

Application

Number: O/19/86980
Case Officer: David Huckfield
Received Date: 28/11/2019
Site Address: Land West of Allbrook Way, Knowle Hill, Eastleigh,
SO50 4LZ
Applicant: Cranbury Estates Limited
Proposal: Outline planning application for up to 53no. residential dwellings (C3 use) with associated landscaping, infrastructure and access from Knowle Hill (all matters reserved except for access). (AMENDED DESCRIPTION)

Recommendation:

Subject to:

- i) the receipt and consideration of outstanding consultation responses from Natural England, Hampshire Countryside Services and Environmental Health;**
- ii) the receipt of an amended indicative layout plan to show the alignment of the public right of way along its definitive route and updated parameter plans to accord with the latest iteration of the indicative layout;**
- iii) the imposition of any necessary additional or amended conditions including updating the list of approved plans;**
- iv) the applicant entering into a legal agreement to secure the required planning obligations and affordable housing; and,**
- v) the completion of a Habitats Regulations Assessment for the development by the Local Planning Authority and the undertaking of subsequent further consultation with Natural England.**

To Delegate back to the Head of Housing and Development in conjunction with the Chair and Vice Chair of Eastleigh Local Area Committee to GRANT OUTLINE PLANNING PERMISSION subject to the following conditions:

CONDITIONS AND REASONS:

- 1. The development hereby permitted shall be implemented in accordance with the following plans numbered: BRS.3586_14 (Location Plan),**

BRS.3586 Figure 3 (Proposed Site Access and Associated Works),
(*Amended parameter plan references to be added once updated drawings are received*).

Reason: For the avoidance of doubt and in the interests of proper planning.

2. The development hereby permitted shall begin either no later than the expiration of three years from the date of this permission, or no later than the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 and to ensure the timely delivery of housing.

3. No development shall start until details of the: a) the site layout; b) scale of the buildings; c) external appearance of the buildings; and d) landscaping of the site [hereafter called "the reserved matters"] have been submitted to and approved in writing by the Local Planning Authority. Application for the approval of the reserved matters shall be made within two years of the date of this permission. The development shall accord with the approved details.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 and to ensure the timely delivery of housing.

4. The site layout to be submitted as part of the reserved matters application shall be in general accordance with the indicative site layout (drawing number: BRS.3586_16 Sheet No: 01 Revision: L) (*Revision Number to be Updated*).

Reason: To ensure a satisfactory visual appearance in the interests of the amenities of the area.

5. No development above slab level shall start until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual appearance in the interests of the amenities of the area.

6. Prior to the commencement of development, a Construction Environmental Management Plan (CEMP) shall be submitted to, and approved in writing by, the Local Planning Authority. Demolition and construction work shall only take place in accordance with the approved CEMP which shall include:

- a) a programme and phasing of the demolition and construction work;

- b) the location of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction;
- c) safeguards to be used within the construction process to ensure surface water contains no pollutants on leaving the site. This should include safeguards for fuel and chemical storage and use and incorporate the recommendations for construction drainage as set out within Section 5 of the submitted Ecological Impact Assessment (Species Ecological Consultancy, November 2020);
- d) the arrangements for the routing / turning of lorries and details for construction traffic access to the site;
- e) the arrangements for deliveries associated with all construction works, loading / unloading of plant and materials and restoration of any damage to the highway [including vehicle crossovers and grass verges];
- f) the parking of vehicles for site operatives and visitors;
- g) management measures to control the emission of dust and dirt generated by demolition and construction;
- h) a scheme, following assessment, for controlling noise and vibration impacts on noise sensitive properties from demolition, site preparation and construction activities (to include details of any piling if proposed);
- i) provision for the storage, collection, and disposal of rubbish from the development during the construction period;
- j) measures to prevent mud and dust on the highway during demolition and construction;
- k) the erection and maintenance of security hoardings including decorative displays and facilities for public viewing (where appropriate);
- l) temporary lighting to be used during construction which shall be designed in accordance with best practice to protect commuting and foraging bats.

Reason: To limit the impact the development has on the amenity of the locality and neighbouring residents, in the interests of highway safety, and to ensure no adverse impact on biodiversity and hydrology during the construction process.

7. No development shall start until plans including cross sections to show proposed ground levels and their relationship to existing levels both within the site and on immediately adjoining land, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved details have been fully implemented, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To limit the impact that the development has on the locality and in the interests of amenity.

8. No development shall start until details of the width, alignment, gradient, sight lines and type of construction proposed for any roads, footpaths, cycleways and accesses, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be

occupied until the approved details have been fully implemented, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To limit the impact that the development has on the locality and in the interests of amenity.

9. No development shall commence until a detailed surface water drainage scheme for the site, based on the principles within the submitted Flood Risk Assessment and Drainage Strategy (Cole Easdon Consultants, Ref: 6557, Issue 5, November 2020), has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:
 - a. A technical summary highlighting any changes to the design from that within the above referenced Flood Risk Assessment and Drainage Strategy;
 - b. Detailed drainage layout drawings at an identified scale indicating catchment areas, referenced drainage features, manhole cover and invert levels and pipe diameters, lengths and gradients;
 - c. Detailed hydraulic calculations for all rainfall events, including those listed below. The hydraulic calculations should take into account the connectivity of the entire drainage features including the discharge locations. The results should include design and simulation criteria, network design and result tables, manholes schedule tables and summary of critical result by maximum level during the 1 in 1, 1 in 30 and 1 in 100 (plus an allowance for climate change) rainfall events. The drainage features should have the same reference as the submitted drainage layout;
 - d. Evidence that Urban Creep has been considered in the application and that a 10% increase in impermeable area has been used in calculations to account for this;
 - e. Confirmation on how impacts of high groundwater will be managed in the design of the proposed drainage system to ensure that storage capacity is not lost, and structural integrity is maintained; and
 - f. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.

The development shall be carried out in accordance with the approved details.

Reason: To secure the provision of satisfactory surface water drainage infrastructure to serve the development.

10. Prior to first occupation of the development hereby approved, details for the long-term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include a) Maintenance schedules for each drainage feature type and ownership, and b) Details of protection measures. The surface water drainage system shall be maintained in accordance with the approved details.

Reason: To secure the ongoing provision of satisfactory surface water drainage.

11. No development shall start until details for the disposal of foul sewerage from the development hereby permitted, and a timetable for its implementation, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure satisfactory provision of foul drainage.

12. Prior to the commencement of development, measures for the protection of any public water apparatus (water distribution main and water trunk mains) on or in the proximity of the site that could be affected by the development shall be submitted to and approved in writing by the local planning authority, in consultation with Southern Water. The development shall then be carried out in accordance with the approved details.

Reason: To ensure the adequate protection of the public water/sewerage system.

13. No development shall be carried out until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard and soft landscaping including trees, boundary treatments, and hard surfacing and provide details of timings for all landscaping. The works shall thereafter be carried out in accordance with the approved details and to the appropriate British Standard.

Reason: In the interests of the amenities of the locality.

14. No development shall be carried out until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the local planning authority. The LEMP shall include the following:

- (i) The detail and extent of new planting;
- (ii) Details of maintenance regimes;
- (iii) Details of proposed species enhancements;
- (iv) Details of any habitat created / retained on site;
- (v) Timings for the implementation of proposed ecological mitigation, compensation and enhancement measures; and,
- (vi) Details of ongoing management responsibilities.

Ecological mitigation, compensation and enhancement measures to be included in the LEMP shall accord with the recommendations within Section 5 of the submitted Ecological Impact Assessment (Species Ecological Consultancy, November 2020).

The works and their ongoing management and maintenance shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenity of the locality and to ensure the protection of wildlife and supporting habitat found on the site and to secure opportunities for the improvement of wildlife corridors and wider enhancement of the nature conservation value of the site.

15. All hard & soft landscaping, tree planting and boundary treatments shall be carried out in accordance with the approved details and to the appropriate British Standard. 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 amenity of the locality and to safeguard the amenities of neighbouring residents.

16. Prior to the commencement of development, a minerals safeguarding report or assessment shall be submitted to and approved in writing by the local planning authority. The report shall include empirical data of underlying geological stratigraphy captured by borehole or trial pit sampling, recommendations and measures for how the use of any minerals present could be maximised and timescales associated with any extraction. The development shall then be carried out in accordance with the approved details.

Reason: To protect potentially economically viable mineral resource deposits from needless and unnecessary sterilisation and encourage the recovery, where possible, of potential viable mineral resources prior to development.

17. 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 whole 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 assets.

18. 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 first submitted to and approved in writing 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.

19. Following completion of archaeological fieldwork a report will be produced in accordance with an approved programme submitted by the developer 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.

20. Prior to the commencement of development, the following details shall be submitted to and approved in writing by the Local Planning Authority (LPA):

- a) a written report of the findings of intrusive site investigation works which includes a description of the extent, scale and nature of contamination, an assessment of all potential risks to known receptors, an update of the conceptual site model (devised in the desktop study), identification of all contaminant linkages and, unless otherwise agreed in writing by the LPA and identified as unnecessary in the written report, an appraisal of remediation options and proposals for the preferred option(s) identified as appropriate for the type of contamination found on site;

and unless otherwise first agreed in writing by the LPA:

- (b) a detailed remediation scheme designed to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historic environment. The scheme should include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works, site management procedures and a verification plan outlining details of the data to be collected in order to demonstrate the completion of the remediation works and any arrangements for the continued monitoring of identified contaminant linkages. Site works and details submitted shall be in accordance with the approved scheme and undertaken by a competent person.

Site investigations are to be undertaken by a competent person and in accordance with best practice as outlined in BS10175:2011+A2:2017 and CLR11. Any gas monitoring deemed appropriate is to be in

accordance with best practice as outlined in such documents as BS8576:2013, BS 8485:2015+A1:2019, Claire RB17 and CIRIA C665.

Reason: To ensure that risks from land contamination to the future users of the site and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors

21. Before any part of the development is occupied or used, unless otherwise first agreed in writing by the Local Planning Authority (LPA), a verification report demonstrating the effectiveness of the remediation works carried out in accordance with the details approved under condition 20, and a remediation completion certificate confirming that the approved remediation scheme has been implemented in full, shall both have been submitted to and approved in writing by the LPA.

The verification report and remediation completion certificate shall be submitted in accordance with the approved scheme and undertaken by a competent person in accordance with Defra and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that risks from land contamination to the future users of the site and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors.

22. All development shall be stopped immediately in the event that contamination not previously identified is found to be present on the development site and details of the contamination shall be reported immediately in writing to the Local Planning Authority (LPA). Development shall not re-start on site until the following details have then been submitted to and approved in writing by the LPA:
 - (a) a written report of the findings which includes a description of the extent, scale and nature of contamination, an assessment of all potential risks to known receptors, an update of the conceptual site model (devised in the desktop study), identification of all contaminant linkages and, unless otherwise agreed in writing by the LPA and identified as unnecessary in the written report, an appraisal of remediation options and a proposal for the preferred option(s) identified as appropriate for the type of contamination found on site.

and (unless otherwise first agreed in writing by the LPA):

- (b) a detailed remediation scheme designed to bring the site to a condition suitable for the intended use by removing unacceptable

risks to human health, buildings and other property and the natural and historic environment. The scheme should include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works, site management procedures and a verification plan outlining details of the data to be collected in order to demonstrate the completion of the remediation works and any arrangements for the continued monitoring of identified contaminant linkages.

Before any part of the development is occupied or used (unless otherwise first agreed in writing by the LPA) a verification report demonstrating the effectiveness of the remediation works carried out and a completion certificate confirming that the approved remediation scheme has been implemented in full shall both have been submitted to and approved in writing by the LPA.

The above site works, details and certification submitted shall be in accordance with the approved scheme and undertaken by a competent person in accordance with best practice as outlined in BS10175:2011+A2:2017 and CLR11. Any gas monitoring deemed appropriate is to be in accordance with best practice as outlined in such documents as BS8576:2013, BS 8485:2015+A1:2019, Claire RB17 and CIRIA C665.

Reason: To ensure that risks from land contamination to the future users of the site and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors.

23. The first reserved matters application shall be accompanied by an updated Arboricultural Implications Assessment (AIA) for consideration and approval by the local planning authority. The updated AIA shall consider the arboricultural impacts of the detailed layout submitted for approval as part of the reserved matters and shall be based upon the principles set out within the submitted Arboricultural Implications Report (SJA Trees, Ref. SJA air 00609-02, November 2020). The development shall then be carried out in accordance with the approved details.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

24. No development shall start on site until the access to the development has been constructed and lines of sight of 2.4 metres by 43.0 metres provided in accordance with the approved plans (Drawing Number: BRS.3586 Figure 3 (Proposed Site Access and Associated Works) as contained within the Submitted Transport Assessment produced by Pegasus Group, September 2019). The lines of sight splays shown on the approved plans shall be kept free of any obstruction exceeding 1

metre in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

Reason: To provide satisfactory access to the development and in the interests of highway safety.

25. A pedestrian footway along Knowle Hill linking the site to Woodside Avenue shall be provided in accordance with the approved plans (Drawing Number: BRS.3586 Figure 3 (Proposed Site Access and Associated Works) as contained within the Submitted Transport Assessment produced by Pegasus Group, September 2019). The footway shall be provided in its entirety and shall be available for use by pedestrians prior to first occupation of the residential development hereby approved.

Reason: To provide satisfactory pedestrian access and in the interests of highway safety.

26. The footway linking the existing pedestrian network to the bus stop and hardstanding on the southern side of Woodside Avenue shall be provided in accordance with the approved plans (Drawing Number: BRS.3586 Figure 3 (Proposed Site Access and Associated Works) as contained within the Submitted Transport Assessment produced by Pegasus Group, September 2019). The footway shall be provided in its entirety and shall be available for use by pedestrians prior to first occupation of the residential development hereby approved.

Reason: To provide satisfactory pedestrian access and in the interests of highway safety.

27. Prior to the occupation of any dwelling within each individual phase of the development (or, in accordance with a timetable to be agreed in writing with the Local Planning Authority), as built stage SAP data and an as built stage water calculator confirming energy efficiency and the predicted internal mains water consumption to achieve the following shall be submitted to and approved in writing by the Local Planning Authority: 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).

28. Prior to the occupation of the development hereby permitted, details of any external lighting, including street lighting, shall be submitted to and approved in writing by the Local Planning Authority. Lighting shall be designed to avoid disturbance to commuting and foraging bats and the development shall be carried out in accordance with the approved details.

Reason: In the interests of biodiversity and protecting the amenities of the area.

29. No vegetation clearance shall occur on site during the bird nesting season (between 1st March & 31st August) unless supervised by an appropriately qualified ecologist.

Reason: To prevent harm to breeding birds.

30. No construction or demolition related activities or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0800 to 1300 on Saturdays and not at all on Sundays or Bank Holidays.

Reason: To protect the amenities of the occupiers of nearby dwellings.

31. 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.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (February 2019), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Note to Applicant: Southern Water requires a formal application for any new connection to the public foul and surface water sewer to be made by the applicant or developer. To make an application visit: <https://developerservices.southernwater.co.uk/> and refer to their New Connections Services Charging Arrangements documents which are available on their website via the following link: <https://southernwater.co.uk/developing-building/connection-charging-arrangements>

Note to Applicant: Given the nature of the proposed development it is possible that a crane may be required during its construction. The applicant's attention is therefore 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',

Report

1. This application has been referred to Committee because it is a major development proposal that is contrary to the development plan and is deemed to be controversial.

The site and its surroundings

2. The application site extends to an area of approximately 4.2 hectares and lies to the north of Knowle Hill and to the west of Allbrook Way, with the latter linking to junction 12 of the M3 motorway further to the north. The site is raised notably above the level of Allbrook Way with a vegetated bank separating the site from the road. The site itself slopes relatively gently from north to south and west to east and is currently utilised for grazing purposes. The area includes a large residential property (Westfield House) within its central section which is set on a sizeable rectangular plot. This property and its curtilage are excluded from the red line for the application site.
3. The site is currently accessed from Knowle Hill, with this road being bound by existing residential development to part of its southern side. There is a public footpath which runs roughly north to south across the western part of the application site, with there being an area of woodland which is protected by a tree preservation order abutting the north-western boundary. There is further mature vegetation along the length of the western boundary of the site and a tree belt which provides a buffer to Allbrook Way along much of the eastern perimeter. There are further protected trees along the access drive to Westfield House and the site also borders the Allbrook Clay Pits Site of Importance for Nature Conservation (SINC) to the west.
4. The site abuts the built-up area of Eastleigh but currently lies outside of the urban edge and within designated countryside and local gap within the Council's adopted Local Plan. It is however proposed to be allocated for residential development for approximately 45 dwellings within the Emerging Eastleigh Borough Local Plan 2016-2036 under the provisions of Policy AL2, with this policy setting a number of requirements that any development proposal should adhere to.

Description of application

6. The application seeks outline planning permission for the construction of up to 53no. dwellings with details of access only for consideration, with this being proposed to be from Knowle Hill at the southern extent of the

site. Details of layout, design, scale and landscaping are therefore reserved for consideration at the subsequent reserved matters stage should outline permission be granted. The application is however accompanied by an indicative layout which seeks to demonstrate that the site can accommodate the level of development proposed as well as indicating how the site may be developed.

7. The indicative layout shows a main spine road leading from the site access and running roughly parallel with the site's eastern boundary with this being fronted by a number of dwellings which are predominantly set within short terraces. The remainder of properties are detached or semi-detached and are generally set within perimeter blocks with access being provided via secondary routes, multi-headed cul-de-sacs or in some cases short sections of private drives. The indicative mix of units includes 2no. 1-bedroom, 19no. 2-bedroom, 20no. 3-bedroom, and 12no. 4-bedroom properties, with the majority of dwellings indicated to be two-storeys in height with the exception of three detached single-storey bungalows which are proposed to be positioned at the northernmost extent of the site. The proposals include 35% affordable housing provision (19no. units).
8. The public right of way along the western side of the site is proposed to be retained with connecting links, including via a tree-lined pedestrianised route which dissects the site from east-to-west, to be provided. An area of open space is proposed at the southern end of the site with smaller areas or pockets of landscaping, including street tree planting, shown in other areas of the development. An undeveloped buffer will be included along the western perimeter of the site to take account of the easement requirements for the public water main. Additionally, the application includes the provision of a connecting footpath along Knowle Hill to link the site to the existing pedestrian infrastructure on Woodside Avenue, with the speed limit on Knowle Hill also being proposed to be reduced from 40 to 30mph as part of the works.
9. The application is accompanied by the following reports and technical assessments which have been updated where necessary throughout the course of the application:
 - Air Quality Assessment
 - Arboricultural Implications Report
 - Archaeological Desk-Based Assessment
 - Design and Access Statement
 - Ecological Appraisal, Ecological Impact Assessment and Ecological Surveys
 - Flood Risk Assessment and Drainage Strategy
 - Landscape and Visual Impact Assessment
 - Noise Impact Assessment
 - Phase I Land Contamination Assessment

- Planning Statement
- Statement of Community Involvement
- Transport Assessment

Relevant planning history

10. There is no planning history on record specifically for the site itself. Westfield House was however granted planning permission in 1980 (under reference Z/03311/001) for the construction of a two-storey extension on its eastern side and a single storey rear extension. Despite the age of this permission, as it was part implemented (with the rear extension having been constructed), it technically remains extant and the potential for the two-storey element to be constructed at a later date is therefore of material relevance to the consideration of the application.

Representations received

11. A total of 26 letters of objection have been received in relation to the application, which includes those in respect of the original proposal for 59 dwellings and the revised scheme for 53 units following the undertaking of subsequent reconsultation. The following matters were raised as concerns or objections to the proposals (summarised):
 - Loss of green fields and countryside.
 - The site is a designated local gap and the emerging local plan has not been adopted yet and should not be used to guide decisions.
 - The application is premature in light of the status of the local plan.
 - The gap should be preserved to protect the identities of the communities in Boyatt Wood and Otterbourne.
 - The number of dwellings exceeds what is proposed in the local plan allocation.
 - Overdevelopment of the site.
 - The development is unnecessary and is not needed.
 - Impacts on the character of the landscape. The LVIA was undertaken when trees and shrubs were in full leaf. There will be visual impact in winter and early spring months, as well as the loss of viewpoints looking south east which provides views across the Hampshire hillside and into the South Downs.
 - Will set a precedent for further development in the local gap.
 - Some of the gardens appear to be too small.
 - Impacts on wildlife including birds and bats, as well as on the adjacent SINC.
 - The site should be retained to assist in preventing flooding and improving air quality.
 - Additional trees should be included within the site to make it part of the landscape.
 - It is unclear that the additional planting shown will be realisable due to Southern Water restrictions.

- Regular maintenance of landscaping and the adjacent wooded area is required due to additional pressures on the site from future residents.
- The transport assessment was carried out during a holiday season and should be redone.
- Access to the existing properties on Knowle Hill is already difficult and inadequate and the additional dwellings will endanger highway safety and add to existing congestion including at the Allbrook roundabout.
- Question whether visibility splays are achievable and a road safety audit has been carried out, as well as whether the access is suitable for bin lorries.
- The site is unsustainable and insufficient public transport is available with likely high car ownership levels.
- No shops nearby and nearest school indicated is no longer a school.
- No safe walking route to school.
- Lack of a footpath on Knowle Hill which is currently a 40mph road.
- Lack of parking provision.
- The internal road layout is inadequate.
- The hard landscaping shows only tarmac.
- The route of the public footpath is incorrectly shown on the plan.
- The development placing further pressure on local services including health care and schools.
- A community building should be provided on site.
- Fibreoptic broadband should be provided for the area.
- If the site to the east of Allbrook Way is developed there should be a footbridge provided over the road to allow residents to access both sides of the village.
- The housing balance / mix requested by the housing officer should be addressed.
- Additional dust, noise and smells from the development and additional traffic.
- Noise and air quality impacts for future residents.
- The proposed acoustic fence will have an adverse landscape impact.
- Impact on views from existing properties on Knowle Hill.
- Bungalows are proposed at the north of the site and should be at the opposite end to allow ease of access for residents to local services.
- More bungalows should be provided.
- Inadequate drainage provisions increasing the risk of flooding and exposing the Itchen Valley SAC to pollution risk.
- Pollution arising from the construction phase of the development.
- Risk of contamination from construction works including earth movements and piling.
- Potential damage to the water trunk main.
- The application should be referred to committee and not determined by delegated powers.

- The submitted statement of community involvement does not include all of the comments made.
12. A representation to the scheme as originally proposed (for 59no. units) was also received from University Hospital Southampton requesting a contribution of £56,758 towards the provision of capacity for the trust to maintain service delivery during the first year of occupation of the dwellings in the context of blended contracts and during the first three years of occupation for Premium Staffing Costs.
 13. A further representation was received from Hampshire Swifts requesting that if planning permission is granted that swift nest bricks be installed to provide improvements for biodiversity.

Consultation responses

14. Allbrook Parish Council

Objection on the following grounds:

- No provision on site for informal play – space at the north of the development for a ‘kick about’ area.
- Protection of the footpath no. 716. Ensure statutory start point south of Westfield House is maintained as per Ramblers submission.
- Lack of contribution to the community infrastructure. S106/278 contributions to the parish of Allbrook.
- Requirement for a subsidy towards public transport.
- Parking and access issues in Knowle Hill if the new road is privately maintained.
- Development in isolation from the village of Allbrook.
- Concern with 40mph approach to roundabout – safer crossing points required for Woodside Avenue and Twyford Road.
- Drainage needs to be sufficient to prevent any impact to the Itchen Valley. A variety of porous surfaces should be considered.

Members considered the matter of play provision. It would be preferable to have something for younger children on site with the increase in multiple bedroom properties which would encourage families with children to the development. However, a contribution towards the existing play area at Allbrook Hill Recreation could be considered if a safer crossing point was installed across Woodside Avenue and Twyford Road. Currently, there is no safe passage from the development site to the village or local amenities.

15. Ecology

The reduction in the number of dwellings enables improvements in green infrastructure with a more complete planted buffer around the entire site

boundaries. A Construction Environmental Management Plan and an Ecological Mitigation Strategy will still need to be conditioned. The relevant recommendations in the Ecological Impact Assessment (including details of a temporary drainage scheme) must also be incorporated into the CEMP to avoid pollution from surface water runoff. Any trapped gullies must be supplied with amphibian escape ramps as recommended by the Ecological Impact Assessment. The SuDS recommendations in the amended Flood Risk & Drainage Strategy by Cole Easdon Associates (November 2020) shall be implemented.

16. Tree Officer

Site access and tree loss – in terms of BS5837, the proposed removal of trees 5, 6, 7 and 81 is justified: they are all relatively small specimens and their loss will not be significant in the wider context. Any tree removal will obviously have to be compensated for through landscape design. There is some caution with regards to the potential footpath connections. These will have to be carefully identified and should avoid the RPAs of retained trees. Where avoidance is not possible, the arboricultural specialist will have to demonstrate that construction can be achieved without tree loss or significant harm. Overall, the submitted arboricultural document provides suitable detail and demonstrates that the retention of the identified trees is feasible. The arboricultural document should be conditioned, with an updated assessment provided at reserved matters stage.

17. Planning Policy

The submission Local Plan proposed a link road and associated widening of Allbrook Way, related to a strategic growth option (policy S5 and S6). The plan's evidence included a high-level feasibility study regarding the widening of Allbrook Way which suggested there would be no conflict with this proposal. In the light of the Local Plan Inspector's post hearing letter (examination document 71) policies S5 and S6 will need to be deleted to secure the adoption of the Local Plan. The Council's Cabinet resolved to proceed on this basis on 25 June. On this basis, and in the absence of any comment to the contrary from HCC, we do not need to consider the relationship between this planning application and the widening of Allbrook Way any further. No policy objection is raised on these grounds.

18. Urban Design Officer

No objection. The latest changes to the site layout plan represent very positive improvements to the scheme taking on board the previous comments that have been made. There are therefore no further comments to make at this stage.

19. Landscape Officer

The recent changes to the site layout are welcomed, especially the redesign that means an acoustic barrier will no longer be required. There was concern that the construction of a barrier would result in significant landscape and visual impact. Since the acoustic barrier has been omitted, the existing LVIA report is considered acceptable.

Any future detailed application must demonstrate the proposal has been genuinely landscape led. The creation of robust Green Infrastructure is essential. The revised site layout improves the relationship between proposed units and the existing retained Westfield House. There is scope to further bolster the screen planting here. The latest site layout shows the strengthening of the east – west green links. This is a positive contribution to the overall Green Infrastructure on the site. Detailed design will need to demonstrate that the tree planting in these linear spaces can be successfully implemented. In some locations, where proposed trees are within hard surfacing, specialist underground tree cells may be required to provide the new trees with sufficient soil volumes to ensure successful long-term growth.

Other points to be considered at the detailed design stage include opportunities to bolster the existing boundary screening with further trees and native mix planting; the angle of slope of the attenuation basins to create a natural profile; the incorporation of SUDS elements into the drainage scheme; the setting and enhancement of the existing public right of way; a fully detailed hard landscape plan including a range of quality surfacing; measures of the ecological enrichment of the site.

20. **Natural England**

Further information is required to determine the impacts on European Protected sites. As submitted the application could have potential significant effects upon these sites and further information is therefore required in order to determine the significance of these impacts and the scope for mitigation. The following information is required: further assessment of the impacts on the River Itchen SAC and SSSI (in respect of sediment impacts on the river, with particular regards to Atlantic salmon) and details of suitable avoidance/mitigation measures where impacts are identified; and details of in-perpetuity governance arrangements supporting the SuDS infrastructure. Without this information, Natural England may need to object to the proposal.

Updated comments from Natural England are awaited on further information that has been received subsequent to these comments.

21. **Environmental Health**

Contaminated Land

The submitted Desk Study has identified pollutant linkages in relation to the proposed development and recommends that further intrusive site

investigation works are required. Conditions are therefore recommended in this respect requiring the submission of a report of the findings of the requisite investigations, along with remediation proposals and the subsequent validation of these. A further condition is recommended in relation to the potential encountering of unsuspected contamination during development works and how this shall be dealt with.

Noise

Comments on layout as originally submitted for 59 dwellings:

Based on the noise levels identified the site should be characterised as high risk in respect of the likely impact of noise upon future residents. With this characterisation, a key part of the design strategy should have been to explore how alternative layouts perform acoustically and create a layout that prioritises protection against high noise.

The proposals rely upon a passive ventilation strategy using vents to deliver background ventilation rates. The importance of ventilation design with regards to overheating risks and the interplay with the external noise conditions should be considered. The preference should be for windows to habitable rooms to be located in positions such that acceptable noise levels can be achieved whilst opening windows for cooling. Such a strategy would require changes to the layout. If the proposed layout were accepted, it is advised that a system based upon Type 4 MVHR systems would likely be needed for properties experiencing high noise levels.

Proposals are made to provide a partial 2.5 metre high barrier on the boundary with the road and 1.8 metre high garden fences. With regards to amenity areas, the report concludes that about 50% of such spaces would fail to fall at or below the upper guideline value of 55dBA to avoid serious annoyance to future users. Dependent upon the degree to which topography plays a part here, a more complete and higher site boundary barrier might improve conditions further.

Updated comments are awaited on an updated noise assessment and revised indicative layout which has been submitted during the course of the application process in response to the points raised above.

Air Quality

No objection. The air quality report screens out the impact of additional trip generation resulting from the development as likely having a negligible impact upon air quality at existing receptors. This is based upon screening data [from national IAQM guidance] referenced in paragraph 4.24 of the assessment, with the relevant criteria being related to the level of the change in light duty vehicle traffic flow on local roads with relevant receptors and whether the site lies within or adjacent to an Air Quality Management Area (AQMA).

Whereas this site is not geographically adjacent to the AQMA, one of the primary transport routes passes through it [Twyford Road] at a short distance from the site and, therefore, the proportion of traffic arising from the development which passes through Twyford Road on a daily basis should be considered against the criterion in the IAQM guidance. In this respect, applying the modal split of the data in the transport report and peak hour flow to the headline AADT (Annual average daily traffic), which has been confirmed to be a justifiable approach by the highway authority, should give confidence that the IAQM screening criteria for the development would not be exceeded and requiring a dispersion model assessment would therefore be disproportionate in this case. A proportionate contribution towards air quality monitoring and mitigation measures should however be made to reflect the increase in movements through the AQMA.

In terms of air quality impacts on future occupiers, the distance shown to the kerbside [from the nearest house to Allbrook Way] should prevent any significant risk of exceedances of air quality objectives at receptors on this development. The proposed estate roads will be serving the estate only and will have low flow and so are unlikely to present a material risk either. The junction with the estate road may change traffic flow (speed etc.) but so long as no existing receptors are located close to this point this should not be material either. As such, I see no need for a condition to assess air quality in the expectation that air quality should influence estate layout.

22. Hampshire County Council Highways

No objection subject to planning obligations / developer contributions to secure the following highways improvement schemes:

- Pedestrian crossing improvements on Twyford Road;
- Bus stop shelters at the two nearest bus stops on Woodside Avenue;
- Real Time information and raised bus kerbs on the same bus stops (1 already in place); and,
- Traffic Regulation Order updates in respect of the access prioritisation and speed limit reduction on Knowle Hill.

Conditions with regards to the delivery of the access and footway provision (with these to be provided prior to commencement of development and prior to occupation respectively) and to require a construction management plan to be submitted prior to commencement of development should also be imposed.

23. HCC Flood and Water Management

The information submitted by the applicant in support of this planning application indicates that surface water runoff from the application site will be managed through a combined infiltration and attenuation-based scheme with a controlled discharge into the public surface water sewer (16.9 l/s). This is acceptable in principle since the infiltration test carried out by the applicant showed that infiltration is feasible at the south of the application site. The information submitted by the applicant is acceptable in principle since this is an Outline Planning Application with approval sought for the site access. Therefore, the County Council as the Lead Local Flood Authority has no objection to the proposals subject to conditions requiring a detailed surface water drainage scheme for the site, and details for the long-term maintenance arrangements for the surface water drainage system to be submitted to the LPA for approval prior to the commencement of development.

24. Hampshire County Council Children's Services

The proposed development is expected to generate a total of 18 additional primary age children and 12 secondary age children. This was derived by conducting demographic surveys of developments that have been completed within Hampshire and calculating the average number of primary and secondary age children on those developments.

The development site is served by Otterbourne CE Primary School. This Primary school has the capacity to cater for the additional children that will be yielded from this development. The required primary contribution is nil. The development site is served by Thornden Secondary School. The school has the capacity to cater for the additional children that will be yielded from this development. The required secondary contribution is nil.

25. Highways England

No objection.

26. NHS West Hampshire Clinical Commissioning Group

Whilst we recognise that not all of the occupants of the proposed dwellings will be new to the area, we make the Health Care planning assumption that this application will generate up to 135 additional residents (proposed no. of dwellings at 2.3 persons per dwelling). The resulting growth in the locality population will inevitably seek registration with a local GP surgery and place additional pressure on existing NHS services; NHS services in primary, community and secondary care settings.

Our estimate of the level of additional demand that will be placed on NHS primary care does not, in our view, warrant the commissioning of an additional GP surgery. The increased demand will be accommodated by the existing GP surgeries open to new registration requests from

people living in the area of the proposed development. However, additional capacity within the premises will be required. The CCG considers that the applicant should be required to make an appropriate financial contribution to the capital investment that the NHS will make in this regard.

27. Southampton Airport

The proposed development has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria. Therefore, no objection is raised to this proposal.

Given the nature of the proposed development it is possible that a crane may be required during its construction. The applicant's attention is therefore 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.

28. Hampshire County Council Planning Team (Minerals and Waste)

The proposed development lies within the minerals and waste consultation area (MWCA) – Minerals section. The County Council as the Minerals Planning Authority (MPA) take this opportunity to request further exploratory work to be undertaken on site and submitted to the MPA in the form of a minerals safeguarding report or assessment. This report should include empirical data of underlying geological stratigraphy captured by borehole or trial pit sampling, as well as recommendations on how the use of any minerals present could be maximised (ideally established through discussions with a local mineral operator). The Planning Policy Team are happy for the requirement to submit a Mineral Safeguarding/Resource Assessment Report to be conditioned as part of any permission for the proposal.

29. Housing Officer

In relation to the affordable housing provision the amended application has sought to revise the proposed affordable mix having regard to the reduction in numbers proposed on the site overall. The proposed affordable mix has been changed with a reduction of 2 no. 2 bed houses to meet the affordable requirement of 19 homes based on the proposal for up to 53 residential dwellings. This reduction still leaves a mix of house sizes within the affordable provision. As advised previously we would expect the affordable units to be split 65/35% between rented and shared ownership respectively. Based on the reduced number this would equate to 12 rented homes and 7 shared ownership.

30. Direct Services

No comments provided.

31. **Southern Water**

There is a public water main and water trunk mains within the development site which require varying stand-off distances to protect them from construction and allow for access for future maintenance. Further stand-off distances apply to the siting of surface water drainage features. A condition is requested with regards to protection measures for the public water supply main.

Initial investigations indicate that Southern Water can provide foul sewage at manhole SU45216001 and surface water at manhole SU45216150 (surface water flow of 16.9 l/s) to service the proposed development. Southern Water requires a formal application for a connection to the public foul and surface water sewer to be made by the applicant or developer. The planning application form makes reference to drainage using Sustainable Urban Drainage Systems (SuDS). Under certain circumstances SuDS will be adopted by Southern Water should this be requested by the developer. Where SuDS rely upon facilities which are not adoptable by sewerage undertakers the applicant will need to ensure that arrangements exist for the long-term maintenance of the SuDS facilities.

A condition is requested to require final details of foul sewerage and surface water disposal to be submitted for approval prior to the commencement of development.

32. **Eastleigh Ramblers**

Public footpath No 716 crosses the application area. Whilst the site layout is a schematic illustrative one and there may be significant changes at reserved matters stage it does not address the matters we previously referred to. Is there an intention to apply for a footpath diversion or is the definitive alignment going to be reinstated and retained? The alignment of the public footpath is not shown in its entirety at the southern end of the site layout plan.

We consider that financial contributions should be sought towards the improvement of Footpath 716 Allbrook as the prospective residents will rely on it extensively to gain access on foot north to Otterbourne and south to Allbrook. We consider that the proposed pedestrian network does not address what will be desire lines. There is a link shown to Footpath No 716 in the centre of the site but links need adding from the two turning areas either side of the path near the western end and from the access road to the south. Links should be formed from the northern and southern ends of the development from the roads running parallel. If not desire lines will be formed to Footpath 716 because residents are not going to walk in the opposite direction to the way they want to go and will create their own route to Footpath 716.

33. Hampshire County Council Countryside Team (Rights of Way)

Comments awaited.

Policy context: designation applicable to site

- Within Designated Countryside
- Within Designated Local Gap
- Subject to a Tree Preservation Order
- A Public Right of Way Runs Through the Site
- Contains / Adjacent to a Site of Importance for Nature Conservation (SINC)

Local and National Planning Policies and Guidance

National Planning Policy Framework (NPPF)

34. At a national level, the National Planning Policy Framework (the 'NPPF' or the 'Framework') is a material consideration of significant weight in the determination of planning applications. The NPPF states that (as required by statute) applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and sets out a general presumption in favour of sustainable development.
35. The three identified dimensions of sustainability should to be sought jointly: economic (supporting economy and ensuring land availability); social (providing housing, creating a high quality environment with accessible local services); and environmental (contributing to, protecting and enhancing the natural, built and historic environment) whilst local circumstances should also be taken into account so that development appropriately responds to the different opportunities for achieving sustainable development in different areas.

Planning Practice Guidance

36. Where material, the Planning Practice Guidance which supports the provisions and policies of the NPPF should be afforded weight in the consideration and determination of planning applications.

Saved Policies of the Adopted Eastleigh Borough Local Plan Review (EBLP 2001-2011)

37. The key saved policies of the adopted local plan relating to this application are:
- 1.CO (Protection of the Countryside), 3.CO (Local Gaps), 18.CO (Landscape Character), 23.NC (Protection SINC), 25.NC and 26.NC (Biodiversity), 28.ES (Storage and Collection of Waste),

30.ES (Noise Sensitive Development), 31.ES (Noise Standards), 33.ES (Air Quality), 34.ES (Energy and Climate Change), 35.ES (Land Contamination), 36.ES (Lighting), 37.ES (Water Consumption), 45.ES (Surface Water Drainage), 59.BE (Promoting Good Design), 73.H (Creating Mixed Communities), 74.H (Affordable Housing), 100.T, 101.T, 102. T, 103.T and 104.T (Transport and New Development), 147.OS (Open Space Provision), 165.TA (Public Art), 168.LB (Archaeology), 190.IN (Infrastructure and Public Utilities), 191.IN (Developer Contributions).

The Submitted Eastleigh Borough Local Plan 2011-2029

38. 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. Whilst 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.

The Emerging Eastleigh Borough Local Plan 2016-2036

39. The Eastleigh Borough Local Plan 2016-2036 was submitted by the Council to the Planning Inspectorate on 31st October 2018 with hearings in public having commenced in November 2019 and concluded in early 2020. The Council has subsequently received the Inspector's feedback and recommended action points on the plan. On 25 June 2020, the Council resolved to progress the examination on the basis of the main modifications outlined in the Inspector's letter and action points and / or any other main modifications that may be necessary in response to and acknowledging the Inspector's letter regarding the policy concerning Mercury Marina (HA2), with a view to working with the Inspector through the examination process to seek a plan which can be found 'sound' and adopted by the Council during the course of 2021. Given the status of the emerging Plan, it is considered that considerable weight can be attributed to it. Further details on this matter and its relevance to the application are covered in the below section on the principle of development.
40. Within the Eastleigh Borough Local Plan 2016-2036, the site is proposed to be allocated for residential development of up to 45no. units under the provisions of policy AL2 and would be incorporated into a realigned urban edge and would no longer form part of a countryside gap. In addition to this allocation, the following policies are also of relevance to the proposals: S1 (Delivering Sustainable Development), S2 (Approach to New Development), S3 (Location of New Housing), S10 (Green infrastructure), DM1 (General Criteria for New Development), DM2 (Environmentally Sustainable Development), DM3 (Adaption to Climate Change), DM6 (Sustainable Surface Water Management and Watercourse Management), DM8 (Pollution), DM11 (Nature

Conservation), DM12 (Heritage Assets), DM13 (General Development Criteria – Transport), DM14 (Parking), DM30 (Affordable Housing), DM32 (Internal Space Standards for New Residential Development), DM35 (Provision of Recreation and Open Space Facilities within New Development), DM40 (Funding Infrastructure)

Hampshire Minerals and Waste Plan 2013

41. The application site lies within a Minerals Safeguarding Area, to which Policy 15 ‘Safeguarding – mineral resources’ applies. This policy seeks to protect potentially economically viable mineral resource deposits from needless and unnecessary sterilisation.

Supplementary Planning Guidance

- Supplementary Planning Document: Quality Places (2011)
- Supplementary Planning Document: Residential Parking Standards (2009)
- Supplementary Planning Document: Biodiversity (2009)
- Supplementary Planning Document: Environmentally Sustainable Development (2009, Updated 2015)
- Supplementary Planning Document: Planning Obligations (2008)
- Supplementary Planning Document: Affordable Housing (2009, Updated 2016)

Other Relevant Documents

- Air Quality Action Plan 2020 – 2025

Assessment of proposal

42. Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require a local planning authority determining an application to do so in accordance with the Development Plan unless material considerations indicate otherwise.
43. As indicated above the Development Plan comprises of the Saved Policies of the Eastleigh Borough Local Plan Review 2001-2011 and the policies within the Hampshire Minerals and Waste Plan (October 2013) and the application must be assessed against those that are of relevance to the proposed development.

The principle of development

44. The application seeks outline approval for the development of the site for up to 53no. residential dwellings, together with public open space and access from Knowle Hill. The site is located outside of the urban edge and within both designated countryside and a defined local gap within the Council’s adopted Local Plan (the Eastleigh Borough Local Plan

2001-2011). As such, Saved Policies 1.CO and 3.CO are of relevance to the application. Large-scale developments such as that proposed are not supported by these policies and the proposals would physically diminish the gap. The principle of the development is therefore contrary to the development plan and, accordingly, if permission were to be granted there would have to be other material planning considerations that provide support for the scheme in order to justify this decision.

45. In this regard, the site is proposed to be allocated for residential development within the Emerging Eastleigh Borough Local Plan 2016-2036 under the provisions of Policy AL2 and would be incorporated into a realigned urban edge. This policy allocates circa 4.2 hectares of land west of Allbrook Hill and north of Knowle Hill for approximately 45 dwellings subject to a number of criteria being adhered to. These include, amongst other things, provision for the access to the development to be from Knowle Hill; the safeguarding of land for the construction of a new junction for the SGO (strategic growth option) link road; provision for the retention of existing public access rights across the site and to secure public access to the SINC woodland to the west; contributions towards highway improvements considered necessary to serve the development; respecting the ecological constraints affecting the site and mitigating any potential impacts; as well as addressing noise, air quality, contaminated land, sewerage, and mineral related considerations.
46. As noted above, the Emerging Local Plan has been subject to public consultation with the hearings in public having concluded in early 2020. The Council have subsequently received the Inspector's feedback and action points which include requested modifications to the plan. As part of this feedback, no modifications were requested to policy AL2, albeit the requirement to safeguard land for the construction of a new junction for the SGO link road will be removed following the deletion of the policies in the plan relating to the SGO and the associated link road (see Planning Policy Officer comments above).
47. Given the status of the Emerging Local Plan and the Council's decision to proceed with this (see paragraph 39 above), it is considered that considerable weight can be given to the Plan and the policies contained within it, including policy AL2 which is of direct relevance to the proposals, and this is therefore a significant material consideration in the determination of this application. Any planning approval for the development of the site for residential purposes would however still be subject to the criteria of policy AL2 being met as well as the proposals being deemed to be acceptable when assessed against the other relevant local and national planning policies and associated supplementary planning guidance. The matters of material relevance to the proposals in these regards are considered in the sections below.

Sustainable Development

48. The National Planning Policy Framework (the 'NPPF' or 'Framework') is a significant material consideration in the assessment and determination of planning applications. Section 2 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development, which can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
49. Achieving sustainable development means that the planning system has three over-arching objectives – economic, social and environmental (which are interdependent and need to be pursued in mutually supportive ways as set out above) that should be delivered through the preparation and implementation of plans and the application of policies in the Framework. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so, should take local circumstances into account to reflect the character, needs and opportunities of each area. Each of the three dimensions of sustainable development is considered in turn in the sections below.
50. The NPPF also 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 application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Economic Sustainability

51. Paragraph 8 of the NPPF sets out that the economic objective of sustainable development is to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
52. The proposals would provide for some economic benefits. These include employment opportunities that would be created during the construction phase of the development, which will in turn result in increased spending within the local economy, for example on materials, goods and other services. In addition, the future occupiers of the residential properties would be likely to support local services and facilities, and a New Homes Bonus would also be paid. Further, the proposals would result in financial contributions being secured to offset certain impacts of the development, and result in the enhancement of local infrastructure and facilities.

53. Provided that they are appropriately secured, these elements are benefits of the development that would be considered in the planning balance and, overall, it is considered that the development would be economically sustainable. However, it should be noted that these benefits are not unique to this scheme and could be accrued from a development of this size in a different location.

Social Sustainability

54. Chapter 5 of the NPPF 'Delivering a Sufficient Supply of Homes' states that it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
55. The development would provide for up to 53 dwellings in a mix of detached, semi-detached and terraced properties of between 1, 2, 3 and 4 bedrooms. It is considered that the overall range of house types, which includes a small number of bungalows as well as two storey houses, and their sizes are appropriate and would assist in providing a mixed and balanced community. The proposals would also incorporate 35% affordable housing (19 units) in accordance with the requirements of Saved Policy 74.H of the adopted Local Plan, with these dwellings being an appropriate mix of size and tenure.
56. In addition, the development would provide for an area of on-site public open space, with financial contributions also being sought towards local health and community facilities that would be of benefit for the residents of the development as well as the local community. Provided that they are appropriately secured, these elements are benefits of the development that would be considered in the planning balance and, overall, it is considered that the development would be socially sustainable. However, once more, it should be noted that these benefits are not unique to this scheme and could be accrued from a development of this size in a different location.

Environmental Sustainability

57. The size and location of the application site is such that it has the potential to impact on a number of environmental factors with these being discussed in detail below.

Impact on the countryside, local gap and surrounding area

58. The application site is located within designated countryside and also forms part of the local gap between Boyatt Wood and Otterbourne Hill and Allbrook within the current adopted Local Plan. Saved Policies 1.CO and 3.CO therefore apply. These policies seek to protect the countryside from inappropriate development and ensure the separate identity of settlements. As set out above, large scale development proposals such

as that proposed are not supported by these policies and the proposals would physically diminish the gap. In addition, Saved Policy 18.CO seeks to protect valued landscapes. The site lies within Landscape Character Area 1: Broom Hill Farmland and Woodland (as identified within the Council's 'Landscape Character Assessment for the Borough of Eastleigh') although it is not covered by, nor does it contain, any statutory landscape protection designations.

59. The existing site is predominantly open space with it having been used as a horse paddock, although a degree of built form exists towards the centre of the site in the form of Westfield House, a large, detached, two-storey dwelling with an extensive plot. The proposals would see the site's redevelopment for residential purposes in the form of up to 53 dwellings, with Westfield House and its existing curtilage to remain. This development would invariably bring a notable change to the character of the application site, with it altering from predominantly open land to one where built form and associated infrastructure are dominant and the proposals would also serve to extend the existing settlement boundary to the north of Boyatt Wood.
60. The site is however, as noted above, proposed to be allocated for residential development within the Council's Emerging Local Plan under the provisions of Policy AL2, with it being incorporated into a realigned urban edge and no longer therefore within a countryside gap. Owing to the advanced stage of the local plan process, it is considered that this policy can be afforded considerable weight as a material consideration in the determination of this application, and this and the need to allocate sites for the delivery of housing and affordable housing in the Borough, must be weighed against any harm arising from the development.
61. In this regard and in respect of the impacts on the local gap, the Emerging Local Plan is supported by a Settlement Gap Study which has been published as part of the local plan examination process, with this including an analysis of the Boyatt Wood, Otterbourne Hill and Allbrook Gap (referenced as Area G). This analysis sets out that there has already been some merging of the settlements that the gap aims to protect with Boyatt Wood having merged with Allbrook via Woodside Avenue and the Allbrook Roundabout, and Otterbourne Hill and Allbrook being linked by the residential development along Pitmore Road, with it being the topography and extensive woodland areas that provide a backdrop to the settlements that affords the primary separation.
62. Whilst the development would physically diminish the land within the local gap, these woodland areas would remain unaltered, with Allbrook Way as a further intervening physical feature between settlements. Further, in terms of the matter of the sense of leaving one settlement and arriving at another, for vehicles and pedestrians moving along the routes between Allbrook and Boyatt Wood referred to above, this is limited to the roundabout landscape itself and associated buffer planting, with a sense of separation being relatively negligible and relying on a

change in architectural character of development to afford perceptual separation. The development of the application site would not therefore be considered to have a significant impact on the existing local gap in this particular respect and for the users of these routes.

63. It is acknowledged that there would be a greater degree of impact on the alternative pedestrian route which links Boyatt Wood to Allbrook/Otterbourne Hill via the public right of way that passes through the site and onwards to the Allbrook Way underpass, with the development having an urbanising visual effect for users of the section of the path which would be bound by the development to its eastern side. Whilst this would diminish the existing extent of the separation when moving between settlements in terms of the point of leaving one and arriving at another, this would not be in its entirety and some separation would be maintained by the remainder of the route moving north beyond the site and via Boyatt Lane.
64. In terms of the landscape and visual impacts of the proposals, the application is supported by a Landscape and Visual Impact Assessment (LVIA) which appraises the degree to which the site and its surroundings can accommodate the proposed development in landscape and visual terms. This has been updated during the course of the application, with an addendum to the LVIA having been provided in response to the initial comments of the Council's Landscape Officer who had requested more information including an analysis of winter views, as well as a more detailed discussion of the topography, which is a key aspect of the landscape character of the site, in order to understand the importance of the views outward towards the south-east.
65. The LVIA concludes that the scale and form of the development is likely to result in a very limited change at a localised level and that the potential landscape and visual effects are not likely to be significant. Due to the relative containment of the proposed development, the highest degree of effect is shown to be from high sensitivity receptors situated adjacent to the site and notably the users of the public right of way where these pass through the settlement edge with views towards the wider countryside in the south-east. Beyond this there are shown to be very limited views of the site or the proposed development due to intervening vegetation and the existing settlement pattern with only potential, heavily filtered views available in winter months when leaf cover is reduced.
66. The degree of impact and significance of effect in landscape and visual terms will also be reduced between completion and 15 years post completion due to the establishment of the landscaping proposed as part of the development. In this respect, the site layout has been updated during the application process with the number of dwellings being reduced and additional landscaping provision being proposed, with the latter including planted mitigation in an east to west alignment through tree lined streets and routes. Owing to the sites topography which rises

to the north, this planting would be provided at staggered heights which would help to filter longer range views and better integrate the development into the landscape. The revisions to the indicative layout have also accommodated a greater proportion of open space in the southern section of the site and the use of a small number of single storey dwellings on the higher northern part. These changes further augment the east to west vegetation links and alignment of parts of the street layout on an east to west basis to facilitate views through the development and out of the site, including from the public right of way. The Council's Landscape Officer and Urban Designer have subsequently confirmed that they have no objection to the proposals, with the final detailed landscaping scheme and its implementation to be covered at the reserved matters phase and by conditions.

67. Overall, therefore, it is acknowledged that the development would result in a change to the character of this countryside site and that the proposals would physically diminish the gap and have a degree of impact upon users of the right of way when travelling between Boyatt Wood and Allbrook. The landscape and visual effects would however be limited and localised with additional landscaping proposed which, as it establishes and matures, would reduce these effects further. Notably, the site is also proposed to be allocated for residential development within the Emerging Local Plan which would see it removed from the countryside gap and incorporated into the urban edge, and overall, the harm identified as resulting from the proposals is considered to be outweighed by the benefits of housing delivery in this case and the need to allocate sites to meet the housing needs of the borough.

Layout and design

68. Saved Policy 59.BE of the adopted Local Plan requires that development takes full and proper account of the context of the site including the character and appearance of the locality and that it is appropriate in a number of regards including its massing, scale, layout, design, siting and density. In terms of national policy, Paragraph 122 of the NPPF encourages the efficient use of land and the achieving of appropriate densities on development sites for housing, whilst at the same time respecting the character of the area, promoting regeneration and change, and securing well-designed, attractive and healthy places. Paragraph 127 goes on to state that planning decisions should ensure that developments: will function well and add to the overall quality of the area; are visually attractive as a result of good architecture; and, are sympathetic to local character and history, including the surrounding built environment and landscape setting.
69. The application proposes the development of the application site to provide up to 53no. residential dwellings at a density of approximately 12.7 dwellings per hectare (29.44 dwellings per hectare net density based on the developable area). Whilst the detailed layout, appearance and scale of the development, along with the exact landscaping

arrangements, would be considered at a subsequent reserved matters stage, the application is supported by an indicative masterplan and Design and Access Statement which set out principles which would inform these detailed matters and demonstrates one way in which the site may be developed for the number of dwellings that are proposed.

70. The development would be accessed from Knowle Hill at its southern end, with the indicative layout showing the residential dwellings then being served by a main spine road which leads on from this access and runs roughly parallel with the site's eastern boundary. The spine road is fronted by a number of dwellings along its length, with these predominantly being set within short terraces. The remainder of properties across the site are detached or semi-detached and are generally set within perimeter blocks with access being provided via secondary routes, multi-headed cul-de-sacs or in some cases short sections of private drives.
71. Residential properties are stated to be no more than two-stories in height, with a small number of single-storey bungalows situated to the north to respond to the topography and landscape constraints, with this area being the most elevated part of the site as noted above. An appropriate mixture of 1, 2, 3 and 4 bedroom properties are proposed to be provided in accordance with the requirements of Saved Policy 73.H of the adopted Local Plan, and the range of dwelling types and plot sizes, as well as the mixed building lines indicatively proposed, are considered to demonstrate that the site has suitable potential to create attractive and varied street scenes at an appropriate density when taking account of the number of units that are proposed.
72. A core area of open space would be provided at the southern end of the site which is considered to be appropriately located to allow accessibility for the future residents of the development, as well as those of existing nearby properties. Whilst no on-site play area is proposed to be provided which would normally be required for a development of this scale, the applicant has agreed to make a contribution towards the improvement or extension of an existing play facility in the immediate locality, with improved pedestrian links from the site to Woodside Avenue to be provided as part of the development and contributions to be made to fully fund a crossing facility on Twyford Road. These measures would enhance connectivity to the existing play area and other nearby facilities (see below section on Transport and Highway Matters). This is therefore considered to be an acceptable alternative to on-site play provision in this particular case.
73. The proposals would, as noted above, also retain the wooded areas to the north and west, as well as the existing vegetation along the site's perimeters which would be enhanced with additional planting. The provision of open space at the southern end of the site and landscaping to the north, as well as the requisite stand-off distances required to the water main to the west and the space required for the drainage features

to be introduced to the east, allow for green buffers to be provided to varying degrees to each side of the development. Space would also be provided for further landscaping internally within the site, including for the planting of street trees and a tree lined pedestrian route running east to west through the centre of the development would also be provided as noted above, with this linking onto the public footpath which runs north to south through the site and providing access to the woodland beyond. Additional indicative pedestrian links are shown to the right of way within the northern and southern sections of the development. Whilst the indicative layout plan does show a proliferation of tarmac surfacing across the site, this can be addressed at reserved matters stage through detailed consideration of the hard landscaping in order to seek to achieve more variety in this respect.

74. Taking account of all of the above factors, overall it is considered that the development is acceptable in that the proposals demonstrate that the site has the capacity to be developed for the number of units proposed within an appropriate layout and to this effect, the application achieves the balance advocated within national planning policy of making efficient use of land and achieving appropriate densities, whilst at the same time respecting the character of the area, and securing well-designed, attractive places. The development is therefore considered to comply with Saved Policy 59.BE of the adopted Local Plan in these regards.

Residential amenity and noise

75. Saved Policy 59.BE of the adopted Eastleigh Borough Local Plan Review 2001-2011 requires that development avoids unduly interfering, disturbing or conflicting with adjoining or nearby uses, including by way of overlooking and loss of light or outlook, whilst Saved Policy 30.ES states that proposals for noise-sensitive development which would result in the occupiers of such development being exposed to unacceptably high levels of noise and/or vibration will not be permitted. Paragraph 127 of the NPPF, amongst other things, requires that planning decisions ensure that development provides a high standard of amenity for existing and future users. The Council's adopted Quality Places SPD provides additional guidance in relation to amenity in support of Saved Policy 59.BE and there are two primary considerations in this respect in this case, these being the impact of the development on that of the occupiers of existing neighbouring properties and the appropriateness of the level of amenity that would be afforded for the future occupiers of the proposed dwellings.
76. In terms of the latter first of all, the application is in outline form with access as the only matter for consideration. The detailed layout, scale and appearance of the proposed development (along with the landscaping of the site) would be considered in detail as part of a subsequent reserved matters application(s), the assessment of which would include such measures as the ensuring of suitable separation distances between properties, and the provision of appropriate internal

floor areas, private amenity space, and levels of light and outlook for dwellings.

77. Taking account of the number of units proposed and the site constraints however, it is considered that there is suitable potential for the relevant standards to be met in each case and, as such, for an appropriate level of amenity to be provided for the future occupiers. Indeed, following the reduction in the level of development (from 59 to 53 units), the indicative layout and accompanying supporting information demonstrate that each plot would meet the government's national internal space standards, as well as the requirements which are set out within the Council's Quality Places SPD for a private amenity area equivalent to at least 60% of the internal floor space of the dwelling to which it relates, a garden depth of at least 12m where this is within 30 degrees of north, and for a 20m separation distance to be afforded between rear facing first floor windows.
78. In terms of noise implications for the proposed properties, the site is subject to traffic generated noise arising principally from the proximity of the site to Allbrook Way which lies to the immediate east and links onwards towards Junction 12 of the M3 motorway to the north. This presents a constraint to the development site, particularly in respect of its eastern section which lies closest to this noise source.
79. The application is accompanied by a noise impact assessment which appraises the noise conditions at the site, the potential impacts of these upon the development and proposes mitigation where this is deemed to be required. On the basis of the indicative layout originally proposed a number of properties experienced noise levels in excess of the recommended level (55dB) within their private amenity areas. Concerns had also been raised by the Council's Environmental Health Officer in respect of the ventilation strategy proposed for some of the dwellings themselves and the need for consideration of overheating risks and the interplay with external noise conditions. The proposed acoustic barrier along the eastern boundary of the site had also raised some notable concerns in visual terms particularly given the elevated position of the site relative to Allbrook Way.
80. In order to seek to address these matters, the indicative site layout has been revised to demonstrate how a more defensive acoustic design could potentially be achieved within the eastern part of the development (where noise levels are highest), with this area now incorporating a number of short terraces of dwellings fronting onto the road, with their amenity areas situated to the rear whereby the buildings could provide for some acoustic screening from Allbrook Way. Whilst a small number of plots would still exceed the recommended noise level within their external amenity areas (these would experience levels of between 55dB and 60dB during the daytime), the majority of plots would now be below this level, without there being a requirement for an acoustic fence along the site boundary. The updated noise report shows that the plots fronting

Allbrook Way would still require passive means of ventilation to their facing facades, however, there is reasonable potential for habitable room windows to be openable for these plots on the non-road-side. The comments of the Council's Environmental Health Officer are presently awaited on the updated report and members will be updated on this matter at the committee meeting.

81. With regards to the relationship between the development and existing neighbouring properties, the proposed dwellings are situated at a sufficient distance from the existing properties along Knowle Hill and Allbrook Knoll to the south and south-west of the site such that the development would not be overbearing, adversely affect light or outlook to or from them, or unduly compromise the privacy of their occupiers. Westfield House lies much closer to the development, with this dwelling and its plot being situated such that it is surrounded by the application site. The indicative layout has however been designed to ensure that sufficient separation is afforded and the new properties are orientated such as to not unduly impact upon the amenity of the occupiers of this existing property.
82. Taking account of all of the above factors and subject to the final comments of the Council's Environmental Health Officer on the updated noise assessment, the application is considered to comply with the requirements of Saved Policies 30.ES and 59.BE of the adopted Local Plan and Paragraphs 127 and 170 of the NPPF in respect of the matter of residential amenity.

Transport and highway matters

83. Saved Policy 100.T of the adopted Local Plan requires that development is or could be well served by public transport, cycling and walking and it includes measures which minimise its impact on the existing highway network, whilst Saved Policy 102.T requires that development requiring new or improved access does not interfere with the safety, function and standard of service of the road network or have adverse environmental implications and is to the adopted standard of the highway authority. Saved Policy 59.BE (v.) requires that development has a satisfactory means of access and layout for vehicles, cyclists and pedestrians including appropriate links to surrounding footpaths cycleways and public transport services, whilst Saved Policy 104.T requires that an appropriate level of car parking be provided in accordance with the Council's adopted standards. These policy provisions are considered to be consistent with the requirements of the NPPF and in particular those of paragraphs 108 and 109.
84. The application is supported by a Transport Assessment which appraises the key transport matters associated with the development, including the site's accessibility, the development layout and car and cycle parking arrangements, access and servicing arrangements, and the impacts of the proposals on the local road network. This assessment

has been reviewed by the Highway Authority and supplemental information has subsequently been received in response to their comments during the application process.

85. With regards to the impacts on the local highway network, the Transport Assessment (TA) includes a trip generation assessment which considers anticipated vehicle movements arising from the development and the subsequent impacts upon the local highway network. This utilises the TRICS (Trip Rate Information Computer System) database to establish a net vehicle trip generation level and demonstrates that the proposed residential development would generate 31 two-way vehicle trips during the AM peak hour and 27 during the PM peak hour, which in terms of traffic percentage impact, would result in a maximum increase of 0.85% on Allbrook Way (impacts upon Woodside Avenue (0.67%), Twyford Road (0.7%) and Allbrook Hill (0.56%) are shown to be lower). When considered against existing traffic flows, in highway terms the residual cumulative impacts of the development would not be considered to have a detrimental impact on the local highway network.
86. Access to the development is a detailed matter for consideration as part of the application, and this is to be taken from Knowle Hill, an existing dead-end road which currently primarily serves a small number of residential dwellings. Knowle Hill then onwards leads onto a 5-arm roundabout with connecting links to the M3 to the north, Allbrook to the East and Eastleigh to the South. In terms of the specific site access, this is proposed to be via a simple priority junction with vehicle tracking drawings having been supplied which indicatively show that movements in and out of site for all vehicles (private cars, emergency and refuse vehicles) are achievable in an acceptable manner that would not likely cause a highway safety concern and this has been accepted by the highway authority. They have however queried a lack of clarity within the submitted information in respect of who would have priority at the junction. It has been suggested that this be given to the new development as it would accommodate the greater proportion of dwellings that would be served by Knowle Hill which is deemed to be the most appropriate approach, and this will be secured via the S278 Agreement process.
87. Knowle Hill is currently subject to a 40mph speed limit which the transport assessment outlines is not considered to be in-keeping with either the current or future residential developments. It is proposed for this to therefore be reduced to 30mph which has been supported by the highway authority and which will require a Traffic Regulation Order (TRO) which will need to be secured as part of the S106 Agreement. A further TRO will also be needed for the requisite give-way markings as part of the junction prioritisation at the access to the development which is referenced above.

88. In respect of the matter of connectivity, whilst the site is presently situated within designated countryside within the Council's adopted Local Plan, it adjoins the built-up area boundary, lying on the edge of the settlements of Boyatt Wood and Allbrook, with there being a range of facilities and amenities within a reasonable walking and cycling distance of the site. There are also nearby bus stops which provide routes and relatively frequent services to nearby towns and cities, including Southampton and Winchester, as well as into the centre of Eastleigh. Some concerns have however been raised, including within the comments of the Parish Council, in respect of the direct links that are currently available from the site to the existing pedestrian network to enable residents to be able to safely reach these facilities. These notably relate to a lack of pedestrian infrastructure on Knowle Hill with there being no pavement or footway linking directly to Woodside Avenue to the south, as well as the matter of the adequacy of crossing facilities to reach Allbrook Hill to the east, which provides a route to the nearest park, nursery, scout hut and also the primary school which will serve the development (Otterbourne CE Primary School), via Woodside Avenue and Twyford Road.
89. In order to address these issues, off-site highway improvements are proposed as part of the application in the form of a 2m wide footway to the western side of Knowle Hill to connect this to the existing pedestrian infrastructure on Woodside Avenue, as well as a further section of 2m wide footway on the southern side of Woodside Avenue to provide improved pedestrian access to the existing bus stop in this location, with the final design of these works being subject to a S278 Agreement. Additionally, whilst the existing crossing provision on Woodside Avenue (which includes dropped kerbs, tactile paving and a central refuge) is considered adequate, the highway authority have identified the need for a controlled crossing facility at the northern end of Twyford Road and have requested developer contributions to fund this in full from the development, with these having been agreed to by the applicant. Additionally, developer contributions have also been agreed to provide raised kerbs, bus stop shelters and real time information at the two nearest bus stops on Woodside Avenue to improve the existing facilities and enhance the sustainability credentials of the development.
90. In terms of other connections from the development, the site is bound to its western side by a public right of way (Allbrook 716) which links Knowle Lane to the south onwards towards Otterbourne to the north. The indicative site layout shows a connecting central link from the development on to the right of way, with further possible connections to the north and south of this shown in response to the comments of the Eastleigh Ramblers and in order to ensure that the development addresses desire lines and appropriately links to the existing footpath network. The Ramblers have also advised that they consider that contributions should be sought towards the improvement of the footpath with increased usage anticipated from future residents and have

questioned whether a formal footpath diversion is to be applied for or the definitive alignment is to be reinstated and retained, as the present 'walked route' does not correlate with this in its southern section.

91. The applicant has stated their intention to reinstate the definitive route of the right of way as part of the proposals which would negate the need for a diversion order and an updated drawing is awaited to show this. With regards to the securing of improvements to the right of way, this is supported in principle. Confirmation of the level of any contributions and the nature of the improvement works is however required from Hampshire County Council (Countryside Team) who have the duty of holding and reviewing rights of way improvement plans. Their comments have been requested via a number of formal consultations which have been carried out during the course of the application process, however no response has as yet been received and these are therefore still awaited. Members will be updated further on this matter at the committee meeting.
92. The internal layout is not for detailed consideration at this stage and would be fully assessed as part of a subsequent reserved matters submission should outline approval be granted. Overall, however, it is considered that the indicative layout provided demonstrates that an acceptable scheme could be achieved from a highway perspective which would allow for suitable vehicular and pedestrian movement through the site in a safe and appropriate manner.
93. With regards to parking, the Council has an adopted Supplementary Planning Document (Residential Parking Standards SPD) which sets out the requisite levels of car parking for residential uses. The number of spaces required is relative to the size of properties and also whether parking is provided on an allocated or unallocated basis. In this case, the indicative layout shows fully allocated parking which is generally provided on-plot (by driveways or garages) or to the frontage of dwellings, with the layout demonstrating that the Council's adopted standards could be met in an acceptable manner for the level of development proposed, with visitor parking also being able to be provided either within designated bays or informally on-road in non-obstructive locations.
94. Finally, the draft policy allocation for the site, policy AL2 of the Eastleigh Borough Local Plan 2016-2036, sets out a requirement for appropriate land to be safeguarded for the construction of a new junction with Allbrook Way for the Strategic Growth Option (SGO) link road which was proposed to cross the land to the opposing side of Allbrook Way (which is also allocated for residential development under policy AL1 of the Emerging Local Plan). As noted by the Council's Planning Policy Team within their consultation response however, following on from the local plan hearings which took place last year policies S5 and S6 (which related to the SGO) will need to be deleted from the plan in order to secure its adoption moving forward. As such, the aforementioned criteria

for the safeguarding of land is no longer applicable and will not form part of policy AL2 when the plan is adopted. Notwithstanding this, the applicant had provided information during the course of the application process to demonstrate that no land take would have actually been required from the application site to implement this junction.

95. Overall, the proposals are considered to be acceptable in terms of their accessibility and highway related impacts and comply with Saved Policies 59.BE, 100.T, 102.T and 104.T in these regards.

Contaminated land

96. Saved Policy 35.ES of the adopted Local Plan requires that it be demonstrated that land that is known or suspected to be contaminated will be remediated to a suitable standard for the proposed end use. Paragraphs 170 and 178 of the NPPF stipulate that planning decisions should contribute to and enhance the natural environment through remediating and mitigating contaminated land and that decisions should ensure that sites are suitable for their new use, taking account of ground conditions and former activities. Paragraph 179 goes on to state that where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.
97. The application is accompanied by Phase 1 Desk-Based Assessment which considers potential land contamination impacts associated with the proposed development. The report identifies that the site has not had any previous use that is likely to provide a source of contamination on the site. However, the historical search and environmental enquiries undertaken as part of this assessment show the potential for significant depths of made ground to exist to the west that are associated with the former brick works that was present in this area. This has the potential to pose a risk to on-site receptors (residents and property) should the site be redeveloped (for example through the migration of landfill gases). The qualitative risk assessment and CSM (conceptual site model) undertaken identify a number of potential pollutant linkages that must be investigated further to determine their extent and whether remedial action is required.
98. The Council's Environmental Health Officer has confirmed that this matter can be adequately addressed through planning conditions requiring the submission of a report of the findings of the requisite investigations, along with remediation proposals where required and the subsequent validation of these. A further condition is recommended in relation to the potential encountering of unsuspected contamination during development works and how this shall be dealt with. These conditions will be imposed accordingly and with these, it is considered that the development complies with the above referenced local and national planning policies in respect of the matter of land contamination.

Air quality

99. Paragraph 170 of the NPPF requires that planning decisions contribute to enhancing the natural and local environment, by amongst other things, preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of air pollution. Saved Policy 33.ES states that where new development appears likely to have a significant impact on air quality in the locality, or future occupiers of the development may be subject to unacceptable air quality, the Council will require a suitable air quality assessment to be carried out prior to consideration of the application.
100. The application is supported by an Air Quality Assessment which considers the air quality impacts associated with the development during both the construction and operational phases. In respect of the former of these first of all, as with any major development, there is the potential for air pollutant impacts to arise through emissions from construction plant and other vehicles associated with the development phase, as well as from dust arising from physical construction works undertaken on site. The submitted Air Quality Assessment outlines a number of recommendations for measures to mitigate and limit the residual effects in these regards upon sensitive receptors, with these including a range of measures for managing dust arising on site. These can be incorporated in a construction environmental management plan which will be required by condition to be submitted the local planning authority prior to the commencement of development.
101. In terms of the operational phase and based upon the anticipated traffic movements associated with the proposals, the air quality assessment concludes that the proposed development will not meet the traffic or alignment criteria (whereby further assessment is necessary) which is specified within the Institute of Air Quality Management (IAQM) 'Land-Use Planning & Development Control: Planning for Air Quality (2017)' guidance documents. This criteria imposes a threshold for light duty vehicle traffic levels at which development can be 'screened out' in respect of its air quality impacts, with the relevant thresholds being more than 100AADT (Annual average daily traffic) for sites within or adjacent to an air quality management area (AQMA), and 500AADT for sites that are not.
102. The transport data for the application has been used in the air quality assessment, with this setting out that the development will generate a total of 313 daily trips. The report therefore concludes that as this is below the 500AADT threshold and the site is not adjacent to the AQMA, no further assessment is required. However, whilst acknowledging that the AQMA is approximately 1km to the south of the site (along Twyford Road), the Council's Environmental Health Officer (EHO) advised that as traffic to and from the development will pass through the AQMA, with

Twyford Road providing a primary transport link to Eastleigh Town Centre, the proportion of traffic arising from the development and which uses this route should be specifically considered against the 100AADT threshold in order to determine the significance of the impacts on air quality within the AQMA.

103. The dispersion of the total traffic levels has not been specifically covered in the air quality assessment. The submitted transport assessment however includes modelling for peak periods in this regard, with this showing that the proportion of traffic to and from the development which would use Twyford Road during these times is approximately 22.95% (with the remaining traffic travelling via Allbrook Way, Allbrook Hill or Woodside Avenue). If this percentage is applied to the overall annual average daily traffic figure of 313 trips, this would result in 72 trips using Twyford Road and thereby passing through the AQMA per day, which would be below the 100AADT threshold referred to above with a large safety margin for error.
104. Whilst the data presented in the transport assessment is for peak periods only, the Highway Authority have confirmed that it is reasonable and justifiable in this case to also apply the aforementioned percentage rate for vehicle dispersion on a daily basis. The Council's EHO has subsequently confirmed that there can therefore be confidence that the IAQM screening criteria for the development would not be exceeded and impacts upon air quality within the AQMA are not likely to be significant. Further assessment is not therefore considered necessary. A contribution towards air quality monitoring and mitigation measures within the AQMA has however been requested to reflect the increase in vehicle movements through the AQMA and this would need to be secured within the Section 106 Agreement.
105. In terms of the air quality impacts on residential amenity, the Council's EHO has raised no objections, with the distance of the nearest proposed dwellings to Allbrook Way and the separation between the access point for the development site and the nearest existing neighbouring residential properties (along Knowle Hill) being considered to be sufficient to prevent any significant risk of exceedances of air quality objectives for these receptors.

Archaeology

106. Saved Policy 168.LB of the adopted Local Plan states that planning applications for development affecting a site where there is evidence that archaeological remains may exist but whose extent and importance are unknown, will only be permitted if the developer arranges for an appropriate level of evaluation to be carried out. This will enable the Borough Council to be fully informed about the likely effect that the proposed development will have upon such remains.

107. The application is supported by an Archaeological Desk Based Assessment which considers the archaeological potential of the site in light of the development proposals. The report concludes that while there is some evidence in the area for prehistoric, Roman and medieval activity, it is unlikely that any archaeological finds that may exist within the proposed development area would be of sufficient significance to warrant preservation in-situ. This information has been reviewed by Hampshire County Council's Archaeologist who, whilst concurring with this conclusion, has also highlighted that the site is located on high ground on the western side of the Itchen Valley in an area known to have been settled through the later prehistoric, Roman and medieval periods. The scale of the development also means that there is an increased opportunity for chance finds of hitherto unrecorded archaeological features being exposed and impacted during construction.
108. Therefore, while the County Archaeologist is satisfied that there is no indication that archaeology presents an overriding concern, conditions have been recommended in respect of the assessment, recording and reporting of any archaeological deposits affected by construction. These conditions will be imposed accordingly and as such there is considered to be no conflict with Saved Policy 168.LB of the adopted Local Plan.

Minerals considerations

109. The application site lies within a mineral safeguarding area as defined within Policy 15: 'Safeguarding – mineral resources' of the adopted Hampshire Minerals and Waste Plan (2013). The safeguarding area indicates that safeguarded mineral resources are likely to be present, with the purpose of Policy 15 being to protect potentially economically viable mineral resource deposits from needless and unnecessary sterilisation. The policy seeks to encourage the recovery, where possible, of potential viable mineral resources prior to development (known as prior-extraction).
110. In light of this designation, Hampshire County Council as the Minerals and Waste Authority, have requested that further exploratory work be undertaken on site in the form of a minerals safeguarding report or assessment. Whilst no assessment has been provided at this stage, the Planning Statement which accompanies the application sets out that given the size of the site, any commercial scale mineral extraction operation is unlikely to be viable but proposes that a minerals investigation be undertaken prior to the commencement of development, with its provisions to include an investigation of the presence or otherwise of mineral deposits within the developable areas of the site and subsequently, where found to be present, a plan for the appropriate extraction and use of minerals found, which may include their reuse on site as part of the construction process.

111. Hampshire County Council have, following further consultation, confirmed that this approach is acceptable in this particular case and a condition is therefore recommended accordingly to require that the minerals safeguarding report / assessment be submitted prior to the commencement of development. With this, it is considered that there is no conflict with Policy 15 of the Hampshire Minerals and Waste Plan.

Trees

112. Saved Policy 59.BE of the adopted Local Plan 2001-2011 requires that development takes full and proper account of the context of the site and is appropriate in relation to natural features and trees worthy of retention. Trees in relation to design, demolition and construction – Recommendations (BS 5837:2012) advises that a realistic assessment of the probable impact of any proposed development on trees should take into account the characteristics and condition of the trees concerned, with due allowance and space for their future growth and maintenance requirements. To maximise the probability of successful tree retention account should be taken during the design process of any shading of buildings and open space, any direct damage both below and above ground, future pressure to remove trees, and seasonal nuisance.
113. The application is supported an Arboricultural Implications Report which appraises and categorises the arboricultural features on and adjacent to the site and considers the potential impacts on trees or other vegetation that could be affected by the development. The site's borders contain a number of mature trees, with an area of woodland to the west which is protected by a Tree Preservation Order. There are further protected trees to the south of Westfield House including along the access drive to the property from Knowle Hill and the site also lies adjacent to the Allbrook Clay Pits Site of Importance for Nature Conservation (SINC).
114. The submitted arboricultural statement shows that to accommodate the development, four individual trees (nos. 5, 6, 7 and 81) are to be removed in and around the access point. In addition, two groups of trees/shrubs to the south of the site are proposed to be partially removed as part of the proposals. None of these trees are category 'A' (trees of high quality) or 'B' (trees of moderate quality) trees, with the trees to be removed each being category 'C' (trees of low quality). In addition, the indicative site layout and drainage strategy suggest that there may be incursions into the root protection areas (RPAs) of eight trees or groups of trees to be retained within and around the periphery of the development site. The incursions are indicated to be relatively minimal (no more than 9% of the RPA of any tree) and the submitted statement states that it is envisaged that these incursions can be minimised including through low impact construction techniques or, in some cases, potentially designed out at the reserved matters stage.
115. The submitted statement and the arboricultural related impacts of the development have been considered by the Council's Tree Officer, who

has raised no objection to the proposed tree removals, with these being relatively small specimens and their loss not being deemed to be significant in the wider context. All those trees or groups of trees that constitute the main arboricultural features of the site and which make the greatest contribution to the character and appearance of the local landscape, to amenity or to biodiversity are shown to be retained. As the proposed connecting links to the public right of way to the west of the site will pass through the intervening linear tree belt in this area, the Council's Tree Officer has advised that these will have to be designed such as to avoid tree loss or significant harm to retained trees.

116. This matter can be considered at reserved matters stage and a condition will be imposed to require that the development be carried out in accordance with the principles as set out within the submitted arboricultural statement and to require that an updated assessment be provided as part of the reserved matters submission to take account of the exact implications of the final layout. With this and having regard to the Tree Officer raising no objection, the application complies with the requirements of Saved Policy 59.BE of the adopted Local Plan in respect of its arboricultural related impacts.

Ecology and drainage

117. Saved Policy 45.ES of the adopted Local Plan requires that development provides for adequate drainage infrastructure, whilst Saved Policy 25.NC states that development which will adversely affect a habitat or feature of importance for wild fauna and flora will not be permitted, unless it can be demonstrated to the satisfaction of the Council that: (i) the benefits of the development outweigh the adverse impacts (ii) the adverse impacts are unavoidable, and (iii) appropriate measures are taken which would mitigate or compensate for any adverse impact. This includes in relation to drainage and the potential for the pollution of designated sites as a result of inadequate surface water drainage provisions.
118. These policies are considered to be consistent with Paragraphs 155 to 165 of the NPPF which, *inter alia*, require that development incorporates appropriate sustainable drainage systems and does not increase flood risk elsewhere and Paragraph 170 which requires that, when determining planning applications, local planning authorities minimise impacts upon and provide net gains for biodiversity, including wherever possible, through helping to improve local environmental conditions such as water quality.
119. The site is located within Flood Zone 1, which is defined as having low probability of flooding and an area where residential development is considered acceptable in principle. The application is supported by a drainage strategy which sets out the proposed provisions for both foul and surface water drainage to serve the development. This proposes to discharge foul sewage to the existing foul sewer in the vicinity of the site. Southern Water have advised that their initial investigations indicate that

this is able to be accommodated within the current sewer network. A condition will be imposed to require details of the final sewerage provisions in this regard prior to the commencement of development with an informative to advise the applicant that a separate application will need to be made to Southern Water to connect to the existing network.

120. For surface water drainage, the drainage strategy sets out that surface water runoff from the application site will be managed through a combined infiltration and attenuation-based scheme with a controlled discharge into the public surface water sewer which lies within Knowle Hill to the immediate south of the site. Hampshire County Council, as the Lead Local Flood Authority, have confirmed that this is acceptable in principle taking account of the outline nature of the application and that infiltration testing has been undertaken to show that this is feasible at the south of the site. Southern Water have also raised no objection to the drainage strategy subject to conditions and have confirmed that the discharge can be accepted at the proposed rate of 16.9 l/s at the surface water sewer.
121. In terms of the ecological considerations associated with the drainage scheme, whilst no objection has been raised by the Council's own Ecologist in terms of the method proposed, Natural England had requested further details in respect of surface water drainage in the context of the potential for increases in sediment loading within the River Itchen to arise from the construction and operational phases of the development. They have advised that this could have the potential to impact upon the River Itchen (and Test) salmon population which is genetically distinct from other populations and is one of the features for which the River Itchen SAC is designated, with excessive sediment input being a major factor in poor salmonid spawning habitat, and further mitigation may therefore be required. The applicant's Ecologist has provided additional information in relation to this matter and updated comments are presently awaited from Natural England. Members will be updated further on this matter at the committee meeting.
122. With regards to other drainage related considerations, there are water distribution and water trunk mains which run along the western and/or southern parts of the site. Southern Water have advised that there are stand-off distances that are required to be adhered to in respect of these apparatus in order to provide sufficient clearance to protect them from construction works and allow for future access for maintenance. The stand-off distances can affect where excavation, tree planting and certain drainage features are able to be sited. The indicative layout has been amended during the course of the application process and now demonstrates that the level of development proposed, along with the drainage features to serve it, can be accommodated in an appropriate manner which respects the relevant stand-off distances in each case. The condition requested by Southern Water in respect of a requirement for details of measures to protect the public water supply main during construction will be imposed accordingly.

123. The application is supported by an Ecological Impact Assessment as well as further Ecological Surveys subsequently carried out, with additional information having also been provided during the course of the application process in response to comments from Natural England and the Council's Ecologist. The Assessment sets out that the site largely comprises pasture fields which are poor, semi-improved grassland which are dominated by grasses with low levels of herbs and are surrounded by mature hedgerows and vegetation with trees. As the sward is generally kept short through grazing it offers little refuge for wildlife and is of limited nature conservation value.
124. Protected species have however been identified on site, with these being largely associated with the mature, vegetated boundaries and the woodland/scrubland to the west which extends into Allbrook Clay Pit SINC, and includes great crested newts, bats, reptiles, birds and badgers. A mitigation strategy is proposed within the submitted Ecological Assessment that will retain and manage the mature vegetated boundaries of the site and buffer them with new native planting. As part of this, land to the north and west of the site is proposed to be brought into improved management for nature conservation and enhanced for use by Great Crested Newts in particular, with grassland also proposed to be restored in these areas. In addition, hibernacula is proposed to be constructed to provide refuging and hibernation sites for amphibians and reptiles.
125. The recommended ecological mitigation and enhancement measures can be covered by way of a condition requiring the submission of a Landscape Ecological Management Plan as recommended by the Council's Ecologist, with this including further specific detail on the measures proposed, the timing for their undertaking and their ongoing management. The specific management of the woodland area in the western portion of the site will additionally require a woodland management plan which will be secured within the Section 106 Agreement.
126. Subject to the outstanding matters raised by Natural England being suitably addressed, it is considered that the application is acceptable in terms of its drainage and ecological related impacts and complies with the requirements of Saved Policy 25.NC of the adopted Local Plan and the provisions of paragraphs 155 and 170 of the NPPF.

Nutrient neutrality

127. The water environment within the Solent region is one of the most important for wildlife in the United Kingdom. It is internationally recognised and is protected under the Water Environment Regulations and the Conservation of Habitats and Species Regulations 2017 (as amended). Natural England have advised that there are high levels of

nitrogen and phosphorus input to this water environment with evidence that these nutrients are causing eutrophication at these designated sites. These nutrient inputs currently mostly come either from agricultural sources or from wastewater from existing housing and other development. The resulting dense mats of green algae and other effects on the marine ecology resulting from an excessive presence of nutrients are impacting on the Solent's protected habitats and bird species. There is presently uncertainty as to whether new growth will further deteriorate designated sites and whilst this uncertainty remains, Natural England have advised that new housing developments across the Solent region have the potential to exacerbate these impacts and create a risk to the future conservation status of these sites.

128. The Council, as the responsible body for Habitats Regulations Assessments under the Conservation of Habitats and Species Regulations, must ensure as part of a planning application that a development will not have an adverse impact on any European protected sites or the features for which they are designated and the above-mentioned impacts are therefore required to be mitigated. One way in which to address this issue is for new development to achieve nutrient neutrality which is a means of ensuring that development does not add to existing nutrient burdens and provide certainty that the scheme is deliverable in line with the requirements of these Regulations.
129. The Council has adopted a strategy whereby it will identify areas of agricultural land and remove them from a nitrate intensive use, which would provide mitigation through offsetting the impacts of a development. This will ensure no net increase in nitrates within the Solent complex and thereby allow a development to achieve nutrient neutrality. In order to do this, the Council calculates the level of nitrate mitigation this land provides (measured in kg) and makes 'nitrate credits' available to developers to buy, with the securing of the required funding being done through the S106 process. The charge for these credits includes estimated costs of land purchase and ongoing maintenance. The developer has agreed to utilise this scheme as a means of offsetting the impacts of the development. These contributions will need to be secured via a legal agreement and a Habitats Regulations Appropriate Assessment will also need to be undertaken by the local planning authority to set out the potential effects on the European protected site and the mitigation measures to address these, with subsequent consultation being undertaken with Natural England.

Environmentally sustainable development and climate change

130. Saved Policies 34.ES and 37.ES of the adopted local plan require development to be sustainable in terms of climate change and resource and energy use, whilst the NPPF, within Paragraph 8 as part of the environmental objective of sustainable development, states that development should use natural resources prudently, minimise waste

and pollution, and mitigate and adapt to climate change, including moving to a low carbon economy.

131. All planning applications should therefore be tested for their resilience to and impact on the environment. The environmental implications of this application are detailed throughout this report and proposed mitigation measures can be secured through conditions to include requirements for low energy and water use infrastructure for the proposed dwellinghouses, extensive tree planting and landscaping, provisions for sustainable transport, sustainable urban drainage, and ecological protection and habitat enhancements, should permission be granted.

Planning obligations and affordable housing

132. In accordance with the guidance contained within the National Planning Policy Framework, Saved Policies 25.NC, 74.H, 101.T, 147.OS, 165.TA and 191.IN of the adopted Eastleigh Borough Local Plan 2001-2011, Policies DM1, DM13, DM30, DM35 and DM40 of the submitted Eastleigh Borough Local Plan 2016-2036, 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. This is in addition to the requisite on-site provision of affordable housing.

133. Contributions / obligations towards the provision of the following infrastructure, community and environmental facilities, or mitigation measures have been identified as being required as part of the application:

- 35% on-site affordable housing (19no. units)
- Transport infrastructure and a traffic regulation order (TRO)
- Community infrastructure projects
- On-site open space including provisions for its management and maintenance
- Off-site public open space and play area provision/improvements
- Local health infrastructure provision
- Nitrogen deposition mitigation
- Public art
- Air quality monitoring
- Enhancements to the public right of way (subject to the comments of Hampshire County Council Countryside Services)
- A woodland management plan

134. 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.

135. The granting of planning permission will be subject to the applicant entering into a Section 106 Agreement to secure the provision of these contributions.
136. In terms of the contributions requested by Southampton University Hospital, as noted above these were requested in respect of the initial development proposal for 59no. units. The cost per dwelling tariff-based contributions which are sought 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, are not unique to Eastleigh but are experienced across the Trust's wider catchment area. All new development will place pressure on the service, and it is considered that this pressure should be assessed and planned for at a strategic level (and not on a site-by-site basis) based on forecast housing growth within the catchment of the Trust. It is not considered that seeking such contributions would therefore be reasonably justifiable as part of this application. The contributions that have been sought by the NHS CCG are, however, considered to meet the tests for planning obligations and these will be sought accordingly as noted above.

Equalities implications

137. Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states that:

(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;
- and,
- (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.

138. It is not considered that this application raises any equality implications.

Other material considerations

139. None.

Conclusion

140. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a local planning authority determining an application to do so in accordance with the Development Plan unless material considerations indicate otherwise. In this regard, the site lies within designated countryside and local gap within the adopted Eastleigh Borough Local Plan 2001-2011, where Saved Policies 1.CO (protection of the countryside) and 3.CO (local gaps) apply. Large scale developments such as that proposed are not supported by these policies and the proposals would physically diminish the gap. The proposals are therefore, in the strictest terms, contrary to the development plan and as such there would have to be material considerations which weigh sufficiently in favour of the proposals to justify a decision to grant planning permission.
141. In this respect, the site is subject to a draft allocation for residential development within the Emerging Eastleigh Borough Local Plan 2016-2036 (Policy AL2). Given the status of the Plan, it is considered that considerable weight can be attached to the policies within it and the proposal to allocate the site for development of the nature proposed as part of this application is therefore a significant material consideration which weighs in favour of the development proposals. Whilst the draft allocation is for 45 units which would be exceeded in this case, the submitted information demonstrates that the site has the capacity to accommodate 53 dwellings and that it could be developed in an acceptable manner for this level of development.
142. Additionally, the development would give rise to social benefits. This includes the provision of open space and notably housing to meet the needs of the borough, with this including 19 units of affordable housing of an appropriate mix and tenure. In addition, there would be economic benefits resulting from the construction phase of the development, an increase in local population, payment of a New Homes Bonus, and financial contributions secured via S106 planning obligations. The site also abuts the urban edge and is located within walking distance of bus services and local facilities, with the provision of a footway link from the site down Knowle Hill, footway improvements on Woodside Avenue, and controlled crossing facilities on Twyford Road addressing current connectivity constraints for pedestrians and bringing benefits for residents of the site and the wider local community. The proposals would also not result in harm to highway safety, trees, or residential amenity, and would be acceptable in terms of their air quality impacts, as well as in relation to minerals and contaminated land related considerations subject to appropriate safeguards being in place.

143. Subject to the outstanding comments of consultees (Environmental Health, Natural England and Hampshire Countryside Services) to confirm that the additional information provided is satisfactory, the development would also make adequate provision for drainage, not be adversely affected by noise, and not unduly impact upon the public right of way or ecology, with net gains for biodiversity being proposed as part of the development scheme, thereby enhancing its environmental sustainability credentials.
144. In assessing harm, whilst the development is located within countryside and local gap, it would not unduly undermine the functionality of the gap in protecting the individual identify of settlements. Although the character of the site itself would invariably be changed as a result of the development, subject to an appropriate design, scale, layout and landscaping, each of which would be controlled as part of a subsequent reserved matters application(s), the proposals would not result in unacceptable harm to the character and appearance of the immediate area or its wider surroundings.
145. Taking account of these factors, it is considered that the development proposal would constitute sustainable development for which the National Planning Policy Framework establishes a presumption in favour and that there are material considerations that provide justification for a decision otherwise than in accordance with the development plan. Subject, therefore, to the outstanding matters as listed in the recommendation set out at the outset of this report being addressed, it is considered that outline consent should be granted subject to conditions.

Land West of Allbrook Way, SO50 4LZ



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