

Notice of Meeting

Southern Area Planning Committee

Date: Tuesday 20 February 2024

Time: 5.30 pm

Venue: Main Hall, Crosfield Hall, Broadwater Road, Romsey, Hampshire,
SO51 8GL

For further information or enquiries please contact:

Sally Prior - 01264 368000
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Legal and Democratic Service

Test Valley Borough Council,
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www.testvalley.gov.uk

PUBLIC PARTICIPATION SCHEME

If members of the public wish to address the meeting they should notify the Legal and Democratic Service at the Council's Beech Hurst office by noon on the working day before the meeting.

Membership of Southern Area Planning Committee

MEMBER

WARD

Councillor M Cooper (Chairman)

Romsey Tadburn

Councillor A Dowden (Vice-Chairman)

Valley Park

Councillor G Bailey

Blackwater

Councillor P Bundy

Chilworth, Nursling & Rownhams

Councillor J Burnage

Romsey Cupernham

Councillor C Dowden

Valley Park

Councillor K Dunleavey

Chilworth, Nursling & Rownhams

Councillor A Ford

North Baddesley

Councillor S Gidley

Romsey Abbey

Councillor I Jeffrey

Mid Test

Councillor A Johnston

Mid Test

Councillor J Parker

Romsey Tadburn

Councillor A Warnes

North Baddesley

Southern Area Planning Committee

Tuesday 20 February 2024

AGENDA

**The order of these items may change as a result of members
of the public wishing to speak**

- 1 Apologies**
- 2 Public Participation**
- 3 Declarations of Interest**
- 4 Urgent Items**
- 5 Minutes of previous meeting** **4 - 12**

To approve as a correct record the minutes of the meeting held on 30 January 2024.
- 6 Information Notes** **13 - 18**
- 7 23/01700/FULLS - 07.07.2023** **19 - 61**

(OFFICER RECOMMENDATION: PERMISSION)

**SITE: Edwina Mountabatten House, Broadwater Road,
Romsey, SO51 8GH ROMSEY TOWN**

CASE OFFICER: Paul Goodman

ITEM 5 Minutes of the **Southern Area Planning Committee**
of the **Test Valley Borough Council**
held in Main Hall, Crosfield Hall, Broadwater Road, Romsey
on Tuesday 30 January 2024 at 5.30 pm

Attendance:

Councillor M Cooper (Chairman)

Councillor G Bailey

Councillor P Bundy

Councillor J Burnage

Councillor C Dowden

Councillor K Dunleavy

Councillor A Ford

Councillor A Dowden (Vice-Chairman)

Councillor S Gidley

Councillor I Jeffrey

Councillor A Johnston

Councillor J Parker

Councillor A Warnes

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Apologies

There were no apologies.

418

Public Participation

In accordance with the Council's scheme of Public Participation, the following spoke on the application indicated:

<u>Agenda Item No.</u>	<u>Page No.</u>	<u>Application</u>	<u>Speaker</u>
7	29 - 72	22/02694/FULLS	Nicola Davies (Objector) (on behalf of the residents of Embley Lane) Dr Murdoch (Applicant's Agent)
8	73 - 93	23/01161/FULLS	Mr C Riley (Applicant's Agent)

The Chairman read out a statement on behalf of Councillor Adams King (Ward Member) on agenda item 7 and on behalf of Councillor Yalden (Ward Member) on agenda item 8.

419

Declarations of Interest

There were no declarations of interest.

420

Urgent Items

There were no urgent items.

421

Minutes of previous meeting

Resolved:

That the minutes of the meeting held on 19 December 2023 be confirmed and signed as a correct record.

422

22/02694/FULLS - 14.12.2022

APPLICATION NO.	22/02694/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	14.12.2022
APPLICANT	Mssrs Nolan And Quinn
SITE	Land At Embley Lane, Embley Lane, East Wellow, WELLOW
PROPOSAL	Change of use of land as a travellers caravan site consisting of 3 pitches, each containing 1 mobile home, 1 utility dayroom and 1 touring caravan, sewage treatment plant and associated development
AMENDMENTS	Amended plans received 29/03/23 & 09/05/23
CASE OFFICER	Mr Paul Goodman

PERMISSION subject to:

- 1. The development hereby permitted shall be begun within three years from the date of this permission.
Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.**
- 2. The site shall not be occupied by any persons other than Gypsies and Travellers, defined as persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, or permanently, but excluding members of an organised group of travelling showpeople, or circus people travelling together as such.
Reason: It is necessary to keep the site available to meet that need in accordance with Test Valley Borough Revised Local Plan (2016) Policy COM13.**
- 3. No more than six caravans, as defined by the Caravan Sites and Control of Development Act 1960 and the Caravan Site Act 1968 as amended, shall be stationed on the site at any one time, comprising no more than three static and three touring caravans.
Reason: To accord with the terms of the application and to ensure satisfactory planning of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policy COM13.**

4. **No commercial, industrial or business activities shall take place on any part of the site, including the storage of materials and goods.**
Reason: In the interests of neighbouring amenity and to ensure the protection of this countryside location in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1, E2 & LHW4.
5. **No vehicle over 3.5 tonnes shall be stationed, parked or stored on the site.**
Reason: To accord with the terms of the permission and in the interests of protection of this countryside location in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1, E2 & LHW4.
6. **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no fences, gates, walls or other means of enclosure (other than those permitted by this permission) shall be erected within the or on the site.**
Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of the local amenities and to ensure the protection of important boundary features in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 & E2.
7. **No development shall take place until full details of hard and soft landscape works have been submitted and approved. Details shall include:**

 - 1) **Hard surfacing materials;**
 - 2) **Planting plans;**
 - 3) **Written specifications (including cultivation and other operations associated with plant and grass establishment);**
 - 4) **Schedules of plants, noting species, plant sizes and proposed numbers/densities;**

The landscape works shall be carried out in accordance with the approved details.
Reason: To enable the development to respect, complement and positively integrate into the character of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1 and E2.
8. **The Day Room buildings hereby permitted shall be used for purposes ancillary to the use of the land as a gypsy and traveller site and shall not be occupied as a permanent means of habitable accommodation at any time or used for any commercial activities.**
Reason: To comply with the terms of the application and to protect the amenities and character of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policy COM13.
9. **Prior to the commencement of development the visibility splays, as shown on the approved plan TV/AJW/725/1/002 shall be provided. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) these visibility splays shall be maintained in accordance with the approved details at all times.**
Reason: In the interest of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1
10. **The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers**
TDA.2803.01 A
TDA.2803.02
TDA.2803.03 E
TDA.2803.04

TV/AJW/725/1/002

16474-HYD-XX-XX-SK-S-0001 P1

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

- 11. Details of any external lighting shall be submitted to and approved in writing by the local planning authority prior to first installing any such lighting. External lighting will need to be in accordance with measures outlined within the Bat Conservation Trust and the Institute of Lighting Professionals (Guidance note 08/18 Bats and artificial lighting in the UK). Development shall be carried out in accordance with the approved details.**

Reason: To ensure the favourable conservation status of protected species in accordance with Policy E5 of the Test Valley Revised Local Plan DPD.
- 12. Development shall proceed in accordance with the measures set out in the Preliminary Ecological Appraisal (Pro Vision Ecology, Jan 2023). Thereafter, the mitigation and enhancement measures shall be permanently maintained and retained in accordance with the approved details.**

Reason: To ensure the favourable conservation status of protected species in accordance with Policy E5 of the Test Valley Revised Local Plan DPD.
- 13. No development shall take place (including site clearance and any other preparatory works) until a scheme for the protection of trees to be retained has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include a plan showing the location and specification of tree protective barriers. Such barriers shall be erected prior to any other site operations and at least three working days' notice shall be given to the Local Planning Authority that it has been erected.**

Note: The protective barriers shall be as specified at Chapter 6.2 and detailed in figure 2 of B.S.5837:2012 unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2 (2016).
- 14. Before the development hereby permitted is commenced details, including plans and cross sections, shall be submitted to and approved by the Local Planning Authority of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto of the day rooms. Development shall be undertaken in accordance with the approved details.**

Reason: To ensure satisfactory relationship between the new development and the adjacent buildings, amenity areas and trees in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1.
- 15. The existing stable shall only be used for private equestrian purposes and not for any commercial riding, livery use or other business use.**

Reason: To enable the Local Planning Authority to regulate and control the development of land and to preserve the visual amenity of the area in accordance with Policies E1 and E2 of the Test Valley Borough Revised Local Plan (2016).

Notes to applicant:

- 1. The development hereby permitted shall be carried out and completed strictly in accordance with the submitted plans, specifications and written particulars for which permission is hereby granted or which are subsequently submitted to, and approved in writing by, the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.**
- 2. In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**

The Officer's recommendation as per the agenda was proposed by Councillor Cooper and seconded by Councillor A Dowden. Upon being put to the vote the motion was carried.

423

23/01161/FULLS - 23.05.2023

APPLICATION NO.	23/01161/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	23.05.2023
APPLICANT	Forth Engineering Ltd
SITE	3 - 4 Sleepy Hollow Business Park, Ampfield Hill, Ampfield, SO51 9AW, AMPFIELD
PROPOSAL	Construction of car parking area, EV charging points, and erection of two outbuildings
AMENDMENTS	Clarification on site ownership and following plans: Location / Block Plan – 9940.100 P2 Existing Site Plan – 9940.101 P2 Proposed Site Plan – 9940.102 P3 Site sections – 9940.104 P1
CASE OFFICER	Mr Nathan Glasgow

PERMISSION subject to:

- 1. The development hereby permitted shall be begun within three years from the date of this permission.**
Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans / numbers:**
Location Plan - 9940.100 P1
Proposed Site Plan - 9940.102 P2
Proposed Plans / Elevations - 9940.103 P1

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

3. **The external materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture of those used on the existing buildings of Sleepy Hollow. Specifically, the approved buildings shall be clad in untreated Canadian Western Red Cedar, installed in a horizontal orientation, unless otherwise approved in writing by the Local Planning Authority.**

Reason: To ensure the development has a satisfactory external appearance in the interest of visual amenities in accordance with Test Valley Borough Revised Local Plan (2016).

4. **Prior to the commencement of the development hereby permitted full details of hard and soft landscape works have been submitted and approved. Details shall include:**

- i) any means of enclosure;
- ii) hard surfacing materials;
- iii) planting plans;
- iv) written specifications (including cultivation and other operations associated with plant and grass establishment);
- v) schedules of plants, noting species, plant sizes and proposed numbers/densities;
- vi) programme of implementation, management and maintenance for a minimum period of 5 years;
- vii) details of the boundary treatment to be planted along the northern boundary.

The landscape works shall be carried out in accordance with the approved details and the implementation programme. Any trees or planting that are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective within this period, shall be replaced before the end of the current or first available planting season following the failure, removal or damage of the planting.

Reason: To enable the development to respect, complement and positively integrate into the character of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1 and E2.

5. **Development shall proceed in accordance with the measures set out in Section 9 and 10 of the Ecological Impact Assessment Report for Sleepy Holly, Ampfield (Abbas Ecology, April 2023). Thereafter, mitigation and enhancement features shall be permanently maintained and retained in accordance with the approved details.**

Reason: To ensure the favourable conservation status of bats in accordance with Policy E5 of the Test Valley Borough Revised Local Plan (2016).

6. **Prior to the installation of any external lighting, a detailed lighting strategy for the construction and operation phase of the works shall be submitted to and approved in writing by the Local Planning Authority. Works shall subsequently proceed in accordance with any such approved details, with the approved lighting strategy maintained in perpetuity.**

External lighting shall follow best practice guidelines outlined by the Bat Conservation Trust and the Institute of Lighting Professionals (Guidance note 08/18 Bats and artificial lighting in the UK).

Reason: To protect the local amenities of nearby residents and to prevent disturbance to protected species in accordance with the National Planning Policy Framework and the Test Valley Borough Revised Local Plan (2016).

7. **The development hereby permitted shall not be occupied until provision for 3 cycle parking/storage has been made, in accordance with details to be submitted and approved in writing with the Local Planning Authority. The approved scheme shall be maintained for this purpose at all times.**

Reason: In the interest of providing sufficient safe parking for cyclists in accordance with the Test Valley Borough Revised Local Plan (2016) Policy T2.

8. **The buildings and parking area that are subject to this planning permission shall be used solely for the incidental purposes of Unit 3 - 4 Sleepy Hollow Business Park, and for no other purposes whatsoever.**

Reason: The proposed use is considered to be acceptable, but any intensification of the use would result in harm to the amenities of the area, in accordance with policies COM2, E1 and E2 of the Test Valley Borough Revised Local Plan (2016).

9. **No part of the site shall be used for outside storage purposes at any time.**

Reason: In the interest of the amenities and character of the area in accordance with Test Valley Borough Revised Local Plan (2016) policies E1, E2 and E9.

10. **Notwithstanding the details provided within the drawing "existing and proposed site sections - 9940.104 P1", prior to the commencement of development existing and proposed levels must be submitted to and approved in writing by the Local Planning Authority. Development shall then proceed in accordance with the approved plan(s).**

Reason: To enable the development to respect, complement and positively integrate into the character of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1 and E2.

Note to applicant:

1. **In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**

The Officer's recommendation as per the agenda and update paper was proposed by Councillor Cooper and seconded by Councillor A Dowden. Upon being put to the vote the motion was carried.

424

23/02924/FULLN - 14.11.2023

APPLICATION NO. 23/02924/FULLN
APPLICATION TYPE FULL APPLICATION - NORTH
REGISTERED 14.11.2023
APPLICANT Mr & Mrs Martin / Joy Cummings
SITE Kingfisher Lodge , Longstock Road, Longstock, SO20
6DW, **LONGSTOCK**
PROPOSAL Single storey flat roof exercise swimming pool extension
and plant room
AMENDMENTS
CASE OFFICER Claudia Hurlock

REFUSE for the reason:

- 1. The proposed rear extension by virtue of its design, scale and mass would disrupt and dominate the historical character and appearance of the listed building and would be an incongruous and unsympathetic addition that would result in less than substantial harm which is not outweighed by any public benefits of the proposal. The proposal is contrary to policy E9 of the Test Valley Borough Revised Local Plan (2016) and section 66 of the Planning (Listed Buildings and Conservation Areas) Act (1990) and paragraph 205 of the NPPF.**

Note to Applicant:

- 1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**

The Officer's recommendation as per the Update Paper was proposed by Councillor Cooper and seconded by Councillor A Dowden. Upon being put to the vote the motion was carried.

425

23/02925/LBWN - 14.11.2023

APPLICATION NO. 23/02925/LBWN
APPLICATION TYPE LISTED BUILDING WORKS - NORTH
REGISTERED 14.11.2023
APPLICANT Mr & Mrs Martin / Joy Cummings
SITE Kingfisher Lodge , Longstock Road, Longstock, SO20
6DW, **LONGSTOCK**
PROPOSAL Single storey, flat roof exercise swimming pool
extension and plant room
AMENDMENTS
CASE OFFICER Claudia Hurlock

REFUSE for the reason:

- 1. The proposed rear extension by virtue of its design, scale and mass would disrupt and dominate the historical character and appearance of the listed building and would be an incongruous and unsympathetic addition that would result in less than substantial harm which is not outweighed by any public benefits of the proposal. The proposal is contrary to policy E9 of the Test Valley Borough Revised Local Plan (2016) and section 66 of the Planning (Listed Buildings and Conservation Areas) Act (1990) and paragraph 205 of the NPPF.**

Note to Applicant:

- 1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**

The Officer's recommendation as per the Update Paper was proposed by Councillor Cooper and seconded by Councillor A Dowden. Upon being put to the vote the motion was carried.

(The meeting terminated at 7.27 pm)

ITEM 6

TEST VALLEY BOROUGH COUNCIL SOUTHERN AREA PLANNING COMMITTEE INFORMATION NOTES

Availability of Background Papers

Background papers may be inspected up to five working days before the date of the Committee meeting and for four years thereafter. Requests to inspect the background papers, most of which will be on the application file, should be made to the case officer named in the report or to the Development Manager. Although there is no legal provision for inspection of the application file before the report is placed on the agenda for the meeting, an earlier inspection may be agreed on application to the Head of Planning and Building.

Reasons for Committee Consideration

The majority of applications are determined by the Head of Planning and Building in accordance with the Council's Scheme of Delegation which is set out in the Council's Constitution. However, some applications are determined at the Area Planning Committees and this will happen if any of the following reasons apply:

- (a) Applications which are contrary to the provisions of an approved or draft development plan or other statement of approved planning policy where adverse representations have been received and which is recommended for approval.
- (b) Applications (excluding notifications) where a Member requests in writing, with reasons and within the Application Publicity Expiry Date, that they be submitted to Committee. A Member can withdraw this request at any time prior to the determination of the application to enable its determination under delegated powers.
- (c) Applications submitted by or on behalf of the Council, or any company in which the Council holds an interest, for its own developments except for the approval of minor developments.
- (d) Applications where the Head of Planning and Building Services recommends refusal of an application solely on the basis of failure to achieve nutrient neutrality where a Ward Member requests in writing, with reasons, within 72 hours of notification of the recommendation for refusal that they be submitted to Committee for determination. A Member can withdraw this request at any time prior to the determination of the application to enable its determination under delegated powers.
- (e) To determine applications (excluding applications for advertisement consent, certificates of lawfulness, listed building consent, and applications resulting from the withdrawal by condition of domestic permitted development rights;

Schedule 2, Part 1, Classes B, C, D, E, F, G, and H of the Town and Country Planning (General Permitted Development) (England) Order 2015 or as amended) on which a material planning objection(s) has been received within the Application Publicity Expiry Date and which cannot be resolved by negotiation or through the imposition of conditions and where the officer's recommendation is for approval, following consultation with the Ward Members, the latter having the right to request that the application be reported to Committee for decision.

Public Speaking at the Meeting

The Council has a public participation scheme, which invites members of the public, Parish Council representatives and applicants to address the Committee on applications. Full details of the scheme are available from Planning and Building Services or from Democratic Services at the Council Offices, Beech Hurst, Weyhill Road, Andover. Copies are usually sent to all those who have made representations. Anyone wishing to speak must book with the Democratic Services within the stipulated time period otherwise they will not be allowed to address the Committee.

Speakers are limited to a total of three minutes per item. This also applies to Councillors on the Area Committee who have personal interests or where a Member has pre-determined his/her position on the relevant application, three minutes for the Parish Council, three minutes for all objectors, three minutes for all supporters and three minutes for the applicant/agent. Relevant Ward Members who are not Committee Members will have a maximum of five minutes. Where there are multiple supporters or multiple objectors wishing to speak the Chairman may limit individual speakers to less than three minutes with a view to accommodating multiple speakers within the three minute time limit. Speakers may be asked questions by the Members of the Committee, but are not permitted to ask questions of others or to join in the debate. Speakers are not permitted to circulate or display plans, photographs, illustrations or textual material during the Committee meeting as any such material should be sent to the Members *and* officers in advance of the meeting to allow them time to consider the content.

Content of Officer's Report

It should be noted that the Officer's report will endeavour to include a summary of the relevant site characteristics, site history, policy issues, consultations carried out with both internal and external consultees and the public and then seek to make a professional judgement as to whether permission should be granted. However, the officer's report will usually summarise many of the issues, particularly consultations received from consultees and the public, and anyone wishing to see the full response must ask to consult the application file.

Status of Officer's Recommendations and Committee's Decisions

The recommendations contained in this report are made by the officers at the time the report was prepared. A different recommendation may be made at the meeting should circumstances change and the officer's recommendations may not be accepted by the Committee.

In order to facilitate debate in relation to an application, the Chairman will move the officer's recommendations in the report, which will be seconded by the Vice Chairman. Motions are debated by the Committee in accordance with the Council's Rules of Procedure. A binding decision is made only when the Committee has formally considered and voted in favour of a motion in relation to the application and, pursuant to that resolution, the decision notice has subsequently been issued by the Council.

Conditions and Reasons for Refusal

Suggested reasons for refusal and any conditions are set out in full in the officer's recommendation.

Officers or the Committee may add further reasons for refusal or conditions during the Committee meeting and Members may choose to refuse an application recommended for permission by the Officers or to permit an application recommended for refusal. In all cases, clear reasons will be given, by whoever is promoting the new condition or reason for refusal, to explain why the change is being made.

Decisions subject to Completion of a Planning Obligation

For some applications, a resolution is passed to grant planning permission subject to the completion of an appropriate planning obligation (often referred to as a Section 106 agreement). The obligation can restrict development or the use of the land, require operations or activities to be carried out, require the land to be used in a specified way or require payments to be made to the authority.

New developments will usually be required to contribute towards the infrastructure required to serve a site and to cater for additional demand created by any new development and its future occupants. Typically, such requirements include contributions to community facilities, village halls, parks and play areas, playing fields and improvements to roads, footpaths, cycleways and public transport.

Upon completion of the obligation, the Head of Planning and Building is delegated to grant permission subject to the listed conditions. However, it should be noted that the obligation usually has to be completed sufficiently in advance of the planning application determination date to allow the application to be issued. If this does not happen, the application may be refused for not resolving the issues required within the timescale set to deal with the application.

Deferred Applications

Applications may not be decided at the meeting for a number of reasons as follows:

- * The applicant may choose to withdraw the application. No further action would be taken on that proposal and the file is closed.
- * Officers may recommend deferral because the information requested or amended plans have not been approved or there is insufficient time for consultation on amendments.
- * The Committee may resolve to seek additional information or amendments.
- * The Committee may resolve to visit the site to assess the effect of the proposal on matters that are not clear from the plans or from the report. These site visits are not public meetings.

Visual Display of Plans and Photographs

Plans are included in the officers' reports in order to identify the site and its surroundings. The location plan will normally be the most up-to-date available from Ordnance Survey and to scale. The other plans are not a complete copy of the application plans and may not be to scale, particularly when they have been reduced from large size paper plans. If further information is needed or these plans are unclear please refer to the submitted application on the Council's website. Plans displayed at the meeting to assist the Members may include material additional to the written reports.

Photographs are used to illustrate particular points on most of the items and the officers usually take these. Photographs submitted in advance by applicants or objectors may be used at the discretion of the officers.

Human Rights

The European Convention on Human Rights ("ECHR") was brought into English Law, via the Human Rights Act 1998 ("HRA"), as from October 2000.

The HRA introduces an obligation on the Council to act consistently with the ECHR.

There are 2 Convention Rights likely to be most relevant to Planning Decisions:

- * Article 1 of the 1st Protocol - The Right to the Enjoyment of Property.
- * Article 8 - Right for Respect for Home, Privacy and Family Life.

It is important to note that these types of right are not unlimited - although in accordance with the EU concept of "proportionality", any interference with these rights must be sanctioned by Law (e.g. by the Town & Country Planning Acts) and must go no further than necessary.

Essentially, private interests must be weighed against the wider public interest and against competing private interests. Such a balancing exercise is already implicit in the decision making processes of the Committee. However, Members must specifically bear Human Rights issues in mind when reaching decisions on all planning applications and enforcement action.

The Natural Environment and Rural Communities (NERC) Act 2006 and Environment Act 2021

The Council has a duty under the Environment Act 2021, from the 1st January 2023, to ensure consideration is given to what can be done to conserve and enhance biodiversity through the exercise of its functions, agree policies and specific objectives based on those considerations and to act to deliver these policies and achieve objectives.

Previously the Council had a duty under the Natural Environment and Rural Communities Act 2006 as follows: *"every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity"*.

It is considered that this duty has been properly addressed within the process leading up to the formulation of the policies in the Revised Local Plan. Further regard is had in relation to specific planning applications through completion of the biodiversity checklists for validation, scoping and/or submission of Environmental Statements and any statutory consultations with relevant conservation bodies on biodiversity aspects of the proposals. Provided any recommendations arising from these processes are secured either by condition or, where appropriate, legal Obligation as part of any grant of planning permission (or included in reasons for refusal of any planning application) then the duty to ensure that biodiversity interest has been conserved and enhanced, as far as practically possible, will be considered to have been met.

Other Legislation

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that determination of applications be made in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the Borough comprises the Test Valley Borough Revised Local Plan (2016), and 'made' Neighbourhood Plans. Material considerations are defined by Case Law and includes, amongst other things, draft Development Plan Documents (DPD), Supplementary Planning Documents (SPD) and other relevant guidance including Development Briefs, Government advice, amenity considerations, crime and community safety, traffic generation and safety.

In December 2023 the Government published a revised National Planning Policy Framework (NPPF). The revised NPPF replaced and superseded the previous NPPF published in 2021. The revised NPPF is a material consideration in planning decisions.

So that sustainable development is pursued in a positive way, at the heart of the revised NPPF is a presumption in favour of sustainable development. Decisions should apply a presumption in favour of sustainable development. This does not change the statutory status of the development plan as a starting point for decision making. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Where a planning application conflicts with an up to date development plan, permission should not usually be granted. Local planning authorities may take decisions which depart from an up to date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

For decision-taking, applying the presumption in favour of sustainable development means:

- Approving development proposals that accord with an up to date development plan without delay; or
- 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:
 - The application of policies in the revised NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the revised NPPF when taken as a whole.

Existing Local Plan policies should not be considered out of date because they were adopted prior to the publication of the revised NPPF. Due weight should be given to them, according to their degree of consistency with the revised NPPF (the closer the policies in the Local Plan to the policies in the revised NPPF, the greater the weight that may be given).

ITEM 7

APPLICATION NO.	23/01700/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	07.07.2023
APPLICANT	Churchill Retirement Living
SITE	Edwina Mountbatten House, Broadwater Road, Romsey, SO51 8GH, ROMSEY TOWN
PROPOSAL	Redevelopment for retirement living accommodation comprising 47 retirement apartments including communal facilities, access, car parking and landscaping
AMENDMENTS	Amended plans received 17.07.23, 09.08.23 & 23.11.23
CASE OFFICER	Mr Paul Goodman

Background paper (Local Government Act 1972 Section 100D)

[Click here to view application](#)

1.0 INTRODUCTION

- 1.1 The application is referred to SAPC at the request of a local member as it raises issues of more than local public interest.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The application site is situated to the south/west of Broadwater Road and to the north of the bypass. The former care home is a broadly pentagonal shaped building with access from Broadwater Road.

3.0 PROPOSAL

- 3.1 The application proposes the redevelopment of the site for retirement living accommodation comprising 47 retirement apartments including communal facilities, access, car parking and landscaping.

4.0 HISTORY

- 4.1 24/00202/DEMS - Application to determine if prior approval is required for proposed demolition of single storey former care home. Pending Consideration.
- 4.2 23/01496/ADVS - Display of Advertisement text on site hoarding. Pending Consideration.
- 4.3 23/01497/FULLS - Erection of site hoarding (Retrospective). Permission 20.12.2023.

- 4.4 21/02714/FULLS - Temporary siting of prefabricated jack-leg office building for the storage of papers, materials and equipment associated with the operation of the care home for a period of 3 years. Permission 26.10.2021.
- 4.5 19/02805/FULLS - Replace Conservatory with sunroom, reposition gates with brickwork piers. Permission 09.01.2020.
- 4.6 17/02802/FULLS - Temporary siting of prefabricated jack-leg office building for the storage of papers, materials and equipment associated with the operation of the care home for a period of 3 years. Permission 23.01.2018.
- 4.7 TVS.07353 - Erection of conservatory to side of property. 29.04.1994.

5.0 CONSULTATIONS

5.1 Planning Policy & Transport (Policy) – Comment.

- There is no objection to the principle of the loss of the care home (use class C2) and redevelopment of the site to provide a specialised residential use (use class C3), under policies within the adopted local plan.
- The submitted Affordable Housing and Viability Assessment should be robustly scrutinised and tested, to ensure appropriate on-site affordable housing and/or off-site contributions are secured, subject to viability considerations, together with infrastructure mitigation, with regard to TVBLP policies COM7, COM15 and the TVBC Infrastructure and Developer Contributions SPD (adopted 7 June 2023).
- Amenity space and public open space should be provided in line with LHW4 and LHW1, including private gardens or balconies or useable and well-designed shared gardens suitable for residents of the development.
- HCC and the Integrated Care Board (IOW and Hants) should be consulted with regard to any infrastructure mitigation and requirements.
- Ecological mitigation is required off-site, in respect of indirect and cumulative recreational impacts on the Solent and Southampton Water SPA and New Forest SAC/SPA.
- Nutrient Neutrality should be demonstrated within the proposals.
- We would encourage delivery of Biodiversity Net Gain, of at least 10%, in line with forthcoming legislation, guidance and the Environment Act 2022 (secondary legislation awaited).
- The proposal should provide for transport, access and parking requirements for residents, in line with Policies T1 and T2.
- Waste and recycling provision is required on site, see 'Guidance Document for the Storage and Collection of Domestic Waste and Recycling For New and Existing Developments - Guidance for Architects and Developers (Updated August 2017 Version 3)'

5.2 Planning & Building (Conservation) – No objection

- The amendments to the design of the proposed scheme have sufficiently overcome the concerns previously raised that it is now considered the proposed replacement retirement accommodation should not have an adverse impact on the settings of the nearby listed buildings or the setting of the conservation area.

- A few further amendments to the scheme to make the design more convincing are recommended:
- Some additional chimneys are suggested, particularly for the section of the building on the corner with the roundabout, and on the courtyard elevation (much of this elevation will be contained within the site – but the roof is likely to be visible in views from the adjacent carpark.
- At present the proposed chimneys are all shown exactly the same width and height, this does not reflect the character of the locality, and variation should be introduced.
- It would be unusual for a traditional front door to be white, therefore it would be better if the Broadwater Road doors were a darker colour.
- The doors and sidelights facing Broadwater Road are not wholly convincing as traditional front doors. It would be better if they had details such as kick panels at lower level.
- It is noted that the intended materials are proposed to be white-painted brickwork and red bricks, which would be a good match to the locality. In the rendered drawings, the red is showing more buff, and the white is showing quite grey. It might be helpful to have a more true-to-intention representation.
- The success of the scheme will depend on the detailed treatment of the buildings, and conditions are recommended.

5.3 **Planning & Building (Trees) – Comment.**

- Situated adjacent to the site's southern boundary is part of a linear group of large, mature trees that line the riverbank. This is a prominent landscape feature that positively contributes to the character of the area and provides a good level of public amenity. As such these trees are considered as a constraint to the site's development.
- Given the site's orientation this group of trees will have a notable shading effect on both the proposed amenity area and potentially the primary living space of the proposed dwellings adjacent to the southern boundary. It is therefore considered reasonably foreseeable that any future occupiers of these dwellings would seek to ameliorate these shading effects by undertaking unsympathetic pruning or prematurely removing trees within this group. This would adversely affect the amenity provided by trees to the area. It is noted that in the submitted tree report section 1.6 no adverse impacts on retained trees is considered likely. A shade analysis does not appear to have been undertaken.
- Situated adjacent to the site's northern boundary within the neighbouring car park is a large, mature Hornbeam. This tree provides a good level of public amenity and is also considered as a constraint to the site's development. The proposal seeks to replace an existing garage situated beneath the tree's crown and within the theoretical root protection area with a substation. It is therefore considered likely that the installation of the substation would adversely affect the tree's health and the amenity that it provides. Statutory providers have very specific construction requirements for sub-stations. Further information is required on the design of the substation to allow the tree related implications to be properly addressed.

- The loss of T18 and T20 can be suitably mitigated with the proposed replacement planting.

5.4 Planning & Building (Landscape) - Comment

- The site itself has no landscape designations, however it is noted that the Romsey Conservation Area wraps around the northern and eastern boundary of the site; within this are a large number of listed properties. To the south of the site Broadlands is designated as a Grade II* Park and Garden. Immediately to the west is Crossfield Hall and car park, this is a public space with open, uninterrupted views of the site. Immediately to the south, the river and tree belt run from east to west, this forms part of a wider key landscape feature along the Bypass Road around the Town Centre.
- Where the building and associated parking/access fills the plot; minimal amenity space has been provided. The increase in height of the proposed building along with the existing mature trees to the south of the site this is likely to cause considerable shading. As previously requested, a shade diagram should be submitted within the application to ensure that there is sufficient daylight for the limited amenity space.

5.5 Planning & Building (Ecology) – No objection, subject to conditions

5.6 Housing & Environmental Health (Housing) – Comments awaited following viability assessment.

5.7 Environmental Services (Refuse) – Objection,

- Concern regarding turning space for refuse vehicle and the size of the proposed refuse store.

5.8 Environment Agency – No objection, subject to condition.

5.9 HCC LLFA - No objection, subject to condition.

5.10 HCC Archaeology – No objection

5.11 HCC Highways – No in-principal objections but concern raised regarding refuse collection.

5.12 Design Review Panel

- Any design must respond to the site and context as given.
- The design needs to break away from the rigidity of the present layout. The blocks would be better to appear separate.
- Consider the surrounding historic urban grain.
- The Palmerston Street frontage should be low in scale to relate to the row cottages opposite and the difference in level between the opposite sides of the street.
- While the block along the south boundary can be three storeys and extended at the west end.

- Romsey is largely a settlement built on brick and a limit on the number of materials used could help bring some sense of design cohesiveness.
- To conclude, the Panel re-emphasises that this is an important site on one of the gateways into the town, which demands a quality piece of architecture, which must respond to the constraints of the setting and display correct proportions and detailing whatever the design approach.
- The Panel considers that the present scheme for this site falls short and would be detrimental to the setting of the conservation area.
- The Panel feels that all the analysis done on the site and the area has only served to support the original plan for the development, without the brief being tested against the setting. The scheme now needs to be re-considered.

5.13 **Natural England** – Further details required regarding the proposed mitigation site.

6.0 **REPRESENTATIONS** Expired 15.12.2023.

6.1 **Romsey Town Council** – Objection.

- Inappropriate for the gateway to Romsey
- Out of keeping with the neighbouring conservation area.
- Sheer mass of the development and too high and overbearing compared with the existing properties.
- Pressure to prune or fell trees on the southside because of shadowing.
- No contribution to affordable housing or s106.

6.2 **Romsey & District Society (Planning Committee)** – Objection

- Compromises future development of the town centre.
- Overdevelopment of the site and adverse impact on the conservation area.
- Generic pastiche design with no relationship to local character. Repetitive fenestration.
- Support Conservation Officers objections to original submission.
- Overpower small scale properties in Palmerston Street resulting in overbearing composition.
- Entire concept is flawed.
- Any decision should be withheld until the Borough has endorsed the South of the Town Centre Development Plan.

6.3 **12 representations of Objection received.**

- Loss of the existing building, which is locally important, attractive and should be retained.
- Loss of the clock tower.
- Adverse impact on the conservation area and historic buildings.
- Proposed is generic and does not represent high quality design.
- Scale of development facing Palmerston Street
- Overbearing, overshadowing and loss of light to neighbouring properties.
- Lack of landscaping and amenity space.

- Further retirement properties are not required.
- Shading from trees on the southern side.
- Inadequate parking provision.
- Impact on drainage infrastructure.
- Proposals do not reflect the Mountbatten Charity Trust. The proposed will not be accessible to previous residents or those in need.
- Impact on the amenity of neighbouring properties from construction work.
- Adverse commercial impact on the town.
- Increased pressure on local services.
- Loss of property values.

6.4 **1 representation of Support received.**

- Existing building is derelict and not an attractive entrance to Romsey.
- Will add to the regeneration of the town centre,
- Churchill retirement development in other areas blend into the architectural setting.
- Romsey has an aging population on more retirement properties will be required.
- Location encourages reduction in driving.
- Increased footfall to town centre.
- Increase local employment.
- Environmentally friendly building.

7.0 **POLICY**

7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

7.2 Test Valley Borough Revised Local Plan (2016) (RLP)

COM2 (Settlement Hierarchy), COM14 (Community Services and Facilities), E1 (High Quality Development in the Borough), E2 (Protect, Conserve and Enhance the Landscape Character of the Borough), E5 (Biodiversity), E7 (Water Management), E8 (Pollution), E9 (Heritage), LHW1 (Public Open Space), LHW4 (Amenity), T1 (Managing Movement), T2 (Parking Standard).

7.3 Supplementary Planning Documents (SPD)

Infrastructure and Developer Contributions

Affordable Housing SPD

Look at Romsey

8.0 **PLANNING CONSIDERATIONS**

The main planning considerations are the principle for development, housing land supply, affordable housing, public open space provision, character of the area and setting of heritage assets, highways, protected species & ecology, drainage and amenity.

8.1 **Principle of Development**

The site lies within the settlement area of Romsey and therefore the principle of development and re-development for housing is accepted in accordance with policy COM2, subject to adherence with the other policies of the TVBRLP.

8.2 Retirement Provision

The adopted Local Plan does not make specific provision for retirement living accommodation and proposals for this form of housing are considered on their merits. The submission sets out evidence of the growing requirement for various forms of housing for older people. The Council recognises this growing need and paragraph 5.33 in the local plan confirms that the Borough has an increasingly ageing population, and that demand will increase over the lifetime of the plan, for sheltered, extra care and other forms of housing designed to meet the needs of older people. The latest Strategic Housing Marketing Assessment (2022) states that over the period for the next local plan (2020 – 2040) it is anticipated there will be:

- a 43% increase in the population aged 65+.
- a 72% increase in the number of people aged 65+ with dementia; and
- a 59% increase in those aged 65+ with mobility problems.

8.3 Housing Land Supply

Paragraph 74 of the NPPF requires the Council to demonstrate a minimum of 5 years housing land supply (HLS) with a 5% buffer. An assessment of the HLS position as of 1st April 2022 has been undertaken. This uses the housing requirement established in policy COM1 and has regard to the conclusions of the Inspector's Report on the Examination of the Local Plan. The HLS position for Southern Test Valley, as of 1st April 2022 is 6.83 years of supply. This is reported against a target of 5.00 years. The existence of a five-year HLS enables the Council to give weight to the policies of the adopted plan (in the context of footnote 8 of the NPPF). The demonstration of a five-year HLS does not in itself cap development and any application must be assessed on its merits.

8.4 **Affordable Housing**

The applicant is proposing 47 retirement living units. In accordance with Policy COM7, the Council will seek 40% (or 18.8) of those 47 units as affordable housing. The provision of affordable housing on site is the Council's starting point and would normally be preferred. Provision off-site or a financial contribution in lieu will need to be justified.

8.5 The Housing Officer has checked with an Affordable Housing Provider (AHP) and due to the restricted age, potential higher service and management charges that would be incurred, and a mixed tenure block, the AHP stated it would make this cost prohibitive and an unattractive & unviable proposition for them. There are some circumstances in which Test Valley BC is willing to accept an off-site contribution. This could require the provision of a site

comprising serviced remediated land to be made available at no cost to the Council and should be of a sufficient size and suitability to provide 40% of total dwellings as affordable housing in a location related to the development site. If this is not an option, then appropriate financial contributions may also be sought for off-site provision where necessary to ensure that the dwellings provided can be made available to meet local needs.

- 8.6 Alongside the original submission the applicant submitted a report on Affordable Housing & Viability, which concluded that no financial headroom exists for S106 payments and by extension that no on-site Affordable Housing provision was viable.
- 8.7 The Council has secured specialist viability advice to assist in determining the application. Following initial advice on behalf of the Council and subsequent viability statement was submitted by the applicants. In summary this concluded that a contribution of £113k could be provided. Review of the revised information by the Councils advisors concluded that an amount of £314k could be provided as an affordable housing contribution. The applicant has now agreed to the provision of the £314k contribution (in addition to the public open space contribution discussed below).
- 8.8 Policy COM7 provides for a reduced affordable housing requirement to be sought, but only where the developer can justify that to provide the full requirement would make the scheme unviable. In this instance the submissions have been assessed by independent advisors on behalf of the Council and their recommendations on the amount of contribution that is viable have been followed. As a result, and subject to the financial contribution being secured for the purposes of providing affordable housing off-site, by legal agreement, the development is considered to comply with Policy COM7. The recommendation reflects this position.
- 8.9 **Public Open Space**
The adopted CIL charging schedule sets out a nil rate of CIL for retirement living development. However, s106 contributions should still be sought towards mitigating local infrastructure impacts associated with the proposed development, including impacts on community provisions such as public open spaces (POS). The Borough Council adopted a Developer Contributions Supplementary Planning Document on 7 June 2023 which sets out the need for public open spaces and the requisite contributions.
- 8.10 POS financial contributions are based on the number/size of apartments, in the absence of CIL, for the sheltered housing units proposed (age restricted). In this case the 'childrens play' typology has not been included as the occupants would be aged 55+ and unlikely to increase pressures on this provision. In addition, 'parks and gardens' and 'allotments' have not been included, to reflect the 2018 Public Open Space Audit, which indicated no shortfall in provision for these typologies in the Romsey Abbey ward.

8.11 Contributions are however required in relation to outdoor sports facilities and informal recreation. In this instance those contributions amount to £132k and are to be secured by legal agreement. The recommendation reflects this position.

8.12 **Character and Appearance**

The existing building is not listed but is situated adjacent the Romsey Conservation Area and in close proximity to other listed buildings. The application site was formerly located within the conservation area but was removed following the 2020 boundary review. The review considered that.

This building dates to the later 20th century and is of no heritage value. Its larger footprint means it does not reflect the historic character of the area.

8.13 The Conservation Officer has commented that there is no objection in principle to the demolition of the existing care home, which is of no special architectural, historic, or aesthetic merit. There is some associative value – Edwina Mountbatten being the wife of Louis Mountbatten, 1st Earl Mountbatten of Burma, the last vicereine of India, and the Mountbattens' ownership of nearby Broadlands. The care home was built to honour her memory. This loss of this value could, however, to a greater extent be restored by retaining the name for the replacement facility and incorporating some form of memorial to her in the new site.

8.14 Edwina Mountbatten House is at the edge of the conservation area, and the entrance to the historic core of the town from the bypass – accessed from the same roundabout which serves the main entrance to the Broadlands estate. There are numerous listed and historic buildings in the vicinity. As such it is a very sensitive site, and any new development here would need to be of a high standard of architecture and have appropriate regard to the settings of the heritage assets.

8.15 The Conservation Officer raised objection to the development as initially proposed. Specifically, by virtue of its scale, detailing, use of materials, and design that it would harm the settings of the listed building and the conservation area. The Conservation Officers assessment of the original submission was that the level of harm would be less-than-substantial but would be at the higher end of this bracket, especially in terms of the settings of the listed buildings on the west side of Palmerston Street.

8.16 The Conservation Officer raised no objection in principle to the proposed footprint of the replacement building, which was broadly similar to the existing and the general design concept to emulate a terraced row of houses going around the corner of the road. However, the initial designs were not considered sympathetic to the character of Romsey.

- 8.17 The design has been substantially revised in the amended plans and has sought to address the specific concerns of the Conservation Officer. Many of these issues were also reflected in the representations that were first received, including addressing the lack of variety in the fenestration and including additional details in the doorways and brickwork to better reflect the terraced concept. Materials have been improved throughout and faux stone porches removed. Variation has also been introduced to the proposed chimneys. In addition, tile hanging has been introduced to the blank gable end facing the Crossfield Hall. Development at the corners of the building have been reduced in scale and prominence to better reflect the surrounding sites.
- 8.18 Following the amendments to the design of the proposed scheme the Conservation Officer has advised that the changes have sufficiently overcome the concerns previously raised that it is now considered the proposed replacement retirement accommodation should not have an adverse impact on the settings of the nearby listed buildings or the setting of the conservation area. This conclusion is also reinforced by the position that the existing (physical) building is considered to be of poor architectural design and historic interest, and that it will be demolished as part of the comprehensive redevelopment of the site.
- 8.19 However, the original proposals also received a negative response from the Design Review Panel. The comments are summarised at paragraph 5.10 but broadly call for a more fundamental reconsideration of the design approach. These sentiments are echoed in some representations which have characterised the plans as generic and made similar comments regarding the relationship with Palmerston Street. Whilst an alternative design could be successful no specific approach is advocated.
- 8.20 Notwithstanding any theoretical alternative the application must be determined on the basis of the plans submitted. It is accepted that there are likely numerous suitable designs that could be accommodated on the site. However, it is considered that the approach proposed, informed by the comments of the Conservation Officer, and reflected in the revised proposals, is appropriate and would broadly enhance the character of this site situated adjacent the Conservation Area and make a positive contribution to sustaining the significance of the surrounding heritage assets. The revised designs have taken account of the character, appearance and setting of heritage assets and those assets have informed the design of the proposals. As a result, the development is considered to comply with Policies E1 and E9 of the TVBRLP.
- 8.21 South of Romsey Town Centre Masterplan
The South of Romsey Town Centre Masterplan was adopted by the Council on 2 September 2020. The masterplan proposes short term public realm improvements, medium term mixed-use development with new housing, community and leisure uses alongside a new and improved transport hub. In the long term the plan is for the relocation of the Aldi supermarket (The Hundred) with the site it currently occupies being redeveloped for employment and leisure use.

- 8.22 It must be acknowledged though that the defined masterplan area does not include the application site - although its boundary does incorporate the Crosfield Hall site adjacent to the site's western boundary. Whilst no detailed plans or planning applications have been put forward for the wider masterplan area at the time of reporting this current application, the masterplan broadly proposes relocation of the Crosfield Hall and provision of a three-storey building

comprised of ground floor plus two levels of decked car parking (approximately 180 spaces), constructed of lightweight steel and would be covered in green walls and planting to reduce its visual impact.

- 8.23 Whilst there is no detailed permission for the adjacent site the proposed development has been designed to respond to and accommodate the current use of the Crosfield Hall site. The proposed accommodation faces outwards adjacent the highways to the north, south and east. Those rooms facing into the courtyard are offset from the Crosfield Hall site separated by the entrance and parking areas. In addition, stair wells and facilities such as refuse storage and buggy parking have been located on the western side of the building to minimise impacts on future residents. Furthermore, fenestration has been minimised in the gable ends closest the western boundary. All of these design solutions have sought to strike a balance between maximising the potential for the application site to come forward in the way in which the applicants have desired, but at the same time to ensure the layout and juxtaposition of more sensitive activities relative to the shared boundary does not irrevocably compromise the ability to accommodate the re-development of the Crosfield Hall site.

8.24 **Arboriculture**

The Arboricultural Officer has identified that adjacent to the site's southern boundary is part of a linear group of large, mature trees that line the riverbank. This is a prominent landscape feature from the bypass and provides a backdrop to the development site when viewed from the direction of the town centre, that positively contributes to the character of the area and provides a good level of public amenity. As such these trees are considered as a constraint to the site's development.

The proposed development is outside the root protection areas for the trees, but the Arboricultural Officer has raised concerns with regard to shading impact resulting in pressure to undertake works to the trees. This comment is also reflected in the representations. Whilst there will be shading from the trees which are situated south of the application site it must be noted that the same arrangement has persisted in relation to the existing development without adverse impact on the trees. Indeed, the existing development is situated closer (3.1m) to the canopy than the proposed development (7.3m). It is also considered unlikely that future residents would want to further expose the site to the adjacent bypass road. In addition, the trees are situated outside of the

application site with HCC Highways land. As a result, there should be no expectation by the applicant, or future occupiers, for works to be undertaken to the trees. In this instance it is not considered that a reason for refusal based on pressure to the trees could be substantiated and the development is considered to comply with Policy E2.

8.25 **Ecology & Biodiversity**

8.26 Protected Species

Policy E5 of the RLP relates to biodiversity and states that development that will conserve and, where possible restore and/or enhance biodiversity, will be permitted and sets several criteria against which development proposals will be assessed. The Ecology Officer has commented that the submitted survey work is appropriate and that the proposed mitigation measures are suitable. It is also noted that, whilst not yet a national requirement, the scheme would deliver a 10% biodiversity net gain. Subject to a condition to secure the recommended mitigation the proposals are considered to be in accordance with Policy E5 of the RLP and the Conservation of Habitats and Species Regulations 2010 (as amended) in respect of protected species.

8.27 Solent and Southampton Water SPA – Solent Neutrality

There is existing evidence of high levels of nitrogen and phosphorus in the water environment across the Solent, with evidence of eutrophication at some designated sites. An Integrated Water Management Study for South Hampshire was commissioned by the Partnership for Urban South Hampshire (PUSH) Authorities to examine the delivery of development growth in relation to legislative and government policy requirements for designated sites and wider biodiversity. This work has identified that there is uncertainty regarding whether any new housing development does not contribute to net increases in nutrients entering these designated sites.

8.28 As such, the advice from Natural England is that the applicants for development proposals resulting in a net increase in dwellings are required to submit the nitrogen budget for the development to demonstrate no likely significant effect on the European designated sites due to the increase in wastewater from the new housing.

8.29 In support of the proposed development the applicant has submitted a proposed offsite mitigation strategy. The proposed strategy comprises the removal of land within and off-site agricultural holding from future agricultural production. Natural England have agreed the amount of nitrate impact that needs to be mitigated but have queried the use of the proposed mitigation land (a pig farm), which is understood to be a site allocated in the New Forest District Local Plan for employment use. The applicant has advised that they have no intention of bringing the site forward for the allocated use and that the site remains available for nitrate mitigation. The Council has sought further advice on this matter and will need to conclude consultation with Natural England before issuing any permission. The recommendation has been proposed to allow completion of the process and to secure use of the mitigation land and management by s106 legal agreement. Subject to the

completion of the required consultation and agreement the development will therefore not result in adverse effects on the Solent designated site through water quality impacts arising from nitrate generation. The agreement had not been completed at the time of reporting and it is recommended that the application be referred to the Head of Planning and Building for completion post- SAPC resolution.

8.30 International sites

The development will result in a net increase in residential dwellings within 13.6km of the New Forest SPA and within 5.6km of the Solent and Southampton Water SPA. These distances define the zones identified by recent research where new residents would be considered likely to visit these sites. These SPAs support a range of bird species that are vulnerable to impacts arising from increases in recreational use of the sites that result from new housing development. While clearly one new house on its own would not result in any significant effects, it has been demonstrated through research, and agreed by Natural England that any net increase (even single dwellings) would have a likely significant effect on the SPAs when considered in combination with other plans and projects.

8.31 To address this issue, Test Valley Borough Council has adopted a strategy whereby a scale of developer contributions has been agreed that would fund the delivery of measures to address these issues. With respect to the New Forest, a new strategic area of alternative recreational open space is being delivered that would offer the same sort of recreational opportunities as those offered by the New Forest. With respect to the Solent sites, funding is to be provided to the Solent Recreation Mitigation Partnership (SRMP). Funding is to be secured through a per-dwelling contribution from developments where those developments result in a net increase in dwellings.

8.32 Subject to the completion of a legal agreement (with the recommendation reflecting this) to secure the required contributions development would comply with the Council's adopted 'New Forest SPA Mitigation - Interim Framework', Solent Recreation Mitigation Strategy (2017), Policy E5 of the adopted Test Valley Borough Revised Local Plan 2016, and the Conservation of Habitats and Species Regulations 2010 (as amended).

8.33 **Highways**

Representations have raised concern with regard to the impact of increased parking and vehicle movements on highways safety. Whilst the Highways Officer has raised no objection to most aspects of the proposals, they have raised concern with regard to access for a refuse vehicle. This concern was also reflected in the Councils Refuse Team.

8.34 The applicants have subsequently advised that it is intended to service the sites refuse collection with a private operator which would facilitate use of smaller vehicles. Whilst this would address the concern it is considered necessary to secure full details of the refuse operations and details of any vehicles by condition.

- 8.35 The Highways Officer has commented that the scope of the survey and methodology in the technical note is acceptable. The results of the survey assessment demonstrate a level of additional traffic that would not be considered – significant to the point at which the safety and efficiency of the public highway network in this location would be adversely affected. Following review, HCC Highways have confirmed that there are no existing accident trends within the vicinity of the site that this proposal would likely exacerbate. It is therefore considered that the proposal would not lead to any material detrimental impact upon the safety and efficiency of the local highway network in this location.
- 8.36 **Parking**
The proposed layout shows 16 parking spaces, which is below adopted parking standards (as set out in Annex G of the Local Plan). Annex G requires the provision of 1 space per unit of supported accommodation which would result in a full requirement of 47 spaces.
- 8.37 The submitted Transport Report notes that the site is accessible location for staff and residents via nearby bus routes and by walking and/or cycling. It is also noted that the application does not propose a care home and that on-site support is limited to in terms of communal spaces other than shared storage and external spaces.
- 8.38 The applicant has sought to provide further justification for reduced parking standards. In terms of the demographics of the occupants the applicant has confirmed that the development is designed to accommodate the needs of elderly residents. The submitted transport statement included survey information of car ownership in similar developments, which is considered to be a robust and fair indication of likely car ownership. These details indicate a pattern of reduced car ownership for residents. Following review of the available evidence it is considered that the applicant has provided sufficient evidence to substantiate the level of car parking proposed meaning the site would generate a lower demand for parking and that the reduced number of spaces is justified. The proposal is considered to comply with Policy T2 of the TVBRLP.
- 8.39 **Water management**
The 2016 Local Plan includes a requirement in policy E7 to achieve a water consumption standard of no more than 110 litres per person per day. This reflects the requirements of part G2 of the 2015 Building Regulations. In the event that planning permission was to be recommended a condition would be applied in order to address this. Subject to such a condition the proposal would comply with policy E7.
- 8.40 **Drainage and Flood Risk**
The application has been supported by a Detailed Surface Water Drainage Arrangement. Following review of the additional information provided following initial comments by the EA, both the EA and LLFA have raised no objection subject to condition that development be constructed in accordance with the approved plans. Subject to the required condition the proposed development is not considered to result in adverse flood risk and complies with TVBRLP Policy E7.

8.41 Amenities of neighbouring properties

Policy LHW4 of the RLP sets a number of criteria against which development proposals will be assessed in order to safeguard the amenity of existing and future residents, particularly in terms of overlooking, loss of privacy and any adverse impact in terms of loss of daylight/sunlight.

8.42 Representations have raised concern that the proposed development would have an adverse impact on the residents of adjacent properties, specifically those facing Palmerston Street to the east. These concerns mainly refer to the increase in the height of the proposed eastern elevation (10.4m) compared to that of the existing building (5.8m) which is single storey. The application site is also situated on higher ground than the neighbouring highway and properties to the eastern side of the road. In terms of separation the existing building is approximately 14.9m from the front elevation of the nearest neighbouring property and the proposed approximately 14.1m.

8.43 The resultant relationships are not considered to be unusual in a town centre setting and a similar relationship exists between those properties further north and the development to the western side of the highway. There are no significant impacts on neighbouring residential properties to the south, west or north due to the intervening land uses and public highways. As a result, it is not considered that a reason for refusal based on overlooking or overbearing impact could be substantiated. As a result, the proposed scheme is considered to comply with policy LHW4.

8.44 Noise

The application is supported by a Noise Assessment. The submitted information has demonstrated that the site can be accommodated without adverse impact on future residents. A condition is recommended to secure full details of any plant equipment audible beyond the site boundary. In relation to neighbouring properties construction impacts are considered in more detail below. However normal domestic use of the proposed development is not considered likely to generate significant noise.

8.45 Impact during construction works

Representations have raised concern regarding the impact on amenity during construction works. Whilst some degree of disturbance is inevitable during construction work conditions can be applied to limit the hours of construction and to require an environmental management plan to limit amenity impacts. Subject to the required conditions the proposed development is considered to have no significant adverse impact on amenity and complies with TVBRLP Policies LHW4 and E8.

8.46 Economic Benefits

The site is currently unoccupied. Whilst the residential proposals are not a commercial enterprise there are economic benefits associated with the development works and the future occupiers of the dwellings. These are matters that should be afforded weight in the planning balance.

8.47 **Social Benefits**

Whilst the loss of the former care facility is regrettable it is considered that investment in the site, which is situated in a prominent location, for retirement living represents a public benefit.

8.48 **Planning Balance**

Although Officer advice is that the proposal complies with the provisions of the Development plan when taken as a whole, there are a number of public benefits that have been advanced by the applicant to support the proposals. Overall, the proposal would provide homes within a settlement for older people and add to the diversity of housing stock in Romsey. The housing would therefore be a public benefit. In addition, the proposals result in a substantial financial contribution to affordable housing – albeit that would be provided off-site via financial contribution.

8.49 In economic terms the proposal would provide construction jobs during its build out. These jobs would be transitory and only moderate weight can be afforded to this point. Furthermore, the new properties would result in people living in the town centre and the associated spending by these people in the local economy is also a benefit of the scheme. The site is also vacant following cessation of the former use.

8.50 As identified earlier, the works are considered to have an acceptable relationship with the character of the surrounding site and any increased prominence over the previous development is considered to be outweighed by the benefits of the proposals. The proposal would, therefore, accord with both Local and national planning policies.

9.0 **CONCLUSION**

9.1 The location of the site means that is in a highly sustainable location and the proposal is acceptable in both principle, and detail. Subject to securing the required conditions and s106 obligations detailed above, and in the in the recommendation, the proposed development is considered acceptable.

10.0 **RECOMMENDATION**

Delegate to Head of Planning & Building to secure a satisfactory consultation reply from Natural England, and for the completion of a legal agreement to secure:

- **Removal of nitrate mitigation land from agricultural production**
- **Future management of the nitrate mitigation land.**
- **Nitrate mitigation monitoring fee**
- **Affordable housing financial contributions**
- **Public Open Space financial contributions**
- **New Forest SPA financial contributions**
- **Solent SPA financial contributions**
- **s106 monitoring fee**

then **PERMISSION** subject to:

1. The development hereby permitted shall be begun within three years from the date of this permission.
Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers
10123RS-PA00
10123RS-PA01 REV B
10123RS-PA02 REV B
10123RS-PA03 REV B
10123RS-PA04 REV B
10123RS-PA05 REV B
10123RS-PA06 REV B
10123RS-PA07 REV B
10123RS-PA08 REV B
10123RS-PA09 REV B
10123RS-PA10 REV B
10123RS - PA11
10123RS - PA12
10123RS-PA13 REV B
10123RS-PA14 REV B
JBA 23-010-SK02 C
Reason: For the avoidance of doubt and in the interests of proper planning.
3. No development shall take place above DPC level of the development hereby permitted until samples and details of the materials to be used in the construction of all external surfaces hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason: To ensure the development has a satisfactory external appearance in the interest of visual amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1.
4. No development shall take place above DPC level of the development hereby permitted until full details of hard and soft landscape works have been submitted and approved. Details shall include-where appropriate: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, etc.); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports.); retained historic landscape features and proposals for restoration, where relevant.

Soft landscape works shall include: planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities. The landscape works shall be carried out in accordance with the implementation programme and in accordance with the management plan.

Reason: To improve the appearance of the site and enhance the character of the development in the interest of visual amenity and contribute to the character of the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 and E2.

- 5. No development shall take place above DPC level of the development hereby permitted until a schedule of landscape management and maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas and an implementation programme, shall be submitted to and approved in writing by the Local Planning Authority. The approved management plan shall be carried out in accordance with the implementation programme.
Reason: To ensure the provision of amenity afforded by proper maintenance of existing and new landscape features as an improvement of the appearance of the site and to enhance the character of the development in the interest of visual amenity and contribute to the character of the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 and E2.**
- 6. The development shall not be occupied until space has been laid out and provided for the parking and manoeuvring of vehicles to enable them to enter and leave the site in a forward gear in accordance with the approved plan and this space shall thereafter be reserved for such purposes at all times.
Reason: In the interests of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1**
- 7. Prior to the commencement of development full details of the layout for the parking and manoeuvring onsite of contractor's and delivery vehicles during the construction period shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the commencement of development and retained for the duration of the construction period.
Reason: In the interest of highway safety in accordance with Test Valley Borough Local Plan 2016 policy T1.**
- 8. No development shall take place unless or until an Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The Environmental Management Plan shall cover the control of noise, dust and spoil during the demolition, site preparation and construction phases of development. The Environmental Management Plan shall include the provision of wheel washing, and any other suitable facility, to avoid**

the deposit of spoil onto the highway network. Work shall be undertaken in accordance with the approved Environmental Management Plan.

Reason: In the interests of the amenities of neighbouring properties in accordance with Test Valley Borough Local Plan policies E8 and LWH4.

- 9. Prior to the first use of the new bin store a management plan shall be submitted detailing the private refuse collection measures, including the size of any refuse vehicle, the plan shall also detail the measures which the applicant will put in place and retain to minimise noise and odour impacts as a result of the use of this area. No waste collections shall be made outside of the hours of 07:30 to 18.00 Monday to Friday unless otherwise agreed in writing by the local planning authority. Refuse collection shall be undertaken in accordance with the approved plan.**

Reason: In the interests of the amenities of neighbouring properties in accordance with Test Valley Borough Local Plan policies E8 and LWH4.

- 10. Each unit of accommodation hereby permitted shall be occupied only by:**

- persons of 55 years or older or**
- persons living as part of a single household with such a person or persons; or**
- persons who were living as part of a single household with such a person or persons who have since died.**

Reason: The units of the residential accommodation, parking provision, outdoor amenity space, education provision and affordable housing provision have been designed for occupation by persons who satisfy the above criteria and are unsuitable for family housing and to ensure accordance with Test Valley Borough Revised Local Plan (2016) policies COM7, COM14, COM15, LHW1, LHW4, T1 & T2.

- 11. No development shall take place in relation to the substation until a revised arboricultural assessment has been submitted to detailing the protection of the adjacent Hornbeam during installation works. Development shall be undertaken in accordance with the approved details. The development of the main building hereby approved shall be undertaken in full accordance with the provisions set out within the Arboricultural impact appraisal and method statement (ref 22191-AIA3-DC, 9th May 2023) and its associated tree protection plan ref 22191-4.**

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2.

- 12. Development shall proceed in accordance with the measures set out in the Ecological Appraisal ref 784-B043706 (Tetra Tech, May 23) and Biodiversity Net Gain Assessment (Tetra Tech, May 23) Thereafter, enhancement features shall be permanently maintained and retained in accordance with the approved details, with photographic evidence provided to the Local Planning Authority within 6 months of occupation.**

Reason: to enhance biodiversity in accordance with Policy E5 of the Test Valley Revised Local Plan DPD.
- 13. There shall be no construction or demolition works, no machinery shall be operated, no processes carried out and no deliveries received or dispatched outside the following times: 07:30 to 18:00 hours Monday to Friday and 08:00 to 13:00 hours on Saturday. In addition, no such activities shall take place on Sundays, Bank or Public holidays.**

Reason: In the interests of the amenities of neighbouring properties in accordance with Test Valley Borough Local Plan policies E8 and LWH4.
- 14. No fixed plant or machinery which may be audible beyond the site boundary shall be installed on site without prior written consent from the local planning authority. In seeking sign off of this condition the applicant is advised to provide details of the proposed plant, its location, any mitigation proposed and if mitigation includes use of a barrier a relevant cross section.**

Reason: In the interests of the amenities of neighbouring properties in accordance with Test Valley Borough Local Plan policies E8 and LWH4.
- 15. The development hereby approved shall be designed and built to meet Regulation 36 2 (b) requirement of 110 litres/person/day water efficiency set out in part G2 of Building Regulations 2015.**

Reason: In the interests of improving water usage efficiency in accordance with policy E7 of the Test Valley Borough Revised Local Plan 2016.
- 16. The development shall be carried out in accordance with the submitted flood risk assessment (Titled: Proposed Residential Development at Edwina Mountbatten House, Romsey and produced by the Civil Engineering Practice, Proj.No. 23763 and dated June 2023) and the following mitigation measures it details:**

Finished floor levels shall be set no lower than 16.70 metres above Ordnance Datum (AOD), as specified in section 5.4.8 of the FRA. These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

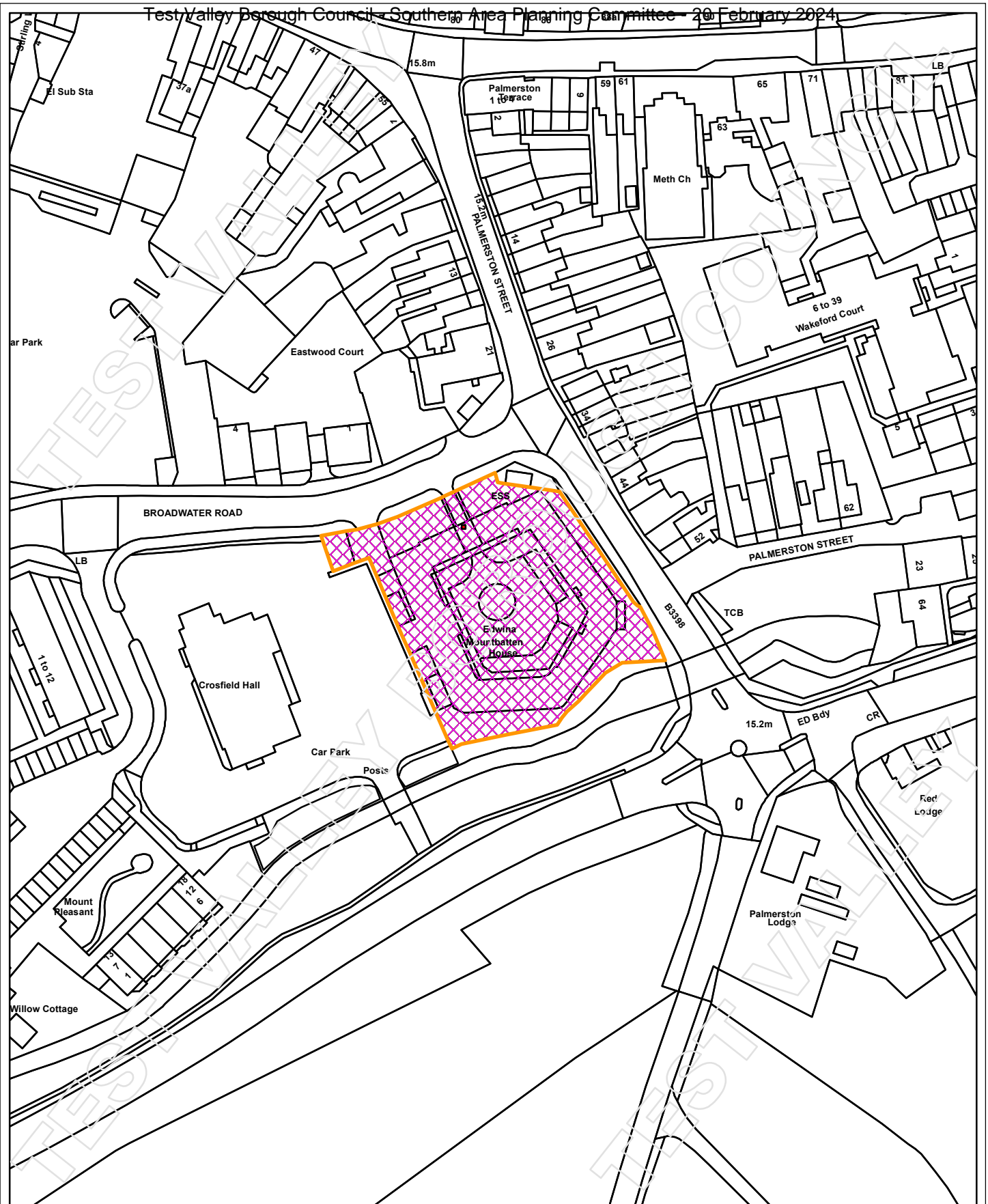
Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with policy E7 of the Test Valley Borough Revised Local Plan 2016.

- 17. Details of any external lighting shall be submitted to and approved in writing by the local planning authority prior to first installing any such lighting before the building is occupied. Development shall be carried out in accordance with the approved details.**
Reason: To safeguard the amenities of the area and/or in the interests of road safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy E8.
- 18. No development shall take place above DPC level of the development hereby permitted until details of the decorative features (timberwork and brickwork) are submitted to and approved in writing by the local planning authority. In addition, details of the name sign for the building, and for the re-siting of any plaques etc from the existing building shall be submitted. Development shall be undertaken in accordance with the approved details.**
Reason: To improve the appearance of the site and enhance the character of the development in the interest of visual amenity and contribute to the character of the local area and setting of the Romsey Conservation Area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1, E2 and E9.
- 19. Full details of all new windows, rooflights and doors (to include scale drawings 1:20/1:50 including sections and face-on drawings) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work. The windows and doors shall be installed in accordance with the approved details.**
Reason: To improve the appearance of the site and enhance the character of the development in the interest of visual amenity and contribute to the character of the local area and setting of the Romsey Conservation Area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1, E2 and E9.
- 20. Details of the siting and design of any proposed Guttering and rainwater goods, and external meter boxes/ducting/flues/vents/aerials/ meter boxes, and any other externally visible services shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The installation of the meter boxes/metal ducting/flues shall be in accordance with the approved details.**
Reason: To improve the appearance of the site and enhance the character of the development in the interest of visual amenity and contribute to the character of the local area and setting of the Romsey Conservation Area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1, E2 and E9.

Notes to applicant:

- 1. The development hereby permitted shall be carried out and completed strictly in accordance with the submitted plans, specifications and written particulars for which permission is hereby granted or which are subsequently submitted to, and approved in writing by, the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.**

- 2. In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**
-



Siteplan

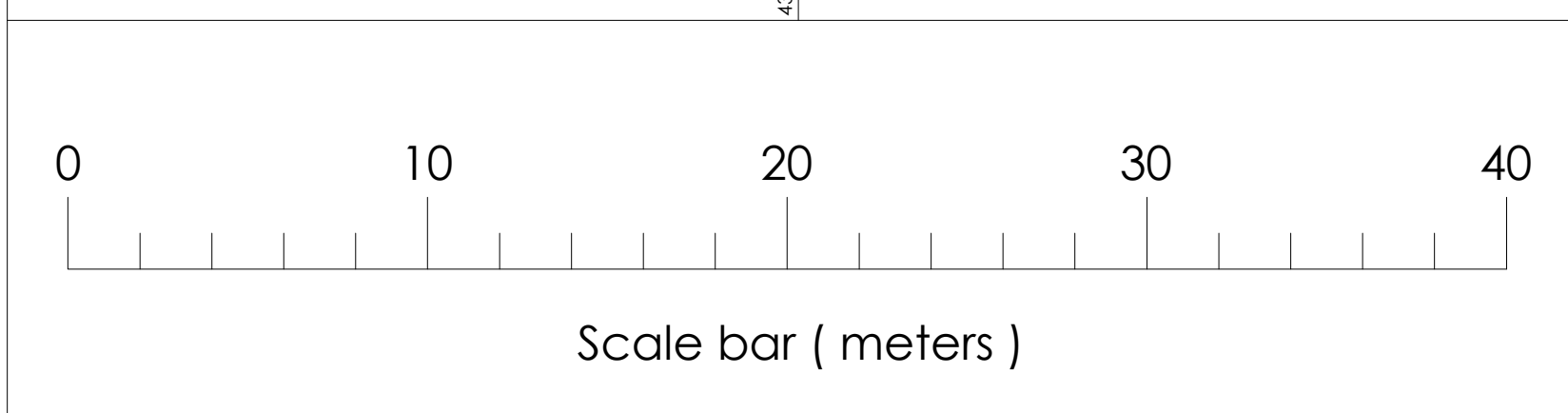


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Man Hole Key:
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callum@redlinesurveys.co.uk steve@redlinesurveys.co.uk info@redlinesurveys.co.uk
 mobile: 07956 017 168 mobile: 07557 332 421 www.redlinesurveys.co.uk

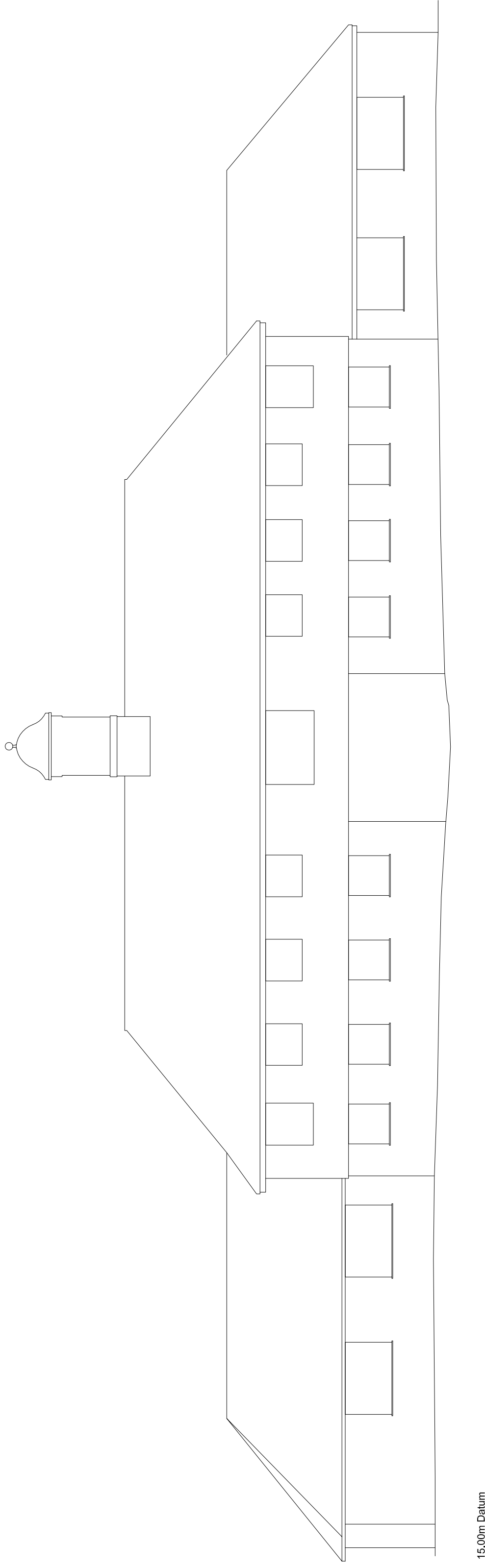
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 Survey at: Edwina Mountbatten House
 Broadwater Road Romsey SO51 8GH

Plot 1. 22-210
 Date: 05/10/2022
 Rev date: 16/11/2022
 Scale 1: 200 A0
 Desc: Topographical Survey

Comp by: C. Booker
 Surveyed by: S. Booker

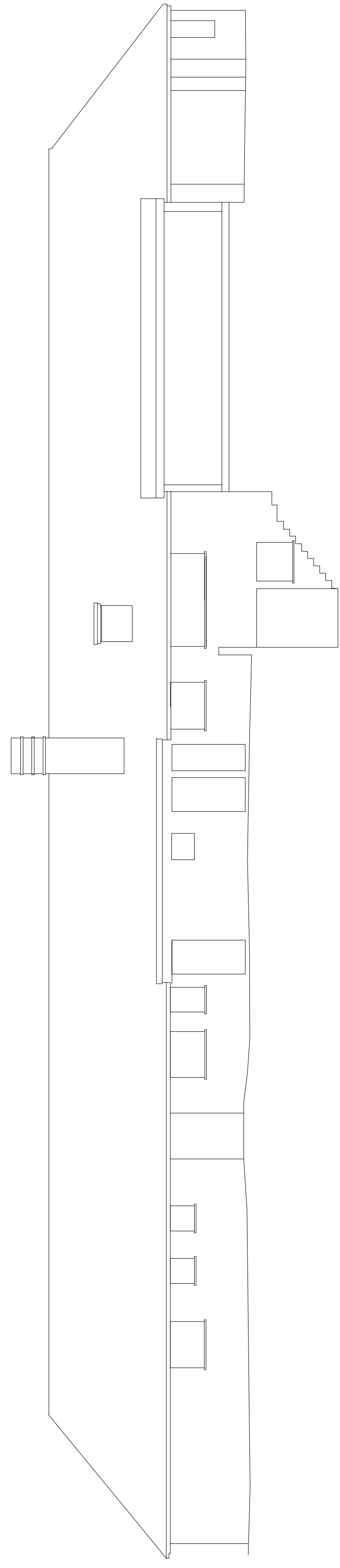
All data has been recorded using a Trimble R10 GPS system
 All levels relative to OSBM
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Symbols & Linetypes	
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	Gully
	Lamp post
	Telegraph Pole
	Gas Cover
	Water Cover
	Electric Cover
	British Telecom
	Total Station
	Sign
	Tree
	Hedge
	Overhead Cable
	Building
	Wall
	Kerb
	Drop Kerb
	Footpath
	Yellow Line
	Ridge
	Step
	Fence



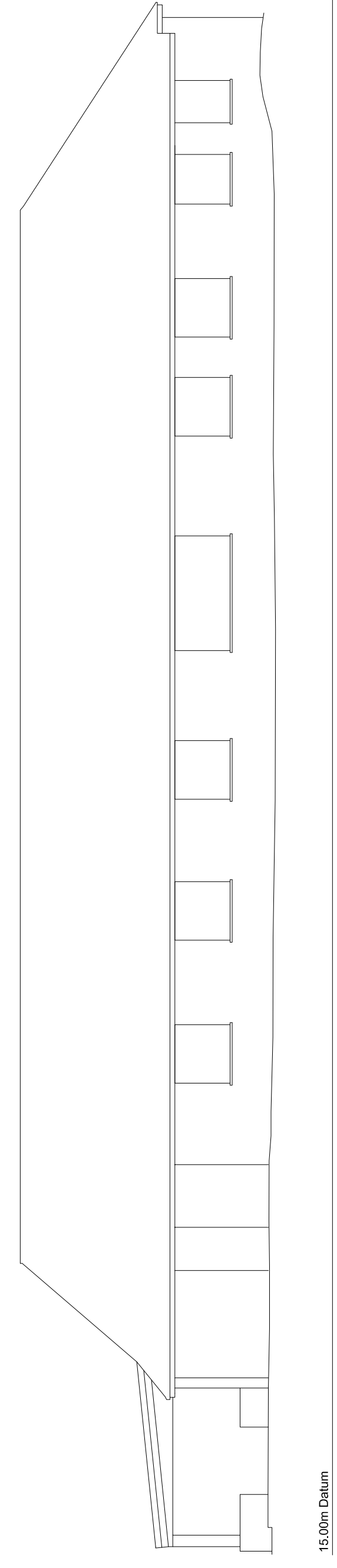
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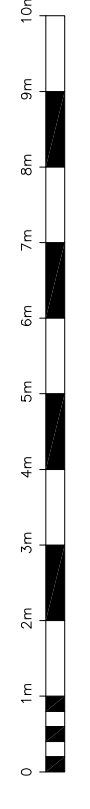
13.00m Datum

Elevation 2



15.00m Datum

Elevation 3



Scale 1 : 100

D&H Surveys
 The Manor Stable, Great Somerford, Clipperton
 Wiltshire, SN15 5BH Tel: (01249) 720545
 Email: admin@dhsurveys.co.uk Website: www.dhsurveys.co.uk Fax: (01249) 721124

Topographic Surveys
 Elevation Surveys
 Photogrammetry
 Volume Surveys
 As Built Drainage Surveys

Site Setting Out
 Coordination Of Site Layouts
 Excavation Elevations
 Roadway Surveys
 C.A.D Plotting Bureau

Project Name:
 Edwina Mountbatten House
 Romsey

Drawing Title:
 Elevations 1-3

Client:
 Planning Issues
 Agent:

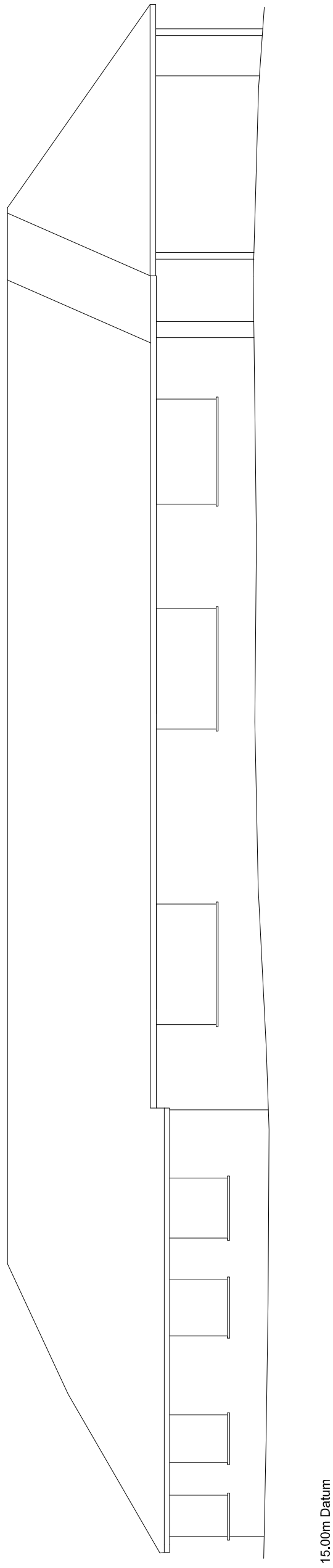
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Drawn	Surveyor	Dwg No	Revision
KJH	SCB	EL 02	

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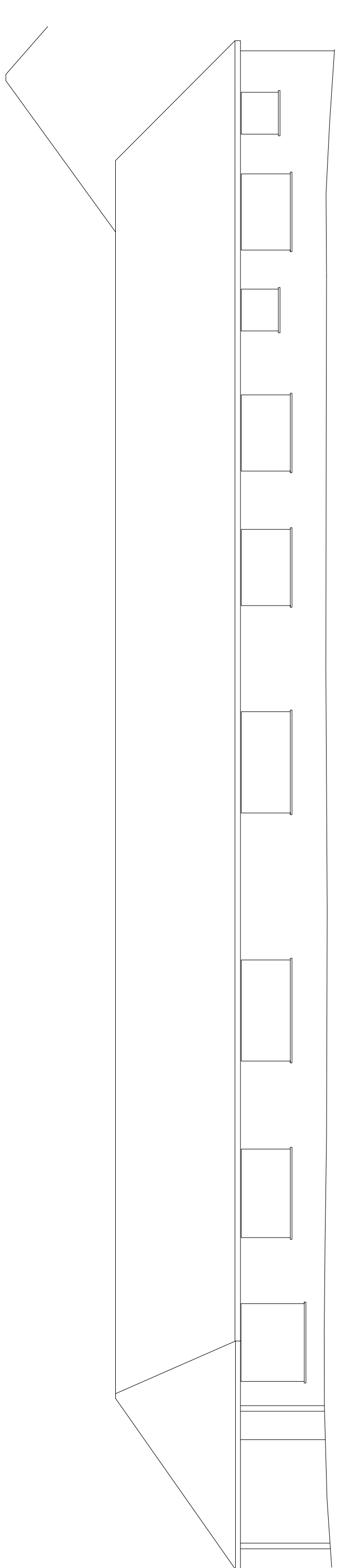
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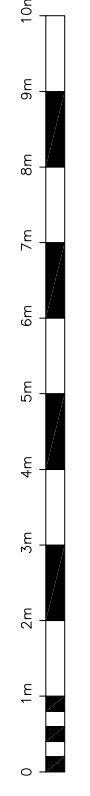
15.00m Datum

Elevation 4



15.00m Datum

Elevation 5



Scale 1 : 100

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Topographic Surveys
 Elevation Surveys
 Photogrammetry
 Volume Surveys
 As Built Drainage Surveys

Site Setting Out
 Coordination Of Site Layouts
 Excavation Elevations
 Leveling Surveys
 C.A.D Plotting Plans

Project Name:
 Edwina Mountbatten House
 Romsey

Drawing Title:
 Elevations 4 & 5

Client:
 Planning Issues
Agent:

Date: Feb 2023	Scale: A1 @ 1:100
Drawn KJH	Surveyor SCB
Dwg No EL 03	Revision

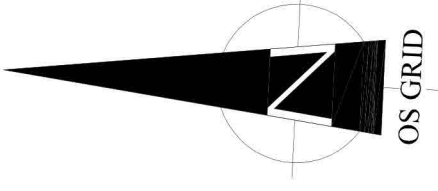
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Sheet ID:
CHURCHILL-Romsey-Edwina

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Project Name:
 Edwina Mountbatten House
 Romsey

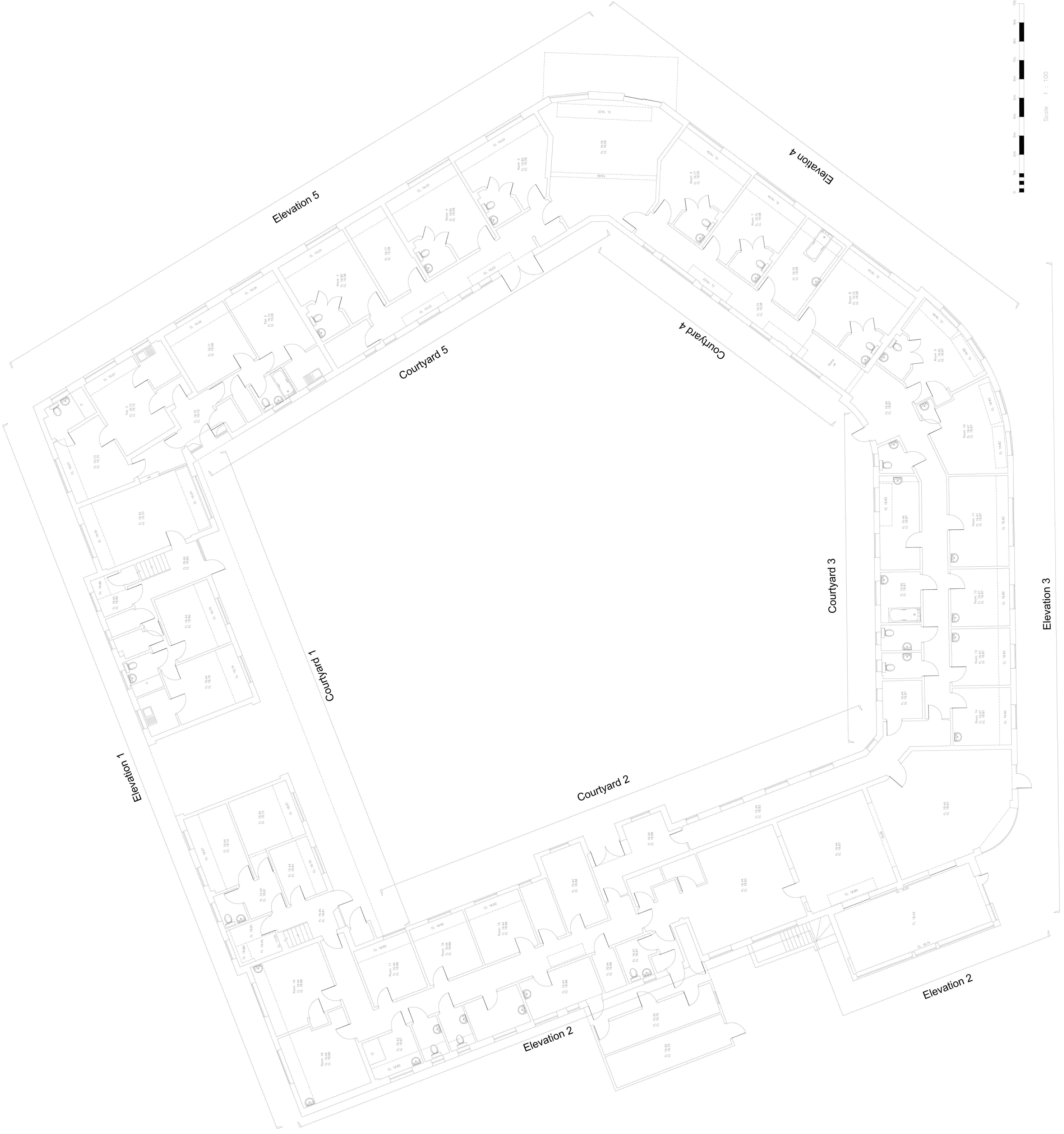
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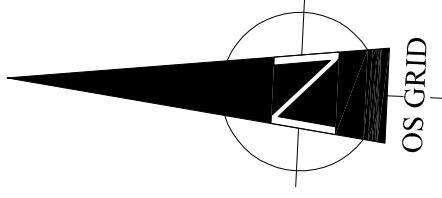
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Agent:

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 Volumetric Surveys
 C.A.D Plotting Bureau

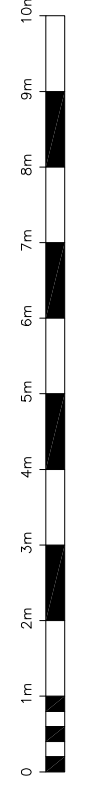
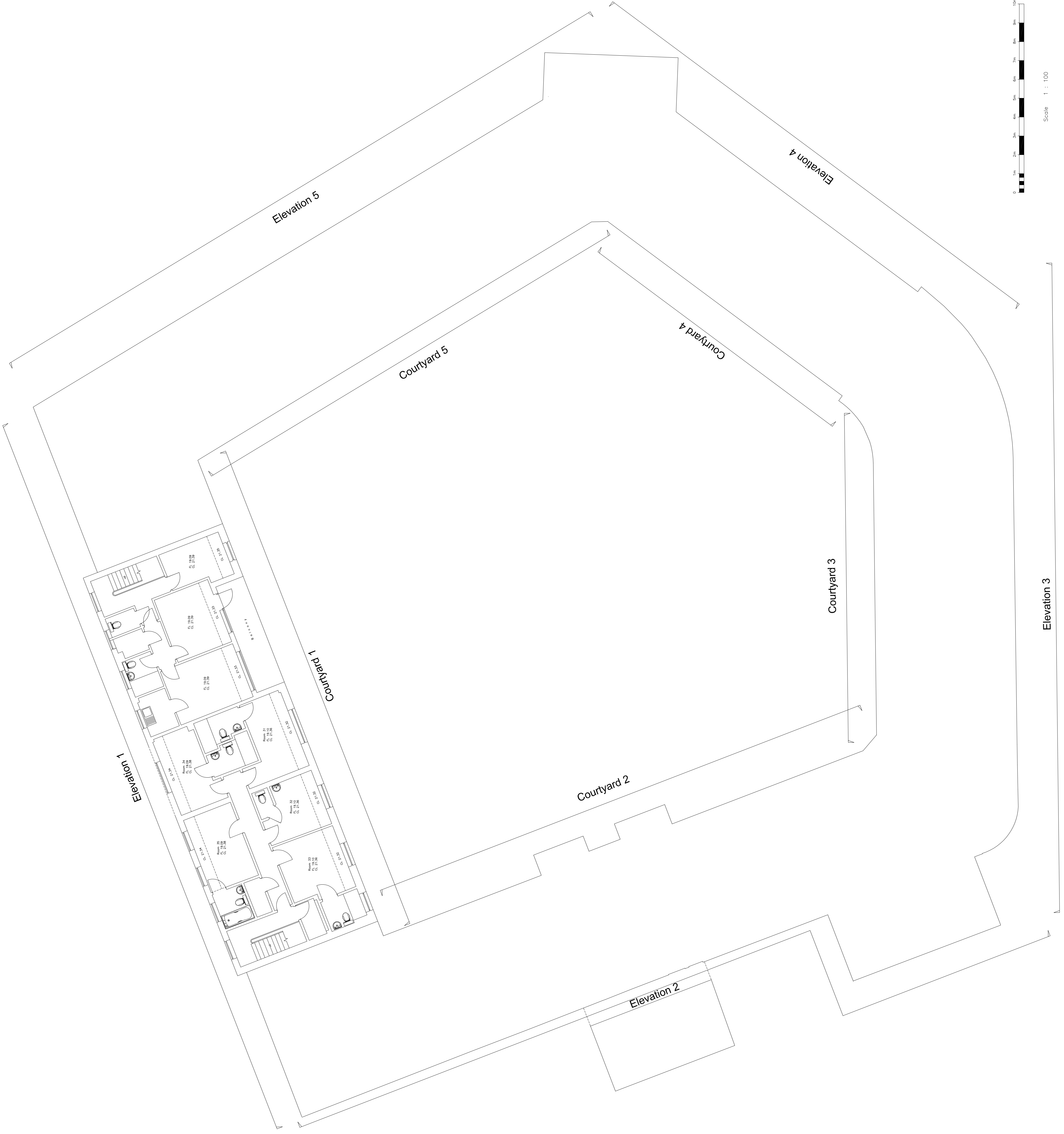
Project Name:
 Edwina Mountbatten House
 Romsey

Drawing Title:
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Client:
 Planning Issues
Agent:

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OS		Dwg No	FP 03
Site Datum	OS	Revision	
Grid Orientation	Arbitrary	OSBM Ref	
Sheet ID	CHURCHILL-Romsey-Edwina		

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Scale 1 : 100

REVISIONS	Rev.	By	Date
	A	KLS	Aug 23
	B	KLS	Nov 23

planning issues
TOWN PLANNING AND ARCHITECTURAL DESIGN

ROD JACKSON RIBA
Churchill House - Projects
Ringwood - Hampshire BH24 3JG
Telephone: 01423 842109
E-mail: rj@planningissues.co.uk

Churchill Retirement Living

Client
Retirement Living Apartments
Edwina Mountbatten House - Broadwater Road
Romsey
SO51 8GH

Project Title
Retirement Living Apartments
Edwina Mountbatten House - Broadwater Road
Romsey
SO51 8GH

Drawing Title
PROPOSED SITE PLAN
PLANNING APPLICATION

Scale: 1:200 @ A1
Date: JUNE 2023
Drawn: KLS
Checked: RJ
Rev: B



REVISIONS	Rev.	By	Date
	A	Doors & windows amended to flats 5, 6 & 7.	Aug '23 KLS
	B	Amendments to O.C., guest suite, buggy store and flat 11 locations.	Nov.'23 KLS

Test Valley Borough Council - Southern Area Planning Committee - 20 February 2024

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planning issues
 TOWN PLANNING AND ARCHITECTURAL DESIGN
 Rob JACKSON RIBA
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 100 Paradise Road
 Romsey, Hampshire SO51 8JH
 Telephone: (0)1425 462129
 Fax: (0)1425 462101
 Email: info@planningissues.co.uk

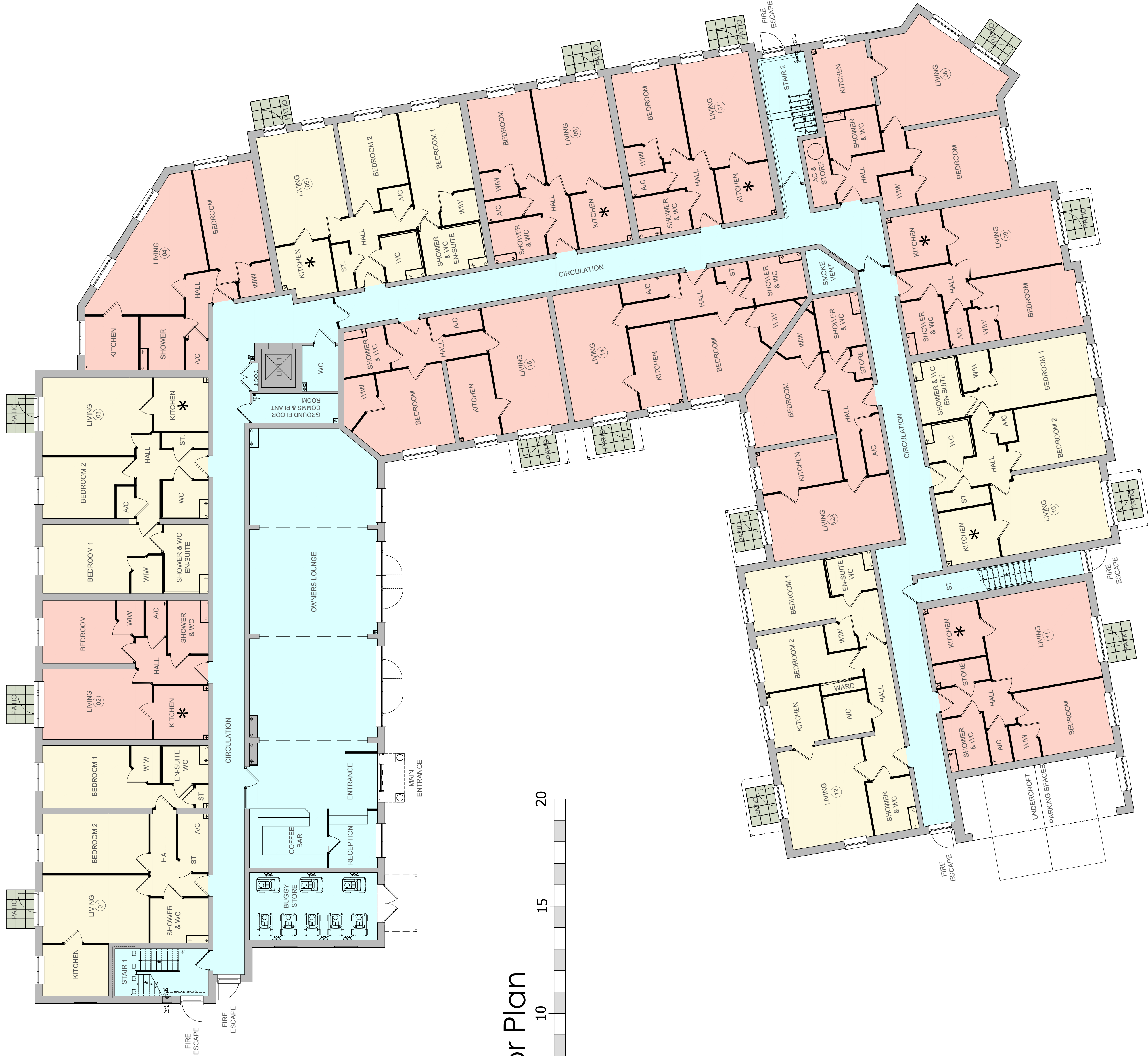
Client
Churchill Retirement Living

Project Title
 Retirement Living Apartments
 Edwina Mountbatten House - Broadwater Road
 Romsey
 SO51 8GH

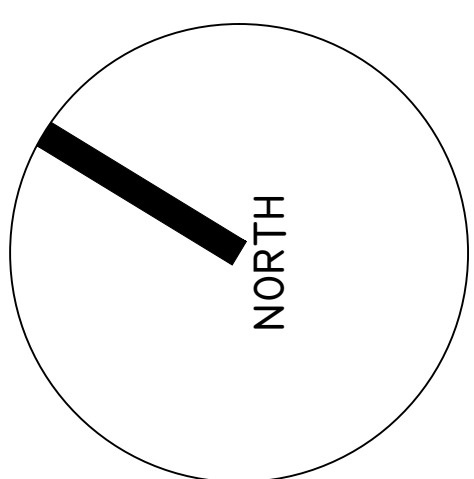
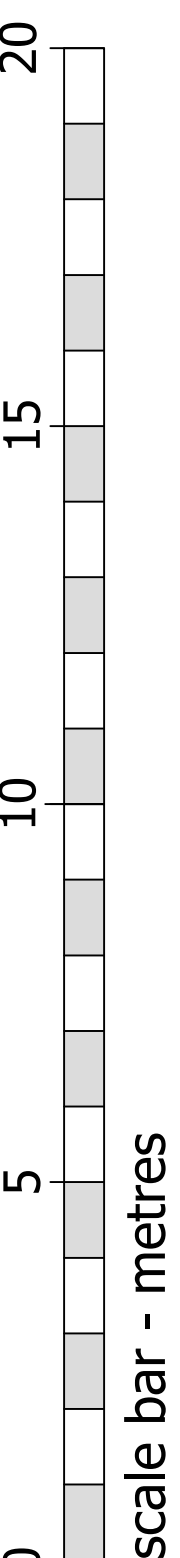
Drawing Title
 PROPOSED GROUND FLOOR PLAN
 PLANNING APPLICATION

Scale: 1:100 @ A1
 Date: JUNE 2023
 Drawn: KLS
 Checked: RJ
 Rev.:

10123RS - PA02 **B**



Ground Floor Plan



FFL +16.750M AOD

FLAT MIX:	
1 BED APARTMENTS = 09	
2 BED APARTMENTS = 05	
TOTAL	= 14
 - 1 BED APARTMENTS	
 - 2 BED APARTMENTS	
 - COMMUNAL AREAS	
 - INTERNAL KITCHEN	

REVISIONS

Rev.	By	Date
A	Windows amended to flats 22, 23 & 24.	Aug '23 KLS
B	Flat numbers amended.	Nov '23 KLS

CHURCHILL RETIREMENT LIVING

planning issues
TOWN PLANNING AND ARCHITECTURAL DESIGN

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Fax: (01493) 462101
Email: rob@planningissues.co.uk

Client

Churchill Retirement Living

Project Title

Retirement Living Apartments
Edwina Mountbatten House - Broadwater Road
ROMSEY
SO51 8GH

Drawing Title

PROPOSED FIRST FLOOR PLAN
PLANNING APPLICATION

Scale: 1:100 @ A1

Date: JUNE 2023

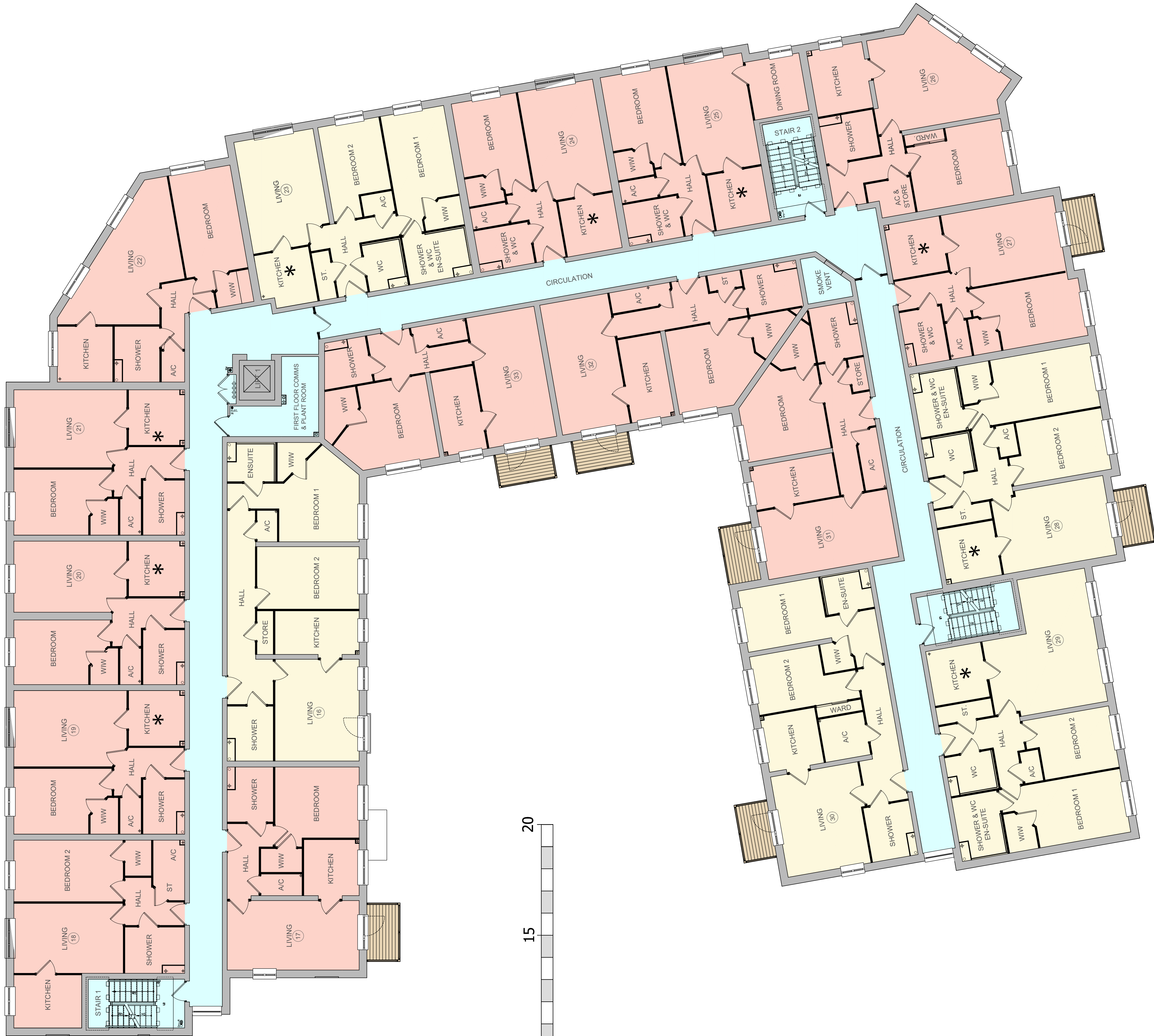
Drawn: KLS

Checked: RJ

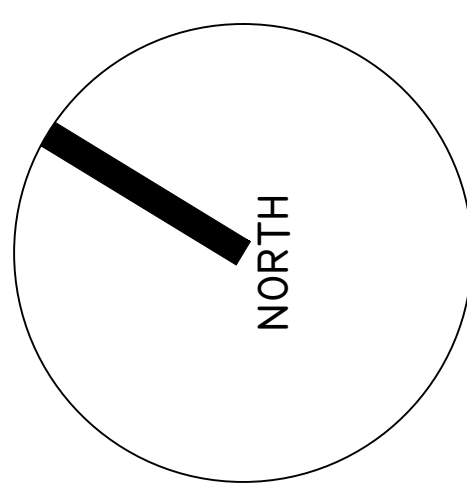
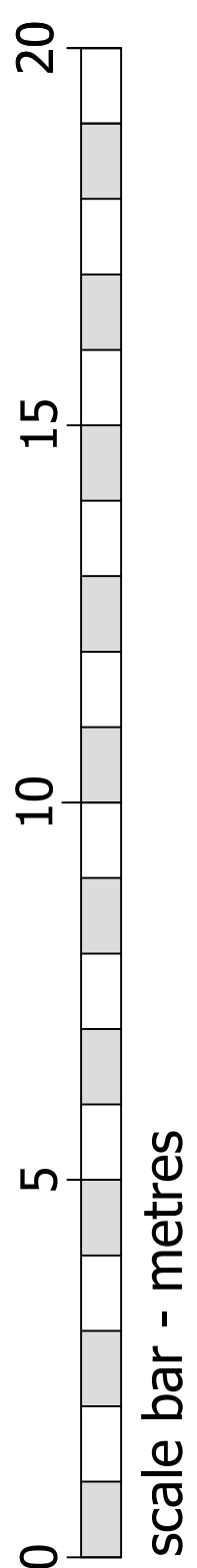
Rev:

10123RS - PA03

B



First Floor Plan



FFL +19.450M AOD

FLAT MIX:	
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2 BED APARTMENTS = 05	
TOTAL	= 18
 - 1 BED APARTMENTS	
 - 2 BED APARTMENTS	
 - COMMUNAL AREAS	
* - INTERNAL KITCHEN	

REVISIONS

Rev.	By	Date
A	Roof amended above flat 40.	Aug 23 KLS
B	Flat numbers amended. Guest suite reflected.	Nov 23 KLS

Test Valley Borough Council - Southern Area Planning Committee - 20 February 2024

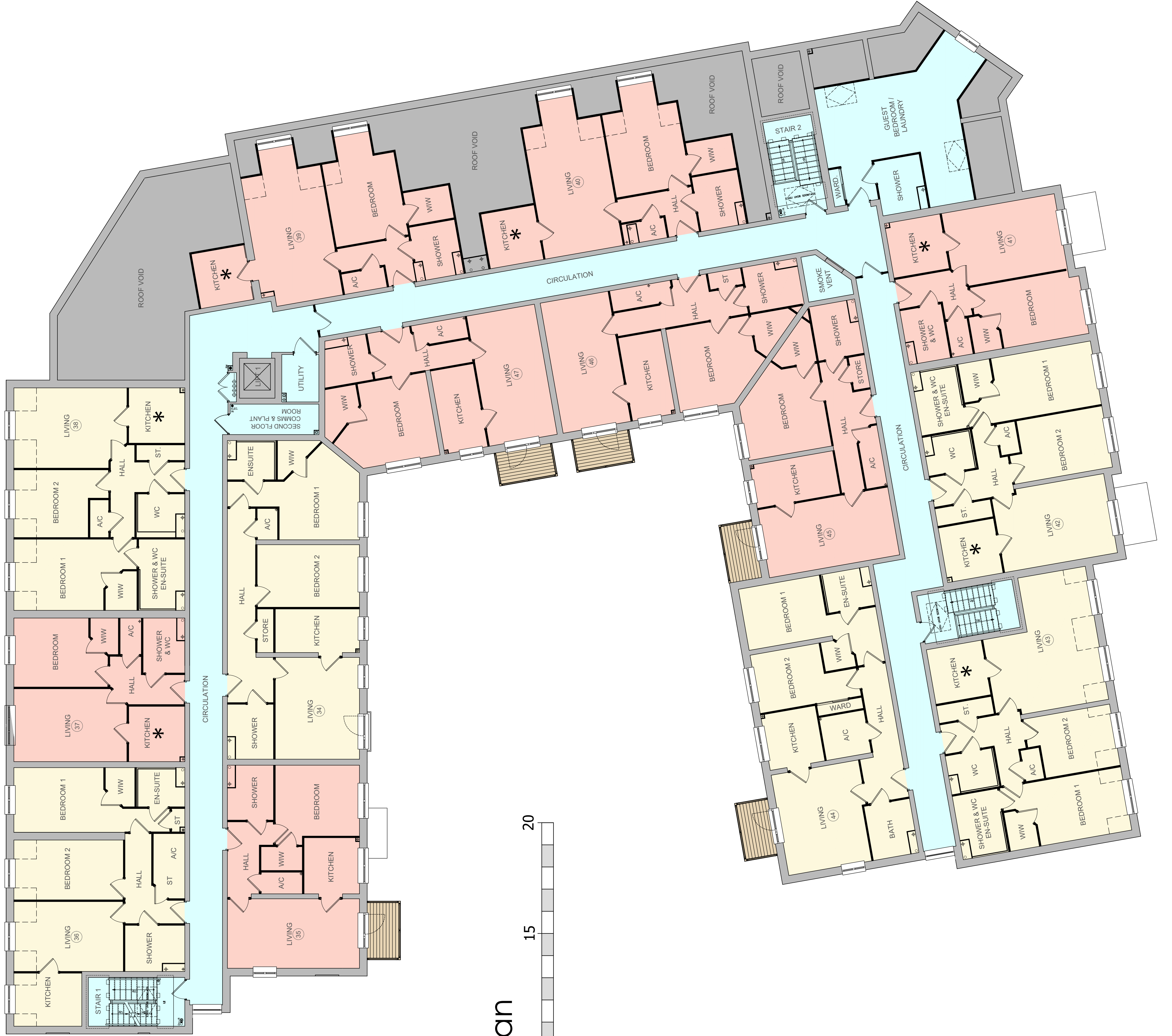
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 Fax: (0)1423 462101
 Email: info@planningissues.co.uk

Client
Churchill Retirement Living

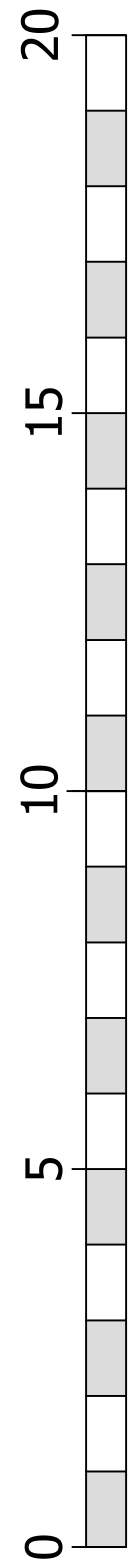
Project Title
 Retirement Living Apartments
 Edwina Mountbatten House - Broadwater Road
 Romsey
 SO51 8GH

Drawing Title
 PROPOSED SECOND FLOOR PLAN
 PLANNING APPLICATION

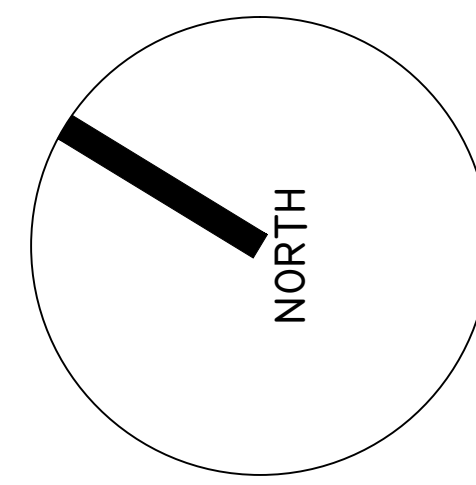
Scale: 1:100 @ A1
 Date: JUNE 2023
 Drawn: KLS
 Checked: RJ
 Drawing No.:
 10123RS - PA04
 Rev: B



Second Floor Plan



scale bar - metres



FFL +22.150M AOD

FLAT MIX:	
1 BED APARTMENTS = 09	
2 BED APARTMENTS = 06	
TOTAL	= 15
 - 1 BED APARTMENTS	
 - 2 BED APARTMENTS	
 - COMMUNAL AREAS	
 * - INTERNAL KITCHEN	

REVISIONS

Rev.	Date	By
A	Aug '23	KLS
Minor amendments. Flat dormers now pitched dormers. Roof over garage amended. Roof over flat 40 amended. Variations in chimney positions.		
B	Nov '23	KLS
Roof over Guest suite amended. Roof over communal areas amended. Chimney positions amended. Dormer numbers. Dormers over flat 35 & 38 reduced in size.		

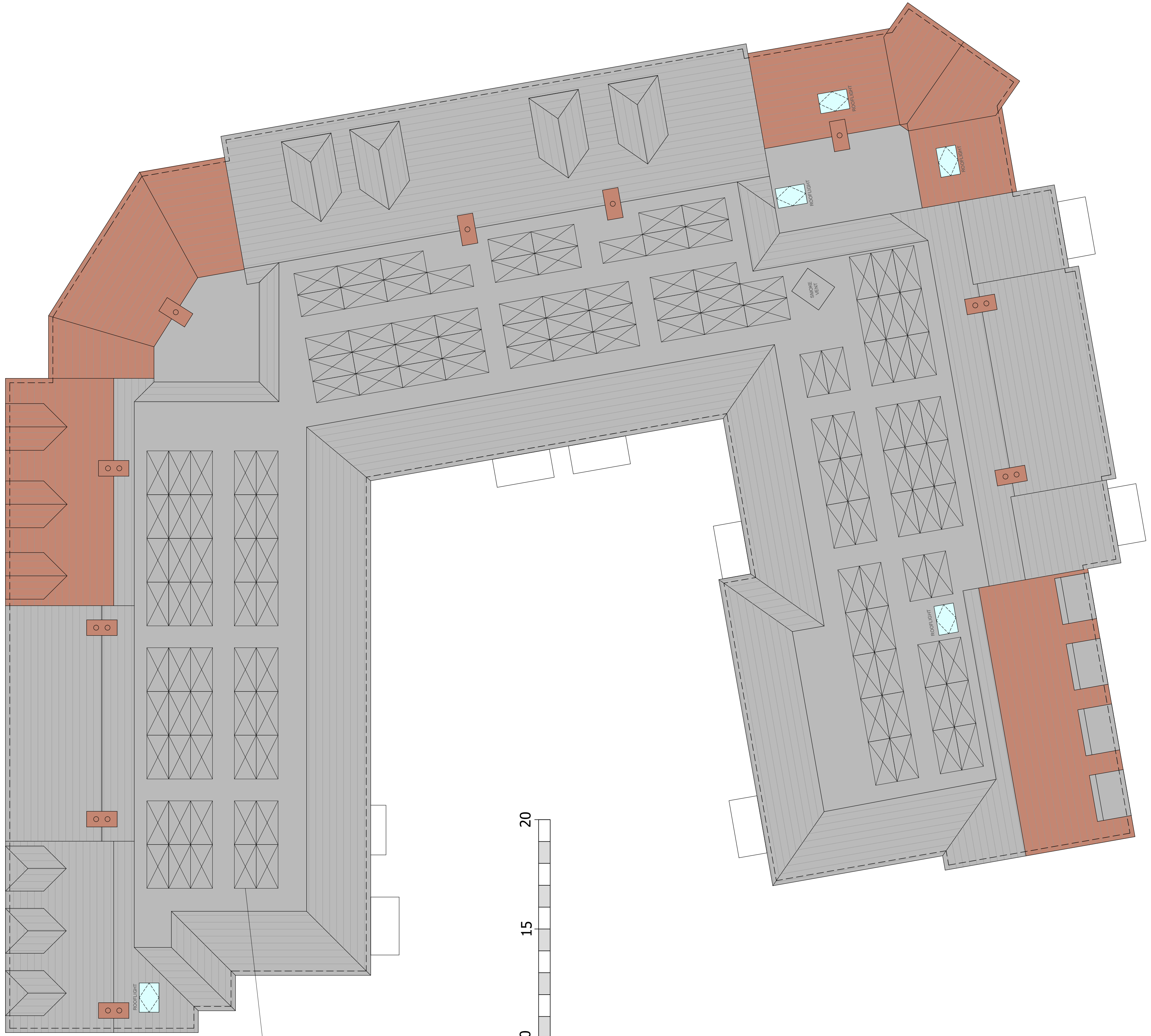
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Client
Churchill Retirement Living

Project Title
 Retirement Living Apartments
 Edwina Mountbatten House - Broadwater Road
 ROMSEY
 SO51 8GH

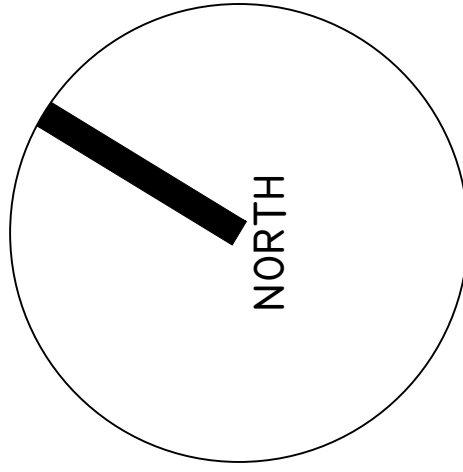
Drawing Title
 PROPOSED ROOF PLAN
 PLANNING APPLICATION

Scale: 1:100 @ A1 Date: JUNE 2023
 Drawn: KLS Checked: RJ
 Drawing No. 10123RS - PA05 Rev. B



crowned roof;
 area for possible
 location of pv panels

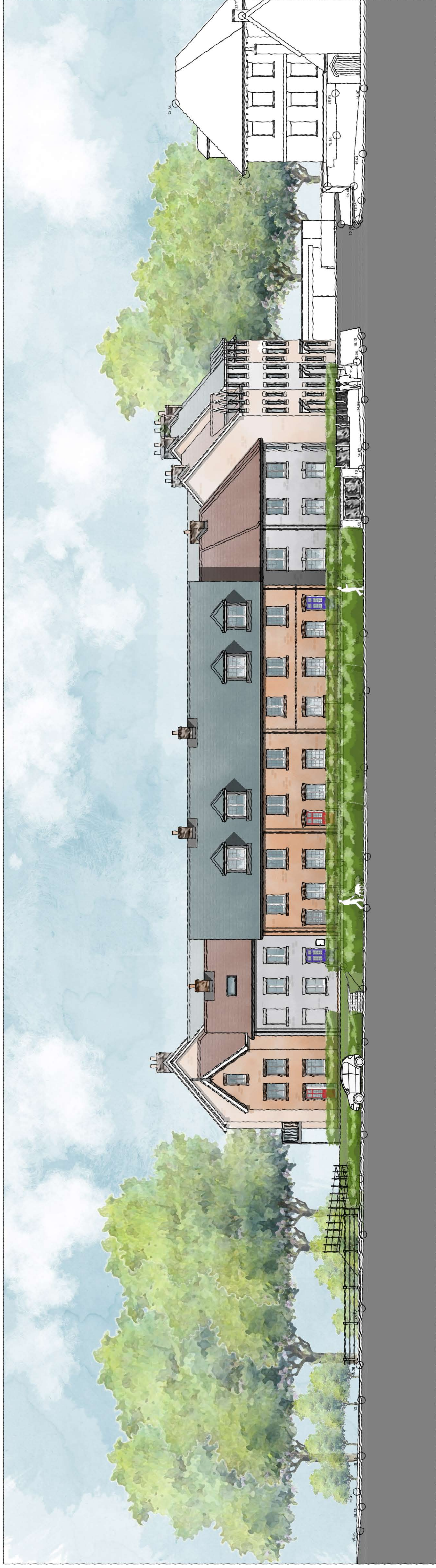
Roof Plan
 scale bar - metres



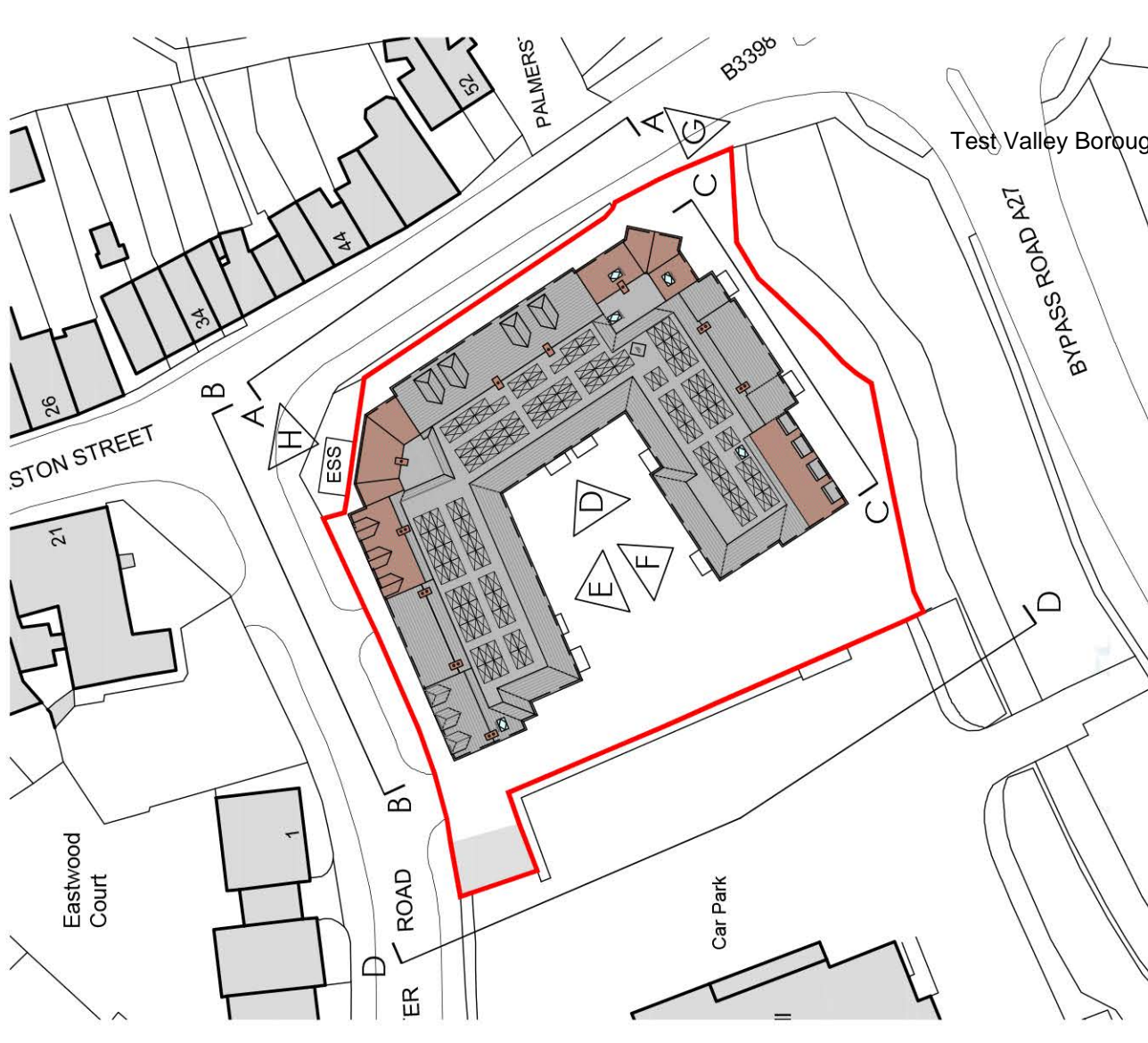
FLAT MIX:	
1 BED APARTMENTS = 31	
2 BED APARTMENTS = 16	
TOTAL	= 47
Light Blue	- 1 BED APARTMENTS
Light Green	- 2 BED APARTMENTS
Light Yellow	- COMMUNAL AREAS
*	- INTERNAL KITCHEN

REVISIONS

Rev.	By	Date
		Aug'23
	KLS	
A	General minor amendments. Windows added from flat to pitched. Brick parapet added. Front doors added to flats 5, 6, & 7. Roof over flat 4b lowered. Roof over flat 4b lowered. Arched heads and stone cills added.	Nov'23
	KLS	
B	General minor amendments. Dormers aligned with windows below. Dormers aligned with windows below. Front doors added to flats 5, 6, & 7. Roof over Guest Suite lowered. Roof over Guest Suite lowered. Stone heads and cills omitted.	



Palmerston Street Contextual Elevation



Test Valley Borough Council - Southern Area Planning Committee - 20 February 2024

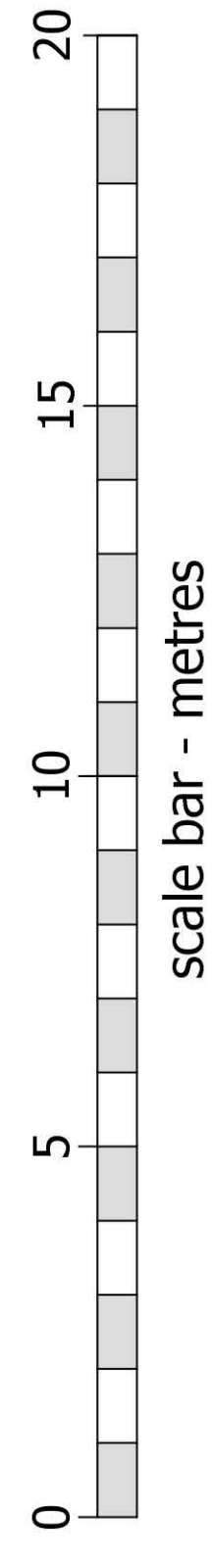
Key to Elevations



- 1 Prefabricated chimney
- 2 Natural slate roof tiles
- 3 Red clay roof tiles
- 4 Dormer windows
- 5 Black uPVC gutters and fascia
- 6 Red facing brick
- 7 Matching brick window heads & cills
- 8 Painted heads & cills
- 9 White-painted brickwork
- 10 Projecting GFR canopies over flat doors
- 11 Tax window
- 12 White uPVC casement windows
- 13 Painted metal balustrades
- 14 Feature cast stone entrance portico
- 15 Red clay tile hanging
- 16 Feature brick ribbon

palmerston street elevation

broadwater road



Elevation A-A to Palmerston Street

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Churchill
Retirement Living

Project Title

Retirement Living Apartments
Edwina Mountbatten House
Ramsey
SO41 8GH

Drawing Title

PROPOSED PALMERSTON STREET ELEVATION
PLANNING APPLICATION

Scale: 1:100 @ A1

Date: JUNE 2023

Drawn: KLS

Checked: RJ

Drawing No. 10123RS - PA06

Rev: B

REVISIONS

Rev.	By	Date
A	KLS	Aug'23
B	KLS	Nov'23

General minor amendments.
 General minor amendments.
 Brick ribbons added.
 Chimney positions amended.
 Archer heads added.

General minor amendments.
 General minor amendments.
 Brick ribbons reduced.
 Chimney positions amended.
 Archer heads added.
 Tripart-window corners omitted.



Broadwater Road Contextual Elevation



Key to Elevations

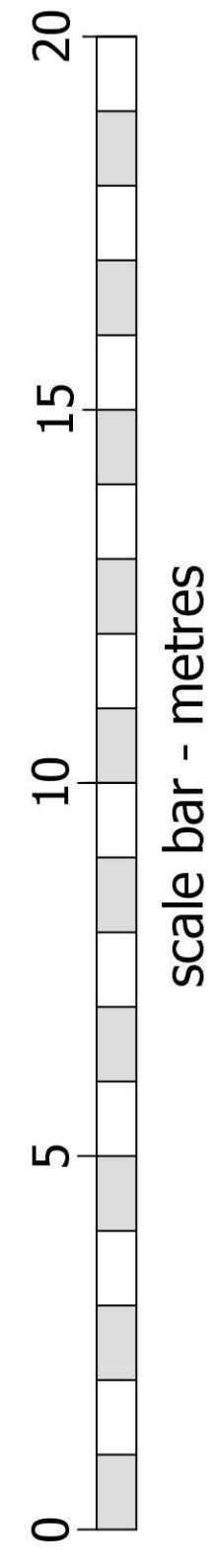


- 1 Pre-fabricated chimney
- 2 Natural slate roof tiles
- 3 Red clay roof tiles
- 4 Dormer windows
- 5 Black uPVC gutters and fascia
- 6 Red facing brick
- 7 Matching brick window heads & cills
- 8 Painted heads & cills
- 9 White-painted brickwork
- 10 Projecting CRP canopies over flat doors
- 11 Tax Window
- 12 White uPVC casement windows
- 13 Painted metal balustrades
- 14 Feature cast stone entrance portico
- 15 Red clay tile hanging
- 16 Feature brick ribbon

palmerston st.

broadwater road elevation

Elevation B-B to Broadwater Road



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Client
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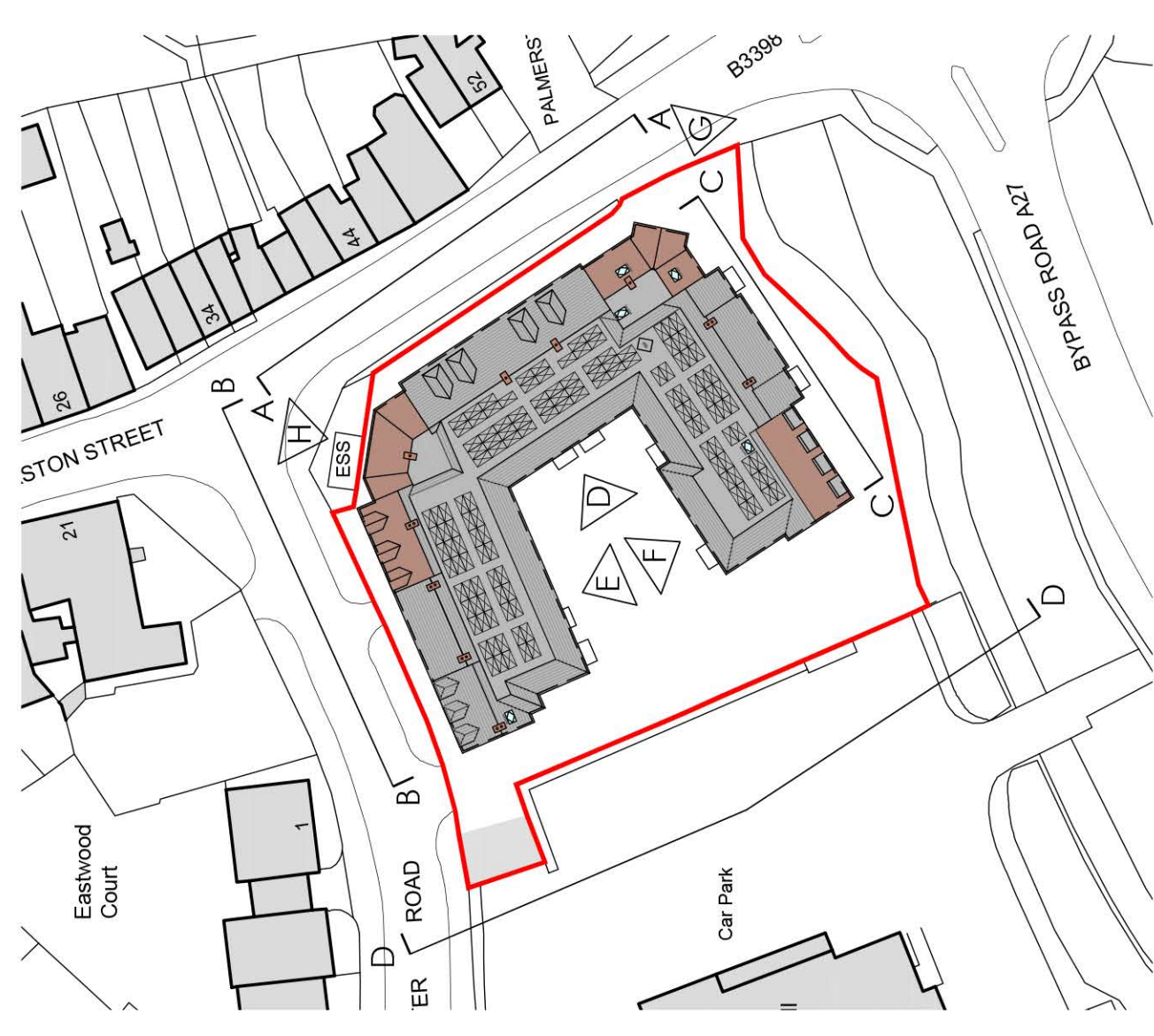
Project title
 Retirement Living Apartments
 Edwina Mountbatten House
 Romsey
 SO24 8GH

Drawing title
 PROPOSED BROADWATER ROAD ELEVATION
 PLANNING APPLICATION

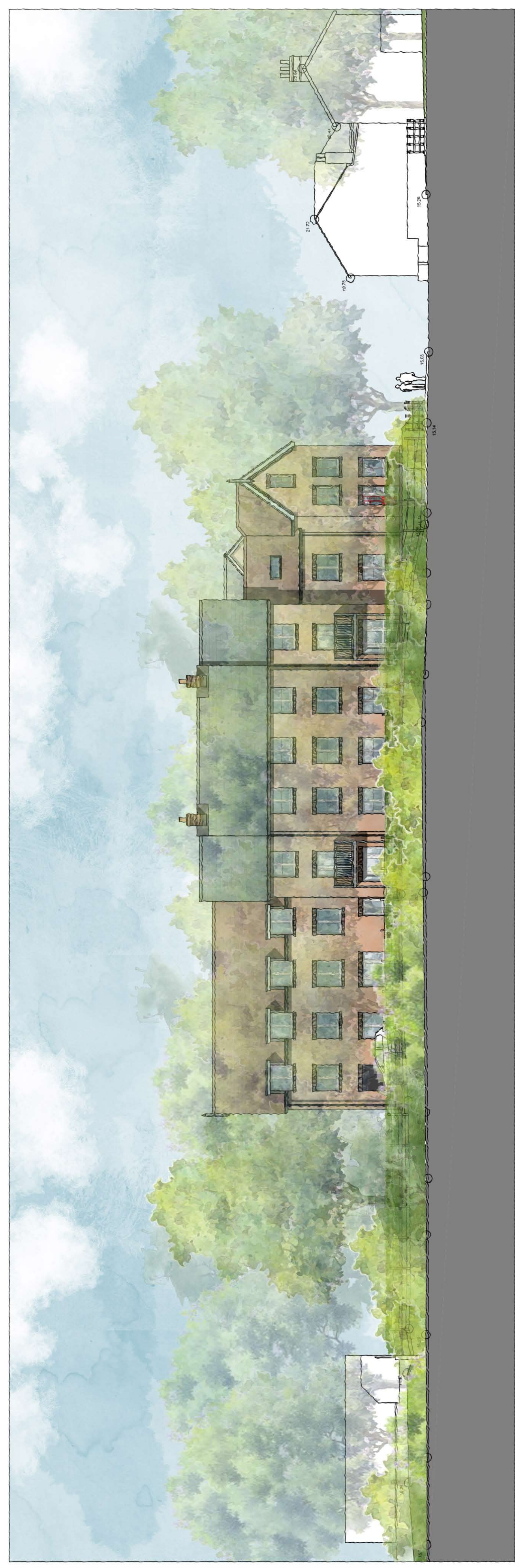
Scale: 1:100 @ A1 Date: JUNE 2023
 Drawn: KLS Checked: RJ
 Drawing No.: 10123RS - PA07 Rev: B

REVISIONS

Rev.	By	Date
General minor amendments.		
A	KLS	Aug/23
Roof over flat 40 lowered.		
Chimney removed.		
Stone heads amended.		
Roof over flat Guest Suite lifted.		
B	KLS	Nov/23
General minor amendments.		
Roof over flat Guest Suite lifted.		
Stone heads and cills omitted.		



Key to Elevations



Bypass Road A27 Contextual Elevation



- 1 Prefabricated chimney
- 2 Natural slate roof tiles
- 3 Red clay roof tiles
- 4 Dormer windows
- 5 Black UPVC gutters and fascia
- 6 Red facing brick
- 7 Matching brick window heads & cills
- 8 Painted heads & cills
- 9 White-painted brickwork
- 10 Projecting GRP canopies over flat doors
- 11 Tax window
- 12 White UPVC casement windows
- 13 Painted metal balustrades
- 14 Feature cast stone entrance portico
- 15 Red clay tile hanging
- 16 Feature brick ribbon

car park

bypass road A27 elevation

palmerston st.

0 5 10 15 20

scale bar - metres

Elevation C-C facing Bypass Road A27

Churchill Retirement Living

planning issues
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Client

Churchill Retirement Living

Project Title

Retirement Living Apartments
Edwina Mountbatten House
Romsey
SO24 8GH

Drawing Title

PROPOSED BYPASS ROAD A27 ELEVATION
PLANNING APPLICATION

Scale: 1:100 @ A1

Date: JUNE 2023

Drawn: KLS

Checked: RJ

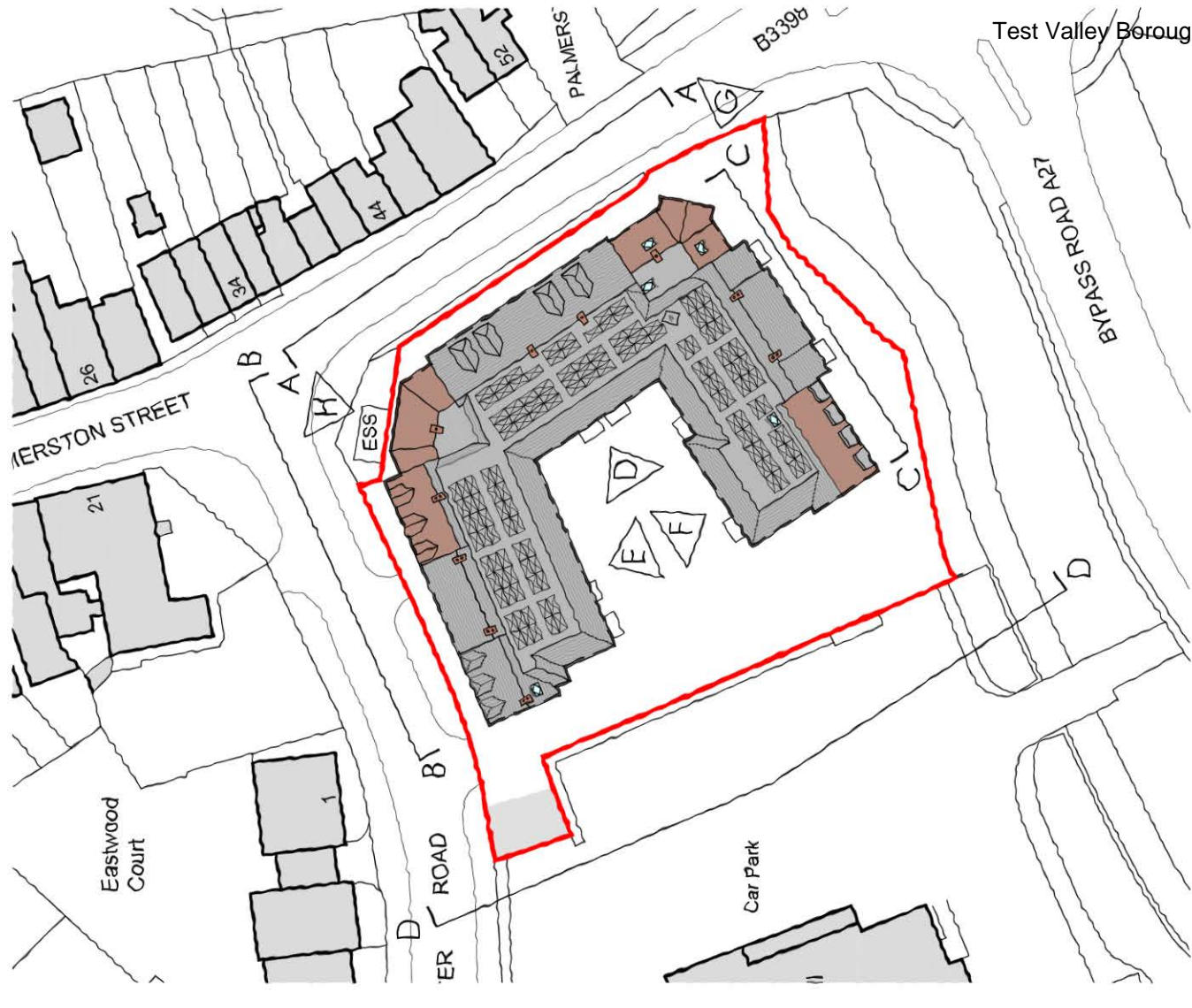
Drawing No. 10123RS - PA08

Rev: B

REVISIONS

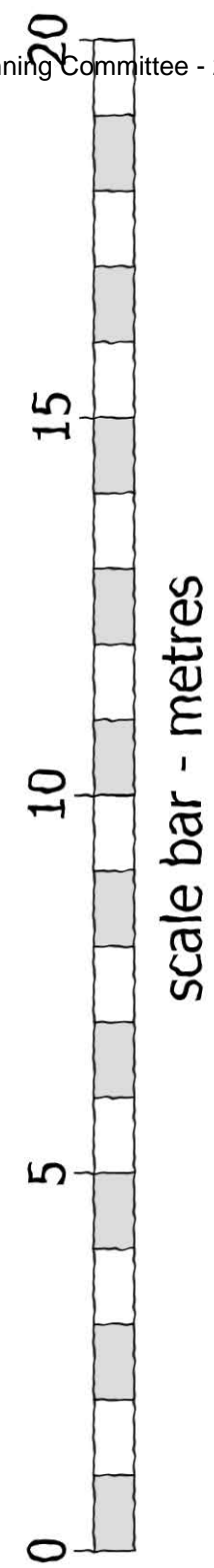
Rev.	By	Date
A	KLS	Aug'23
B	KLS	Nov'23

General minor amendments.
 General minor amendments.
 Brick ribbon added to gable.
 General minor amendments.
 Cable above Guest Suite lowered.
 Main entrance and buggy store relocated.



Test Valley Borough Council - Southern Area Planning Committee - 20 February 2024

Key to Elevations



- 1 Prefabricated chimney
- 2 Natural slate roof tiles
- 3 Red clay roof tiles
- 4 Dormer windows
- 5 Black UPVC gutters and fascia
- 6 Red facing brick
- 7 Matching brick window, heads & cills
- 8 Painted heads & cills
- 9 White-painted brickwork, heads & cills
- 10 Projecting GRP canopies over flat doors
- 11 Tax window
- 12 White UPVC casement windows
- 13 Painted metal balustrades
- 14 Feature cast stone entrance portico
- 15 Red clay tile hanging
- 16 Feature brick ribbon

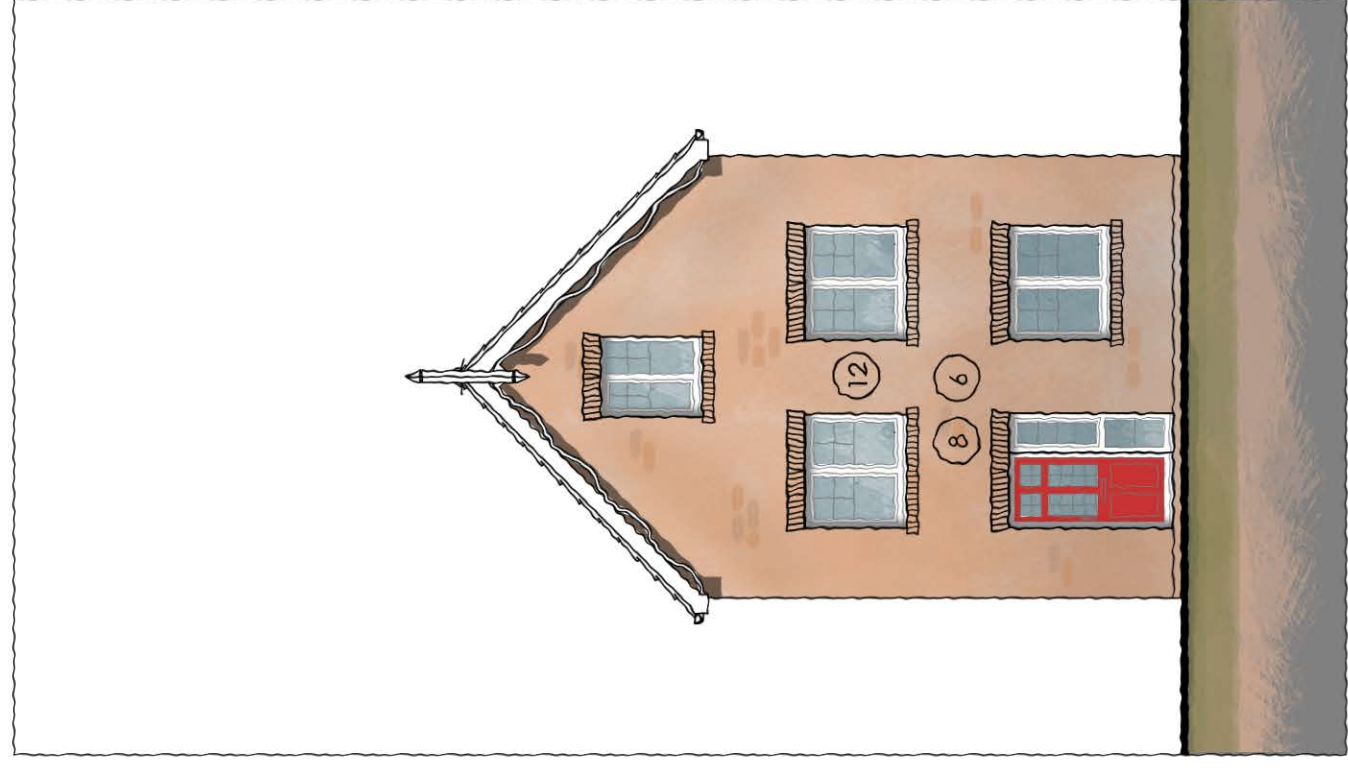
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Churchill Retirement Living
 Client

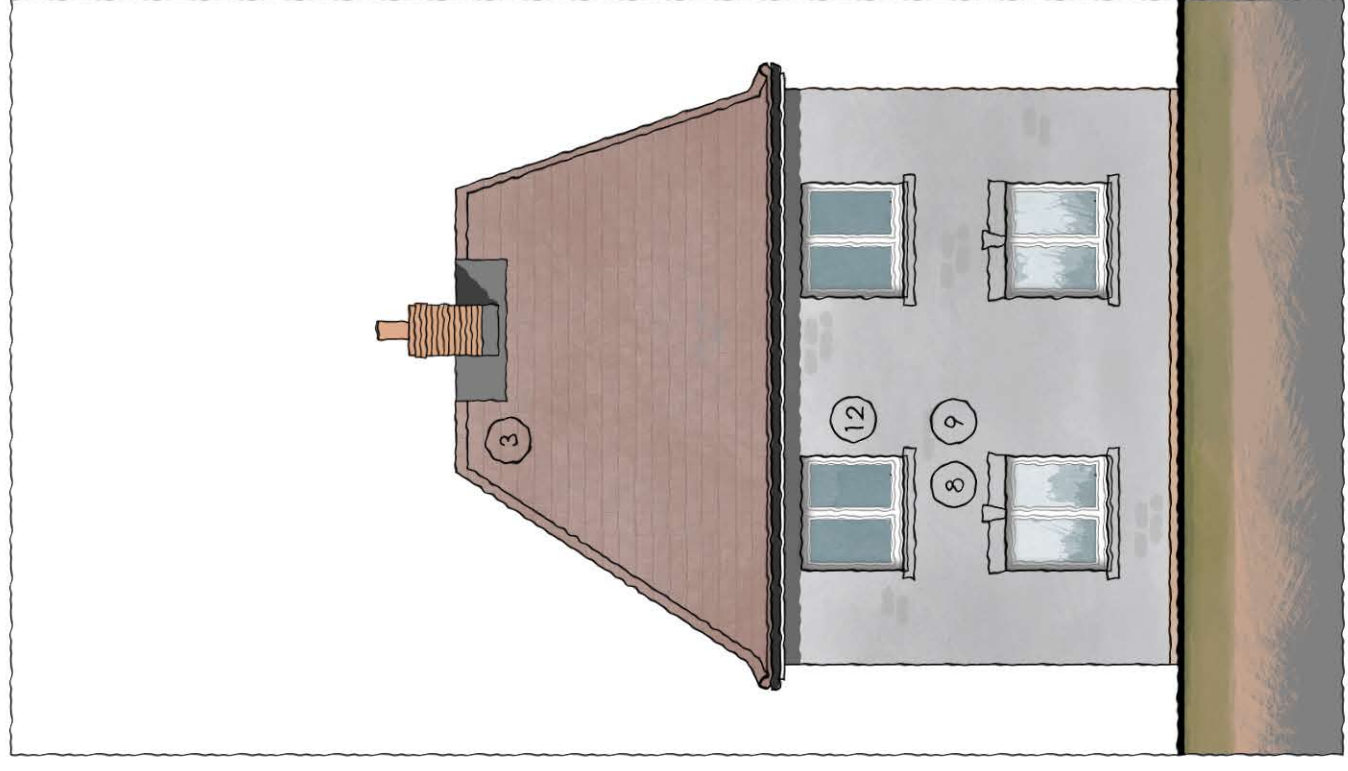
Project Title
 Retirement Living Apartments
 Edwina Mountbatten House
 Ramsey
 SO21 8GH

Drawing Title
 PROPOSED OTHER ELEVATIONS
 PLANNING APPLICATION

Scale: 1:100 @ A1
 Date: JUNE 2023
 Drawn: KLS
 Checked: RJ
 Drawing No.: 10123RS - PATO
 Rev.: B



Elevation G South-East Gable



Elevation H North Gable



Internal Courtyard Elevation E



Internal Courtyard Elevation F

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Client

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Project Title

Retirement Living Apartments
Edwina Mountbatten House - Broadwater Road
Romsey
SO51 8GH

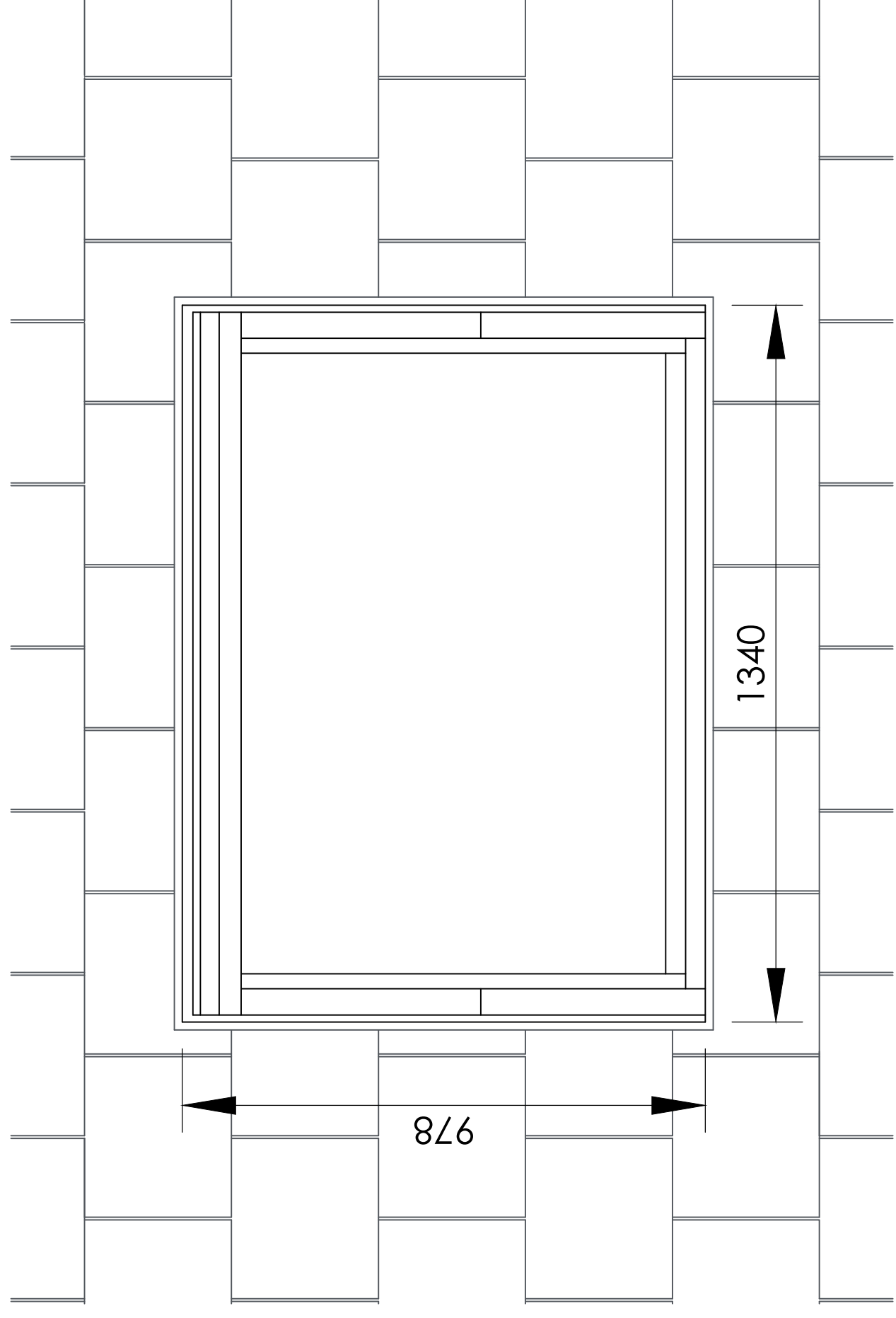
Drawing Title

PROPOSED ROOFLIGHTS
PLANNING APPLICATION

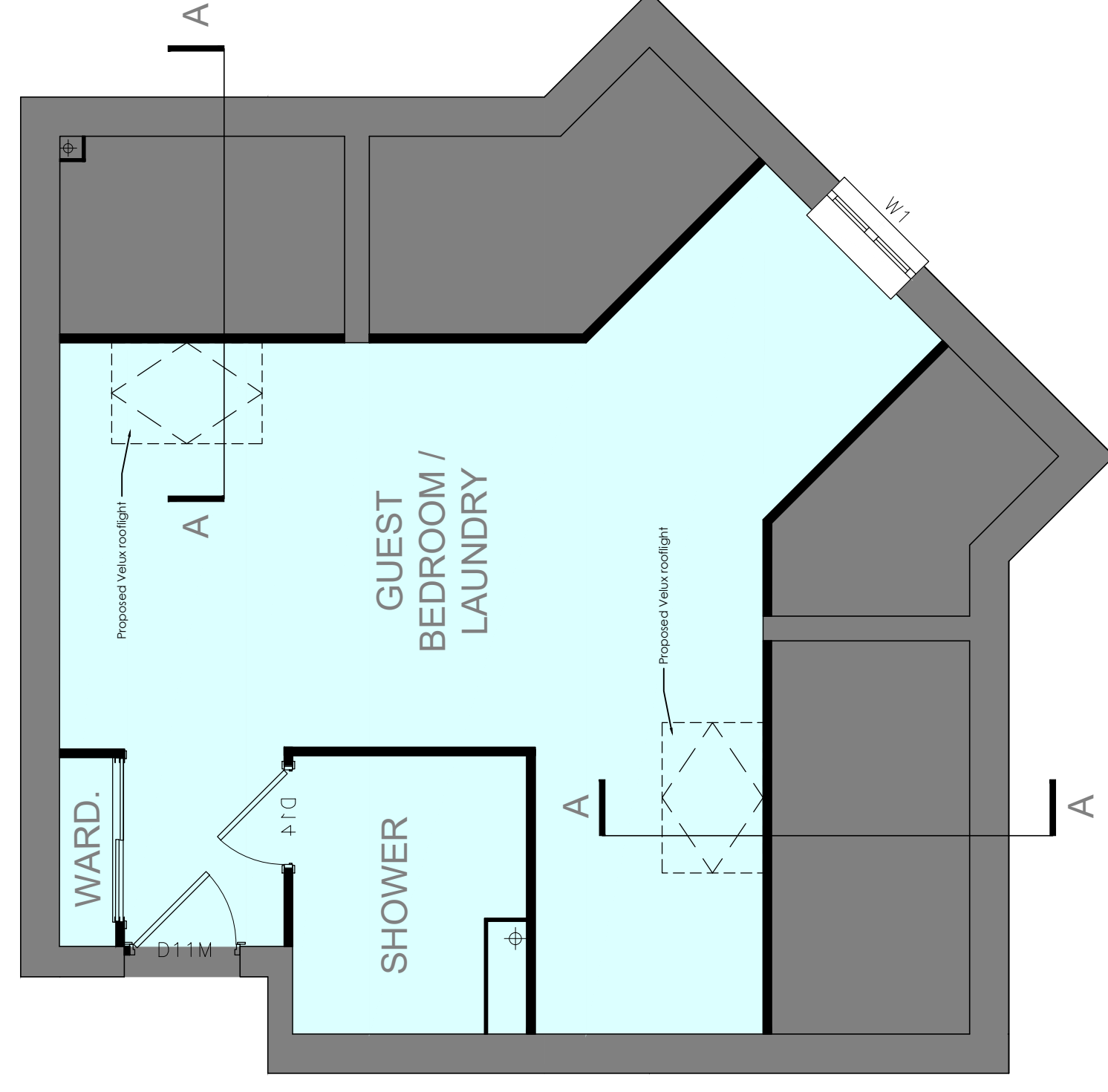
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Drawn: KLS Checked: RJ

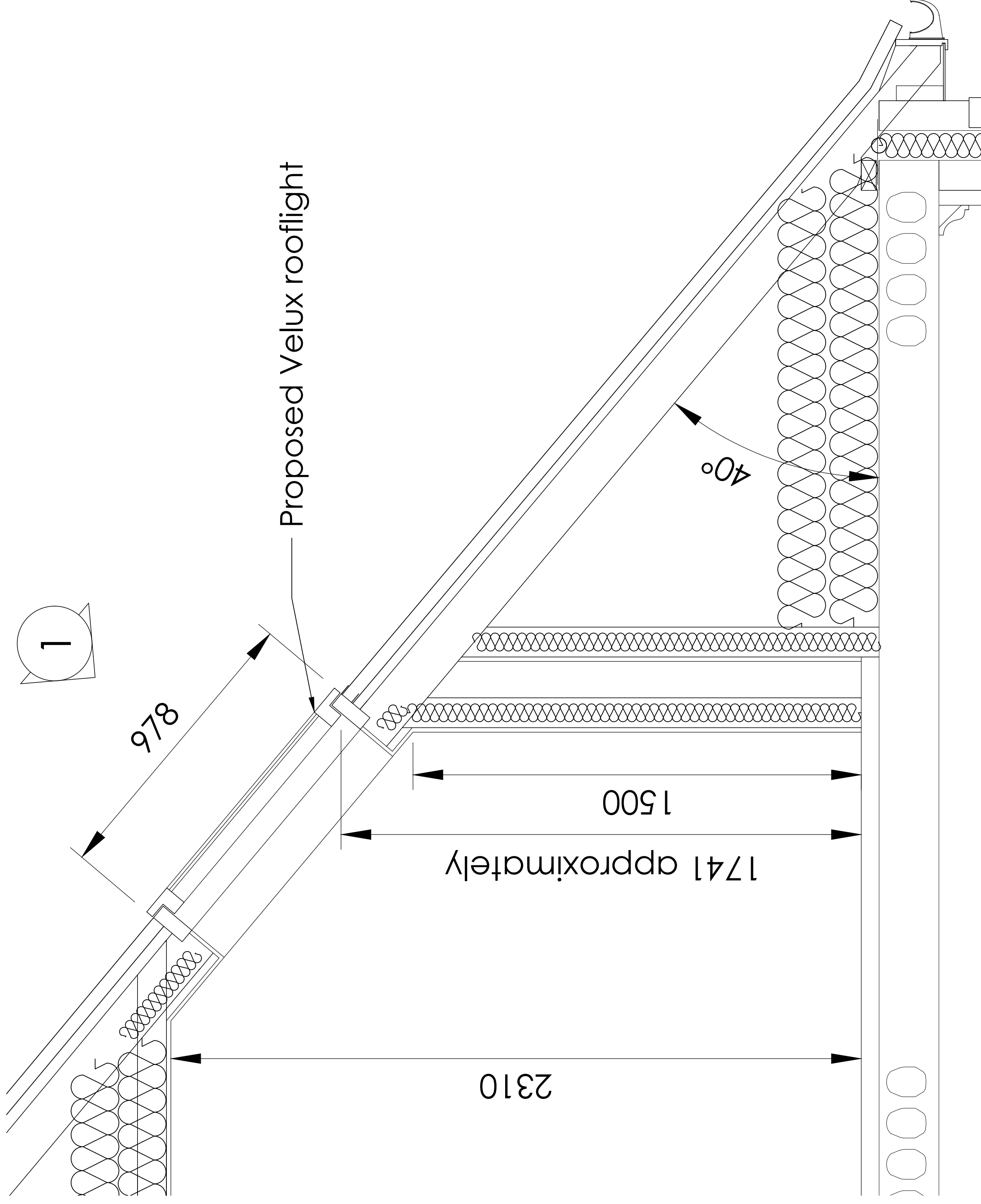
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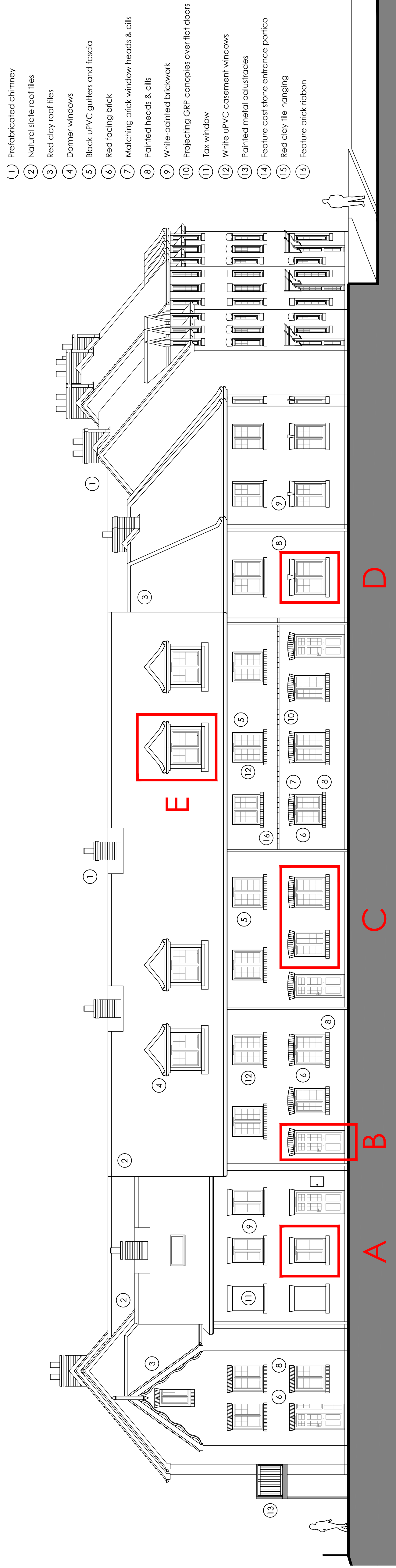
Plan Elevation 1 of Rooflight (1:10)



Plan of Guest Suite (1:50)

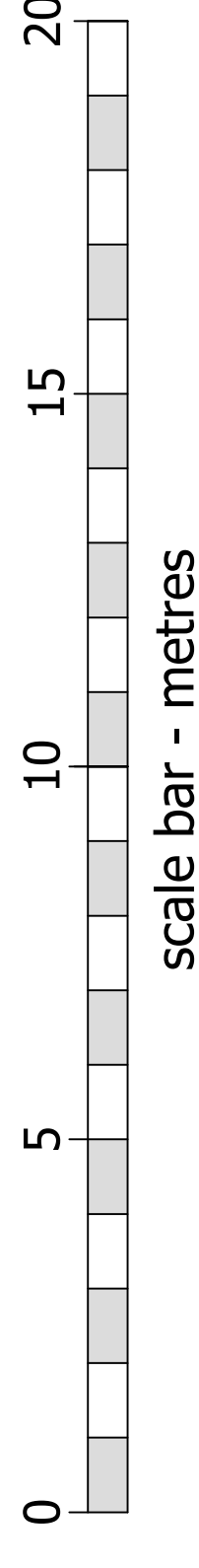


Part Section through A-A through Guest Suite (1:10)



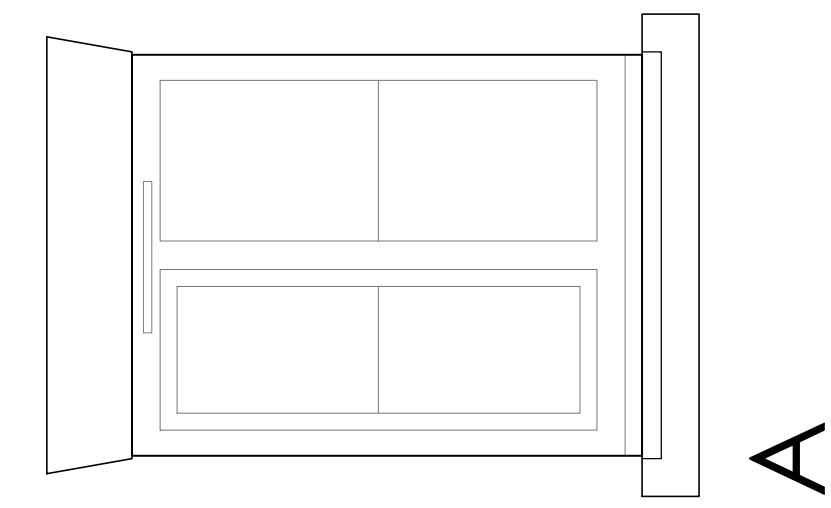
palmerston street elevation

broadwater road



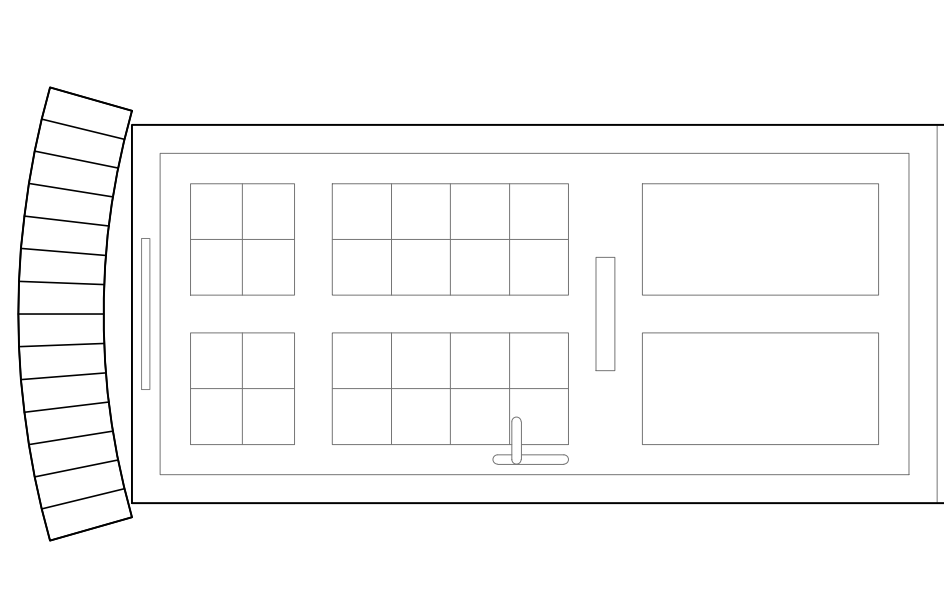
Elevation A-A to Palmerston Street (1:100)

Horizontal glazing bar



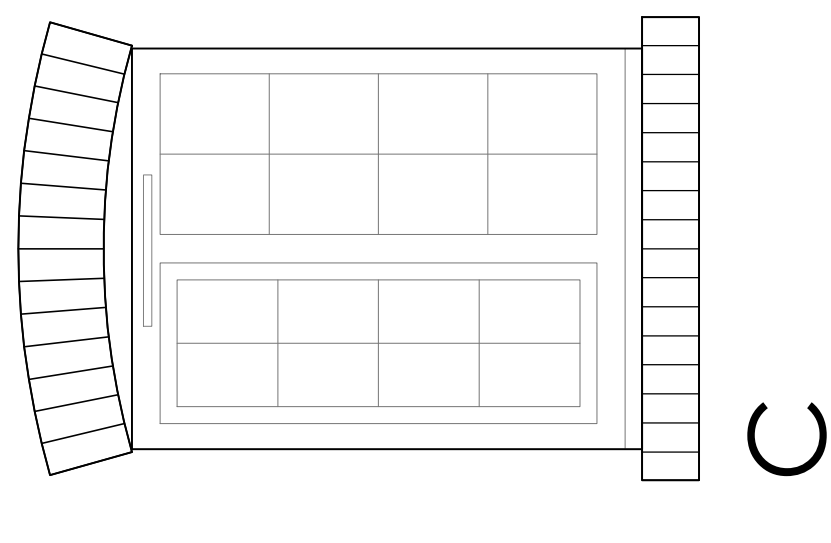
A

Georgian glazing bars



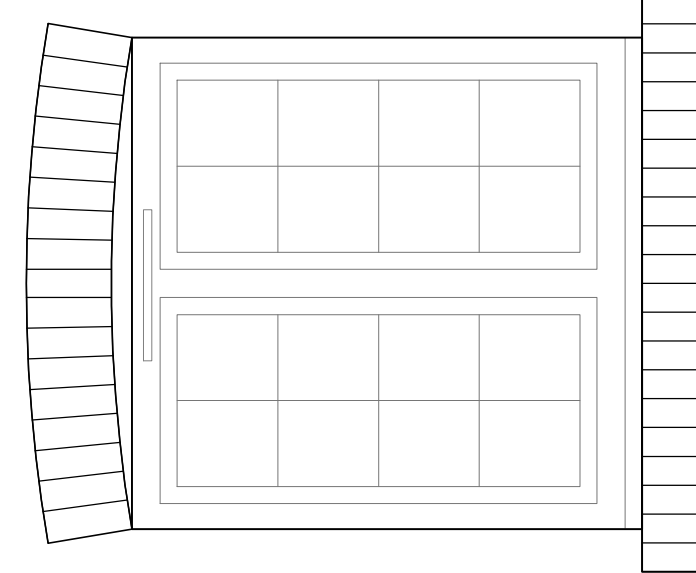
B

Georgian glazing bars



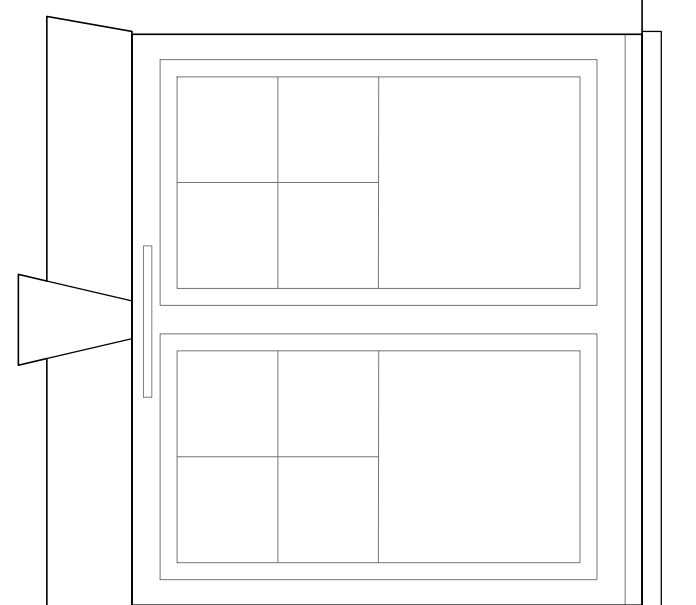
C

Georgian glazing bars



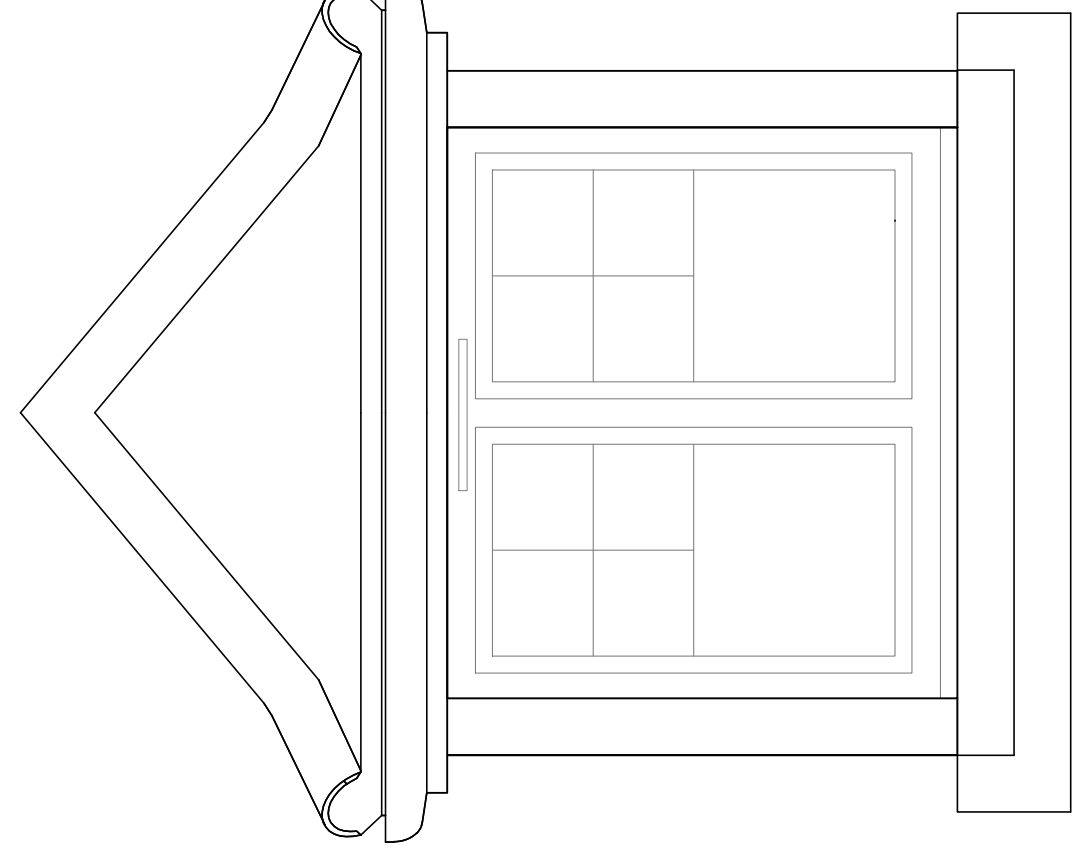
D

Edwardian glazing bars



E

Edwardian glazing bars



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Client
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Project Title
 Retirement Living Apartments
 Edwina Mountbatten House
 Romsey
 SO51 8GH

Drawing Title
 PALMERSTON STREET - GLAZING BARS
 PLANNING APPLICATION

Scale: 1:100 @ A1 Date: JUNE 2023
 Drawn: KLS Checked: RJ
 Drawing No. 10123RS - PA14

Typical Fenestration Details (1:20)

REVISIONS	Rev.	Date	By



Test Valley Borough Council - Southern Area Planning Committee - 20 February 2024
Part Plan (1:500)

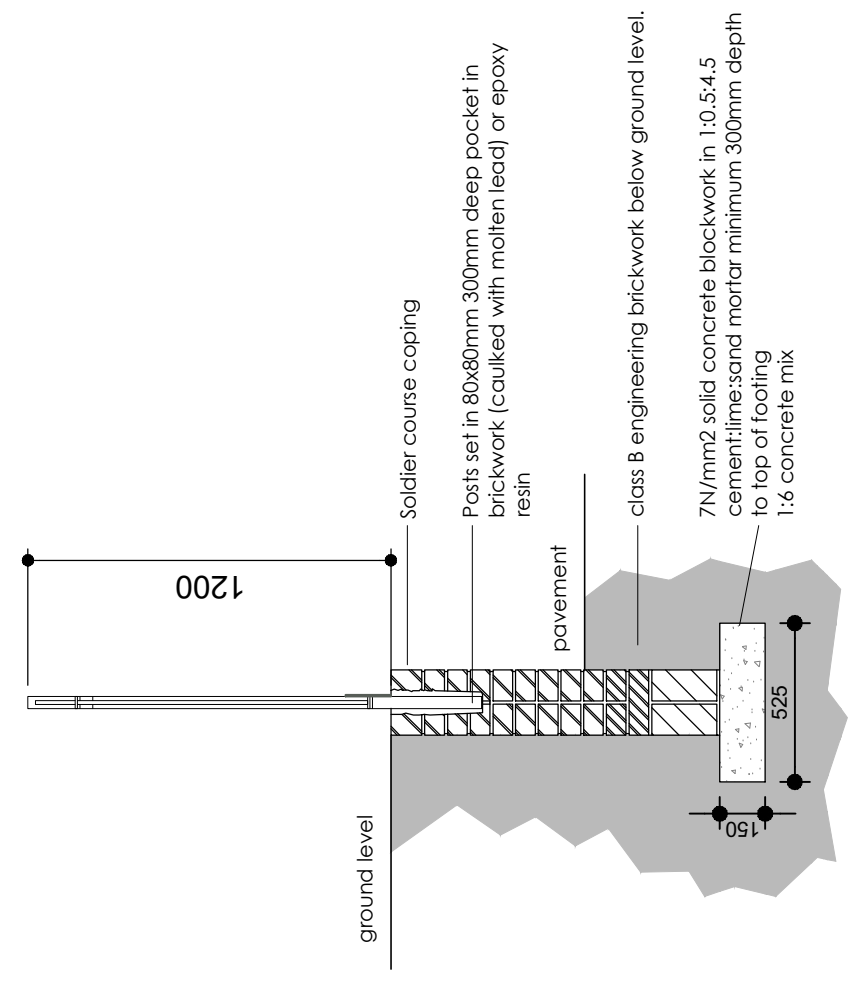
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Client
Churchill Retirement Living

Project Title
 Retirement Living Apartments
 Edwina Mountbatten House - Broadwater Road
 Romsey
 SO51 8GH

Drawing Title
PROPOSED RAILINGS PLANNING APPLICATION

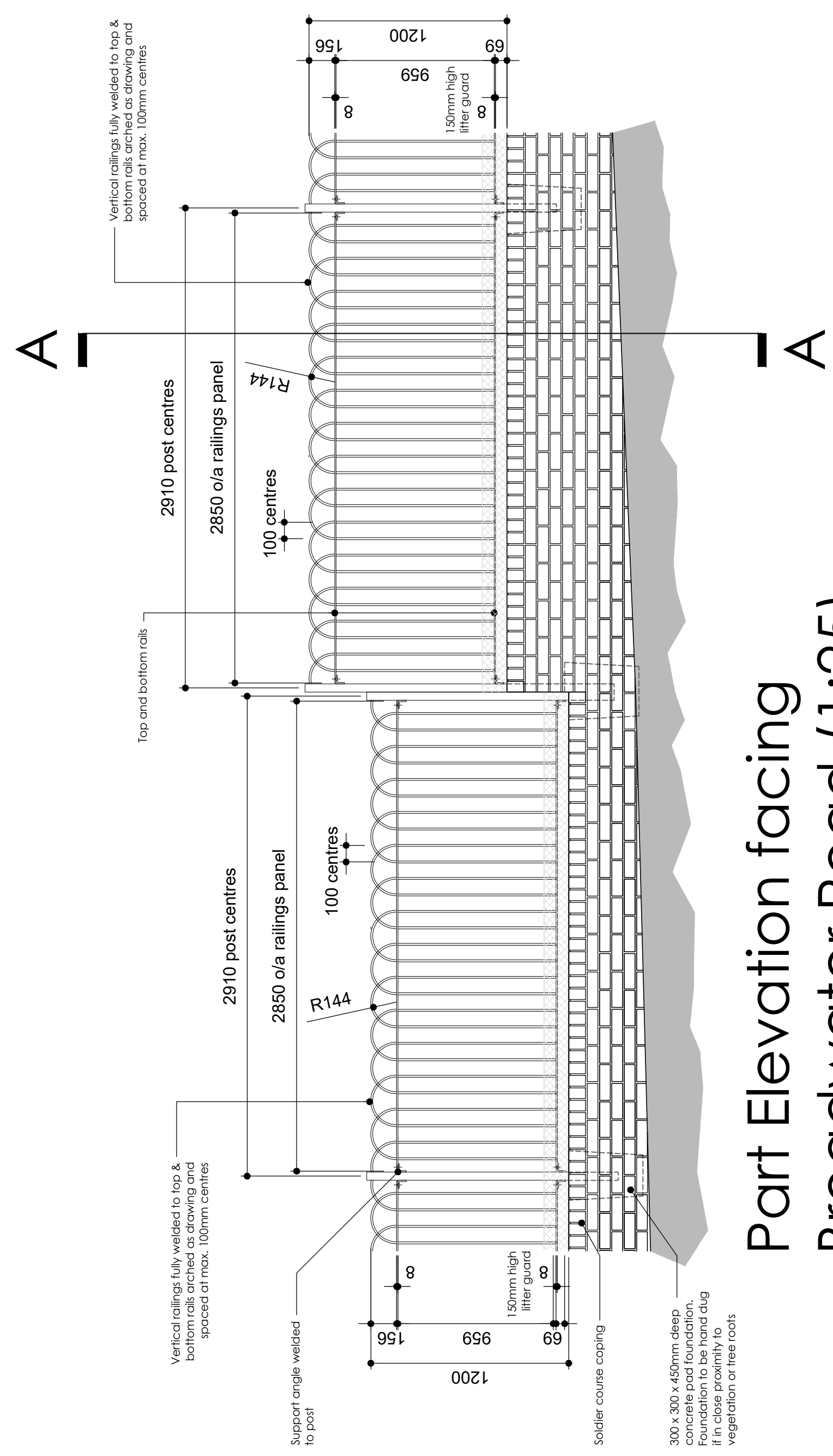
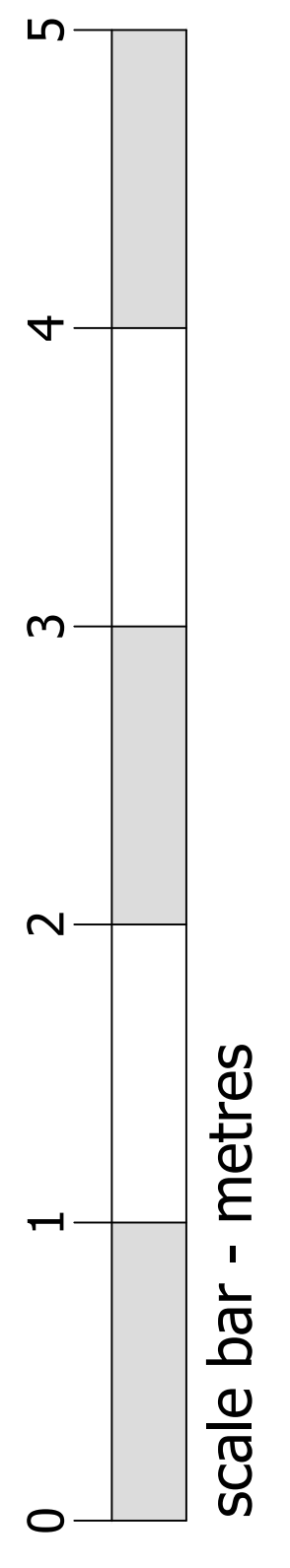
Scale: 1:25 @ A1
 Date: JULY 2023
 Drawn: KLS
 Checked: RJ
 Drawing No.: 10123RS - PA12
 Rev: -



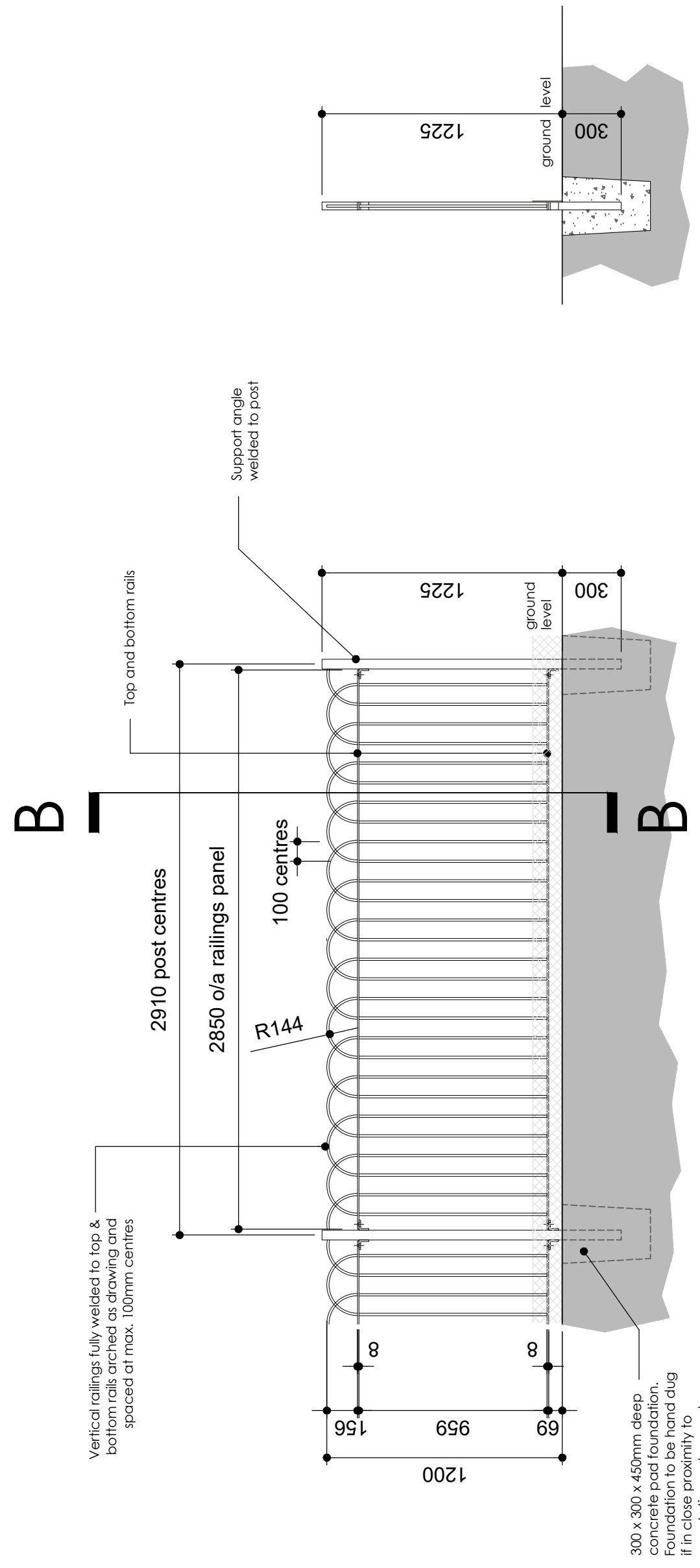
Section A-A (1:25)

Specification

- Materials:**
- Support posts - 50 x 50mm SHS
 - Top & bottom rails - 40 x 8mm MS flat
 - Vertical railings - 12mm Ø MS round
 - Support angles - 50 x 50 x 8mm MS angle, 40mm long
 - Fixings - M10 x 30mm SS bolt with nut & washers
- Treatment/Decoration:**
- All steelwork to be galvanised and decorated with polyester powder coat paint finish, colour Black.
- Notes:**
- 12mm wide x 20mm long fixing slot in top face of MS support angles.
 - 12mm Ø fixing hole at each end of top & bottom rails to correspond with fixing slot in support angles.
 - All dimensions to be checked on site prior to fabrication.



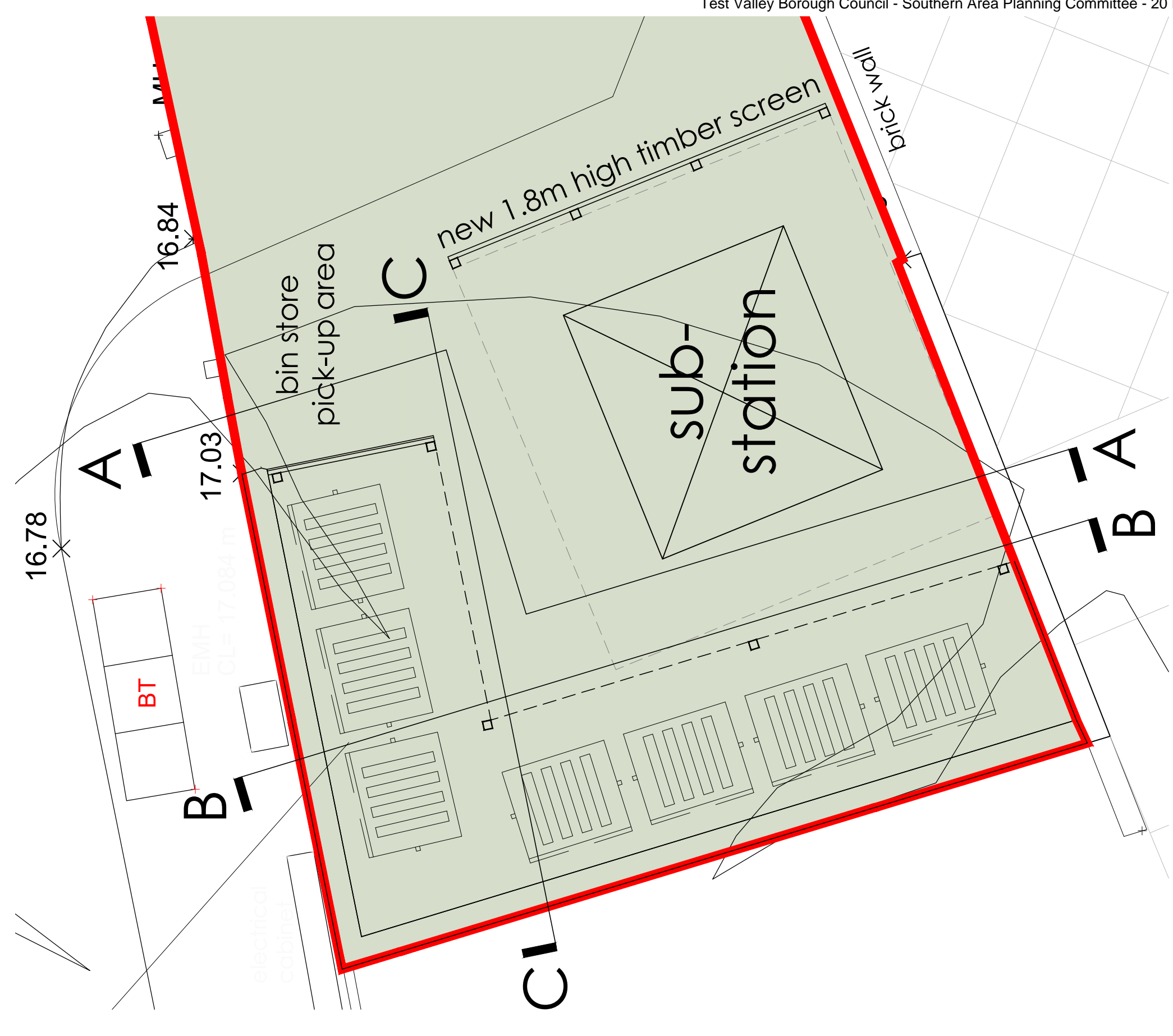
Part Elevation facing Broadwater Road (1:25)



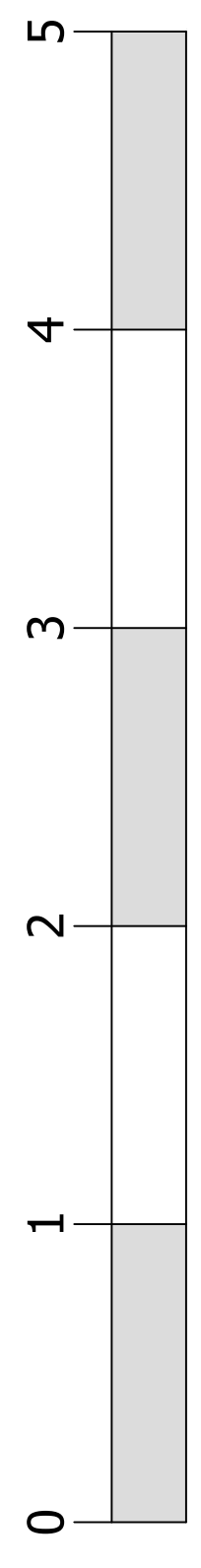
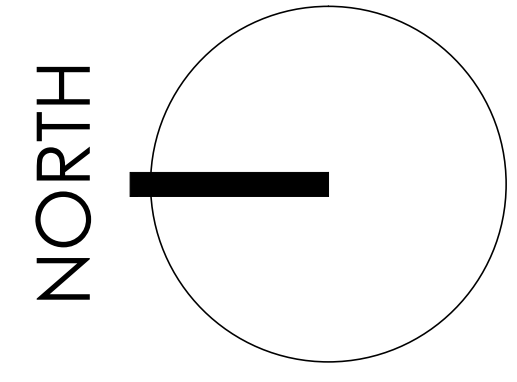
Part Elevation facing Palmerston Street (1:25)

Section B-B (1:25)

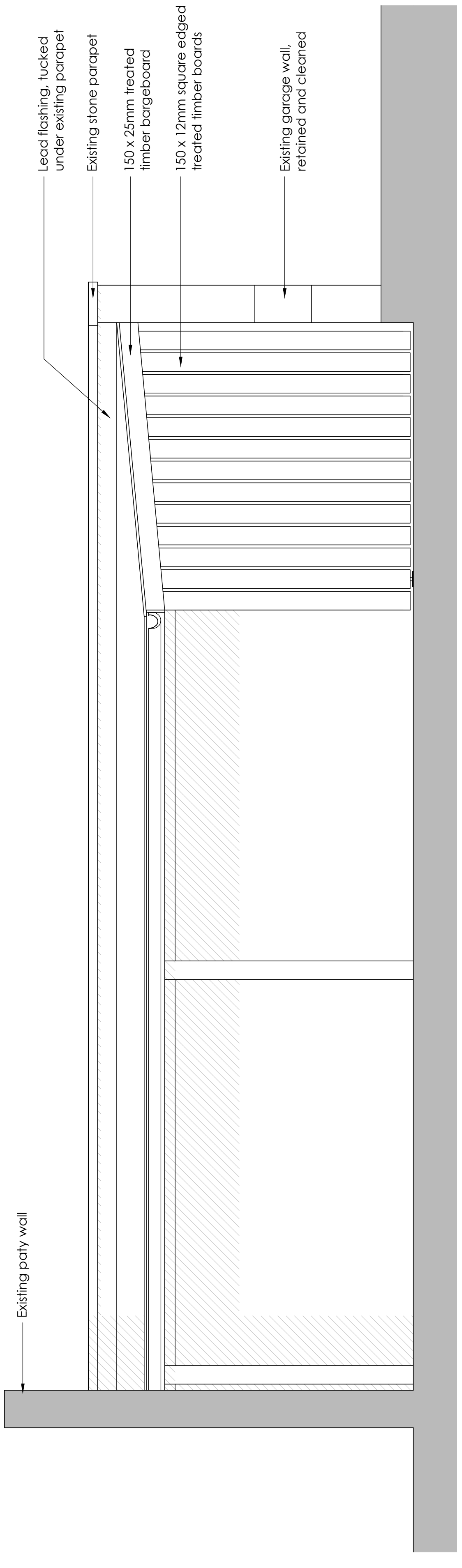
REVISIONS	Rev.	By	Date



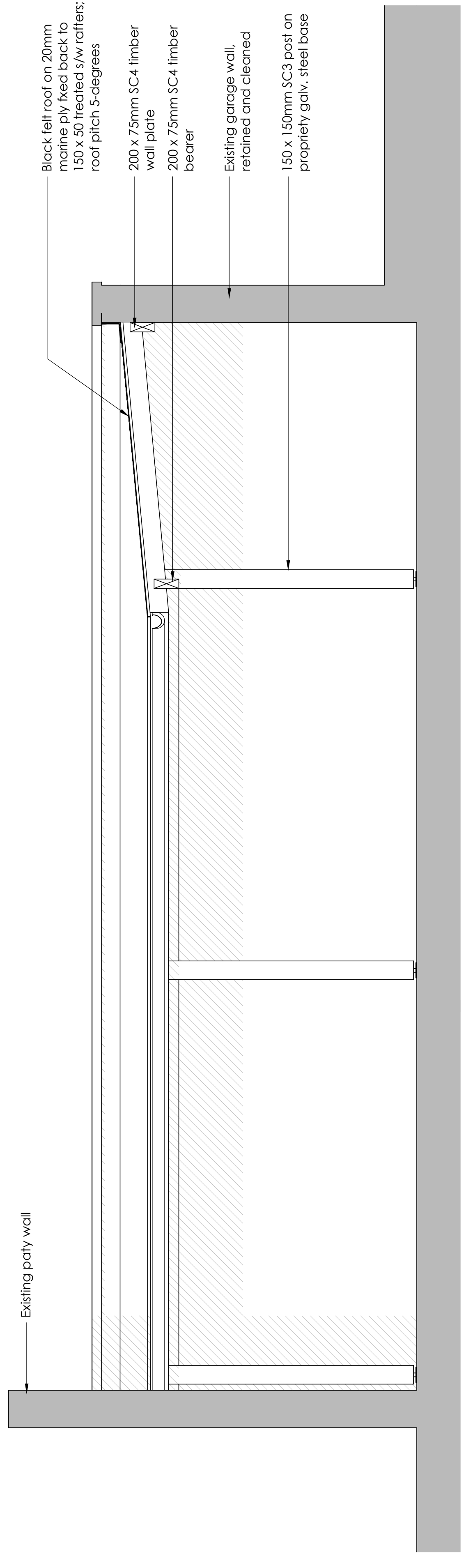
Part Plan (1:50)



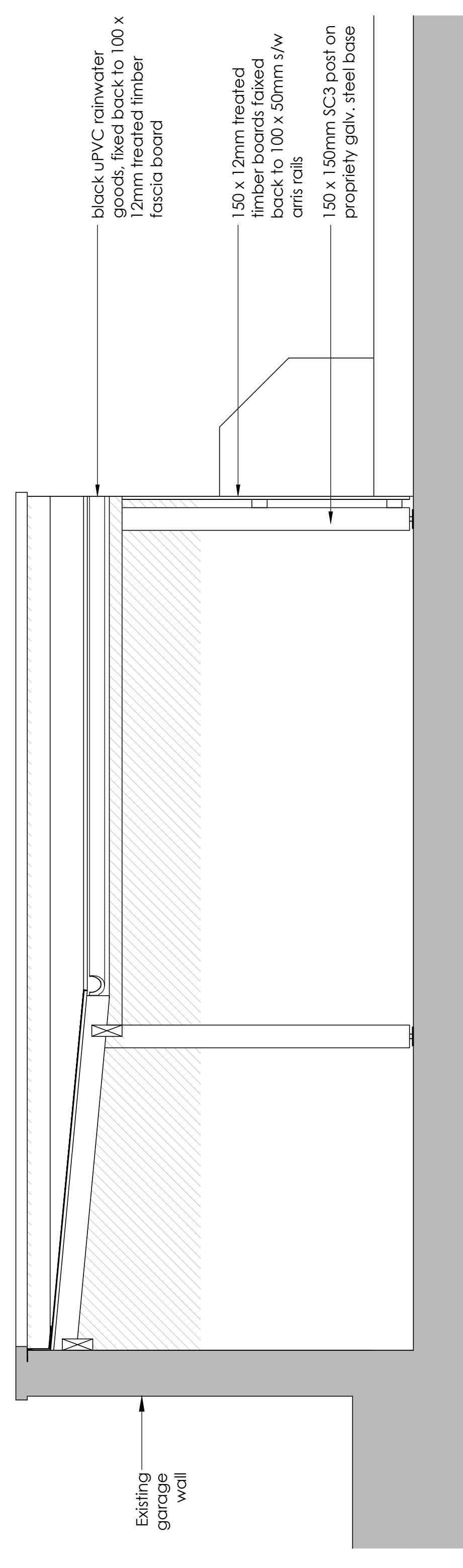
scale bar - metres



Sectional Elevation A (1:25)



Sectional Elevation B (1:25)



Sectional Elevation C (1:25)

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 Romsey
 SO51 8GH

Drawing Title
 PROPOSED LEAN-TO REFUSE STORE
 PLANNING APPLICATION

Scale: 1:200 @ A1 Date: JULY 2023
 Drawn: KLS Checked: RJ
 Drawing No. 10123RS - PA11
 Rev. -



KEY

- Red line boundary

HARD LANDSCAPE

- Parking court, Tarmac.
- Paths and patios, flag or similar and approved. Colour: 'Buff'
- Patio furniture
- Central Seating Feature
- Gravel over geotextile

SOFT LANDSCAPE

- Existing Trees
- Existing Hedge
- Entrance Streetwise Trees
- Proposed native tree
- Proposed evergreen tree
- Proposed small ornamental tree
- Proposed pleached trees
- Topiary specimens, *Ilex crenata* or *Laurus nobilis* cones
- Large specimen shrubs, Thuja 'Smaragd', Phormium 'Jester', Hydrangea of various varieties
- Ornamental shrub, herbaceous and groundcover planting
- Native hedging
- Evergreen hedge
- Amenity grass areas
- Hedgerow Wildflower grass corridor enhancing ecological networks
- Drift of spring flowering bulbs
- Native canopy/ sub canopy planting

TREE PLANTING STRATEGY

Street Boundary
Trees are planted on the pedestrian entrance of the site, chosen for their compact canopy and seasonal leaf colour. Trees are suited to being planted close to highways.



Acer campestre 'Streetwise'

Native trees on the southern boundary will provide visual mitigation and support local biodiversity



Carpinus betulus



Betula pendula

Evergreen trees will provide year round visual mitigation and support local biodiversity



Pinus sylvestris



Ilex aquifolium

Ornamental trees within the amenity areas will add vertical seasonal interest to the shrub beds throughout the development.



Magnolia stellata 'Royal Star'



Cornus controversa 'Variegata'



Sorbus aucuparia 'Autumn Spire'



Photinia x fraseri 'Red robin' - Pleached

Central Courtyard trees around the central amenity space seating area to provide vertical interest and screening. They will have an upright habit and light canopy to prevent overshadowing.

DESIGN PARAMETERS

The Site is currently a former Care Home and proposals are to develop the land into retirement living apartments and associated amenity space. Vehicular access is off Broadwater Road to the north of the Site. The main entrance to the building is from the access road and parking courtyard to the west. The Site is relatively flat with level change on the southern and eastern boundary including existing trees and a lawn area. Existing boundary treatments are to be enhanced or new ones proposed where they are not present with additional planting/screening to be added behind. The additional planting on the boundaries is strategically placed to address overlooking views in and out to neighbouring properties. Proposed evergreen ornamental hedges are designed and positioned to delineate the parking court from Owners Lounge and central courtyard patio area. The Owners' Lounge and associated patio is on the central/southern western elevation of the proposed building. A hard landscape entrance feature adjacent to the pedestrian entrance features outdoor seating, with planting to direct pedestrians towards the entrance. Smaller patio areas associated with individual apartments have been provided throughout. Overall, the proposed landscape design is at a domestic scale, creating homely spaces which allow for small social gatherings and quieter contemplative resting places. Elements of herbaceous planting will be proposed throughout the scheme for seasonal interest.

PLANTING PALETTE - PLANTING PHILOSOPHY

Existing vegetation on the southern boundary provides a vegetated setting to the car park and development. This boundary requires enhancing to become a biodiverse native ecological corridor. Specifically, specimens and native trees such as *Carpinus betulus*, *Pinus sylvestris* and *Ilex aquifolium* provide visual screening to infill any inward looking views. Proposed native hedge planting on the southern and eastern boundary of the main site provide ecological corridors around the development. Planting within the car park aims to reinforce this boundary and help to delineate the access road and parking area. Compact canopy street trees such as *Acer campestre* 'Streetwise' provide a vertical interest without overshadowing the car park with broad canopy. These are under planted with ornamental evergreen hedge row or low growing flowering ornamental shrub planting and groundcover. Proposed planting on the northern elevation of the building will be chosen for their shade tolerance. On the northern boundary clipped hedging and shrub planting are proposed to create layers of attractive vegetation to visually screen and filter views beyond. The planting style for the amenity spaces will be more formal with seasonal interest and a strong year round evergreen presence to ensure structure and a 'green' landscape setting is maintained. Use of ornamental hedging and topiary specimens will offer instant impact and cohesive structure to the planting beds. Large specimen shrubs chosen for their tone and texture will give an established appearance upon implementation. Flowering shrubs and herbaceous planting add colour, seasonal interest and ecological value. Climbers including clematis and honeysuckle will be proposed as part of the screening treatment for the sub-station. Proposed small ornamental trees aim to add colour and vertical structure to the scheme as well as improve connectivity and biodiversity across the Site. A diverse selection of proposed plant species will provide an overall enhancement to biodiversity, with the site having the potential to attract a greater range of invertebrates and therefore providing foraging/nesting habitat for notable urban species.

<i>Bergenia cordifolia</i> 'Purpurea'	<i>Hemerocallis</i> 'Stella d'Oro'	<i>Anemone x hybrida</i> 'Honorine Jobert'	<i>Aucuba japonica</i> 'Variegata'	<i>Erica carnea</i> 'Springwood white'	<i>Cornus sanguinea</i> 'Dogwood'
<i>Phormium</i> varieties	<i>Hebe Mette</i>	<i>Cistus</i> 'Sunset'	<i>Hydrangea arborescens</i> 'Annabelle'	<i>Ilex crenata</i> or <i>Laurus nobilis</i> topiary cone	<i>Low Evergreen hedge</i>
<i>Narcissus</i> 'February Gold'	<i>Choisya ternata</i> 'Aztec Pearl'	<i>Nandina domestica</i> 'Fire Power'	<i>Wildflower Turf Mix</i>	<i>Rosemarinus officinalis</i>	<i>Native Buffer</i> <i>Viburnum opulus</i> 'Compactum'

Sample ornamental shrub bed.



JBA 23 - 010 - SK02 Landscape Strategy Plan

Churchill Retirement Living Site Broadwater Road, Romsey

Drawn by AJW	Date February 2023	Scale 1:250 @ A1	Rev C
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