



Design & Access

Statement

Incorporating Planning, Energy and High Speed
Broadband Statements

Land adjacent to 20 Oakley Close

Holbury

Southampton

SO45 2PJ

Residential development

Contents

1. Introduction

2. Background

The Site

The Surroundings

Planning Policy

3. Design Response

Overview

Use

Amount

Layout

Scale

Appearance

Landscaping

Access

Energy Statement

High-Speed Broadband

Statement

4. Planning Case



Pure Town Planning Limited | info@puretownplanning.co.uk | puretownplanning.co.uk

Dorset Office | 01202 585524 | Studio 2 The Focus Building | 1 Crimea Road | Bournemouth | BH9 1AP

Hampshire Office | 01962 435050 | 1 Hill Rise | Twyford | Winchester | Hampshire | SO21 1QH

1 Introduction

Document type:

Design and Access Statement incorporating Planning, Energy and High Speed Broadband Statements (as required by Local List)

Site Address:

Land at 20 Oakley Close, Holbury SO45 2PJ

Proposal:

Erection of nine bungalows with access off Ruxley Close

Application type:

Full application

Architect:



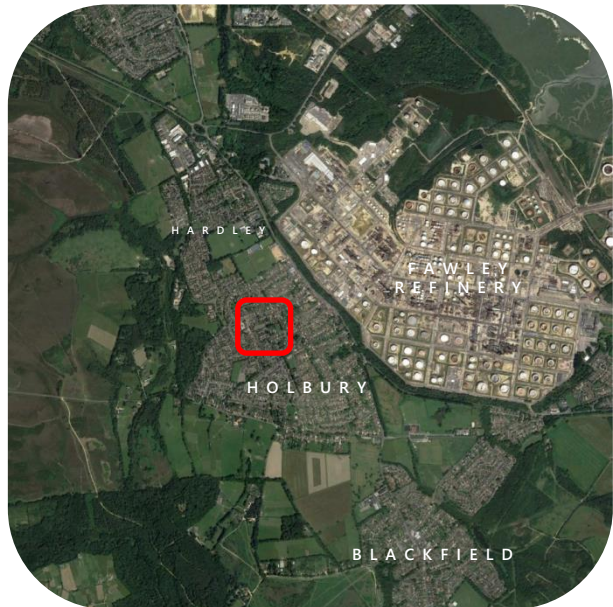
Author:

DGW

Date:

December 2023

Location:



2 Background

The Site

Site area

0.3 ha

Use

Paddock used for grazing horses

Built form

Several rustic single-storey buildings towards the eastern end of the site along the north and south boundaries

Landscape

Site largely grass; boundaries are mixed with several sections of hedge; various trees on or near the boundaries

Access

Gated access from end of Ruxley Close and access from adjoining residential plot in Renda Road



The Surroundings

Character Overview

Mixed suburban area developed piecemeal

Use

Predominantly residential properties in the vicinity of the site; small retail centre a short distance to the west

Layout

Mixed patterns of development along complex series of streets and cul-de-sacs; mix of detached semi-detached and terraced houses

Amount

Mixed densities depending on development type ranging from larger detached houses plots (for example 47-59 Holbury Drove - 12 dwellings per hectare (dph)) to smaller terrace plots (in Oakley Close or Ruxley Close - up to 50 dph).

Scale

Mix of bungalows and two storey houses of a typically modest scale

Appearance

Mix of typical suburban 20th century styles with a generally traditional form



Landscape

Some landscaping features in the street scenes including occasional trees

Access

Foot: easy walking distance to local shops; easy walking distance to school

Cycle: easy access around the village and surrounding areas via on-road routes.

Public Transport: Short walk to bus stops on Holbury Drive with regular service 9 to and from Hythe, Totton and Southampton

Car: Good existing access to highway network onto the A326 Long Lane via Holbury Drive



View of housing in Oakley Close



View of bungalows on Holbury Drive just north of application site



View of housing south of application site in Ruxley Close

Planning Policy

National Planning Policy Framework (revised 2023)

At the heart of the Framework is a **presumption in favour of sustainable development** (paragraph 10).

Paragraph 11 sets out the presumption in favour of sustainable development, which for decision-taking means:

- c) *approving development proposals that accord with an up-to-date development plan without delay; or*
- d) *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

 - i. *the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - ii. *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.**

A footnote clarifies that d) applies where the LPA cannot demonstrate a five year supply of deliverable housing sites with the buffer as set out in para 74 or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years. In the case of the New Forest District Council, the LPA is unable to demonstrate a five

year housing supply in accordance with paragraph 74.

Section 5 relates to “Delivering a sufficient supply of homes”. Paragraph 60 clearly sets out the Government’s objective of significantly boosting the supply of homes.

Paragraph 64 states that “*Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer).*” It should be noted that the current proposal is not major development as defined by the NPPF.

Paragraph 68 states that small and medium sized sites are important in meeting housing requirements and that to promote the development of a good mix of sites LPAs should identify at least 10% of its housing requirement on sites no larger than 1 hectare. To promote the development of a good mix of sites LPA’s should support the development of windfall sites through their policies and decisions.

Paragraph 74 sets out how LPAs are required to identify specific deliverable sites to “*provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old*” with an appropriate buffer. The LPA are currently unable to demonstrate this.

Chapter 12 of the NPPF promotes good design in the planning system, creating better places in which to live and work and helping make development acceptable to communities.

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The Development Plan

Local Plan 2016-2036 (adopted July 2020)

Policy **ENV3**: Design quality and local distinctiveness

All development should achieve high quality design that contributes positively to local distinctiveness, quality of life and enhances the character and identity of the locality by creating buildings, streets, places and spaces that are:

- *Functional: well connected to surrounding uses, and logically laid out so that different elements work well together in a manner that is safe to access, easy to navigate, convenient to use and that makes effective use of both developed land and open spaces;*
- *Appropriate: sympathetic to its environment and context, respecting and enhancing local distinctiveness, character and identity; and*
- *Attractive: visually appealing and enjoyable to be in.*

New development will be required to:

- i. Create buildings, streets and spaces which are sympathetic to the environment and their context in terms of layout, landscape, scale, height, appearance and density and in relationship to adjoining buildings, spaces and landscape features;*
- ii. Avoid unacceptable effects by reason of visual intrusion or overbearing impact, overlooking, shading, noise and light*

pollution or other adverse impacts on local character or residential amenity;

- iii. Create buildings, streets and spaces which are accessible to those with disabilities or of reduced mobility, that are safe and easy to navigate, and that minimise opportunities for anti-social and criminal behaviour or other public threats;*
- iv. Integrate sufficient car and cycle parking spaces so that realistic needs are met in a manner that is not prejudicial to the character and quality of the street, highway safety, emergency or service access or to pedestrian convenience and comfort;*
- v. Incorporate design measures that improve resource efficiency and climate change resilience and reduce environmental impacts wherever they are appropriate and capable of being effective, such as greywater recycling and natural heating and cooling, and the use of Sustainable Drainage Systems (SuDS);*
- vi. Provide appropriately designed green spaces including sufficient planting, and where applicable: provision for play, sports and natural green spaces for recreational mitigation; and*
- vii. Enhance the sense of place by ensuring that buildings, streets and spaces are attractive to look at through good architecture, landscape and street design.*

3 Design Response

Overview

The proposal seeks to develop this opportunity site in an accessible location within the urban area in a way which respects the character of the surroundings and avoids harm to the amenities of the neighbouring residents.

Use

Use Class C3 residential properties are proposed which is considered entirely appropriate in a largely residential suburban area

Amount

The proposal is for nine bungalows on the plot. The resultant density would be 30 dph which is considered appropriate in this locality – somewhere between the higher density of

Ruxley Close to the south and Holbury Drive to the north and typical of a suburban density.

Layout

The layout is determined by the size and shape of the plot. The proposed dwellings are laid out in a simple row along the length of the plot which makes the most efficient layout. In this regard they reflect the development form to the north and the south.

With access taken from Ruxley Close to the south it made sense for the access driveway to the properties to run along the southern side of the site. Thus, the bungalows have rear gardens to the north and sets up a back-to-back relationship with the gardens of Holbury Drive to the north.



Layout cont.

The gaps between the bungalows are utilised for parking to make efficient use of the space and to ensure that parking is unobtrusive.

The layout provides a small area to the front of each dwelling to allow for soft landscaping to enhance the street scene.

The proposed layout ensures adequate distances to the neighbouring dwellings with a minimum of 21.75m between the new houses and the rears of those in Ruxley Close. The distance to those to the north in Holbury Drove is larger still.

Scale

The proposal is for single storey bungalows of a relatively modest size. This is considered an appropriate scale in this context where bungalows are a common element of the surrounding character.

It was considered that single storey dwellings was the best option for integrating into the locality given the relationship to surrounding properties.

Appearance

A traditional architectural character is proposed reflecting that of the surroundings. The proposed houses are all simple forms with full hipped roofs and red brick walls. Each house has a central front door with bay window on each side. Variations are proposed to the detailing of the bay windows on the houses in order to avoid repetition and add interest to the street scene of the new development.

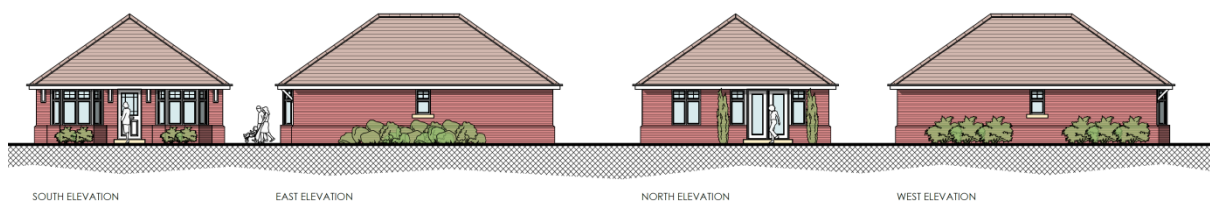
Landscape

There are no particular notable landscape features on the site however there are trees on adjoining land including a large oak close to the southeast corner of the site which will be protected and retained. The proposal has been designed following the advice of an arboricultural consultant and the application is accompanied by an Arboricultural Impact Assessment and Method Statement.

The site would otherwise have typical domestic landscape treatment with soft landscape treatment as indicated on the site plan.



Proposed "street scene" section through the site



Elevations of typical proposed bungalow

Access

Access to the site is proposed to be from Ruxley Close where there is currently a gated access – although the access would be moved away from the nearby oak tree. It is considered that this would provide a safe access to the highway network.

Within the site there would be a simple shared access across the southern side of the site. Each house would have two parking spaces which is considered the appropriate number considering the size of the proposed dwellings.

Energy Statement

The LPA has adopted a requirement that applications for one or more dwellings provide a Energy Statement (or Renewable and Low Carbon Statement).

The LPA has not however adopted any planning policy which would require dwelling to provide better energy standards than Building Regulations. These dwellings once fully detailed and specified will be designed to meet or exceed the prevailing Building Regulations standards.

Where economically viable or site constraints allow, micro-renewable technologies in the form of heat recovery systems, solar thermal panels and or photovoltaics will be provided. The dwellings have an expanse of south facing roof slope. It is predicted in this case that a minimum of 10% of energy use can be achieved through renewable or low carbon sources.

It is proposed to improve the building fabric

specification over and above the current Building Regulation standards in accordance with the 'fabric first' approach. The fit out will include high efficiency gas boilers, 100% energy efficiency LED lighting, high U-value glazing and A++ appliances where provided.

Broad Band Statement

The LPA has adopted a requirement that applications for one or more dwellings provide a High Speed Broadband Statement confirming how connection will be delivered prior to first occupation.

Development Plan policy IMPL2 requires that new development will meet the following:

- v. Provision of a high speed fibre broadband connection to the property threshold.*

High speed is not defined.

An availability search at <https://www.openreach.com/#checkavailability> indicates that superfast fibre broadband is available at Oakley Close (via Fibre to the Cabinet). Several broadband providers already offer "superfast" broadband connections to this address (advertising average speeds of 67Mb) which includes BT, Vodafone, Plusnet, TalkTalk, EE and others.

Prior to commencing development the developer will register the site with Openreach and request a new connection for both properties to be completed prior to occupation ready for the occupiers to arrange a broadband provider.

4 Planning case

If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Section 38(6) Planning and Compulsory Purchase Act 2004

Development Plan

Principle of development

The site is located within the settlement boundary and is not allocated for any other purpose. As such the principle of new residential development is acceptable in this location.

Character and appearance

As has been set out in the previous section it is considered that the proposal scheme has been carefully designed to integrate successfully into the locality and the street scenes following the pattern of other surrounding and nearby dwellings. It is considered that the proposal would be in keeping with the character of the locality and would be a high-quality design which would add to the quality of the locality and enhance local distinctiveness.

Residential amenity

The proposal has been designed to respect the amenities of the neighbouring properties on each side in particular avoiding any overlooking possibility and avoiding any harmful overbearing impact.

Highways and parking

The proposal utilises access from Ruxley Close which is considered a suitable and safe route to access the properties with adequate visibility for

vehicles and pedestrians. The parking arrangements proposed are considered adequate for the proposed houses in this location.

It is considered that the proposal would not have any harmful impact on highway safety or convenience.

Material Considerations

It is considered that the proposal complies with the Development Plan policies and there are no material considerations which would count against the proposal. However, there is also a key material consideration in favour of the application proposal. This is that in line with the NPPF presumption in favour of sustainable dwelling, applicable due to the LPAs failure to identify a 5 year housing land supply, the "tilted balance" applies in favour of new housing proposals. Significant weight should be given to the proposal which would provide nine new housing units in this circumstance.

Conclusion

As the proposal complies with the Development Plan and there are no material considerations which indicate that it should be determined otherwise, the proposal ought to be approved.