

PLANNING, DESIGN & ACCESS STATEMENT

**LAND AT BROOK HOUSE, SALISBURY ROAD,
TOTTEN, SOUTHAMPTON, HANTS, SO40 2RQ**

PROPOSED DEVELOPMENT OF 3 NO. DWELLINGS

acmarchitects ltd.

**The Studio, 3 Ash Road,
Ashurst,
Southampton
Hants
SO40 7AT**

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1. Introduction

This Planning and Design & Access Statement has been produced on behalf of the applicant, Gale Homes Limited, in support of the application for development of 3 no. dwellings on land adjacent to 'Brook House', Salisbury Road, Totton. The statement is intended to assist in explaining the case for development of the site in relation to local and national planning policies and illustrate how the submitted scheme is an efficient and positive contribution to the built environment.

2. The Site

The proposed development site is a parcel of land accessed off a layby on the north side of Salisbury Road on the outskirts of Totton. The land is currently used as a builders yard and workshop area by the applicant.

The site was formerly part of the extended grounds of 'Brook House', the substantial detached two-storey dwelling which sits to the east of the site. The garden of Brook House wraps around the north of our site and to the west the development site is bounded by 'Four Winds', another large dwelling in substantial grounds. The plot currently contains a workshop shed and a long garden outbuilding both of which have horizontal timber clad walls.

The site has a vehicular access on the southern boundary leading to a large layby area which in turn feeds directly onto the main Salisbury Road which connects Totton to the western bypass and onto the M27 to the north. The site is relatively level and free from any flood risk.

3. Planning History

The site has not been previously developed and searches do not show any previous proposals for redevelopment.

4. Development Proposals

The application comprises one detached dwelling at the southern end of the plot with 2 no. detached dwellings on the northern part.

The houses have been designed in a complimentary style using a limited palette of materials, brick ground floor walls with timber clad walls above and dark slate roofs. They have been positioned to avoid overlooking of the houses to either side and allow ease of access for vehicular traffic including emergency and refuse vehicles.

5. Relevant Planning Policies

The National Planning Policy Framework (NPPF) supports and promotes substantial development in all its forms; economic, social and environmental. Economically it encourages a robust vibrant economy, whilst socially, vibrant and healthy communities are to be fostered by ensuring developments are of a high quality and meet the needs of current and future generations. Environmentally, the careful use of energy resources in both construction and operation of new dwellings is allied to a wider requirement to ensure natural resources are preserved and enhanced with pollution and waste minimised, whilst adapting to the requirements placed upon us by climate change.

Sustainability is promoted throughout the NPPF and there is a presumption in favour of sustainable development meaning that planning authorities have an obligation to

consider proposals with real sustainable credentials in a positive manner and work towards approval of such schemes.

New Forest District Local Plan 2016-2036 Part 1: Planning Strategy (2020), the Local Plan Part 2: Sites and Development Management (2014) saved policies and Supplementary Planning Documents (SPD) and Guidance (SPG)

In developing our proposals we have been mindful and considerate of the adopted Local Plan policies particularly with respect to –

- STR1 – Achieving Sustainable Development
- STR3 – Strategy for locating new development
- STR5 – Meeting housing needs
- ENV1 – Mitigating the impacts of development
- ENV3 – Design quality and local distinctiveness
- HOU1 – Housing type, size, tenure and choice
- IMPL2 – Development Standards
- DM2 – Nature Conservation, biodiversity and geodiversity
- Parking Standards SPD (2022) – cars and cycles
- Housing design, density and character SPD (2006)

6. Design

The site is suitable for development for residential use and sits between two existing dwellings. Several planning permissions have been granted or are in process for substantial developments of several hundred dwellings along Salisbury Road and its immediate vicinity.

The land of Brook House immediately adjacent is now the subject of a Planning Application for 9 no. dwellings under reference no. 23/10540

Our proposal is intended to be complimentary to that development and to complete the development of the land in a comprehensive manner. Both density of development and site coverage are appropriate to the dwelling type and the wider context of dwellings within the neighbourhood both existing and proposed.

Garden sizes have been designed to be proportioned to the dwellings with each house having appropriate space for leisure and practical purposes.

The site layout utilises a single point of access from the adjacent development at Brook House providing an economically thought out and attractive vehicle access. There is adequate space for generous landscaping to achieve a high quality and ecologically rich environment.

PLOTS 1 & 2

Plots 1 & 2 are modest 3-bed detached dwellings which provide an ideal family environment. At ground floor level a generous entrance porch leads to a small study room at one side of the entrance hall. Whilst on the other is a well-proportioned Lounge offering dual aspect outlook with a window to the front and French doors making a link to the garden at the rear.

The rear part of the ground floor provides a Kitchen and Dining area with substantial folding doors leading to the outside areas.

A cloakroom is located near the stairs to the first floor carefully utilising all the available space.

The upper floor provides 3 no. double bedrooms with an ensuite shower room to the Master bedroom at the rear. The remaining bedrooms share a family bathroom, located opposite a spacious airing cupboard.

The plan of the house is compact and economical, carefully designed to make maximum use of available space.

PLOT 3

The third unit proposed is a detached 3-bedroom house located on the southern part of the land.

It is similarly styled in traditional forms with well-proportioned elevations, simple rendered facades and a dark slate type roof.

The ground floor of the house provides a generous open plan living, kitchen and dining area taking advantage of the southerly aspect with large doors and a kitchen window overlooking a patio garden area.

Next to the wc cloakroom a small study room or snug is incorporated off the entrance hall and this could be used as a home office or snug.

At first floor, this property again provides 3 no. double bedrooms with an ensuite shower room to the master bedroom and a separate family bathroom.

7. Sustainability and Environmental performance

The new houses are to be constructed in a highly sustainable manner, using low carbon and heavily recycled materials alongside naturally sourced robust finishes.

The houses are to be timber framed making as much use as possible of factory pre-assembly to ensure the higher quality of performance and construction.

Each house will have solar panel technology linked to a smart operating system allowing battery storage, hot water heating and car charging at the most appropriate times.

Exceptionally high insulation and air tightness will mean that the energy load of each dwelling will be minimised. All these measures are addressed in more detail in our submitted Energy Appraisal.

Rainwater harvesting and grey water technology will ensure that water use is kept to a minimum.

8. Broadband Connection

Broadband is available to the site at a speed of between 12Mb and 20Mb. Their level of service is available from a wide range of companies including BT, EE, Vodafone, Plusnet, Talk Talk, Sky. High Speed broadband is available nearby and this will be extended to our site in the very near future as the nearby developments are rolled out.

9. Planning Obligations

We have submitted completed CIL forms and will enter into an agreement as part of a planning consent to make suitable contributions.

In addition further contributions to meet the requirements of policy ENV1.

10. Foul and surface water services

The site is not presently served by mains foul sewers however this will be rectified in the near future when the adjacent major development by Bloor Homes is undertaken, along with other nearby developments recently approved.

Notwithstanding that restriction we have designed the scheme to connect into the sewage treatment plant which will be included in the adjacent nine unit development.

Surface water will be dealt with by a combination of Rainwater harvesting systems and soakaways connected to each dwelling. The driveway will be constructed in a permeable material.

11. Summary

The proposed development of 3 no. dwellings is a good use of available land and repurposes an existing brown field site in a sustainable and forward-looking manner.

The design of the proposal is consistent and thoughtful, fully engaging with the challenges set by National and Local Planning policy to produce a high-quality development suitable for modern living in future years.

ACM Architects Limited
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