured the implementation of a programme of archaeological mitigation of impact, based on the results of the trial trenching, in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Local Planning Authority. Reason: To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations.

30. Following completion of archaeological fieldwork, a report shall be produced in accordance with an approved programme which shall be submitted to and approved in writing by the Local Planning Authority setting out and securing appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement. Reason: To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available.

31. The recommendations and provisions of the submitted Residential Travel Plan (Stuart Michael Associates) dated January 2020 and updated September 2020, ref 6351/RTP Issue 04, shall be fully implemented unless otherwise agreed in writing by the Local Planning Authority. Reason: To ensure satisfactory provision is made for sustainable transport.

Notes:

In dealing with the application, Eastleigh Borough Council has in accordance with the National Planning Policy Framework worked with the applicant in a positive and proactive manner.

The applicant's attention is drawn to the requirement within the British Standard 'Code of practice for safe use of cranes' for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues', available at <http://www.aoa.org.uk/wp-content/uploads/2016/09/Advice-Note-4-Cranes-2016.pdf>

Report:

Background

1. The site is located in countryside on the adopted Development Plan and the development is contrary to this Plan and is also major development, and has been referred to Committee on this basis.
2. However, in June 2018 the Council published the Pre-submission version of the Local Plan. This showed the site of Heath House Farm as Policy BU2 and indicated the site would accommodate approximately 38 dwellings and a school with residential accommodation. The applicants have since concluded it would be preferable for the entire site to be made available for housing development, and therefore no longer propose to build a school and favour demolishing the existing house and other farm buildings. Representation was made accordingly on the Pre-Submission version of the Local Plan. The submitted version of the Local Plan, whilst including some minor amendments, does not reflect this desired change. A written representation was submitted by the applicant's agent to the Inspector to consider as part of the Local Plan Hearing drawing her attention to the changed proposal, but the Inspector has not commented to date on this specific site allocation. She has advised in general terms: "The principle of these site allocations and the approach adopted has in my view been adequately justified by the evidence base and I have no fundamental concerns with regards to the overall approach adopted to these components of the supply position outlined at policy S2."

Relevant Planning History

3. Full Lawful Development Certificate for the proposed use of dwelling as a small community care home accommodating 6 people & support care staff. Approved 01.04.2009 (U/09/64745)

The site and its surroundings

4. The site of Heath House Farm lies to the southeast of Heath House Lane and to the south of the Norman Rodaway recreation ground. Heath House Lane links Bursledon to the village of Botley in the east via Kings Copse Road which follows the southern side of Hedge End. The north western boundary of the site adjoins Heath House Lane, the southern boundary adjoins woodland, part of which is a designated Site of Interest to Nature Conservation (SINC) and part of which is also an ancient woodland. The woodland lies either side of Hoe Moor Creek. The eastern boundary of the site adjoins further open countryside and some equestrian stables, with commercial activities beyond. The short western boundary adjoins some open space adjacent to the new road, Barnfield Way, which provides access to the M27 motorway and to a recent new housing development, known as Latitude.
5. The application site is mainly laid to grass in the form of paddocks having been used for grazing. There is an existing house to the north west corner of the site beyond which are stables and some barns which date from the time that the site was actively in use for agriculture. The land slopes from north to

south and there is a significant drop in ground levels from Heath House Lane to the adjoining land which has to be accommodated in the scheme. On the northern boundary outside of the site, adjoining the public Right of Way (Tanhouse Lane bridleway no. 503), there is a telecommunications mast. The site is crossed by an extra high voltage power line from southwest to northeast, which would be undergrounded with support structures at either end within the site. The site is relatively unconstrained by trees apart from along the southern boundary and to a limited extent along the northern boundary.

6. The site is approximately 1.5km to the south of Hedge End town centre and is within 500m and 750m respectively of Kings Copse Primary School and the Tesco Express in Kings Copse Road. Wildern School is within a 10mins cycle journey and Hedge Railway station is within 4km/15mins cycle. There is a bus stop outside the site serving the Bluestar 3 and X4 routes. A new footway/cycleway also runs along the front of the site.

Description of application

7. The application proposes 123 units provided with a mix of 1, 2, 3 and 4-bedroom houses and apartments of which 35% would be affordable dwellings. The accommodation is provided in a mix of two and three storey buildings. A single vehicular access is off Heath House Lane and existing accesses off Tanhouse Lane would be closed off.
8. The proposals include provision of a sustainable urban drainage system (SuDS) for surface water management in the south-eastern corner of the site and a 15m buffer around the woodland edge. The scheme retains existing hedges and trees where possible and appropriate and provides further new planting.
9. Car parking, with plans to be amended to address EBC requirements within the Residential Parking Standards SPD, is either unallocated or allocated to plots (on plot, frontage parking, parking courts) and supplemented by visitor parking spaces. Areas would be provided for bin storage at the rear of plots or close to driveways, to facilitate access to roadside collection. Refuse and cycle storage for flats are within the buildings.
10. At the rear of the site there is a pumping station and a pole and wire structure facilitating the undergrounding of overhead cables (this is replicated at the south-western corner). The existing telecommunications mast is also retained. These structures would be screened by landscaping.
11. The submitted plans were formally amended in August/September 2020 to take account of consultation responses and officer advice. Amendments include a redesign of the scheme to achieve a higher density layout (resulting in an increase of 16 units and revised housing mix and house types); amendments to accommodate adoptable roads and drainage; amendments to provide an improved aspect to Heath House Lane and utility infrastructure; amendments to provide improved pedestrian access to the public right of

way/recreation ground to the north; changes to improve the SuDS and woodland buffer; and amendments to add balconies to flats. A revised parking plan is due to be submitted.

12. In support of the planning application the following have been submitted and have been updated as necessary during the course of the application process:

- Design and Access Statement
- Planning Statement, including Affordable Housing Statement and Public Art Statement
- Transport Assessment
- Residential Travel Plan
- Flood Risk and Drainage Strategy
- Arboricultural Survey and Method Statement
- Ground Appraisal Report and Ground Gas Report
- Air Quality Assessment
- Ecological Impact Assessment
- Landscape Management Plan
- Shadow Habitats Regulations Appropriate Assessment
- Noise Impact Assessment
- Statement of Community Involvement
- Construction and Environmental Management Plan
- Draft heads of Terms for Planning Obligations

Consultation Responses

13. **HCC Highways** – No objection in principle. The access is acceptable but will also need to comply with the S278 process. Trip generation data is accepted and impact on the highway network is minimal subject to developer contributions towards local transport improvements to mitigate impacts. Overall the internal highway layout is acceptable although the routing for refuse vehicles will need Direct Services agreement and the S38 process for adoption will need to be followed. The overall parking provision for visitors and residents is acceptable subject to being shown on revised plans. A Traffic Regulation Order for parking restrictions at junctions is requested.

14. **HCC Countryside Access** – No comment received. Despite several requests for advice regarding the need for improvements to the bridleway adjoining the site, no response has been forthcoming.

15. **HCC Archaeologist** – no objection subject to conditions.

16. **HCC Flood and Water Team** – No objection. The use of porous paving, bio-retention areas, and detention basins with surface water discharged at a maximum discharge rate of 11.1l/s, to an existing 300mm pipe connected to an existing ditch which finally discharges into the Hoe Moor Creek is acceptable and accords with best practice. Condition for implementation recommended.

17. **HCC Children's Services** – No objection subject to contributions towards primary education. The proposed development of 123 dwellings is expected to generate a total of 37 additional primary age children and 26 secondary age children. The development site is served by Kings Copse Primary School which has recently been expanded to meet demand from new housing in the area and for which contributions are required.

18. **HCC Minerals and Waste Team** – No comments received

19. **Southern Water** – The exact position of the water main and trunks main must be established by the applicant prior to the layout being finalised. Standard advice regarding easements provided. Foul Sewage disposal can be provided.

20. **Natural England** – In commenting on the initial shadow Habitats Regulations Appropriate Assessment, Natural England have sought clarification on the calculations, long term management of open space and details of the public open space to be used to offset the development. Standing Advice provided in regards to surface water drainage, construction impacts, ancient woodland and recreational disturbance (Solent) and (New Forest). (Comments on the updated Appropriate Assessment to be advised).

21. **Ramblers Association** – The application includes part of Bridleway No.503 in the Parish of Bursledon. Ensure HCC Countryside Services are consulted and robust boundaries are provided between the bridleway and development with at least one formal link between the two.

22. **Environmental Health Officer** – No objection in principle:

Land contamination – No objection in principle and conditions recommended. The Phase 1 report, Ground Appraisal Report ref: GE17760-GARDEC18 notes made ground in the vicinity and a closed landfill site to the south of the site. An assessment of the soil chemical contamination concludes there is no concerns regards human health. The monitoring of ground gases has been carried out on site which concludes that ground gas protection is required in dwellings and gives generic recommendations. Air Quality – No objection subject to the highways officer accepting the transport data set out with the Stuart Michael air quality report 6351/AQ Issue 1 dated October 2019. Noise – Having reviewed the 24Acoustic report R8127-1 Rev 1 Date: 25th October 2019 further information is sought on internal noise levels, the use of alternative ventilation and confirmation the layout has not changed since the assessment was undertaken.

23. **Housing** – At 123 dwellings, the site generates a need for 43 affordable units (35%) and 44 are shown on the site layout. For 43 affordable units the tenure mix requires is for 28 no. affordable rent and 15 no. shared ownership and the 7 no. 2 bed homes should be allocated to rent. The wheelchair home should be 2 bedroomed ground-floor ideally with its own entrance. (Plans now amended to show 43 affordable units)

24. **Tree Officer** – No objection subject to conditions.
25. **Design and Landscape Team** – amendments sought to layout, landscaping, amenity provision through balconies for flats and fenestration. This is to ensure car parking is not visually dominant, street scenes are sufficiently attractive and there is adequate private amenity space for residents. Comment that site may have exceeded capacity to balance the needs of built form, hardstanding and landscape. (Amended plans received)
26. **Ecology Officer** – Objection to original plans: The scheme represents an over development that minimises the availability of land for biodiversity enhancements and increases pressure on ecological features. Inadequate green infrastructure, buffering of the ancient woodland and biodiversity net gain is proposed. Clarification sought on the landscape management plan. Satisfactory three forms of naturalised SUDS treatment has been incorporated within the drainage details. (Comments on the amended plans to be reported).
27. **Direct Services** – no objection
28. **West Hants CCG** – The additional demand placed on NHS Primary care by this development does not warrant the commissioning of an additional GP Surgery but will place pressure on existing GP surgeries open to new registrations. It is acknowledged that not all residents of the development will be new to the area but to mitigate the increased demand contributions towards enhanced local health service sought.
29. **Southampton University NHS Trust** - This proposed development comprises of 107 dwellings and based on the 2011 Census average household size is 2.4 persons per dwelling. We have calculated that this development will accommodate a population of 257 residents. This means that this residential development of will generate 245 interventions for the Trust based on the average calculation above. The Trust will receive no commissioner funding to meet each dwelling's healthcare demand in the first year of occupation due to the preceding year's outturn activity volume based contract and there is no mechanism for the Trust to recover these costs in subsequent years. Without securing such contributions, the Trust would be unable to support the proposals and would object to the application because of the direct and adverse impact of it on the delivery of health care in the Trust's area. Therefore, the contribution requested for this proposed development is £102,935.00.
30. **Southampton Airport** – No objection. Applicant to note Standing Advice Note 4, 'Cranes and Other Construction Issues'
31. **Hedge End Town Council** – No objection, however the committee would like consideration given to concerns regarding the exit from the development onto a 40mph road. The increased traffic and pedestrians on this road is likely to create safety issues with people heading to and from the local facilities to the development. There has for some time been a request to extend the 30mph

limit on this road to take in the entrances for the Norman Rodaway Pavilion and now the new development, this would be an opportunity for HCC to review this again. The committee also noted that with no connection to mains sewers effluent would need to be transported away from site via lorry and this would also have an impact on the highway network. If the LAC are minded to approve could consideration also be given to ensuring that roads within the development are adopted by the developer. The development will also need to be equipped with superfast broadband. The adjoining bridleway would need improvements to both surfacing and fencing if it is to be used as an access route to the Norman Rodaway Recreation Ground. As it is anticipated that the Norman Rodaway Recreation Ground would fulfil the open space developer contributions would need to be secured to support the growth and future development of the recreation ground and facilities.

Representations Received

32. To original proposals:

11 letters of objection on grounds of;

- Excessive housing within the local area
- Policy designation is for 38 units, not 107.
- Lack of green space / wildlife corridors and loss of natural habitat
- Traffic congestion
- Dangerous and inadequate access and highway safety concerns for vehicle users and pedestrians.
- Speed survey is inadequate and flawed.
- A 4.1m road width is too narrow for internal layout.
- Increased air pollution
- Lack of community facilities including schools, doctors
- Impact during construction
- Loss of privacy
- Loss of view
- Devaluation of property

1 letters of comment stating

- Opportunity to remove the drop off along the side of the footpath / cycleway on Heath House Lane
- Hampshire Swifts have sought provision of swift boxes.

33. To revised proposals:

Objections from 4 residents to

- New road junction visibility/safety concerns
- Inadequate on-site parking
- Increase in dwelling numbers
- Inadequate local infrastructure
- Increased traffic
- Loss of green areas and wildlife habitat

Policy Context and Designations for Site

- Outside defined urban edge in countryside
- Within catchment area of Solent and Southampton Water SPA and SAC and River Itchen SAC
- Tree Preservation Order
- Solent recreational disturbance zone
- Mineral Safeguarding Zone.

Development Plan relevant Saved Policies and Emerging Local Plan Policies

Hampshire Minerals and Waste Plan (2013) – Policy 15 seeks prior extraction of minerals

Eastleigh Borough Local Plan Review (2001-2011) saved Policies:

- 1.CO – countryside protection
- 25.NC – Biodiversity protection
- 26.NC – Biodiversity enhancement
- 28.ES – Waste Collection and Recycling to be well located and designed
- 32.ES – Pollution Control requirement
- 34.ES – Energy and Climate Change provisions required
- 36.ES – Lighting impacts to be minimised
- 45.ES – Sustainable Drainage required
- 59.BE – Design to high standard promoted taking account of context etc
- 74.H – affordable housing
- 100.T – sustainable location necessary to minimise transport impacts
- 104.T – Parking to standards
- 147.OS – public open space
- 190.IN – infrastructure
- 191.IN – developer contributions

Submitted Eastleigh Borough Local Plan 2011-2029, July 2014

34. The Eastleigh Borough Local Plan 2011-2029 was submitted for examination in July 2014 but the Inspector concluded that insufficient housing was being provided for in the Plan and that it was unsound. While this has not been withdrawn and remains a material consideration, it can therefore be considered to have extremely limited weight in the determination of this application.

Submitted Eastleigh Borough Local Plan 2016- 2036

35. The 2016-2036 Local Plan was submitted to the Planning Inspectorate on 31st October 2018 and the examination concluded in January 2020. The Council received the Inspector's post-Hearing advice on 1 April 2020. The Council is progressing with modifications to the Local Plan to enable its adoption, anticipated in late 2020/early 2021. Given the status of the

Emerging Plan, it is considered that overall moderate weight can be attributed to it. The most relevant policies are:

- S2 – Approach to new development
- S3 – location of new housing
- DM1 - general Criteria for New Development
- DM2 – environmentally sustainable development
- DM3 - Adaptation to climate change
- DM6 - Sustainable surface water management and watercourse management.
- DM8 - Pollution
- DM9 – nature conservation
- DM14 - parking
- DM23 - Residential development in urban areas
- DM 26 - Creating a mix of housing
- DM 30 – affordable housing
- DM32 – new dwellings to meet Nationally Prescribed Space Standards
- DM34 Provision of recreation and open space facilities with new development
- DM40 – funding infrastructure

36. Policy BU2 Heath House Farm:

“An area of approximately 3.4ha of land on the eastern side of Heath House Lane, as defined by the policies map, is allocated for development to include approximately 38 dwellings. Planning permission will be granted provided that the detailed proposals comply with the development plan, and comply with an approved masterplan for the whole site which addresses the following specific requirements:

- i. A range of housing types, sizes and tenure;
- ii. The provision of on-site public open space and play areas, to serve the development;
- iii. The provision of vehicular access from Heath House Lane;
- iv. The provision of contributions to, or delivery of, off-site highway improvements considered necessary to serve the development;
- v. 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 and Manor Farm Country Park and development to the south;
- vi. The maintenance and improvement of the Public Rights of Way to the north of the site;
- vii. A trapping and tracking survey within Piland's Copse SINC to assess Bechstein bat presence/absence and how they are using the area. A mitigation plan will be prepared if Bechstein's are present, including extensive dark corridors adjacent to the woodland and along any flight lines being accessed by the bat, a lighting strategy to ensure the food species of the bats are not attracted by the development lighting and adequate habitat that will

support the Bechstein's food source (eg grassland habitats). Further mitigation maybe required;

viii. 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, that routes remain open through the Hamble Estuary Priority Biodiversity Area for species dispersal and that there is a net gain in biodiversity;

ix. To preserve water quality and flows into the Hoe Moor 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;

x. The provision of good quality landscape setting for the development (including buffer planting on Heath House Lane frontage), and maintaining and reinforcing existing boundary hedgerows, tree belts and woodland;

xi. 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 and;

xii. 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 By Pass/Link Road and Botley By Pass and the proposed school;

xiii. Provision of a contamination assessment, in light of the former use of the adjacent land as a landfill.”

37. Supplementary Planning Documents

- Quality Places (November 2011)
- Residential Parking Standards (January 2009)
- Supplementary Planning Document: Environmentally Sustainable Development (March 2009)
- Sustainable design and construction changes to residential applications March 2015
- Affordable housing July 2009 and updated May 2016
- Planning Obligations (July 2008, updated 2010)
- Biodiversity (December 2009)

National Planning Policy Framework 2019

38. The National Planning Policy Framework (NPPF) states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. It sets out a general presumption in favour of sustainable development (the three dimensions of which are economic, social and environmental) and states that development proposals which accord with the development plan should be approved without delay. Where the development plan is absent, silent, or relevant policies are out-of-date planning permission should be granted unless the adverse impacts of the development would outweigh the benefits; or specific policies in the Framework indicate development should be restricted. Local plan policies that do not accord with the NPPF are now deemed to be “out-of-date”. The NPPF requires that due weight should be given to relevant policies

in existing plans according to their degree of consistency with the NPPF. In other words the closer the policies in the plan accord to the policies in the Framework, the greater the weight that may be given. A deliverable 5 year supply of housing within each local authority area is required, and if this is not demonstrated a tilted balance in favour of the development applies. Agent of Change principles protect existing businesses.

National Planning Practice Guidance

39. Where material, this guidance should be afforded weight in the consideration of planning applications.

Policy Commentary

40. Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require planning applications to be determined in accordance with the Development Plan (policies detailed above) unless material considerations indicate otherwise.
41. The relevant policies and guidance combine to form the criteria against which this application will be assessed with particular regard to: the relevant planning policies and the principle of development; the form, layout and design of that proposed; its impact upon the street scene and character of the surrounding area; impact upon trees, nature conservation and biodiversity; environmental sustainability; parking and highway issues; drainage and any impact upon the amenity of neighbouring properties.

Principle of the Development

42. Albeit the site remains in countryside in the adopted EBLP 2001-2011, the emerging local plan allocation in Policy BU2 is a significant material consideration and this direction of travel indicates that in principle residential development in this location is acceptable. The number of dwelling units proposed is significantly higher than Policy BU2 indicates. This is a result of the educational (with associated residential) use no longer being proposed, thus freeing up a large part of the site. Also, overhead cables are removed as a constraint. Furthermore, in order to achieve a housing density close to 40 dwellings per hectare as sought by Policy DM23 and to provide a housing mix that meets the requirements of Policy DM26 for smaller units the number of units are justified. The development is therefore acceptable in principle, although also is subject to consideration of detailed design and site-specific matters.

Sustainable Development

43. The site is in a sustainable location and the development would fulfil a small but important economic role by providing employment opportunities and expanding the quality and choice of housing, a social role by providing for clearly needed market and affordable housing together with new social and

community facilities, and, with mitigation, a satisfactory environmental role. It also contributes towards the provision of supporting infrastructure.

Layout and Parking

44. The built form is designed to provide a strong frontage to Heath House Lane and, within the site, a principal central road then a series of perimeter blocks using a hierarchy of traditional streets and some shared surfaces and private drives. Roads are designed to be able to be adopted by the Highway Authority. The buildings generally are set close to the road, giving enclosure, whilst also including street trees. It has not been necessary to secure a formal site Masterplan to guide development, rather the scheme has been the result of ongoing discussions both at pre-application and application stage which have considered site constraints and opportunities.
45. The proposed layout for part of the site also contains areas for sustainable drainage, ecology and woodland buffers and new tree planting. With the exception of 5 plots backing onto countryside and 2 flats over garages, the Quality Places SPD design standards for garden sizes are met, and back to back separation distances are also to standard, including an allowance for differing site levels and building heights. Flats will have shared amenity space, balconies or be located close to public open space. All properties will meet the internal space standards of the Nationally Described space standards.
46. Because the site is located so close to the play area at Norman Rodaway Pavilion, a formal public open space area with play equipment is not required. There is, however, an informal open space area along the southern boundary which also provide the necessary woodland and ecology buffer, and the opportunity has been taken to front dwellings and flats onto this area.
47. The development has been provided with parking meeting the minimum standards set down in the Council's Residential Parking SPD. The majority of dwellings have on-plot parking, and for those that do not and for the flats, parking is provided within parking courts or adjacent to roads. Additional visitor parking spaces are also provided. Within the parking courts pergolas are proposed to avoid visually dominating parking. Cycle storage is either within garages or garden sheds for houses or within the blocks.
48. Housing mix responds to the requirements of Policy DM26 and need for smaller private market accommodation, with primarily 2 and 3 bed units proposed and 61 out of the 123 units are flats:

No. of Bedrooms	No. of units
1	4
2	70
3	48
4	1

Scale and Density

49. The proposed building heights vary from two to three storey and ensure that, despite a significant drop in ground level, the scale and enclosure along Heath House Lane is appropriate and there is sufficient variety in building heights within the scheme to create an attractive scheme. The development fronting the public right of way and woodland is also screened by trees and careful consideration of this concludes that the development would have no significant visual impact from any views. Overall the density of housing, at c36dph, is acceptable for this suburban location and reflects site constraints, and certainly ensures the efficient use of land promoted by the NPPF. The range and distribution of properties with respect to their scale is considered appropriate

Appearance and Design

50. The Design and Access Statement sets out the design concept for the site. Whilst there may have also been scope for a contemporary approach similar to new nearby development, the traditional design utilised ensures that there is attention to detailing and variety in the street scenes. Conditions for final materials details are necessary, but the general approach of use of blended or multi-stock brickwork and a variety of roofing materials is acceptable and it is expected that the scheme will deliver a quality of design sufficient to meet the requirements of adopted policy 59.BE and the NPPF.

Landscape

51. A comprehensive suite of landscape plans and a Landscape Management plan are submitted with the application and these propose significant new tree planting across the site (in excess of 90 trees). Landscape screening of the existing telecommunications mast and the new pumping station and other ancillary structures is required. Final landscape plans are required by condition and these will also ensure that the visual impacts parking are mitigated by new planting.
52. Key mature trees on the Tanhouse Lane boundary are retained with associated tree protection measures. Existing substantial hedges on the boundaries will also be kept and a landscaped buffer of at least 15m from the edge of the SINC woodland has also been provided.

Affordable Housing

53. The S106 associated with the outline planning permission requires 35% of the dwellings to be affordable. This application seeks approval for 123 units of which 35% (43) are also required to be affordable and delivered via a housing association with 28 of these to be social rent and 15 to be shared ownership. All affordable homes would be built to Lifetime Homes standards. Subject to this provision within the S106 agreement and confirmation regarding the wheelchair accessible unit, there is no Housing objection to the

plans which also ensure compliance with policy DM30 of the Submitted EBLP and saved policy 74.H of the adopted EBLP.

Traffic and Transport

54. The submitted Transport Assessment addresses the existing conditions of the locality and looks at site accessibility for all modes of transport. The report reviews highway conditions and safety and analyses trip generation and distributions and related impacts on road and junction capacity. Hampshire County Council (HCC), as Highways Authority, are satisfied that the report accurately assesses the proposals in transport terms.
55. Whilst local destinations can be reached by walking and cycling, the 123 dwellings would generate a predicted additional 69 AM and 72 PM peak vehicle traffic movements on the local road network. Subject to mitigation, this would not result in a significant impact or related safety, traffic noise and air quality. The S106 agreement requires mitigation contributions towards both highways and sustainable transport projects as specified by HCC, and a Travel Plan would also be implemented to encourage reduced reliance on the private car. The road junction at Heath House Lane is designed to be safe with appropriate visibility for the 40mph current speed limit, however Hedge End Town Council's request for a reduction to 30mph has been passed to HCC for their consideration outside of this application process.

Drainage and Flood Risk

56. None of the site lies within designated flood zone and a comprehensive Sustainable Urban Drainage Scheme is proposed which provides stages of natural filtration to protect water quality and ensures that run-off from the site does not exceed existing levels. It also provides permanent wetland which enables on-site nitrogen mitigation. Whilst HCC Flood and Water Team have not objected, Natural England are yet to advise on the amended plans and their support for the on-site wetland approach is necessary. This matter would need to be delegated should responses not be received in time for committee. Foul water would be pumped to the existing sewer in Heath House Lane, any upgrades for which would be funded through Southern Water's Infrastructure Charges. The pumping station has capacity to hold foul sewage in the event of a power or pump failure. There is no intention to use lorries to transport foul sewage off-site. These drainage strategies are appropriate, subject to consultee responses and conditions.

Ecology

57. The site lies within the mitigation area for the European-designated Solent Complex and is within 0.5km of the Sandpit Copse SINC and Manor Farm Local Nature Reserve. It adjoins the Piland's Copse SINC of ancient semi-natural woodland. It is used for foraging by bats but does not contain any bat roosts. Policy BU2 specifically refers to Bechstein bats which are known to be present in the locality, however the required advanced bat surveys failed to

record either barbastelle or Bechstein bats, and conclude that these species are highly unlikely to be present within Piland's Copse SINC.

58. Protected and red list species, including bats, reptiles, and birds are protected by various mitigation and protection plans and related planning conditions. Whilst there is not yet a legal requirement for Biodiversity Net Gain, the matter is covered by the NPPF and the provisions of the various habitat creation and landscaping proposals ensure that there would be an overall improvement to biodiversity. Significantly, a 15+m wide buffer free from development running the length of Piland's Copse is provided for woodland protection and enhanced habitat. The native hedgerow on the northern boundary is to be retained. Lighting controls would ensure foraging areas are retained. The buffer area would be suitable retained habitat for the relatively low reptile population. Piland's Copse itself would need suitable fencing or defensive landscaping to prevent its informal recreational use. The final comments of the Council's Ecologist to the updated plans and reports will be considered and reported.
59. The close proximity of the site to the Solent and Southampton Water SPA and RAMSAR , Solent Maritime SAC and Upper Hamble Estuary and Woods and potential for adverse effects to the water courses and associated habitats are acknowledged. However, with appropriate construction and post-occupation controls there are no additional or cumulative ecological effects likely which cannot be mitigated. In respect of potential recreational impacts on the European site, contributions towards the Solent Disturbance Mitigation Project, which provides protection for the migratory birds within the Solent and Southampton Water Special Protection Area, are included in the S106 heads of terms.
60. The recent issue raised by Natural England in respect of the increase nutrient deposition in the coastal European sites (Solent Complex via the River Itchen) through foul sewage is, however, relevant and an Appropriate Assessment under the Habitats Regulations is necessary. Mitigation on-site through the permanent retention of appropriately planted wetland within two ponds in the south-east corner of the site is provided and awaits Natural England approval under the Habitats Regulations Appropriate Assessment process.
61. Natural England have also raised potential recreational impacts on the New Forest SPA, having proposed an extended the area for which development is required to provide mitigation. The HRA assesses this likely impact, with the conclusion that the distance of the site from the New Forest and number of recreational trips likely, combined with the convenience of walking to the nearby Manor Farm site for dog walking activity result in New Forest impacts which are not likely to be significant and needing mitigation. Despite several requests, HCC Countryside team have not responded to consultations and have not supported mitigation for Manor Farm or the adjoining public footpath in terms of contributions towards their improvements or management.

Heritage

62. There are no nationally designated assets on or in close proximity to the site.

Noise and Air Quality

63. Noise impacts from roads and associated air quality impacts for future residents of the development have been assessed and whilst the indication is that the impacts would not be significant enough to require mitigation other than standard double glazing with trickle vents if necessary, further acoustic information has been sought and conditions will be finalised following further advice from the Environmental Health Officer. In particular confirmation is to be provided regarding agreement of the acoustic report recommendations and consideration of whether mechanical ventilation should be required in some units.

Climate Change

64. National legislation and guidance, together with local policy ensure that all planning applications are tested for their resilience to and impact on the environment. The Environmental implications of this application are detailed throughout this report and proposed mitigations through conditions include requirements for low energy and water use infrastructure, extensive tree planting and landscaping, provisions for sustainable transport, sustainable urban drainage, and ecological protection and habitat enhancements.

Human Health

65. Human health relating to noise and ground conditions has been considered and no significant adverse effects are likely. Conditions are recommended where necessary. The traffic and air quality impacts or any other possible impacts are also not considered significantly harmful to human health.

Planning Obligations

66. In accordance with the guidance contained within the NPPF, Saved Policies 74.H, 101.T, 147.OS, 165.TA and 191.IN of the adopted Eastleigh Borough Local Plan Review (2001-2011), Policies DM32 and DM37 of the Submission Eastleigh Borough Local Plan, the Council's 'Planning Obligations' SPD, and the requirements of Regulation 122 of the Community Infrastructure Regulations, there is a requirement for planning obligations to ensure on and off-site provision for facilities and infrastructure made necessary by the development, and to mitigate against any increased need/pressure on existing facilities. These consist provisions and contributions for:

- 35% affordable housing
- Transport infrastructure
- Community infrastructure projects
- Solent Disturbance Mitigation Project
- Local Health infrastructure provision
- Primary Education

- Public open space/play off-site
- Public Art
- Woodland buffer/SuDS area to be adopted with associated commuted sums
- Roads/footpaths to be adopted
- Traffic Regulation Orders and signage

67. The projects and measures identified for contribution expenditure would comply with the 3 tests set out in Regulation 122 of the Community Infrastructure Levy 2010, in that the monies would go towards the projects which are directly related to the development, and are fairly and reasonably related in scale and kind to the proposed development. The contributions would be index-linked to ensure the contributions rise in line with the costs of providing the identified projects/measures. The obligations sought are necessary to make the development acceptable in planning terms and to meet the needs generated by the new residents and the potential impact on existing services and facilities.

68. In addition to the contributions towards local health infrastructure provided through the West Hants CCG, the Southampton University NHS Trust have requested contributions be secured for the first three years of occupation of each dwelling to bridge the lag in funding of staff from other sources in response to the direct impact on, and cost to, their acute healthcare services as a result of additional pressure placed on the service by residents of this development. Using a cost / dwelling tariff, a contribution of £102,935.00 sought. Whilst the pressure of new development on the service is recognised, it is not unique to Eastleigh Borough but experienced across the Trust's wider catchment area. All new development will place pressure on the service, and this pressure should be assessed and planned for at a strategic level (and not site by site basis) based on forecast housing growth within the catchment of the Trust. Whilst it is the view of officers that this important issue should be addressed at a strategic level and contributions are not secured as part of this development, Members of the committee may form a different view.

Other material considerations

69. Also of note is the latest position on the Government- required 5 year housing land supply. The published figure for January 2020 confirms that the Council currently has a 6.1 year supply. The need to deliver additional dwellings outside of planned sites is thus lessened significantly as a material consideration and the NPPF "tilted balance" does not apply.

Equalities Implications

70. Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:-

(1) A public authority must, in the exercise of its functions, have due regard to the need to:

- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

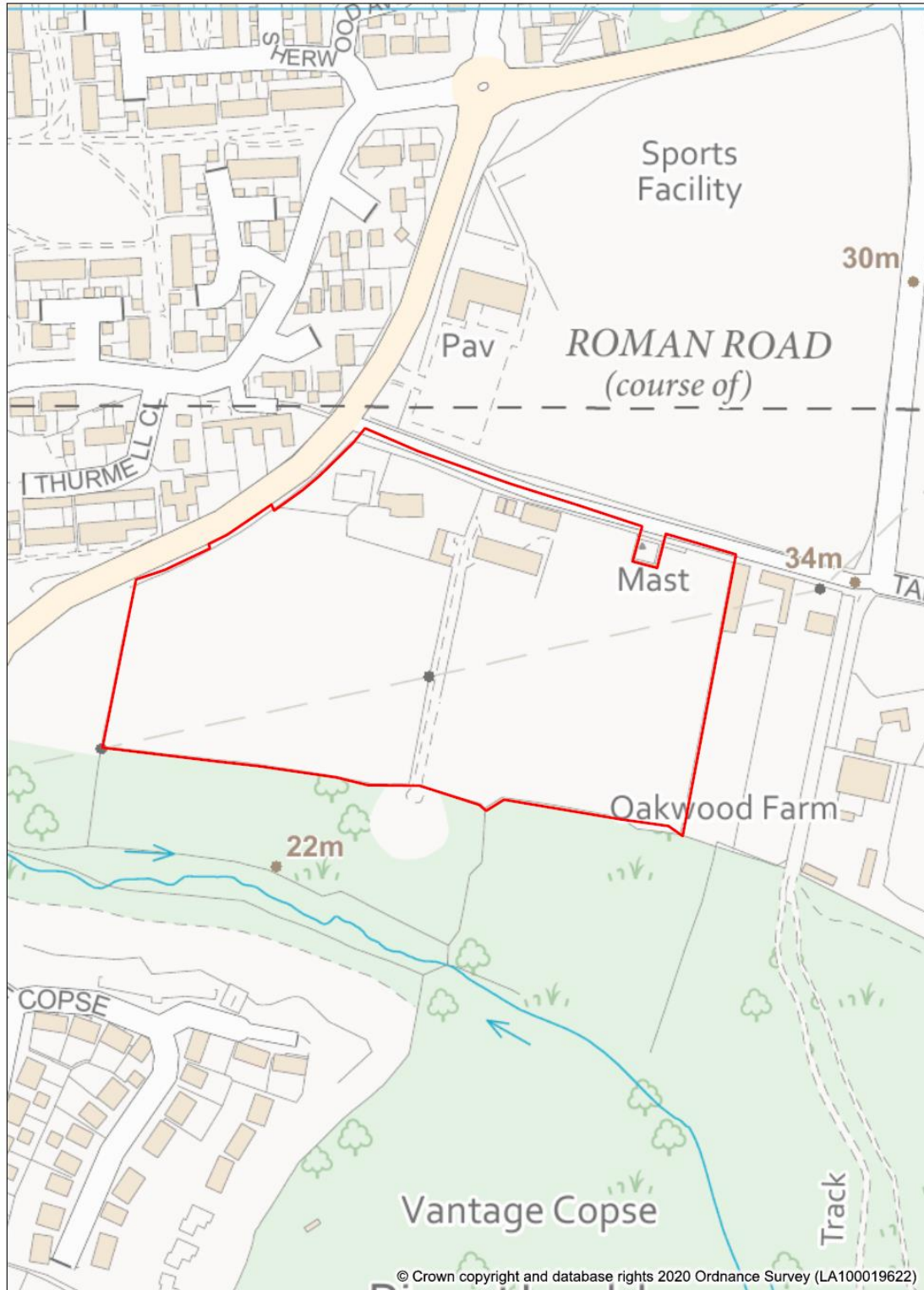
When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups.

71. It is considered that this application does not raise any equality implications and it makes provision for wheelchair accessible accommodation.

Conclusion

72. Whilst it isn't always possible to meet the full range of plan amendments sought by consultees and ensure a deliverable scheme, the range of works, controls and mitigations detailed above would ensure that the scheme would constitute sustainable development on all three NPPF counts for which there is a presumption in favour, and accordingly planning permission is recommended subject to the receipt of final amended plans and outstanding consultee responses, the completion of a S106 agreement for terms identified, the recommended conditions and the completion of the Habitats Regulations Appropriate Assessment (all delegated to the Head of Housing and Development in consultation with the Chair, Vice Chair and Ward Members to finalise).

F/19/86829



Address: Serenity, Heath House Lane,
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Date: 02/09/2020 | Scale: 1:2500

