

Town and Country Planning Act 1990 (As Amended)

Planning, Design and Access Statement

The Dairy, Roads Hill, PO8 0TG

On behalf of:

Peter Ernest Homes

November 2023 KP.V.1.0



Contents

1.	Introduction	1
2.	Site Description and Planning History	2
	<i>i. Site Description</i>	<i>2</i>
	<i>ii. Planning History</i>	<i>2</i>
3.	The Application Proposal.....	4
	Full Detail	4
	Outline	4
4.	Planning Policy Framework	5
	<i>i. National Planning Policy Framework.....</i>	<i>5</i>
	<i>ii. The Development Plan.....</i>	<i>5</i>
	<i>iii. Other Policy Considerations.....</i>	<i>6</i>
	Emerging Local Plan	6
	Supplementary Planning Documents	6
	Self-Build Policy and Legislation	6
	National Planning Practice Guidance.....	7
5.	Planning Considerations	8
	<i>i. Principle of Development</i>	<i>8</i>
	The Site in the Context of the Adopted Local Plan	8
	The Site in the Context of the Council's Five-Year Housing Land Supply Position	9
	Change in Employment Provision.....	9
	<i>ii. Meets a Community Need or Community Aspiration: Housing Tenure, Mix and Size</i>	<i>10</i>
	Self-Build Plots.....	10
	Commercial Building.....	10
	<i>iii. Reinforces a Settlement's Role and Function</i>	<i>10</i>
	<i>iv. Cannot Be Accommodated Within the Built-Up Area: Sustainable Location</i>	<i>11</i>
	<i>v. Community Involvement</i>	<i>11</i>
	<i>vi. Character, Layout and Design, Residential and Neighbouring Amenity</i>	<i>11</i>
	<i>vii. Flood Risk and Drainage.....</i>	<i>13</i>
	<i>viii. Ecology</i>	<i>13</i>
	Biodiversity Net Gain	14
	<i>ix. Arboriculture</i>	<i>14</i>
	<i>x. Transport and Highways</i>	<i>14</i>
	<i>xi. Archaeology.....</i>	<i>15</i>
	<i>xii. Geo Environmental</i>	<i>15</i>
	<i>xiii. Waste Management</i>	<i>15</i>
	<i>xiv. Lighting</i>	<i>15</i>
	<i>xv. Planning Conditions and Obligations.....</i>	<i>16</i>

Planning Conditions 16
Planning Obligations 16

6. Conclusion 17

List of Tables

Table 1: Planning History 2
Table 2: Policies Relevant to the Determination of the Application 5
Table 5: Compliance with Policy CP29 (Design) of the EHDLP 12

List of Figures

Figure 1: Proposed Site Layout 4

1. Introduction

1.1 Neame Sutton has been instructed by Peter Ernest Homes (the applicant) to prepare and submit a planning application for:

Hybrid application: Full permission for the demolition of the existing buildings and erection of one commercial unit (Class E(g)), the associated site access, internal estate road and services, and outline permission for up to 7 (phased) residential self-build units, with all matters reserved at The Dairy, Roads Hill, Horndean, PO8 0TG.

1.2 The Planning Statement should be read together with the plans and illustrative material, as well as the technical reports prepared to support the application:

- | | |
|-----------------------------------|---|
| ▪ Transport Statement | Bright Plan |
| ▪ Tree Survey and AIA | Bernie Harverson Arboricultural Consultant |
| ▪ Geo Environmental Report | Soils Ltd. |
| ▪ Drainage Strategy | Hamill Davies Ltd. |
| ▪ Nutrient Assessment | Aqua Callidus |
| ▪ Ecology Survey | Ecology Co-Op |
| ▪ Archaeology Statement | Allen Archaeology |
| ▪ Market Appraisal | Primmer Olds BAS |

1.3 The following 1APP requirements are also addressed in the Planning Statement:

- Planning Obligations Statement
- Lighting Statement

2. Site Description and Planning History

i. Site Description

- 2.1 The site is outside of, but immediately adjacent to the settlement of Catherington, within the administrative authority of East Hampshire District Council. Catherington is one of a line of settlements between Hordean and Clanfield.
- 2.2 Hordean and Clanfield are equidistant to the south and north, respectively. Hordean is identified as being a Large Local Service Centre and Clanfield, a Small Local Service Centre, in the East Hampshire District Settlement Hierarchy. They are both, as a result, sustainable locations in terms of the level of services, facilities and employment opportunities available.
- 2.3 The site, itself, is previously developed land, which accommodates several buildings that have, in the past, been used for storage, car body repairs and equestrian uses. The buildings are a mix of agricultural-style structures, arranged in an ad hoc layout, with a mix of surface treatment providing access for both pedestrians and vehicles. It is accessed from two points, one, smaller access, at the junction with Catherington Lane and the other, the main access, at a central point to the site, west of the smaller access, on Roads Hill.
- 2.4 The site's northern boundary, with Roads Hill, and eastern boundary, with Catherington Lane, are bordered by dense planting and trees. The Catherington Conservation Area lies to the north and east of the site. The southern and western boundaries are adjacent to paddocks, which are defined by stock fencing and scrub planting. There is a gentle, uphill gradient from Catherington Lane to the west.
- 2.5 The site is characterised as previously developed land (PDL), situated immediately adjacent to the existing built-up area of Catherington, contained by mature landscape planting with direct access onto Roads Hill.

ii. Planning History

- 2.6 There is an extensive planning history on the site:

Table 1: Planning History

Reference	Description of Development	Date and Decision
21864/008	Appeal against Enforcement: Without planning permission, change of use from agriculture use to use as a garage/vehicle repair	Dismissed at appeal 6 Sept 1994
21864/009	Change of use from agricultural building to car repair and maintenance workshop	Permitted 11 March 1996
21864/010	Change of use of land from agricultural to storage of scaffolding materials and erection of portacabin for office use	Permitted 17 April 1997
21864/012	Retention of temporary works depot/compound area	Temporary permission 12 Jan 2000
21864/015	Retention of caravan as dwelling	Refused 24 June 2003
21864/017	Outline: Residential development, access road, car parking and landscaping provision	Refused 22 Aug 2005
21864/018	9 dwellings with vehicular and pedestrian access, car parking, secure cycle storage and landscaping, following the demolition of various outbuildings	Dismissed at appeal 25 June 2015

21864/019	Outline: Redevelopment of existing commercial and equestrian site of 0.59ha with nine dwellings (3 single storey, 6 two storey) and two, single storey business units (240sqm) together with revised and new vehicular accesses and car parking and single storey community building (Scout hut) on 0.14ha	Refused 10 May 2022
-----------	--	------------------------

The planning history is discussed in relation to the proposed development in Section 5.

3. The Application Proposal

3.1 The application is made as a hybrid application:

Full Detail

3.2 The demolition of the existing buildings and the erection of a 150 sqm commercial building (Class E(g)), together with the site access, internal estate road and connections to the necessary services to provide seven serviced plots for the residential self-build element of the proposal.

3.3 The access is from Roads Hill at a central point to the site, with the second, existing access at the junction of Roads Hill and Catherington Lane being closed off.

3.4 The access leads to a central internal estate road, which provides access to each of the proposed self-build plots. Each plot will be serviced with the necessary utilities.

Outline

3.5 The erection of up to seven self-build residential units, with all matters reserved. It is the applicant's intention to provide serviced plots for people aspiring to build their own homes, the details of which will be determined at reserved matters stage. The proposal is to be phased to allow the plots to come forward independently of each other.

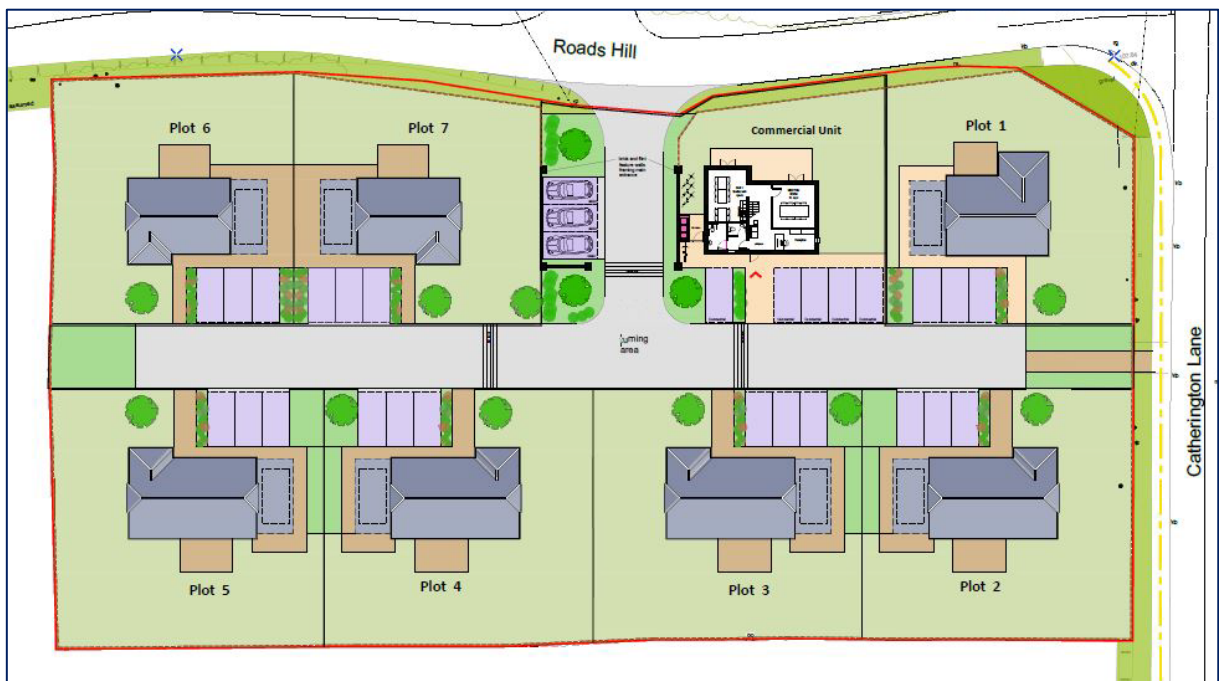


Figure 1: Proposed Site Layout

3.6 Please refer to the accompanying plans and illustrative material for full details of the proposed development.

4. Planning Policy Framework

4.1 The policy framework applicable to the determination of the application includes the National Planning Policy Framework (2023) and the Development Plan, which consists of the adopted East Hampshire District Local Plan: Joint Core Strategy (2014) (EHDLP) and the saved policies from the Local Plan Second Review (2006) (LPSR). The relevant policies are set out below and discussed in detail in relation to the proposal in Section 5.

i. National Planning Policy Framework

4.2 The NPPF sets out the Government's current planning policies for England. At the heart of the NPPF is the presumption in favour of sustainable development, where Paragraph 11 advises that in decisions, a presumption in favour of sustainable development should apply.

4.3 The paragraphs relevant to the application include:

- Paragraphs 7 – 10 Achieving Sustainable Development
- Paragraphs 60, 62, 64 Delivering a Sufficient Supply of Homes
- Paragraphs 81 – 83 Building a Strong, Competitive Economy
- Paragraphs 104 – 113 Promoting Sustainable Transport
- Paragraphs 119 – 125 Making Effective Use of Land
- Paragraphs 126 – 136 Achieving Well-Designed Places

4.4 The NPPF continues to reinforce the Government's emphasis on significantly boosting the supply of housing and is intended to prompt significant change in the delivery of housing, to rectify the housing crisis. The emphasis on the delivery of housing in sustainable locations remains.

ii. The Development Plan

4.5 The Local Plan consists of the East Hampshire District Local Plan: Joint Core Strategy (EHDLP), adopted in May 2014 and the saved policies in the Local Plan: Second Review (2006). Together these Plans establish the framework of detailed policies and proposals for the development and use of land, with which planning decisions are assessed. The policies relevant to the determination of the application are set out in the table below.

Table 2: Policies Relevant to the Determination of the Application

Planning Consideration	East Hants Local Plan	Saved Policies
Principle of development	CP1 - Presumption in favour of sustainable development CP2 - Spatial strategy CP4 - Existing employment land CP10 - Spatial strategy for housing CP19 - Development in the countryside	IB3 – Industrial and business development in the countryside
Housing	CP11 - Housing tenure, type and mix CP13 - Affordable housing on residential development sites	H16 – Maintaining a range of dwelling sizes outside Settlement Policy Boundaries
Character and design, incl. residential and	CP27 – Pollution CP29 - Design CP30 – Historic Environment	-

neighbouring amenity		
Biodiversity	CP21 – Biodiversity CP22 – Internationally designated sites	-
Arboriculture	CP28 - Green infrastructure C6 – Tree preservation, forestry operations, management plans	-
Transport and highways	CP31 - Transport	T3 – Pedestrians and Cyclists
Flood risk and drainage	CP25 - Flood Risk CP26 – Water resources/water quality	-
Heritage	CP30 - Historic Environment	HE8 – Development affecting the setting of a listed building. HE17 – Archaeology and ancient monuments
Sustainability	CP24 - Sustainable construction	-

iii. Other Policy Considerations

Emerging Local Plan

- 4.6 The Council is in the process of preparing a Local Plan Review, with the Regulation 18 Draft Local Plan having been consulted on between 5 February and 19 March 2019. In September 2021, the Council wrote to the Secretary of State for Levelling Up, Housing and Communities, highlighting the implications of applying the Standard Method to East Hampshire District, which has resulted in a delay to the progress of the new Local Plan.
- 4.7 The Local Development Scheme was updated in July 2023, which indicated that the Regulation 19 Version of the Draft Local Plan would be published towards the middle of 2024, with examination in January 2025 and adoption anticipated at the end of 2025. Given the early stage and halted progression of the emerging Local Plan, no weight is attributed to the draft policies.

Supplementary Planning Documents

- 4.8 In addition to the policy position outlined above, the Council has produced several Supplementary Planning Documents (SPDs) and guidance documents to supplement the policy details. Those relevant to this application are:
- Housing Outside Settlement Boundaries SPD (2023)
 - Climate Change and Sustainable Construction SPD (2022)
 - Vehicle Parking Standards SPD (2018)
 - Biodiversity and Planning Guidance (2021)
 - Biodiversity Net Gain (BNG) Position Statement (2022)
 - Position Statement and Mitigation Plan for Nutrient Neutral Development (2022)
 - Guide to Developers' Contributions (2014)

Self-Build Policy and Legislation

- 4.9 The Self-build and Custom Housebuilding Act 2015 was approved to place a duty on the local planning authority (LPA) to keep a register of individuals who wish to purchase serviced plots for self-build and custom housebuilding projects and to account for these registers in their planning decisions. This is in line

with the Government's manifesto (2015) to double the number of custom and self-build homes by 2020, as part of their agenda to significantly boost the supply of housing.

- 4.10 The Housing and Planning Act 2016 inserted a legal duty on the LPA to provide suitable development permission in respect of serviced plots to meet the demand for self-build and custom housebuilding in the area arising in each base period. The Act confirms that the demand for self-build and custom housebuilding arising in an area is the demand as evidenced by the number of entries added to the register kept by the LPA.
- 4.11 The Act places a legal duty on the Council to grant planning permission or permission in principle within a base period of twelve months, from 31 October, which is when the Act came into force, and any subsequent additions to the register in the following base year. The Council's compliance in granting permissions to meet the demand on the register is, therefore, a material consideration in the determination of applications proposing self-build plots. The AMR (2022) confirms that between 1 April 2021 and 31 March 2022, permission for 61 self-build homes was granted (identified through CIL exemption).
- 4.12 This is supported by Paragraph 60 of the NPPF, which states that the Council should deliver a wide range of homes to meet the needs of different groups with specific housing requirements, including those that want to build their own home.
- 4.13 Although little weight can be given to the policies of the emerging Local Plan, draft Policy DM8 (Self and Custom Build Housing) supports custom and self-build housing, where it has no significant, adverse effect on the character of the area.
- 4.14 It is noted that the Council does not appear to have a clear local initiative that will enable the scale of delivery of self and custom build plots required. Therefore, whilst the contribution towards the overall demand for self-build housing this proposal makes is modest, it is a contribution nonetheless, and should be considered favourably when assessed against the significant need.

[National Planning Practice Guidance](#)

- 4.15 In addition to the NPPF, the Government has published a series of National Planning Practice Guidance (NPPG), which reflects the continuing emphasis on the planning system delivering growth as part of the sustained recovery of the UK economy. The approach by the applicant in relation to the assessment of housing need and supply is in accordance with that set out in current, established policy and guidance.

5. Planning Considerations

5.1 As set out in Section 2, there is a relevant planning history on the site, with an appeal being dismissed in June 2016 (21864/018) and an outline application, refused in May 2022 (21864/019). The relevant reasons for refusal and dismissal are addressed in this proposal and discussed in the following subsections, which are, in summary:

- The principle of development with the site being located outside of the settlement policy boundary.
- The loss of the existing employment use and whether it is acceptable.
- Nitrate levels impacting on water quality and habitat of the Solent Marine and Chichester and Langstone Harbour Special Protection Areas.
- Insufficient information to demonstrate a satisfactory method of surface water drainage.
- Appropriate provision for affordable housing.

i. **Principle of Development**

5.2 There are three influencing factors on the principle of development:

- The site in the context of the adopted Local Plan
- The site in the context of the Council's five-year housing land supply position
- Change in employment provision.

The Site in the Context of the Adopted Local Plan

5.3 The Council will take a positive approach to assessing development proposals, which reflects the presumption in favour of sustainable development set out in the NPPF (Policy CP1 Presumption in Favour of Sustainable Development). New development will be allocated in the most sustainable and accessible locations in accordance with the Spatial Strategy (Policy CP2 Spatial Strategy) and make best use of PDL. Development in the countryside will be resisted (Policy CP19 Development in the Countryside).

5.4 Policy CP10 (Spatial Strategy for Housing) directs development to the defined settlement policy boundaries of towns and villages. Housing development outside of the settlement policy boundaries will be permitted where it:

- Meets a community need or realises a community aspiration.
- Reinforces a settlement's role and function.
- Cannot be accommodated within the built-up area.
- Has been identified in an adopted Neighbourhood Plan or has clear community support, demonstrated through a process agreed by the LPA in consultation with the Parish Council.

5.5 In recognition that they are now reliant on sites outside of the settlement policy boundary to meet the housing requirement, the Council has prepared a Housing Outside of Settlement Boundaries SPD, as outlined in Section 4, which supplements Policy CP10, setting out the criteria that needs to be demonstrated in applications on sites outside of the settlement boundary. These criteria are addressed throughout the following subsections.

5.6 Section 2 highlights that the site is outside, but immediately adjacent to the settlement boundary of Catherington, which is identified as an 'other settlement with a settlement policy boundary' (Level 4) in the Spatial Hierarchy. Development in these areas is limited to that necessary to meet specific local

needs (EHDLP, p. 27, para.4.20). The site is PDL, where Policy CP2 states that new development will make best use of for accommodating the housing need.

- 5.7 It is with these points in mind that the principle of development on the site is acceptable, in that it is in accordance with the spatial strategy of the Development Plan, subject to addressing the relevant criteria, which is demonstrated in the subsections that follow.

The Site in the Context of the Council's Five-Year Housing Land Supply Position

- 5.8 In addition to the aforementioned policy position, Local Plans should be reviewed once every five years and updated as necessary (NPPF, 2021, para.33), to account for the changing circumstances affecting the area and relevant changes to national policy. The EHDLP was adopted in May 2014 and is now over 5 years old. Whilst the Council has commenced a review of the Plan, it remains in the very early stages of preparation, where little or no weight is given to the content.
- 5.9 The EHDLP makes provision for 10,060 new dwellings over the Plan Period (2011-2028), of these, 1,314 will be provided through small windfall sites, 150 to be accommodated in villages.
- 5.10 The Council's Five-Year Housing Land Supply Position Statement (2022/23 to 2027/28), published in October 2023, concludes that there is a 4.5-year supply of housing and as such, the Council cannot demonstrate a five-year supply of housing. With this in mind, Paragraph 11 d) of the NPPF is engaged and the tilted balance is applicable in the determination of the application. This position is materially different to that of the previously refused and dismissed applications (21864/018; 21864/019).

Change in Employment Provision

- 5.11 The use of employment land for alternative uses will be permitted where the site can be shown to be no longer suitable for employment use (Policy CP4 Existing Employment Land). The supporting text of this policy identifies the need to maintain a good supply of appropriate sites and premises for all types of businesses to encourage economic growth (EHDLP, p.32, para.5.19). The Employment Land Review study highlights that a good geographical spread and variety of sites offers choice to businesses depending on their needs, for example, smaller and lower priced premises assist start-up businesses, and encourages the improvement of existing sites to achieve a more efficient use of land and assist in meeting the future growth requirements of businesses.
- 5.12 Saved Policy IB4 (Retention of Industrial or Business Uses) states that planning permission will be granted for the redevelopment of industrial or business sites for other uses if the present use harms the character or amenity of the area, or the site has restricted potential due to, among other criteria, its size, shape, location, or access.
- 5.13 The proposal includes the replacement of the existing commercial buildings with a 150 sqm high quality, purpose-built commercial (E(g)) building. The site currently accommodates employment space in the form of a mix of storage and car body repairs, which previously employed two people. The site is now vacant and has been for approximately eighteen months. In applying the Employment Densities Guide (2015), the proposed commercial floorspace will provide employment opportunities for a minimum of ten people. The Housing and Employment Development Needs Assessment (2022) encourages mixed-use development to deliver office floorspace, as well as broaden the employment offer to maintain the supply of employment sites.

5.14 The accompanying Market Appraisal report highlights the poor condition of the existing site, noting that most of the floorspace is storage. The proposed scheme makes provision for commercial floorspace, which addresses the loss of the existing commercial floorspace, and as such, the principle of development in relation to the loss of employment provision is acceptable. This position is supported in both the previous officer report and the appeal decision.

5.15 With these points in mind, the principle of development is acceptable, subject to addressing the relevant and material planning considerations, which are assessed in the following subsections.

ii. Meets a Community Need or Community Aspiration: Housing Tenure, Mix and Size

5.16 To address the housing requirements and create sustainable communities, new residential development is required to (Policy CP11 Housing Tenure, Type and Mix), amongst other criteria:

- Provide a range of dwelling tenures, types and sizes.
- Provide housing that meets community requirements, including self-build.
- Meet Lifetime Homes Standard as appropriate.

Self-Build Plots

5.17 The residential portion of the scheme is presented in outline; therefore, the housing mix and size is a detailed to be determined at reserved matters stage.

5.18 The units are, however, proposed as self-build plots. Self-build projects are defined as those where an individual designs and constructs their own home. As part of the proposal, the applicant will provide seven serviced plots, where the layout, access, and infrastructure (as part of the full detailed portion of this application) would be provided prior to the plots being made available to qualifying self-builders.

5.19 The size and form of these units will be subject to individual requirements but are an important element in meeting both housing need and community aspirations. The 2016 Legislation placed a legal duty on the Council to ensure that sufficient permissions are granted to meet this need. The Council holds a register for self-build housing, which identifies 122 interested parties, with 46 and 34 of these parties indicating their preference for plots in Clanfield and Horndean, respectively. The majority of people on the register would prefer to build a detached house or bungalow. As set out above, just 61 permissions have been granted for self-build homes. Although the contribution to the overall demand for self-build plots is modest, the seven plots make a valuable contribution and are a significant benefit of the proposed development.

Commercial Building

5.20 As set out above, the Housing and Employment Development Needs Assessment (2022) encourages mixed-use development to deliver office floorspace, as well as broaden the employment offer to maintain the supply of employment sites. The proposal includes a commercial building of 150 sqm, which will provide high quality, new commercial floorspace, employing a minimum of ten people.

5.21 The development is compliant with Policy CP11 of the EHDLP, as well as the requirements of the NPPF.

iii. Reinforces a Settlement's Role and Function

5.22 In the application of this criterion, the proposal needs to make a positive contribution to the existing spatial pattern of development. The proposal should not be of a scale that fundamentally changes the role and function of the settlement and should be accessible, within reasonable walking or cycling distance to

services and facilities, as well as consider the wider benefits of the scheme in terms of enabling existing facilities to continue and thrive.

5.23 With reference to the spatial pattern of development, the site forms a natural extension to the settlement of Catherington, bounded to the south and east by moderately dense residential development. Being a predominantly residential area, the proposed residential development does not alter the role or function of Catherington.

5.24 The accessibility of the site is discussed in detail in the accompanying Transport Statement, which demonstrates that the site is accessible on foot and by bicycle using existing footways and cycle routes, and a pedestrian link to the footpath on Catherington Lane is proposed as part of the scheme. The increase in housing will increase the custom at the local facilities, supporting their long-term viability.

iv. Cannot Be Accommodated Within the Built-Up Area: Sustainable Location

5.25 The interpretation of this criterion according to the SPD is the nearest settlement to which the proposal relates, in this case, Catherington. In its application, the criterion introduces a sequential approach to demonstrate the availability of sites within an existing boundary, followed by sites on the edge or adjacent to settlements before considering sites further away.

5.26 Given that there is a lack of five-year HLS and there are no alternative sites identified within the settlement on the Brownfield Register (2022) in this location, it is not considered necessary to undertake a full sequential assessment of alternative sites. It is evident from the publication of the HLS position and the Housing Outside Settlement Boundaries SPD, that the Council is reliant on sites outside of the settlement to meet their housing need.

5.27 Paragraph 85 of the NPPF states that the use of PDL, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist. The Dairy site provides a perfect opportunity to utilise PDL to provide much needed housing, and although it is not within the settlement, it is immediately adjacent to it, forming a natural extension to Catherington. The proposed development is, as a result, considered acceptable in the context of Criteria 3 of the SPD.

v. Community Involvement

5.28 Community consultation is encouraged in both the SPD and Policy CP10 (Spatial Strategy for Housing). The SPD states that consultation and engagement should be fit for purpose and proportionate to the scale and nature of the proposal.

5.29 Given the scale and nature of the proposed development, that is small-scale (nine dwellings and a commercial unit) on a brownfield site, it was considered reasonable to undertake community involvement in the form of the applicant approaching the residents in the immediate area, with a set of plans, to personally explain the scheme and design concept.

vi. Character, Layout and Design, Residential and Neighbouring Amenity

Development must not result in pollution that prejudices the health and safety of communities and their environment (Policy CP27 Pollution). Proposals must not have an unacceptable effect on the amenity of the neighbours through loss of privacy or excessive overshadowing.

Policy CP29 (Design) requires the standard of design to be of exemplary standard in terms of visual appearance, with all new development to respect the character, identity and context of the village,

creating an environment where people want to live, work and visit. Policy CP29 sets out eleven criteria that new development is required to meet. An assessment of the proposed development against these criteria is set out in the table below.

Table 3: Compliance with Policy CP29 (Design) of the EHDLP

Policy CP29 Criteria	Proposed Development Compliance
Seek exemplary standards of design and architecture with a high-quality external appearance that respect the area's particular characteristics.	The commercial building has been designed in a rural vernacular to the highest quality. The design details of the individual residential units will be for consideration at reserved matters stage.
Take account of the setting and context of the South Downs National Park where relevant, be in accordance with the National Park purposes and duty if in the National Park and take account of these purposes and duty where the National Park's setting is affected.	The site is not in the South Downs National Park.
Reflect national policies in respect of design, landscape, townscape, and historic heritage.	The proposal has been extensively considered to provide a high-quality development, which improves the appearance of the site from a landscape and townscape perspective.
Ensure that the layout and design of development contributes to local distinctiveness and sense of place and is appropriate and sympathetic to its setting in terms of its scale, height, massing and density, and its relationship to adjoining buildings, spaces around buildings and landscape features.	These details remain to be determined at Reserved Matters stage. Being a small housebuilder, the applicant is committed to delivering bespoke, high-quality developments that respond to the local context and priorities.
Ensure that development makes a positive contribution to the overall appearance of the area using good quality materials of appropriate scale, profile, finish, colour, and proven weathering ability.	The site currently accommodates storage containers, dilapidated workshop buildings and large amounts of hard standing. The proposal is a high-quality development, with a well-considered design concept, which significantly improves the appearance of the site.
Make provision for waste and recycling bin storage and collection within the site.	Details to be provided at Reserved Matters stage but each unit will be provided with adequate bin storage and the internal road network set out to ensure access for refuse vehicles.
Be designed to the Lifetime Homes Standard as appropriate.	Each unit will be designed to meet Lifetime Homes Standard and the size of each unit compliant with the Nationally Described Space Standards (NDSS). These details will be determined at Reserved Matters stage.

Take account of local town and village design statements, neighbourhood plans that identify local character and distinctiveness and the design elements of parish and town plans and conservation area appraisals.	The scheme takes into account the Landscape Checklist for New Development and is reflective of the local area.
Be accessible to all and designed to minimise opportunities for crime and antisocial behaviour without diminishing the high quality of the overall appearance.	The layout has been carefully considered to minimise the opportunities for crime and provides natural surveillance over the internal estate road, the open space and footpath to Catherington Lane.
Embrace new technologies as a considered part of the design and in a way which takes account of the broader impact on the locality.	The applicant is committed to sustainable development and the commercial unit has been designed to meet the requirements of sustainable design and technology, including sustainable heating and hot water systems.
Provide car parking in a way that secures a high-quality environment and is conveniently located, within curtilage wherever possible, taking account of relatively high levels of car ownership where necessary.	Parking is provided in line with the East Hampshire parking standards. Each of the self-build plots will be able to accommodate parking as part of the individual reserved matters application.

5.30 In addition, Policy CP30 (Historic Environment) requires developments to ensure that the proposal makes a positive contribution to the overall appearance of the local area, including the use of good quality materials at an appropriate scale, profile, finish, and colour.

5.31 The proposed development is compliant with Policies CP27, CP29 and CP30 of the EHDLP, as well as the requirements of the NPPF. Please refer to the accompanying plans for details of the proposed design and materials.

vii. Flood Risk and Drainage

5.32 Policy CP25 (Flood Risk) of the EHDLP requires all development to ensure that there will be no net increase in surface water runoff, where priority should be given to incorporating SuDS to manage surface water drainage. The SuDS must be managed and maintained for the lifetime.

5.33 The site is in Flood Zone 1 and as such, as very low risk of flooding. The applicant's drainage consultant has provided a drainage strategy, which incorporates SUDS, demonstrated in the accompanying drainage strategy plans. The applicant has requested a capacity check from Southern Water, which confirms sufficient capacity for the proposed development.

5.34 The proposal is compliant with Policy CP25 of the EHDLP, as well as the requirements of the NPPF.

viii. Ecology

5.35 Policy CP21 (Biodiversity) of the EHDLP requires development proposals to maintain, enhance and protect the biodiversity of the surrounding environment, and amongst other criteria, ensure that wildlife enhancements are incorporated into the design to achieve a net gain in biodiversity and where possible, avoid or mitigate any adverse impacts.

5.36 The application is accompanied by a Preliminary Ecological Appraisal, prepared by The Ecology Co-Op, which concludes that the proposed development will result in the loss of a limited amount of habitat, and will not have a significant impact on the ecology on the site or in the surrounding area. With the adoption of reasonable avoidance measures, in relation to bats, reptiles, birds and hedgehogs, the scheme will not have any impact on protected or notable species.

Biodiversity Net Gain

5.37 The proposal presents the opportunity for biodiversity improvements and the accompanying BNG Assessment confirms that the scheme can deliver a 39 per cent net gain in habitat units and 127 per cent net gain in hedgerow units.

5.38 The proposed development is compliant with Policy CP21 of the EHDLP, as well as the requirements of the NPPF. Please refer to the accompanying report for full details.

ix. Arboriculture

5.39 Development will be permitted where it maintains, manages, and enhances the network of new and existing green infrastructure (Policy CP28 Green Infrastructure). The proposed development is supported by a BS Tree Condition Survey, which concludes that the proposal will not cause any demonstrable harm to the primary trees on the site. The proposal includes new tree planting and boundary vegetation, together with appropriate boundary treatment, which is sensitive to the neighbouring conservation area.

5.40 The proposed scheme is compliant with Policy CP28 of the EHDLP, as well as the requirements of the NPPF. Please refer to the Arboricultural Constraints Assessment for full details.

x. Transport and Highways

5.41 Sustainable modes of transport and reduced dependence on the private car will be encouraged (Policy CP31 Transport). Development proposals are, amongst other criteria, required to:

- Provide safe and convenient cycle and pedestrian links that integrate with existing cycle and pedestrian networks.
- Ensure that the highway design meets the needs of vehicular traffic, as well as prioritising meeting the needs of cyclists and pedestrians.
- Provide adequate, convenient, and secure vehicle and parking in accordance with the adopted standards.
- Ensure that the type and volume of traffic would not harm the countryside or rural character of local roads.

5.42 The applicant's transport consultant, Bright Plan, has prepared a Transport Statement to accompany the application. The Transport Statement considers the highways and transport implications of the proposed development. The statement confirms that:

- An analysis of the personal injury accidents around the site did not identify any abnormal causation factors and as a result, the proposed development will not have an adverse effect on highway safety.
- Appropriate access to the site can be achieved from Roads Hill with adequate visibility.
- The proposed parking on the site is considered suitable and provided in accordance with the requirements.

- The trip generating impact of the proposed development is negligible and would not result in a severe impact on the operation or safety of the local highway network.

5.43 The overall conclusion of the report is that the proposed development will not result in an unacceptable impact on safety and there would be no residual or severe cumulative impact on the surrounding highway network. The proposal is, as a result, compliant with Policy CP31 of the EHDLP and the requirements of the NPPF. Please refer to the accompanying Transport Statement for full details.

xi. Archaeology

5.44 Development proposals must conserve and enhance the historic environment (Policy CP30 Historic Environment), reflecting national policies with reference to historic heritage. The accompanying Archaeological Desk-Based Assessment assesses the available archaeological, topographic and historic land-use information on the site to establish the heritage significance and archaeological potential of the site.

5.45 The report confirms that the archaeological potential of the site is low, with the greatest potential being for features that date back to the Roman, or medieval times, particularly along the road frontages of Roads Hill and Catherington Lane. Given that there is some potential for archaeological finds to be present, the overall conclusion of the assessment is that a geophysical survey be conditioned to establish any archaeological presence and resultant mitigation works necessary.

5.46 The proposal is compliant with Policy CP30 of the EHDLP, as well as the requirements of the NPPF. Please refer to the accompanying report for full details.

xii. Geo Environmental

5.47 The scheme is accompanied by a geo environmental desk study, which concludes that the prospect of significant contamination on the site is low. Contamination does not, as a result, present a constraint to the development of the site.

xiii. Waste Management

5.48 In accordance with the requirements of the NPPF and the Council's strategy for waste and recycling, each of the proposed units will be required to provide adequate storage facilities for both waste and recycling materials.

5.49 Best practice measures will be incorporated to sort and reuse materials generated by the demolition of the existing buildings and where possible, new construction materials will be sourced locally.

5.50 The proposal is, as a result, compliant with the Council's waste and recycling objectives.

xiv. Lighting

5.51 The applicant is committed to delivering a sustainable form of development. The layout has been prepared to meet the current Building Regulation requirements in relation to sustainable design and construction, as well the requirements of the Climate Change and Sustainable Construction SPD. The proposed development is capable of complying with Policy CP24 (Sustainable Construction) of the EHDLP, the supporting SPD, as well as the requirements of the NPPF, which can be secured through condition.

xv. Planning Conditions and Obligations

Planning Conditions

5.52 The applicant is content to accept any appropriately worded planning conditions that the Council may attach to the grant of permission. Neame Sutton will liaise with officers to agree the conditions to be attached, however, in order to provide the serviced self-build plots, the following condition is proposed:

Prior to the commencement of the dwellings, the access, internal estate road and services to the connect the plots to the necessary facilities must be carried out in accordance with Drawings:

- LA2332 008 Drainage Strategy
- 2022-6501-100 Site Overview
- 2022-6501-101 Access Overview and Visibility Splays

5.53 In addition to the proposed condition, each of the conditions in relation to the residential, self-build plots, will need to refer to the phases to allow each of the plots to be developed independently of the other.

Planning Obligations

5.54 The applicant has reviewed the proposal in the context of the Council's Guide to Developers' Contributions (2014), policy guidance and the requirements of Regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010 (As Amended) (CIL).

5.55 There are some site-specific infrastructure requirements, which will be addressed through S106 Agreement. The draft Heads of Terms are anticipated to be:

Highway Works: Provision of site access works on Roads Hill.

Landscape Management: The provision of a Management Plan to secure the maintenance of the site.

6. Conclusion

- 6.1 The application is presented in hybrid form for the demolition of the existing buildings, the erection of up to seven residential dwellings as self-build plots and one commercial unit, together with the associated vehicular and pedestrian access, landscaping and open space.
- 6.2 The proposal will deliver several, material planning benefits, including:
- The provision of seven residential dwellings.
 - The provision of a high-quality commercial building.
 - The provision of seven self-build plots.
 - The provision of landscape enhancement, including additional tree planting.
 - Ecological enhancement beyond mitigation of the development.
 - The provision of a managed, positive, surface water drainage system.
 - The delivery of short-term economic benefits in terms of construction.
 - The delivery of long-term economic benefits in terms of CIL, new homes bonuses and Council Tax revenues, as well as increased custom and spending at the local services and facilities in Bentley.
- 6.3 The proposed development is of exceptionally high quality, providing a valuable contribution to the local housing need. Given the Council's lack of five-year housing land supply, Paragraph 11 d), or the 'tilted balance', is applicable to determination. The proposal is policy compliant, and the accompanying technical reports demonstrate that the proposal will not give rise to any significant or demonstrable harm. It is with these points in mind, that the planning balance rests firmly in favour of granting consent.