

Soake Farm Yard, Denmead

Planning Application

Eligius Ltd.



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Basis of Report

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Table of Contents

Basis of Report	i
1.0 Introduction	1
2.0 Site Description	3
3.0 The Proposal	6
4.0 Planning Policy Context	8
5.0 Planning History	17
6.0 Planning Considerations	18
7.0 Technical Considerations	20
8.0 Sustainability	27
9.0 Climate Change	30
10.0 Summary and Conclusion	31



1.0 Introduction

- 1.1. SLR Consulting has been instructed by our applicant Eligius Ltd. to prepare a Planning Statement to support a full Planning Application to Winchester City Council (WCC). Full Planning permission is sought for the demolition of existing offices and ancillary buildings on site; the conversion of existing large industrial warehouse, and the construction of 9No. residential properties in the form of 1No. one-bed property, 4No. two-bed properties and 4No. three-bed properties, all with associated parking, hard and soft landscaping and amended access at Soake Farm Yard, Denmead, Waterlooville, PO7 6JA.
- 1.2. The Planning Statement analyses the application site and surrounding area, sets out the planning history and planning policy context. The statement demonstrates why the proposed development is appropriate in relation to key planning policy, technical, environmental and design considerations.
- 1.3. Considering the constraints of the site, the validation requirements and the pre-application response, the application is accompanied by the following documentation:
- Application Form
 - Covering Letter
 - Planning Statement including sustainability, climate change and waste management statements
 - Site Location Plan
 - Site Layout Plan SF-SL-100-1
 - House Elevations and Floor Plans
 - Saddlery Store SF-EXP-100-1
 - Existing Offices SF-EXP-101-1
 - Outbuildings SF-EXP-102-1
 - Semi-Bungalows SF-PP-100-1
 - Terraced Houses SF-PP-101-1
 - Semi-Bungalow SF-PP-102-1
 - Topographic Land Survey
 - Highways Technical Note prepared by Nick Culhane
 - Extended Phase 1 Ecological and Bat Roost Assessment
 - Nitrogen Budget Note and Calculations
 - Photo Montage



- Flood risk Assessment and Below Ground Drainage Strategy prepared by Bloc Engineering Consultants
- CGI Image of Proposed Development
- CIL Form 1: Additional Information
- European Sites Checklist
- Bio-diversity Checklist

1.4 This Planning Statement should be read in conjunction with the accompanying plans and technical reports.



2.0 Site Description

- 2.1. The site is located within the authority of Winchester City Council (WCC) and outside of the defined settlement gap between Denmead and Waterlooville. The site was previously used as a stable block, office and industrial warehouse unit but the stables have not been used for a long time and the warehouses has not been used since Nov 2019.
- 2.2. The site is bordered by Soake Farm to the north, Jewsons builder's yard is to the east on the opposite site of Soake Road. To the south are some residential properties with an existing commercial development following on from these and to the west are open fields.
- 2.3. The total site extends to approximately 0.13ha in size and is not located within a conservation area nor is it subject to any statutory designations. However, it is acknowledged that Soake Farm Meadow SINC is located towards the north-east of the site, adjacent to Soake Road. No building works are proposed on this part of the site.

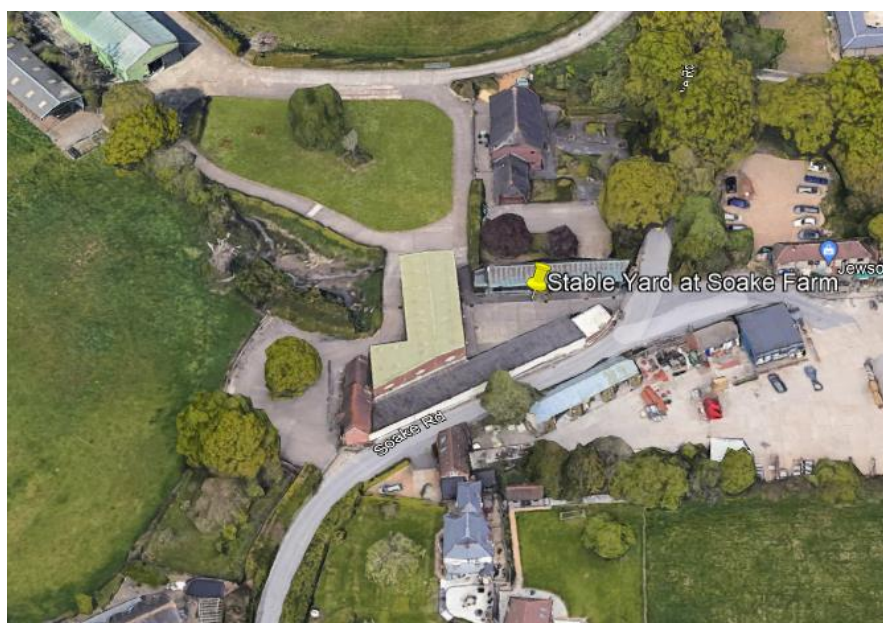


Figure 1 – site location taken from Google Earth

- 2.4. The site is a brownfield site in a highly sustainable location as it is very close to the western edge of Waterlooville and the large new Major Development Area currently under construction and within easy walking distance of local services and facilities such as a post office, local shops, launderette and restaurants / take-aways (all approx. 15mins walk).
- 2.5. Cycle links and public transport can easily be accessed; bus stops are located on Hambledon Road, a short walk to the south from the proposed development. This bus stop services routes 654 to Havant, D1 and D2, both to Waterlooville. Regular bus services are available to and from Havant and Waterlooville, and subsequently on to Portsmouth, Fareham and Gosport. Due to the site's location,



it also benefits from access to Waterlooville where multiple business parks and further services and facilities can be reached.

- 2.6. There is also good direct access to Denmead, situated to the west of the site, which has a range of facilities, including Infant and Junior schools and a range of services within the village centre all within a short walking distance from the site.
- 2.7. Part of the site is identified on the Flood maps as within Flood Zone 3 due to surface water flooding with a small area to the north of the site probably included in the risk of flooding from rivers; Locations in flood zone 3 have a high probability of flooding. This means in any year land has a 1% or more chance of flooding from rivers, or a 0.5% or more chance of flooding from the sea, as shown below in figures 2 and 3.

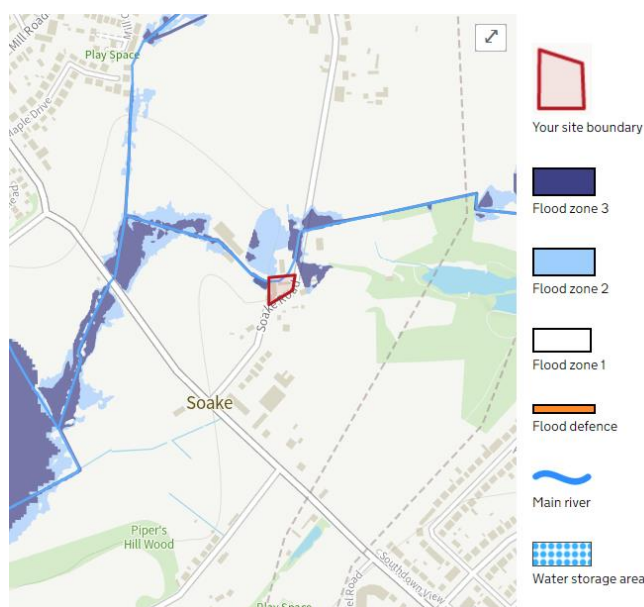


Figure 2 – Flooding from rivers and sea - Image taken from www.flood-map-for-planning.service.gov.uk



Figure 3 – Image taken from www.flood-map-for-planning.service.gov.uk.



- 2.8. Given the above classification, a flood risk assessment accompanies this application and demonstrates that the flood risk on the ground is not as problematic as first appears due to topography and site constraints.
- 2.9. Overall, the site is in a highly sustainable location with good access to facilities to both the east and west.



3.0 The Proposal

3.1. Full Planning permission is sought for the demolition of existing offices and ancillary buildings on site; the conversion of existing large industrial warehouse and the construction of 9No. residential properties in the form of 1No. one-bed, 4No. two-bed and 4No. three-bed units, all with associated parking, hard and soft landscaping and amended access, at Soake Farm Yard, Denmead, Waterlooville, PO7 6JA

3.2. Description of development to be as follows:

'Demolition of existing office and ancillary buildings on site; conversion of existing industrial warehouse and the construction of 9No. residential properties consisting of 1-, 2-, 3-bedroom properties, all with associated parking, hard and soft landscaping and amended access at Soake Farm Yard, Denmead, Waterlooville, PO7 6JA'



Figure 4 – site location plan

3.3. The proposals include the following provision:

- 2No. 2-bedroom semi-detached bungalows on plots 1 and 2;
- 4No. 3-bedroom terraced dwellings on plot 3, 4, 5, 6;
- 2No. 2-bedroom terraced dwellings on plots 7 and 8;
- 1No. 1-bedroom semi-bungalow on plot 9.

3.4. The proposed dwellings will respond positively to the surrounding locality of the area through the careful consideration of materials which incorporate Flint brick features and Old English Dark Red tiles as shown in the submitted drawings. Plots 1 and 2 will also feature a roof tower with louvres and feature finial in grey and cream.

3.5. The proposed terraced properties will utilise grey Kalzip profiled sheets to overclad the existing metal profile roof sheeting system. With the existing metal fascia and bargeboards to be re-painted in black.



- 3.6. The proposed materials have been carefully selected to reflect those of the surrounding area. The character, scale and size of the dwellings have also been carefully designed in relation to the surrounding locality. The proposed development is therefore compliant with Policy CP13 of the WCC LP, which states that new developments will be expected to meet the highest standards of design.
- 3.7. Surface mounted solar panels, in black, will be used across the development in accordance with WCC's Local Plan and Joint Core Strategy.
- 3.8. A number of external storage buildings will be demolished to make way for parking spaces within the courtyard area which will in turn reduce the existing built footprint of the site.
- 3.9. The scheme will include a comprehensive scheme of soft and hard landscaping where existing trees will be retained where possible, and with additional planting proposed.
- 3.10. Refuse and bike storage areas will be provided and are indicated on drawings SF/PP/100 and SF/SL/100/1.
- 3.11. Boundary walling, fencing, gates and raised platers are all shown on drawing SF/SL/100/1.
- 3.12. Access to the site will be taken from an existing access onto Soake Road which will be repositioned to provide safer visibility splays.
- 3.13. The local area is characterised by large and small family dwellings and is in a good location to serve residents with good walking distance to local facilities and the countryside.
- 3.14. WCC have stated that their preferred housing size for developments are 2-, or 3-bedroom properties; this development provides a mix of 1-, 2- and 3-bedroom dwellings, all with a private amenity space. The proposed development is therefore compliant with Policy CP2 of the WCC LP, which states that developments should provide a range of dwelling types, tenures and sizes and, as appropriate to the site size, location and characteristics.
- 3.15. The work required to update the current vacant buildings to be compliant with building regulations is significant and the site is beginning to look 'run-down'. The current proposal offers an opportunity for a more comprehensive and coherent development of an existing and under-utilised brownfield site.



Image 5 – existing site



4.0 Planning Policy Context

- 4.1. This section sets out the relevant planning policy at national and local levels, section 6 sets out how the proposal accords with the outlined policy in more detail.
- 4.2. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, in the determination of planning applications, decisions are made in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.3. This section will first note the national policies of relevance before focusing on the local policies considered of most relevance to the consideration of the proposal for the site. Section 6 will then discuss the principle of development, as it relates to the relevant policies and why the scheme is considered acceptable when taking account of the adopted plan, and material considerations.

Planning Policy Framework

National Planning Policy Framework

- 4.4. The most recent National Planning Policy Framework (NPPF) was published in July 2021 and establishes a presumption in favour of sustainable development. **Paragraph 2** states that the NPPF is a material consideration in planning decisions.
- 4.5. **Paragraph 8** confirms that there are three dimensions to sustainable development – economic (building a strong, competitive economy); social (providing the supply of housing required to meet needs and creating a high quality-built environment); and environmental (protecting and enhancing the natural, built and historic environment).
- 4.6. **Paragraph 9** confirms that these roles should be delivered through the preparation and implementation of plans and the application of policies but also taking into account local circumstances to reflect the need and opportunities in each area.
- 4.7. **Paragraph 11** stresses that plans and decisions should apply a presumption in favour of sustainable development. Development plans should positively seek opportunities to meet the development needs of the area, and proposals should accord with an up-to-date development plan.
- 4.8. In terms of determining applications, **paragraph 38** states that it is a requirement for Local Planning Authorities to approach decisions in a positive and creative way. Planning Authorities should also work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area, whilst seeking to approve applications for sustainable development where possible.
- 4.9. **Paragraph 47** states that planning law requires applications for planning permission to be determined in accordance with the development plan unless



- material considerations indicate otherwise. It encourages that decisions on applications should be made as quickly as possible.
- 4.10. **Paragraph 54** states that conditions can be used to make a development acceptable, where it might otherwise be unacceptable, however, these should be kept to a minimum and only imposed if necessary.
- 4.11. **Section 5** on housing sets out that the Government is committed to significantly boosting the supply of homes (**paragraph 60**) in order to meet local needs and help make sure that land with permission is developed without unnecessary delay.
- 4.12. **Paragraph 69** outlines the importance of small and medium size sites in the contribution to achieving the housing recruitment of an area. They are often built out relatively quickly.
- 4.13. **Section 11** relates to making the most effective use of land to make sure that decisions meet the need for housing as effectively as possible whilst improving the environment and making safe and healthy communities.
- 4.14. **Paragraph 78** states that in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs and consider whether allowing some market housing on these sites would help to facilitate this.
- 4.15. Design is covered in **Section 12**, where the Government attaches great importance to the design of the built environment. This policy highlights that good design is a key aspect of sustainable development, which should be indivisible from good planning, which in turn should contribute positively to making places better for people.
- 4.16. **Paragraph 130** states that new development should be sympathetic to local character, history, surrounding build environment and landscape setting.
- 4.17. **Paragraph 149** maintains that local authorities should regard the construction of new buildings as inappropriate in the Green Belt, with the exception of a replacement building providing the new building is in the same use and not materially larger than the one it replaces.

National Planning Policy Guidance (NPPG)

- 4.18. Planning Practice Guidance (PPG) was published online in March 2014, with periodic updates occurring as national policy is changed, refined or reformed. It advises that:

“The National Planning Policy Framework represents up-to-date Government planning policy and must be taken into account where it is relevant to a planning application or appeal. If decision takers choose not to follow the National Planning Policy Framework, clear and convincing reasons for doing so are needed. A development that is consistent with the National Planning Policy Framework does



not remove the requirement to determine the application in accordance with the development plan unless there are other material considerations that indicate otherwise.”

National Design Guide 2021

- 4.19. The National Design Guide sets out the Government’s commitment to achieving better design. A framework for how this will be achieved is provided. Underpinning the guidance are ten ‘characteristics of a well-designed place.’ These are illustrated below:



- 4.20. Figure 4: Extract from the NDG (pg. 8) illustrating the ten Characteristics of a Well-Designed Place

Local Planning Policy

- 4.21. The application site falls within the authority of Winchester City Council (WCC) where the development plan comprises of; the Local Plan Part 1-Joint Core Strategy 2013; The Local Plan Part 2-Development Management and Site Allocations 2017; The gypsy Traveller and Travelling Show people DPD 2019 and the Hampshire Minerals and Waste Plan 2013.
- 4.22. WCC have also adopted several separate Supplementary Planning Documents (SPD) which form a material consideration in the determination of the application.
- 4.23. WCC have commenced work on a new Local Plan. Once adopted, the plan will replace the current WCC development plan. The new Local Plan Regulation 18 consultation closed in December 2022. According to the latest version of the Local Development Scheme (LDS), the new Local Plan is not forecast for adoption until Q3, 2025. Due to this the plan can only attract minimal weight in decision making.
- 4.24. The following local policies are considered of most relevance to the proposed development:



- DS1 – Development Strategy and Principles
- CP2 - Housing Provision and Mix
- CP11 - Sustainable Low and Zero Carbon Built Development
- CP13 - High Quality Design
- CP14 - The Effective Use of Land
- CP17 – Flooding, Flood Risk and the Water Environment
- CP18 – Settlement Gaps
- DM2 – Dwelling Sizes
- DM3 – Small Dwellings in the Countryside
- DM18 – Access and Parking
- DM23 – Rural Character
- Policy MTRA 2 - Market Towns and Larger Villages
- Policy MTRA4 – Development in the Countryside

- 4.25. Policy DS1 - Development Strategy and Principles states that development proposals will be expected to make efficient use of land within existing settlements, and prioritise the use of previously developed land in accessible locations in accordance with the development strategies set out in Policies WT1, SH1 and MTRA1
- 4.26. Policy CP2 notes that developments should provide a range of dwelling types, tenures and sizes and, as appropriate to the site size, location and characteristics, this should include a mix of market homes for sale, affordable homes and homes attractive to the private rented sector, particularly on larger sites.
- 4.27. Policy CP11 states that proposed developments should achieve the lowest level of carbon emissions and water consumption which is practical and viable. new residential developments to achieve Level 5 for the Energy aspect of the Code for Sustainable Homes (CSH) and Level 4 for the water aspect of the CSH. They should:
- be designed to maximise energy efficiency and design out the need for energy use by means of the scheme layout and the orientation and design of individual buildings, making full use of passive heating and cooling systems as far as is practical;
 - connect to existing combined heat and power (CHP) and District Heating / Cooling networks, or contribute to their future development;
 - use renewable energy technologies to produce required energy on-site;



- make use of Allowable Solutions to deal with any remaining CO2 emissions up to the relevant Code for Sustainable Homes/Zero Carbon Homes level.
- 4.28. Policy CP13 states that new developments will be expected to meet the highest standards of design and that all proposals for new development (excluding small domestic applications and changes of use) should demonstrate that:
- an analysis of the constraints and opportunities of the site and its surroundings have informed the principles of design and how the detailed design responds positively to its neighbours and the local context;
 - the proposal makes a positive contribution to the local environment and creates an individual place with a distinctive character;
 - the public realm has been designed to ensure that it is attractive, safe, accessible and well connected to its surroundings, including walking and cycling routes to and within the development, to encourage their use;
 - the accompanying landscape framework has been developed to enhance both the natural and built environment and maximise the potential to improve local biodiversity.
- 4.29. Policy CP14 states that the development potential of all sites should be maximised, and that the primary determinant of the scheme will be based on how the design responds to the character of the area. The proposal makes efficient use of a large plot. The site is in an accessible location being close to a regular bus route so that occupiers need not be dependent on the car but can easily access public transport.
- 4.30. Policy CP17 seeks to avoid flood risk to people and property where possible, and manage any residual risk through location, layout and design, taking account of the impacts of climate change on changing flood risk as identified in the SFRA. This includes making space for water by directing development to areas at lowest flood risk first, protecting sites required for flood risk management and the use of sustainable drainage systems (SuDS) where appropriate.
- 4.31. The proposed development is in Flood Zone 3 therefore, Flood Risk Assessment and Below Ground Drainage Strategy accompanies this application. According to the results of the flood risk assessment, there is a VERY LOW danger of flooding from tidal, sewage, and artificial sources, as well as a LOW risk from fluvial, pluvial, and groundwater sources, at the site.
- 4.32. By adopting the proposed drainage approach, any surface water generated by the proposed development will be discharged to the watercourse in a controlled manner near-representative of Greenfield Runoff Rates, with surplus surface water temporarily stored on-site via below-ground attenuation tanks.
- 4.33. Not only will this provide a significant betterment to the existing discharge scenario, reducing off-site flood risk typically but also it can be demonstrated that



- the proposed development will reduce the overall impermeable area, thus further reducing surface water generated by the application site as a whole. The proposed development is therefore compliant with Policy CP17 of the WCC LP.
- 4.34. Policy CP18 states that the Local Planning Authority will retain the generally open and undeveloped nature of the following defined settlement gaps: Denmead and Waterlooville. Within these areas only development that does not physically or visually diminish the gap will be allowed.
- 4.35. The Settlement Gap is well described in the Denmead Neighbourhood Plan:
- The open nature/sense of separation between settlements cannot be retained by other policy designations;
 - The land to be included within the gap performs an important role in defining the settlement character of the area and separating settlements at risk of coalescence;
 - In defining the extent of a gap, no more land than is necessary to prevent the coalescence of settlements should be included having regard to maintaining their physical and visual separation.
- 4.36. The site is an existing commercial plot within the Denmead – Waterlooville Settlement Gap. The purpose of the Settlement Gap is to separate Denmead and Waterlooville and prevent the coalescence of the settlements. The proposal to construct a number of residential dwellings on this brownfield under-utilised site will provide much needed housing whilst not impacting on any greenfield site or extend further into the countryside.
- 4.37. DM2 provides for a suitable mix of housing within the district and prescribes that all new dwellings constructed in the district should exceed a minimum gross internal floor area of 39sqm.
- 4.38. Policy DM3 states that the extension and replacement of existing smaller dwellings in the countryside will be limited so as to retain the stock of such dwellings within the district.
- 4.39. Dwellings with a gross external floorspace of up to 120sqm. on the date of the adoption of the Local Plan, or as originally constructed – whichever is the later – will be permitted to extend by up to 25% of their original size This also applies to any replacement of such dwellings. This policy is not applicable to this proposal as the policy is seeking to ensure that the existing number of smaller dwellings in the district are not lost to larger extensions.
- 4.40. However, this proposal does not involve the loss of an existing dwelling as it is an additional dwelling created through Government policy to allow prior approvals for previous agricultural buildings that are no longer needed, and Government policy does not include concerns about size under that legislation. The dwelling approved under 21/01067/PNACOLL was an additional dwelling created under



prior approval and so there is no loss of an existing smaller dwelling within the district.

- 4.41. Policy DM18 states that in order to ensure that appropriate provision is made for parking and access, development will be permitted which accords with the Development Plan and:
- provides parking in accordance with relevant standards and the needs of the development, for car and other vehicles as necessary, including cycles;
 - allows for access to, and movement within, the site in a safe and effective manner, having regard to the amenities of occupiers of the site and adjacent land and to the requirements of the emergency services and service providers, including turning facilities as appropriate;
 - makes provision for access to the site in accordance with any highway requirements on the grounds of safety, including the provision of gateways, visibility splays, access to adopted highways and accompanying signage that may be required;
 - provides for the needs of pedestrians and cyclists, including safe and attractive routes to, from and within the site, and cycle parking;
 - incorporates parking provision and vehicular access as part of the overall design of the scheme, including hard and soft landscaping, with lighting that is both necessary and of a high-quality design, taking account of the character of the surrounding area.
- 4.42. To comply with WCC's adopted car parking standards and Policy CP18, all two and three bed units would require 2 allocated parking spaces whilst the 1 bed unit would require just 1 parking space. The development therefore would require a total of 17 parking spaces, based on a fully allocated development.
- 4.43. For this application, plots 1, 2 and 3 will have 2 allocated parking spaces, whilst the remainder will have parking on an unallocated basis. The standards suggest that based on unallocated parking, each 2-bed unit can have 1.5 spaces, a 3-bed unit can have 2 spaces and a 1 bed unit can have a single parking space. Based on this provision, excluding plots 1,2, and 3, the remaining units would require 10 parking spaces.
- 4.44. The layout provides 8 unallocated parking bays along the southern boundary of the site, whilst a further two open and unallocated spaces are provided between plots 2 and 5, with sufficient access for parking for plot 3.
- 4.45. Secure and undercover cycle parking is also provided for each unit.
- 4.46. The proposal makes use of an existing and established access onto Soake Road and in accordance with the WCC's adopted standards together with on-site turning, cars can enter and leave the highway in forward gear.



- 4.47. **Policy DM23** advises that development proposals that accord with the Development Plan will be permitted where they do not have an unacceptable effect on the rural character of the area, by means of visual intrusion, the introduction of incongruous features, the destruction of locally characteristic rural assets, or by impacts on the tranquillity of the environment. The proposed site is outside the built-up area and considered to be countryside, but is not in a remote, rural location. The replacement dwelling will not impact the open countryside since it is within the road frontage with dwellings on either side and will in fact fit into the street scene better than the existing location.
- 4.48. **Policy MTRA2** notes that the LPA supports the development of market towns and larger villages to maintain and improve their roles and functions. It also states that Denmead can accommodate approximately 250 new homes. WSCC Reg 18 consultation Paragraph 14.69 states that there is capacity for the development of about 350 dwellings in Denmead.
- 4.49. **Paragraph 6.23**, which relates to other settlements in the market towns and rural area states that these settlements are particularly concerned about the impact of development on the character of their village and want development to contribute positively to their village, with a priority for the use of brownfield sites.
- 4.50. Brownfield land is also known as 'Previously Developed Land (PDL) and the definition of PDL is set out in the National Planning Policy Framework: *Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.*
- 4.51. **Policy MTRA4** states that the LPA will only permit development which has an operational need for a countryside location, such as for agriculture, horticulture or forestry; includes proposals for the reuse of existing rural buildings for employment, tourist accommodation, community use or affordable housing (to meet demonstrable local housing needs). Buildings should be of permanent construction and capable of use without major reconstruction; involve the expansion or redevelopment of existing buildings to facilitate the expansion on-site of established businesses or to meet an operational need, provided development is proportionate to the nature and scale of the site, its setting and countryside location, or are small scale sites for low key tourist accommodation appropriate to the site, location and the setting.
- 4.52. The current site has been under-utilised as a brownfield commercial site for a number of years, being last in use in November 2019, and the industrial / Warehouse unit was advertised for letting in 2020, without any significant interest, or take-up.

Denmead Neighbourhood Plan

- 4.53. The Site lies within the authority of the Denmead Neighbourhood Plan 2011-2031, adopted in 2015. While the Neighbourhood Plan is now out of date, Denmead



Parish Council has confirmed its intention to review the Neighbourhood Plan, so the housing target for Denmead will be provided through the development allocations of the existing and reviewed Neighbourhood Plan.

4.54. The following policies are considered of most relevance to the proposed development:

- Policy 1: A Spatial Plan for the Parish
- Policy 3: Housing Design

Supplementary Planning Documents

Denmead Village Design Statement (SPD)

4.55. The Denmead Village Design Statement provides detailed guidance to developers and applicants in support of the Denmead Neighbourhood Plan. The proposed design of the development has taken this document into consideration and the design of the new dwelling will be a much higher quality dwelling than converting the existing building and so should be supported.

High Quality Places Supplementary Planning Document (SPD) 2015

4.56. The SPD sets out design criteria against which planning applications will be assessed and provides further detailed design guidance to encourage high quality design. The proposed scheme has taken this SPD into consideration and the design of the new dwelling will be a much higher quality dwelling than converting the existing building and so should be supported.



5.0 Planning History

5.1. The site has some recently planning history which is relevant in this application:

- A Certificate of Lawful Development was granted in September 2021 under reference 20/01512/LDC for the regularisation of a B1(a) Office use of an existing building totalling some 424sqm.
- The site has also been used for equestrian retail use for many years.



6.0 Planning Considerations

6.1. This section sets out the key planning considerations including the sustainability merits of the proposal and the economic, social and environmental benefits which the application will deliver, which regard given to the policies set out in the preceding section. This section will also detail how the proposal has addressed the policies from WCC Local Plan Parts 1 and 2 and the Denmead Neighbourhood Plan.

Principle of Development

6.2. The site is situated within the settlement gap between Denmead and Waterlooville and is therefore outside of the defined settlement boundary of Denmead. The site is therefore subject to the provisions of policy MTRA4, and housing would not therefore normally be permitted. Policy CP18 of the WCC Local Plan Part 1, states that any new development in this area should not visually or physically diminish the gap.

6.3. The proposal to replace the current commercial units with residential housing will have negligible effect on the gap and will not lead to any greater coalescent of the two settlements.

6.4. **Policy MTRA4** states that the LPA will only permit development which has a specific operational need for a countryside location however, as this brownfield site has been under-utilised for some period of time, it was last used in Nov 2019, and is gradually falling into disrepair, converting its use into residential dwelling is considered a better alternative.

Character and Appearance

6.5. The development proposes the demolition of existing offices and ancillary buildings on site; the conversion of large warehouse on site and the construction of 9No. residential properties in the form of 1No. one-bed, 4No. two-bed and 4No. three-bed units, all with associated parking, hard and soft landscaping and amended access, This will comprise of:

- 4No. 3-bedroom Terraced Dwellings: GIFA 85sq m each
- 2No. 2-bedroom Terraced Dwellings: GIFA 75sq m each
- 2No. 2-bedroom Semi-detached, Semi Bungalow: GIFA 88sq m each
- 1No. 1-bedroom Semi Bungalow: GIFA 50sq m

6.6. The proposal provides a high-quality residential development that responds positively to the locality. The proposed materials have been carefully selected to reflect those of the surrounding area and include flint brick, and other unique identifying features.

6.7. The amenity of the neighbouring properties to the north and south of the site have been carefully considered and to ensure that they are preserved, the scale and



size of the proposed property has been designed accordingly. There would be no significant impact in terms of privacy on any of the neighbouring properties given that the proposed development is a significant distance from any residential properties and faces inwards towards the incorporated courtyard.

- 6.8. The proposed number of dwellings comprises of 9 properties will help contribute towards WCC identified housing need as well as positively respond to the sites locality and sitting; therefore, complying with policy CP2 of the WCC LP.
- 6.9. The proposal would utilise the site to create a fabric first, high-quality residential development that maximizes the sites developability whilst corresponding to its immediate vicinity and surrounding locality.
- 6.10. This section has demonstrated how the proposed layout and design does not have an adverse impact on the neighbouring amenity and character of the area. Therefore, the development complies with policy CP14 of the WCC LP, and the aforementioned neighbourhood plan policies.



7.0 Technical Considerations

Nitrates

- 7.1. WCC's position statement on nitrate neutral development states that new developments necessitate the provision of connections to the foul water drainage network. This could increase nutrient load at the Solent European Sites protected as Special Protection Area and Special Area of Conservation under European law. There is now a particular focus to ensure that the qualifying features of the designated sites are not harmed by eutrophication from any new development and therefore new developments should be nutrient neutral.
- 7.2. The nutrient neutrality calculation includes key inputs and assumptions. These include predicted occupancy levels and water uses for each household as well as identifying current land / farm types and the associated nutrient inputs.
- 7.3. If, during calculations, there is a nitrogen surplus (a positive figure) then mitigation is required to achieve nitrogen neutrality. If the calculation identifies a nitrogen reduction (a negative figure), no mitigation is required.
- 7.4. A nitrogen technical note and calculations accompanies this application. It states that the new population of the development will be 2.36 people based upon the average household population.
- 7.5. The development will be connected to the Budds Farm wastewater treatment works which has a permit level for total nitrogen, after the deduction of the acceptable load, of 7.7 mg/l TN.
- 7.6. The site is within a Nitrates Vulnerable Zone.
- 7.7. The current use of the site is in two sections and is a mix of commercial buildings [1125 sqm] and part of the garden of the adjoining residential property [200sqm]. The guidance suggests that for the stage 2 calculations the appropriate uses are 'commercial/industrial urban land' for the commercial buildings and 'residential urban land' for the garden. The proposed use, set out in Stage 3, is 'residential urban land'.
- 7.8. Stage 4 of the calculator produces an annual nitrogen load to mitigate of 8.59kg TN.
- 7.9. Mitigation for this can be provided for by a financial contribution which can be secured by condition.

Design

- 7.10. There is no strong architectural context within the local area and the locality contains a mix of 1- and 2-storey buildings. Some of the buildings are built in a traditional style using Tudor style features whilst others are more contemporary using grey slate roofs and render to the elevations.



- 7.11. The nearby bungalows further along Soake Road are relatively non-descript with no unique or consistent features.
- 7.12. The design approach, whilst unique to this development, is also consistent with the locality in that other existing buildings along Soake Road make use of the flint on external walls.



CGI image of proposed development

Ecology

- 7.13. An Bio-diversity checklist and Extended Phase 1 Ecological Assessment has been provided by Phillips Ecology and accompanies this submission. The survey comprised of a field survey and desktop study in order to identify notable or protected sites, habitats or species potentially affected by the proposal under consideration.
- 7.14. No statutory designated sites were identified within a 2km radius of the site. Therefore, the proposal will not result in the direct loss of any statutory designated sites. The closest designated site to the application site is an ancient woodland located over 0.32km south-west. No direct or indirect impacts are anticipated at this distance given the scale of the proposal.
- 7.15. The main habitats which will be directly impacted by the proposed development are amenity grassland, buildings and hard standing. As the vegetation to be removed is managed, easily replicable and of low botanical value, it is considered that there will be no impact to habitats of ecological importance such as priority habitats as a result of its loss. The hedgerow vegetation will remain.
- 7.16. The extended phase 1 ecological assessment has confirmed that the site supports opportunities for a range of protected species including roosting bats, with two confirmed roosts, transient badgers, hedgehogs and breeding birds.
- 7.17. The preliminary roost assessment confirmed that all three structures support suitability for roosting bats. Therefore, further survey effort was undertaken to confirm the presence/absence of further roosts, characterise any bat roost/s, assess the extent bats may be affected by the proposed demolition, conversion



and construction works and devise an appropriate mitigation strategy to support the proposed works and address any breaches in the legislation.

- 7.18. This survey work confirmed that the warehouse supports a common pipistrelle maternity roost whilst the office and stables support common pipistrelle day roosts. The proposed demolition and redevelopment of the buildings will result in the loss of the identified bat roosts.
- 7.19. A mitigation strategy has been designed that would provide alternative roosting opportunities within the development. The mitigation strategy also sets out recommended timings and methods and recommends that a European protected species licence is obtained before any works to the property start.
- 7.20. Given the scale of the proposal, it is possible to deliver the scheme with a range of mitigation measures which avoid impacts on the identified ecological receptors. These include:
- sensitive external lighting;
 - covering trenches at night-time or fitting with a soil or plank ramp during the construction phase;
 - not lighting bonfires on site;
 - Two swift boxes to be installed as high as possible under the eaves of the converted warehouse, away from external illuminations.
 - Six open fronted nest boxes erected at eave height on the western elevation of the new structures, away from external illuminations.;
 - The provision of bat boxes. Four Schwegler 2F bat boxes or similar will be installed on the mature trees located within the site grounds. These will provide a temporary alternative roost site whilst the proposed development works are undertaken and will be retained as compensatory roost features post development. Three additional boxes will be installed as high as possible, at least 3m above ground, in sheltered positions on the south-eastern and south-western faces of trees within the wider site.

Transport

- 7.21. A Highways Technical Note has been prepared by Nick Culhane Consultant and accompanies this application.
- 7.22. The Local Highway Authority (LHA) is Hampshire County Council, who have issued Standing Advice to the LPAs within the County.
- 7.23. For this proposed development, the site is to be taken from a private access that forms a junction with an unclassified road. In view of this, Standing Advice would apply, and Hampshire County Council as the LHA would not be consulted.
- 7.24. Although Soake Road is subject to a 30mph speed limit, on-site observations showed that traffic speeds within the vicinity of the access were actually less than



the posted speed limit. In order to ascertain the actual speed of traffic using this section of Soake Road, an automatic traffic counter was installed and left in-situ for a 7-day period between 11th and 17th June 2022, when the weather was fine and dry. A summary of the speed and volume survey results is shown in Appendix 4 of the accompanying report.

- 7.25. Drawing numbered NJC-001 is included as Appendix 5 to the Technical Note which shows the access slightly relocated to the south and the provision of the requisite visibility splays based on the recorded 85th percentile speeds. Such splays can be fully provided within the extent of the public highway and within land under the control of the applicant. The splays will be clear of all obstructions between a driver's eye height of 1.05m above carriageway level, to an object height of 600mm. A suitably worded condition can be imposed to ensure that the splays are kept clear in perpetuity.
- 7.26. To comply with WCC's adopted car parking standards and Policy CP18, all two and three bed units would require 2 allocated parking spaces whilst the 1 bed unit would require just 1 parking space. The development therefore would require a total of 17 parking spaces, based on a fully allocated development.
- 7.27. For this application, plots 1, 2 and 3 will have 2 allocated parking spaces, whilst the remainder will have parking on an unallocated basis. The standards suggest that based on unallocated parking, each 2-bed unit can have 1.5 spaces, a 3-bed unit can have 2 spaces and a 1 bed unit can have a single parking space. Based on this provision, excluding plots 1,2, and 3, the remaining units would require 10 parking spaces.
- 7.28. The layout provides 8 unallocated parking bays along the southern boundary of the site, whilst a further two open and unallocated spaces are provided between plots 2 and 5, with sufficient access for parking for plot 3.
- 7.29. In accordance with WCC's adopted standards together with on-site turning, cars can enter and leave the highway in forward gear.
- 7.30. Secure and undercover cycle parking is also provided for each unit.
- 7.31. The car and cycle parking therefore fully accords with the City Councils adopted parking policies.

Utilities

- 7.32. The proposed development of this site is for residential purposes along with associated works.
- 7.33. The site is located within a commercial sitting, as a result, access to main gas, electric, sewage and telephone is, and has, already been established.

Flood Risk and Drainage

- 7.34. A Flood Risk Assessment and Below Ground Drainage Strategy has been prepared by Bloc Engineering Consultants and accompanies this application.



- 7.35. According to the results of the flood risk assessment, there is a VERY LOW danger of flooding from tidal, sewage, and artificial sources, as well as a LOW risk from fluvial, pluvial, and groundwater sources, at the site.
- 7.36. Whilst the proposed development intends to construct new private residential houses on former agricultural land and therefore presents an increase in vulnerability classification typically to 'More Vulnerable'. According to the assessment, the site's existing natural topography helps to reduce any potential flood danger to the proposed dwellings.
- 7.37. According to the report, the proposed development fits the criteria for the Sequential Test as stated in the NPPF, hence no exception test is necessary.

Surface Water Drainage Strategy

- 7.38. It is intended to re-utilise the existing surface water outfall to the adjacent river present at the north-west of the site, subject to first obtaining relevant permissions from the Environment Agency.
- 7.39. Whilst final discharge rates will be agreed with the Environment Agency in due course, it is proposed at this stage to limit these to a maximum discharge rate of 2.0 l/s, this generally being accepted as the lowest value available given current technology to ensure sufficient robustness against blockage.
- 7.40. By adopting this approach, any surface water generated by the proposed development will be discharged to the watercourse in a controlled manner near-representative of Greenfield Runoff Rates, with surplus surface water temporarily stored on-site via below-ground attenuation tanks.
- 7.41. Not only will this provide a significant betterment to the existing discharge scenario, reducing off-site flood risk typically but also it can be demonstrated that the proposed development will reduce the overall impermeable area, thus further reducing surface water generated by the application site as a whole.

Foul Water Drainage Strategy

- 7.42. It has been demonstrated that foul water generated from the proposed development can be adequately discharged to the nearby public foul water network present within Soake Road, via re-utilisation of the existing pumped foul water connection.
- 7.43. Given the uncertain nature of the existing foul water demand, it is difficult to accurately estimate foul water flows generated by the existing development, however these are likely to be reasonably significant given the agricultural use. It is envisaged that foul water volume generated from the proposed development will be equivalent to that produced by the existing site.
- 7.44. Any subsequent connection to the public foul water network would be subject to first obtaining a consent to connect via a Section 106 agreement with the local sewerage undertaker, in this case Southern Water.



Drainage Ownership and Management

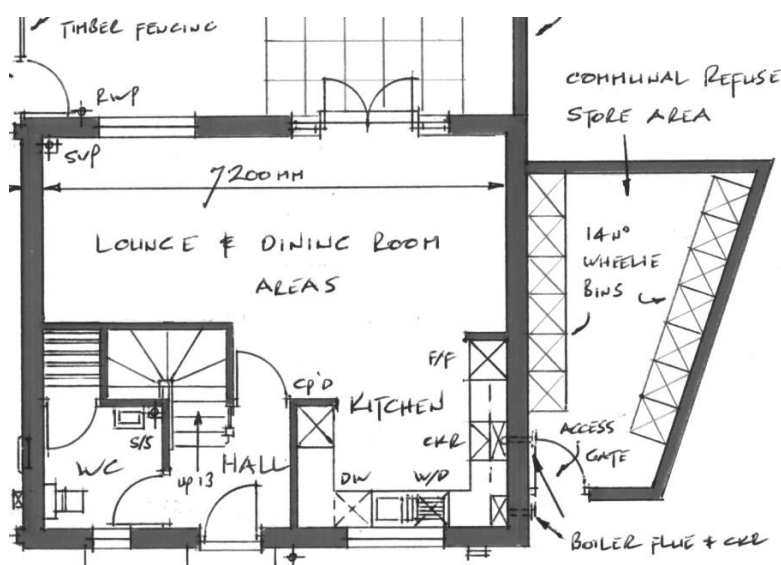
- 7.45. To ensure the long-term performance, the proposed drainage systems will be owned and maintained by the site operator (SO) or a maintenance company (MC) in accordance with an agreed schedule as detailed in the FRA.
- 7.46. The assessment details how the proposed development is therefore compliant with Policy CP17 of the WCC LP.

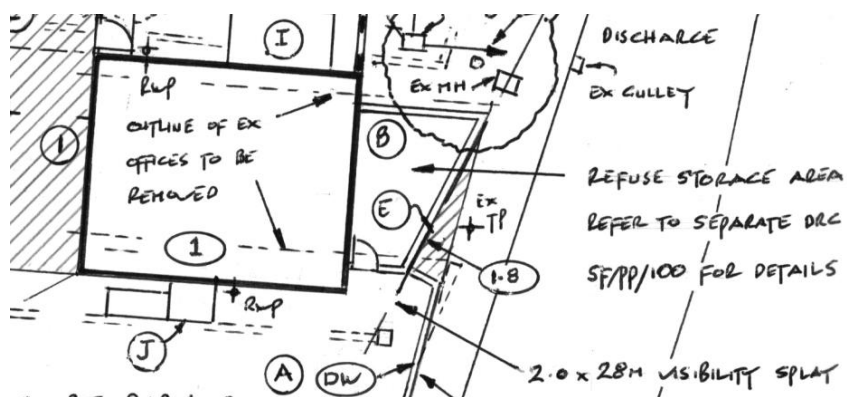
Land Contamination

- 7.47. There is no evidence of contaminated land as a result of the previous commercial use and therefore the proposal is considered to be acceptable.

Waste Management

- 7.48. As stated within the Winchester Climate Emergency Carbon Neutrality Action Plan 2020 - 2030, 'Dealing with the climate crisis and reaching carbon neutrality is the city council's overarching priority.'. One of the key aims is to reduce the level of waste and increase recycling, exceeding national targets (Increase recycling to 65% by 2035).
- 7.49. Winchester City Council is responsible for the collection of waste from all domestic properties within the district. This service is currently provided using separate wheeled bin containers for refuse and recyclable material and sacks for garden waste.
- 7.50. A communal area is proposed for the location of 14No. refuse and recycling bins. These will be sited adjacent to Plot 1 as shown on the extract from plans SF-SL-100-1 and SF-PP-100-1 below:





7.51. Residents will be required to use the waste stations located in communal areas which enable the separation of waste. As a minimum, waste will be separated into general waste and mixed recycling.

Construction waste

7.52. During the construction process, materials will be recycled where possible with non-reusable waste being removed from site by licenced carriers.

7.53. Hours of operation will be in accordance with the good contractor's scheme.



8.0 Sustainability

- 8.1. The proposed development aims to protect the environment through sustainable design, provide effective residential land use for an otherwise under-utilised brownfield plot.
- 8.2. By following a fabric first approach and with the implementation of renewable technology, the proposed development will reduce carbon emissions and will accord with WCC's policies on sustainability such as CP11 and CP12.
- 8.3. The proposed dwellings have been designed to comply with UK Building Regulations, featuring acceptable levels of insulation and air tightness and utilising green technologies such as solar panels.
- 8.4. As one of the key areas of any site, the energy demand of any dwelling to be constructed, is a key consideration in its overall sustainability strategy. It is considered that Building Regulations form the minimum requirement for new dwellings in terms of energy performance.
- 8.5. The design of this development will assist in reducing energy demand in a variety of ways, with a focus on minimising heating, cooling and low energy lighting. Key considerations include:
- Building orientation – maximise passive solar gain and daylight;
 - Building placement – control overshading and wind sheltering;
 - Building design – minimise energy demand through fabric specification.
- 8.6. There are a range of technically feasible low carbon or renewable energy systems, however some of these may be discounted on the grounds of increased running costs for future residents, or other adverse effects.
- 8.7. Key measures which will be taken within this development include:
- Glazing specification which has been considered to balance the requirements for useful solar gain with unwanted summer gain;
 - Consideration of thermal mass of construction materials to even out internal temperature profiles by storing excess heat during the day and releasing at night.
- 8.8. Within the site layout, orientation and massing has been considered to maximise useful passive solar gain. Glazing will be specified to strike the balance between useful solar gain in the winter and unwanted solar gain in the summer.
- 8.9. Consideration of on-site energy production will include for either, or all, of the following items:
- Air Source Heat Pump: Supplier = InverTech or equivalent approved
 - Ground Source Heat Pump: Supplier = Viessmann or equivalent approved
 - Solar Thermal Panels: Supplier = Cool Energy or equivalent approved



- PV Panels: Supplier = Trina Solar Vertex 'S' or equivalent approved
 - Micro Combined Heat & Power System: Supplier = Viessmann or equivalent approved
- 8.10. Within the proposed development choices will be made in order to reduce the consumption of primary resources and using materials with fewer negative impacts on the environment, including but not limited to the following;
- Specify and select materials and products that strike a responsible balance between social, economic and environmental factors.
 - Incorporate recycled content, use resource-efficient products and give due consideration to end-of-life uses.
 - Influence, specify and source increasing amounts of materials which can be reused and consider future deconstruction and recovery.
- 8.11. It is recognised that there is a need to ensure that the development is adaptable to accommodate a future shift in personal transportation to electric vehicles, to promote sustainable transport and to minimise air pollution. As Electric Vehicle (EV) ownership increases, there is an increasing responsibility to provide EV charging points for residents.
- 8.12. The proposed development acknowledges the need to promote a shift to sustainable, low-emission transport therefore EV charging units will be installed within the proposed development to meet the requirements of WCC's policies.
- 8.13. If deemed to be possible in terms of compatibility with the proposed architectural intent, engineering/technical design, and being within cost limits, the following SuDS elements could be taken into consideration for inclusion in the proposed development.:
- **Above Ground Rainwater Storage / Harvesting**
Rainwater from building roofs could be harvested and stored in above- or below-ground grey water storage tanks for non-potable uses including toilet flushing, irrigation and car washing. Use of systems of this type will delay the time of entry of rainwater to the surface water drainage system reducing demand on it, as well as reducing demand on potable water infrastructure.
 - **Permeable External Finishes & Attenuating / Infiltrating Sub-Bases**
A permeable finish, such as porous block paving or asphalt, could be used to build external hard surfaces, allowing rainfall to permeate the surface and seep into the sub-base beneath. In this case, rainwater would be attenuated before being discharged into the intended outfall via a flow control mechanism, or it could be kept temporally within the sub-base and gently released to the ground naturally.



- 8.14. Use of systems of this type again will reduce demand on the proposed surface water drainage system and provide an opportunity to improve water quality via natural filtration of rainwater through the sub-base.
- 8.15. As previously mentioned, the site is also situated within a highly sustainable location with various amenities and services being within walking distance.
- 8.16. This section shows that the proposed development is compliant with Policy CP11 of the WCC LP which states that proposed developments should achieve the lowest level of carbon emissions and water consumption which is practical and viable. That they should be designed to maximise energy efficiency and design out the need for energy use by means of the scheme layout and the orientation and design of individual buildings and make full use of passive heating and cooling systems as far as is practical. They should also use renewable energy technologies to produce required energy on-site.



9.0 Climate Change

- 9.1. The following measures have been incorporated into the current proposals to combat climate change:
- Erection of high-quality buildings which have been designed to exceed the current building regulation standards;
 - A commitment to use locally sourced construction materials and to re-use construction materials from the existing site wherever possible;
 - Provision of sufficient space for on-site recycling bins and cycle storage;
 - Provision of renewable energy sources.
- 9.2. The applicant for this development confirm their commitment to addressing climate emergency as part of the design of the present scheme.



10.0 Summary and Conclusion

- 8.1. SLR Consulting have prepared this statement in support of a full planning application for the demolition of existing offices and ancillary buildings on site; conversion of existing large industrial warehouse and the construction of 9No. residential properties in the form of 1No. one-bed property, 4No. two-bed properties and 4No. three-bed properties, all with associated parking, hard and soft landscaping and amended access, at Soake Farm Yard, Denmead, Waterlooville, PO7 6JA.
- 8.2. In summary, this document has demonstrated that the proposed development will make effective use of this under-utilised brownfield site, by converting into a high-quality residential setting. Providing a mix of housing types and sizes to accommodate single owners and families.
- 8.3. The scale, design and layout are considered appropriate to the area and of suitably high quality to ensure that the Denmead Village Design is respected.
- 8.4. This statement and accompanying technical reports have demonstrated how the proposals would address all the criteriums set by WCC Local Plan Part 1 and Part 2 Policies.
- 8.5. Considering this, these proposals should be viewed favourably by the Council. Should the Council consider there to be any conflict with local policy, it is important that the Council can identify the harm caused and justify this against the other benefits of the scheme conducting the appropriate planning balance. We are happy to discuss the proposals.

Debra Higginbotham

Senior Planning Consultant

SLR Consulting Limited



