
APPLICATION NO.	19/02630/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	04.11.2019
APPLICANT	Highwood Homes
SITE	The Old Mansion Site, Stoneham Lane, South Eastleigh, SO50 9HS, CHILWORTH
PROPOSAL	Erection of 63 dwellings, including provision of 12no. Affordable apartments and garages/car ports, bin stores, and other ancillary buildings, with associated landscaping and open space, following demolition of existing dwelling and other structures.
AMENDMENTS	<u>Received 18th November 2020</u> Nitrogen Strategy Revised Boundary Treatment Plan DD241L04 H Tree pit details DD241D01 A Management plan POS plan DD241L01 C Landscape, Woodland & Ecological Management Plan version c <u>Received 12th October 2020</u> Amended proposal wording Flood Risk Issue F Landscape, Woodland & Ecological Management Plan version B Arboricultural Method Statement October 2020 Accommodation Schedule Site plan roof – 19.034.100 O Block plan ground – 19.034.101 V LAKESIDE VIEW - BLOCK PLAN & STREET SCENES - 19.034.240 G OUTBUILDINGS – 19.034.279 D Landscape Strategy Plan DD241L01 C Tree Mitigation Plan DD241L02 B Management Company Plan DD241L03 D Boundary Treatment Plan DD241L04 F Tree Planting Volume Plan DD241L05 A Refuse Vehicle Tracking 14-159-1201 H Fire vehicle Tracking - 14-159-1202 H Proposed Indicative Services Routes 14-159-1204 G Proposed Levels 14-159-1208 E Visibility Splays 14-159-1210 E Surface Water Drainage Layout Plan 14-159-1214 G Foul Water Drainage Layout Plan 14-159-1215 D Construction Make Up 14-159-1216 C Private Vehicle Tracking 14-159-1225 F Viability Assessment – 12 th October

Received 17th April 2020

14-159-1201 F – Refuse vehicle
14-159-1202 F – Fire Vehicle
14-159-1204 E – Service Routes
14-159-1207 B – Highway Construction
14-159-1208 C – Levels
14-159-1210 C – Vis splay
14-159-1214 – E – Surface Water
14-159-1215 B – Foul Water
14-159-1216 A – Construction make up
19.034.100 L – Site layout roof
19.034.101 S – Block plan ground
19.034.200 D – Woodland view block
19.034.210 D - Courtyard block
19.034.220 F – Mansion block
19.034.230 D – The Square block
19.034.240 D – Lakeside block
19.034.275 F – Flat block 1
19.034.276 H – Flat block 1 elevation
19.034.280 C - Garaging
19.034.300 F – Indicative views
19.034.301 F – Indicative views
19.034.302 F – Indicative views
19.034.303 F – Indicative views
19.034.304 D – Indicative views
DD241L01 B – Landscape Strategy Plan
DD241L02 A Tree Mitigation plan
DD241L03 C – Management company
DD241L04 D – Boundary treatment
Arb Method Statement April 2020
Design and Access Statement April 2020
Flood Risk Assessment version D
Landscape ecological woodland management rev A
08/04/2020
14-159-1225 C - Private vehicle tracking
14-159-1226 A – Surface Water Option 2
19.034.305 B – Flats rendered elevation
19.34.SK22 C Long section
DD241D01 – Tree Pit
DD241L05 – Tree Planting volume plan
Reponses to Tree officer comments
Bat roost tree assessment Feb 2018 version 2 April
2020
Ecological Appraisal Feb 2018
Nutrient balancing assessment March 2020
WSI for archaeology April 2020
Response to Ecology Officer from WYG
Sarah Barter

CASE OFFICER

Background paper (Local Government Act 1972 Section 100D)

1.0 INTRODUCTION

- 1.1 This application is presented to Southern Area Planning Committee because it is contrary to the provisions of an approved development plan or other statements of approved planning policy, adverse third party representations have been received and the recommendation is for approval.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The application site measures approximately 8.41 hectares and is located on land forming the westernmost part of Park Farm, Stoneham. Park Farm is situated south of the new North Stoneham Park community which is currently under construction and which covers an area of circa 64 hectares extending northwards. The application site is known as the 'Old Mansion' site and forms the western extent of Park Farm, in a location where the former 19th Century North Stoneham House was once situated before its demolition in 1939, but which now comprises land associated with the curtilage of an existing residential dwelling, grassland spaces and areas of deciduous woodland.
- 2.2 A number of modern storage/workshop buildings are situated close to the house and a number of other related structures such as sheds, lorry containers and animal pens are present. At the eastern edge of the site is a timber yard enclosed by modern fencing. The site is accessed from the east via two gravel tracks. The principal access is gained from the north east and via an access road within the North Stoneham Park development which provides onward connection to Chestnut Avenue to the north and Avenue Park, the Local Centre and Stoneham Lane, to the east.
- 2.3 Woodland is located against all the site's boundaries with specific boundary features comprising modern fencing or in places, older hedgerows and / or ditches. The northern part of the site lies within Kennel Copse Site of Importance for Nature Conservation which is designated for the presence of ancient woodland. A woodland tree preservation order is also in place at the site. To the north of Kennel Copse the site is bound by areas for residential development and public open space approved under 'Stage 3' of the North Stoneham Park masterplan. Adjacent to the site to the west beyond a band of mature boundary trees is Stoneham Golf Course.
- 2.4 Two fishing lakes – Park Pond and Shrubbery Pond '(Stoneham Fishing Lakes)', are located immediately to the south and south-east which are owned by Eastleigh and District Angling Club who have retained access rights to their land along the eastern gravel track within the site area. At the southern extent of the site, partially within woodland are remnants and remains of the former old mansion and associated terrace which at one time overlooked the ponds. To the east is a further area of woodland containing several works buildings beyond which is a walled garden associated with the former estate. The Kitchen Garden Walls are Grade II Listed. Stoneham Golf Course is located adjacent the western boundary of the application site.

3.0 **PROPOSAL**

3.1 The proposal is for the erection of 63 dwellings, including provision of 12no. Affordable apartments and garages/car ports, bin stores, and other ancillary buildings, with associated landscaping and open space, following demolition of existing dwelling and other structures.

3.2 The development comprises:

Lakeside View

12 apartments (Affordable Housing)

- 3 one bed
- 9 two bed

The Square

5 Houses(detached and semi-detached) and 4 apartments

- 5 three bed houses
- 2 two bed apartments
- 2 one bed apartments

Mansion Apartments

18 Apartments

- 6 one bed
- 12 two bed

The Courtyard

12 Houses (detached and semi-detached)

- 6 three bed
- 5 four bed
- 1 five bed

Woodland View

8 houses (semi-detached)

- 8 three bed

Associated parking is provided through driveways and garaging together with parking areas adjacent the proposed apartment buildings and houses at The Square and Woodland View. A village Green is proposed centrally in the site together with a pond. Across the entire site mature trees are retained where possible. The Mansion apartments include a waterside terrace making use of a historic area where views of the lake were provided.

4.0 **HISTORY**

4.1 Test Valley BC

11/00861/FULLS - Proposed removal of 2 rigid storage containers and to relinquish the right to use part of the land for commercial storage as per 10/01597/FULLS. Replace with proposed licensed boarding cattery consisting of a single storey building containing 24 pens, reception/office, toilet and kitchen/store area. Permission 5th July 2011.

- 4.2 10/01597/FULLS - Retrospective application for the erection of dwelling and garage (to retain existing structure as a dwelling and to retain the existing garage). Permission 28th October 2010.
- 4.3 09/02697/CLES - Certificate of Lawful Existing Use for use of mobile home as permanent residence and commercial storage facility. Certificate issued 06 July 2010.
- 4.4 Eastleigh BC
Application of relevance: O/15/76023 – North Stoneham Park (Outline) - Outline application with all matters reserved (except for access) for the demolition of existing buildings/structures and the development of: 1) on land south of Chestnut Avenue (North Stoneham Park) - 1100 dwellings (use class C3); -residential care home (use class C2); - creation of a new local centre - including a new primary school (2FE), children's pre-school nursery, community building, retail, office and other buildings and car parking (use classes A 1, A2, A3, A4, A5, B1a, D1, D2);- public open space, children's play equipment, associated hard and soft landscaping and works; - foul and surface water drainage measures including pumping stations; access from Chestnut Avenue and Stoneham Lane (with new accesses/works to Chestnut Avenue (existing), Chestnut Avenue/Nightingale Avenue, Chestnut Avenue/Stoneham Lane, Stoneham Lane/Stoneham Way Junctions and new accesses onto Stoneham Lane); new footway/cycleway links; 2) extension to Lakeside Country Park on land east of Stoneham Lane, including new pedestrian links, landscaping and associated works; 3) construction of a new cycleway/footway along Stoneham Lane (from north/east of St Nicolas Church, southwards to the administrative boundary with Southampton City); 4) use of land south of Junction 5 of the M27 motorway for playing pitches and construction of associated facilities (including changing pavilion/hub building, spectator stands, enclosures, all-weather playing surfaces; floodlighting); with new accesses onto Stoneham Lane; parking; new footway/cycleway; landscaping and associated works; and 5) associated engineering operations; on and off-site supporting infrastructure necessary to facilitate development of the site. This application was subject to an Environmental Impact Assessment. Permission - 8th January 2016.

5.0 **CONSULTATIONS**

5.1 Policy – Comment:

The application site forms part of the site allocated for approximately 50 dwellings through policy COM5 (also see Map D and Inset Map 6). The proposal should be assessed against all the criteria within this policy and the associated supporting text.

- 5.2 Housing – No Objection (Following receipt of amended information October 2020):
Support this application, to enable the delivery of 12 x Affordable Rented flats on site.

5.3 Trees – No Objection subject to conditions (Following receipt of amended information October 2020):

Comment and conditions (Following receipt of amended information – April 2020):

I am satisfied that the adjustments made, now presented in the amended plan set, address the points of concern expressed in my previous consultation response.

5.4 Landscape – Comment (Following receipt of amended information – October 2020):

This area of the site is segregated from the main Mansion site development and whilst it is recognised that it is not in keeping with that of the proposed development, it is acknowledged that it does reflect that of the new neighbouring Stoneham Park development.

No Objection subject to conditions (Following receipt of amended information – April 2020):

Comments from previous submissions have been taken on board and the overall plan is a significant improvement, in principle there is no landscape objection to these proposals.

5.5 Conservation – No objection subject to condition (Following receipt of amended information – October 2020).

5.6 Archaeology – Comment:

I note that subsequent to my previous comments the applicant has submitted a written scheme of investigation (WSI) for the proposed archaeological work. I have reviewed that and am happy to endorse it to you as meeting the archaeological concerns that I raised and suggested merited an archaeological condition. Given the available historical evidence the archaeological research agenda (what we would use archaeology for to find out about the mansion site/anti-aircraft emplacement) is limited. The research agenda is properly articulated in the WSI and an appropriate method by which to recover/ record it has been set out. You may wish to consider explicit reference to the submitted WSI within the wording of any archaeological condition.

5.7 Highways – No Objection (Following receipt of amended information – April 2020).

Further comments on recent amendments awaited. Update will be provided.

5.8 Ecology – Comments received in respect of bats, great crested newts, reptiles - Update will be provided.

5.9 Natural England – Response awaited. Update will be provided.

5.10 Lead Local Flood Authority – No Objection (Following receipt of amended information – October 2020).

No Objection subject to conditions (Following receipt of amended information – April 2020).

5.11 Environment Agency – No response.

5.12 Environmental Health – Comment:
Recommend conditions for contaminated land and construction hours.

5.13 Refuse – No Objection subject to conditions

5.14 Estates and Economic development – Comment:
The application should be required to provide an employment and skills plan either by condition or legal agreement.

5.15 Eastleigh BC – No Objection.
No objection to the proposals, which have the potential to support the wider North Stoneham Park development and its infrastructure.

5.16 HCC Children’s Services – No Contribution required.

5.17 Health Promotion – Comments awaited.

5.18 Southern Water – Comment:
Advice on further water works and suggested condition.

5.19 Sports England – No Comment.
The proposed development does not fall within either our statutory remit (Statutory Instrument 2015/595), or non-statutory remit (National Planning Policy Guidance (PPG) Par. 003 Ref. ID: 37-003-20140306), therefore Sport England has not provided a detailed response in this case.

Further comment received in respect of ball strike which has subsequently been resolved between the Golf Club and the applicant.

5.20 Romsey and District Society – Comment:
We would record our concern about the poor transport infrastructure provided for this major housing development in close proximity to other developments. Stoneham Lane is already a busy rat run at peak times and this situation will clearly be exacerbated. We would expect a comprehensive Highways report to be produced by Hampshire County Council to “To validate the existing road provision or identify mandatory improvements before approval is granted for this phase of the development.

5.21 Hampshire Gardens Trust – Response awaited.

5.22 Minerals and waste – No objection subject to condition.

6.0 REPRESENTATIONS Expired 13.11.2020

6.1 Chilworth PC – Objection

- The land is allocated for approximately 50 homes under Test Valley Borough Council's local plan. The land is in countryside and has swathes of land designated as forest park, which the application appears to respect, with one important exception.
- The proposed development includes a multi-storey apartment block on the edge of the largest lake (called Park Lake) which appears to disregard the forest park designation at this point and hence, is contrary to this important classification, under policy LWH3.
- Policy COM5, the Local Plan policy governing the site, defines how the land should be developed for the 50+ homes. It is envisaged here that the development will be considered in conjunction with the adjacent development at Eastleigh Borough Council's site (App 19/02811/FULLS) where a care home is proposed. Within that application is provision for several multi-storey blocks of apartments, rendering this application as additional too, rather than solely supporting the care home. Hence it would appear to be redundant.
- Suitable provision needs to be made for affordable housing in accordance with policy COM7; this does not appear to have been addressed either here or in the alternative application.
- The site incorporates some properties in the local "Collins" style which is to be welcomed. However, if these are proposed to be built with the larger-than-usual land spaces fronting them, forcing the multi-storey block so close to the lake, then this is unacceptable. Even if there was a mansion on the site, at that time it was in use by one family and not part of an area accessible to the wider community. Positioning a multi-storey block so close to the lake needs to take account of current land ownership and usage, which it does not do. The Parish Council therefore objects under Policy COM12(b), since it would be visually intrusive in the landscape.
- The lakes are an important source of recreation for many, including a large, local and active fishing community who purchased the local land around the lake many years ago to preserve it for their sport. The effect of such proposed development, with lighting and noise so close to a tranquil lake, will have an adverse effect for the many members who fish the lakes daily and over 24-hour periods as well the national visitors.
- The Parish Council would not wish to see any unnecessary removal of trees, especially as a purely cosmetic benefit to the residents of the development and would require to have assurances that measures will be undertaken to ensure illegal access is prevented to the deep lakes especially by children.
- Thus, the parish council objects to the current application with regard to its contravention of local plan policies and the effect on local lakes including the unacceptable disturbance to lakeside sports.

- 6.2 Stoneham Golf Club – Objection received previously but subsequently withdrawn following agreed solutions between the golf club and the applicant around ball strike and trespassing in the area around the woodland at the boundary with the Golf Club.
- 6.3 Eastleigh and District Angling Club – Objection (letter received 5th November 2020)
- Increased number of properties. Original plans for the site showed 2 buildings in this area. The increase to 12 apartments will significantly increase traffic along a single track road to the angling club's land. Surface drainage from this area currently flows towards and into the angling clubs lakes. We seek assurance that the plans would ensure surface water was directed away from the lakes to avoid any potential pollution issues.
 - Proximity of properties to the access road to the angling club's land. Club members access the lakes on a 24/7 basis through a locked gate. The new plans show properties will be built very close to the access road and gate. We are concerned that the noise from traffic and gate opening/closing will create issues for these properties and seek to avoid future conflict with residents.

Eastleigh and District Angling Club – Objection (letter received 28th May 2020)

- Eastleigh and District Angling Club have objected to both the initial and revised plans for these developments. One of our key concerns is the safety and security of the boundary between Stoneham Lakes and the proposed development. The lakes have deep water and steep muddy banks that would be a danger to vulnerable people who gained access to our property. The boundary fencing suggested by the developer would be inadequate to prevent this trespass.
I read with interest the representations from Stoneham Golf Club and in particular their recommendation that a 2m stock proof fence would be the appropriate type of boundary to prevent trespass onto the golf course. The Angling Club would be in favour of this style of fencing and request that the developer use this fence along the entire western and southern boundary of the development to stop trespass onto the golf course and Stoneham Lakes.
- I am very concerned about the public safety risks of deep water close to the proposed developments and ask for your support in making a suitable fence a condition of the planning application being approved.

Eastleigh and District Angling Club – Objection (letter received 27th May 2020)

- Eastleigh and District Angling Club objected to the initial development proposals dated 4th November 2019 and do not believe that the revised proposals have addressed any of our concerns.

Mansion Apartments

- The proposed 3 storey Mansion Apartments and recreational terraced area are on the southern boundary of the development site. The building is in an elevated position overlooking Park Pond and will dominate this area and greatly impact on the environment, peaceful nature of the locality and enjoyment of angling club members. The proposed removal of the trees which block the view of the lakes will exaggerate the impact of the building.
- The light pollution from this building and from the lighting of the terraced area is a serious issue for the club and must be addressed. Allowing artificial light to illuminate the lake will upset the natural “night and day” balance in the lake and surrounding area. The impact of light pollution on aquatic life, amphibians, birds and bats has been scientifically documented and is a concern to the angling club.
- From an angling perspective, many of our club member’s fish through the night for the large carp that are present in Park Lake. Light pollution would impact on their enjoyment of the lakes.

Crime and community safety

- We have noted that the boundary proposals between Stoneham Lakes and the proposed development are insufficient despite our previous objections. Stoneham lakes have deep water close to the margins, steep banks and areas of deep mud. There is an absolute requirement to ensure that the public (and children in particular) cannot access the lake and thereby avoid any accidents. In addition the lakes and surrounding land are for the enjoyment of angling club members and their guests. We want to avoid trespass from the proposed development and the conflict that this would cause.
- A fence along the southern border of the proposed development should be of a metal design and a minimum of 1.8m high to prevent trespass. The responsibility for installation and upkeep of the boundary should be with the developer/developments. The club must not be left with any risk for public safety.

Surface water drainage

- We welcome the developer’s proposals to manage surface water drainage from the site, but are concerned that the water in the South East corner of the development will be directed into a ditch that runs through the angling clubs land and into Shrubbery Pond. We would like guarantees that the drainage of surface water both during construction and afterwards will not have any adverse impacts on Shrubbery Pond.
- The Angling Club are responsible for the ongoing maintenance of the ditch where it flows through our property. We require more detail on the water flows predicted to run through this ditch and on the maintenance required to allow this. Any additional costs associated with these changes should be covered by the developer.

- We note the planning conditions in Hampshire County Councils submission regarding the Surface Water Drainage (ref SWM/2019/0838, dated 5th May 2020) and request that Angling Clubs concerns be addressed as part of this.
- The Angling Club own Avenue Pond in the North Eastern section of the Stoneham development. Despite assurances from the developers this lake was subject to a number of pollution incidents during the construction of buildings in the upstream area. We contacted the developer on no fewer than 7 occasions to report incidents impacting Avenue pond and must ensure this is not repeated with the proposed development.
- Eastleigh and District Angling Club have invested a large amount of time, resource and money into developing the Stoneham Lakes site. This clearly benefits our members, but has also resulted in an invaluable environment for local wildlife.
- The club accepts that the land to the north of its Stoneham Lakes site will be developed and have houses built on it. Our primary objection is to the proximity of the 3-storey building to our boundary and the impact on our property and club members' enjoyment of it. We ask that this is considered and that the proposal is amended to protect the angling clubs land and facilities – maintaining an environment that is conducive to our members and the wildlife that visits the lakes and surrounding land.

Eastleigh Angling and District angling Club – Objection (letter received 11th December 2020)

- Eastleigh and District Angling Club is based in Eastleigh and has over 1250 members from the South Hampshire area. The angling club purchased the Stoneham Lakes site immediately to the south of the proposed development in 1982 after leasing it for the previous 13 years. There are 3 lakes on the site; Park Lake is the closest to the proposed development site, it flows into Shrubbery Pond, which in turn flows into Church Pond before the water exits the site along a culvert into Monks Brook. These lakes are the club's most popular fisheries, with up to 80 anglers fishing the lakes on any one day and accessing the site 24 hours a day, 365 days a year.
- The club has managed the lakes and surrounding land throughout its 50 year tenure to protect the environment, wildlife and the fishing. We have recently concluded a deal with Highwood to exchange approximately 1 acre of land to the north of Stoneham Lakes for the land which runs along the southern shore of Park Lake. This results in us owning all of the land adjacent to the lakes so that we can manage the fisheries effectively and protect this invaluable asset.

- Eastleigh and District Angling Club had no issues with the initial proposals to build 12 houses on the land immediately to the north of the lakes and were pleased to see that the proposal aimed to ensure that the houses were in keeping with the local environment and respectful of the requirements of neighbouring land owners. We do have serious issues with the more recent proposal (Ref 19/02630/FULLS) to increase the number of properties to 50+ and are objecting to this on the following grounds:

Character of the area

- The application is within an area of woodland that nature has reclaimed following the demolishing of the old mansion house over 80 years ago. Stoneham lakes are on the southern border of this development and have been developed and maintained in keeping with the surrounding area. The lakes and land surrounding them are registered as Sites of Importance for Nature Conservation (SINC) because of the environment and diversity of wildlife. The attached map shows the proximity of the SINC to the proposed development.
- Whilst parts of the proposed development are sympathetic to the local character of the area, the proposal to build a 3 story building and recreational area close to the boundary with the angling clubs land will definitely be out of character and will impact on the environment and enjoyment of angling club members.

Overlooking

- The proposed development includes buildings and recreational areas which are on the southern boundary overlooking Stoneham Park Pond and the SINC. The trees which are currently in this area, are to be removed to provide the new property with a view of Stoneham lakes. This will provide no protection from the noise and light impacts from the building and will be completely out of keeping with the environment of the lakes and their surroundings.

Over development

- The area in which the proposed development is to be built is within a rural area which is surrounded by Sites of Importance for Nature Conservation. Low scale development of the area would not impact this if undertaken sympathetically, but at the level proposed (50+ Houses) it will have a significant impact.

Traffic generation.

- The Test Valley Local Plan for transport aims to reduce the need to travel and manage congestion. The proposed development for 55 houses includes 149 parking spaces and 40 garages. The traffic from this development will access the already congested Stoneham Lane along a single road. This is in addition to the traffic generated by the 1100 houses elsewhere on the North Stoneham development and those resulting from the proposed care home (ref 19/02811/FULLS). Clearly the access road to the development and the surrounding roads need to be improved to take this significantly increased volume of traffic.

- In addition Park Lake has been designated a 'High Risk Reservoir' under Section 10 of the 1975 Reservoirs Act. As such the dam needs to be inspected twice a year and maintenance undertaken as directed by the Environment Agency. This may require access for large machinery for any significant maintenance. The route of entry would be along the road proposed for the development and must, therefore, be suitable for such large vehicles.

Light Pollution

- This is a serious issue for the club and must be addressed. Allowing artificial light to illuminate the lake will upset the natural "night and day" balance in a lake and surrounding which has been designated a SINC. The impact of light pollution on aquatic life, amphibians, birds and bats has been scientifically documented and is a concern to the angling club. A survey on the bats frequenting Stoneham Lakes identified 5 species in and around the lakes, with a further two possible species present – there is a lot of evidence that bats are impacted by light pollution.
- From an angling perspective, many of our club member's fish through the night for the large carp present in Park Lake. Light pollution would impact on their enjoyment of the lakes.

Noise

- The noise generated by 50+ plots and 300 car movements so close to our site will be significant and would impact the enjoyment of our members who come to Stoneham Lakes to enjoy the environment, wildlife and low noise levels.
- The proposal to cut down trees along part of the boundary between Stoneham Lakes and the development will remove a sound buffer which would minimise any noise pollution.

Trees

- The trees which are currently on the southern boundary of the proposed development will provide an important buffer between the buildings and Stoneham Lakes. They will minimise any light and noise pollution, whilst also screening the buildings from club members using the lake. We strongly object to the proposal to remove some trees to allow a 3-story building to have a view of the lake.

Crime and community safety

- We have noted that the boundary proposals between Stoneham Lakes and the proposed development are insufficient. Stoneham lakes have deep water close to the margins, steep banks and areas of deep mud. There is an absolute requirement to ensure that the public (and children in particular) cannot access the lake and thereby avoid any accidents. In addition the lakes and surrounding land are for the enjoyment of angling club members and their guests. We want to avoid trespass from the proposed development and the conflict that this would cause.

- A fence along the southern border of the proposed development should be of a metal design and a minimum of 1.8m high to prevent trespass. The responsibility for installation and upkeep of the boundary should be with the developer/developments. The club must not be left with any risk for public safety.

Summary

- Eastleigh and District Angling Club have invested a large amount of time, resource and money into developing the Stoneham Lakes site. This clearly benefits our members, but has also resulted in an invaluable environment for local wildlife.
- The club accepts that the land to the north of its Stoneham Lakes site will be developed and have houses built on it. Our objection is to the number of houses, their proximity to our boundary and their impact on our property and club members' enjoyment of it. We ask that this is considered and that the proposal is amended to protect the angling clubs land and facilities – maintaining an environment that is conducive to our members and the wildlife that visits the lakes and surrounding land.

6.4 The Diocese of Winchester – Comments

- Given the important and continuing contribution of St Nicholas bells and ringers to local amenity and to social and cultural heritage of Hampshire and the wider community we would ask please that the presence of these bells and their regular usage is communicated to and taken into account by any developer bringing forward detailed proposals for developments in the area. We would also ask that caveats are placed upon planning conditions and approvals to ensure that any development of the area does not adversely impact upon these long established patterns of church bell ringing.

6.5 Various addresses x 7 - Objection (No further comments received since latest set of amendments)

Planning need

Highwood Homes are already undertaking a significant development of hundreds of homes at North Stoneham Park on former parkland and fields. The land being developed and awaiting development is to the north of the application site and covers a large area. There is no planning need for this level of development at the proposed site.

Highway Safety

The application relates to 55 dwellings with parking for 149 vehicles. The proposal will thus increase the amount of traffic exponentially. The existing track would simply be unworkable as a means of access to the proposed homes. I am deeply concerned about the resultant traffic noise and pollution. At present given the surface of the track it can only be driven at walking pace; opposite the track are residential homes with many small children. It is inevitable that the track would have to be widened and cars would travel much more quickly.

The track, and therefore proposed exit, is onto Highwood Avenue. The proposal would bring a significant increase in traffic onto a junction that is simply not suitable for such a level. I note that adjacent to the junction there is a proposal to build a Care Home for the elderly, and within 400 yards of the junction the same developers are building a school. Highway safety is therefore a significant issue. The junction is very close to Stoneham Lane which already has to be closed on home match days at Eastleigh Football Club in order to ensure pedestrian safety.

Light and noise pollution

My home will be affected by the proposal – both with noise and pollution. I am concerned about the light pollution that will come, particularly from traffic and headlights shining into my home.

Whilst I know that outlook/view from a property is rarely taken into consideration I do invite the Council to understand that the view south from my property at night is surprisingly and refreshingly dark. There is little light pollution.

Wildlife

The area is a quiet haven for wildlife: there are a large number of species of bird, ducks have even moved into the swales built in front of the properties on Stevens Road, rabbits and deer can be seen on the edge of the track. At night often the only sound one can hear is of owls. Conservation of that, together with the mature trees that line the track, is to be valued and cherished.

Tree removal

There are also established trees here, with bluebells growing underneath, which will need to be cut down in order to build the proposed road and pavement (we can see this because wooden posts have been erected to mark the route of the road).

Information provided at time of house purchase

At the time I purchased my home I was informed by the sales team from Highwood Homes that the outlook from my property would remain as is, the track would not be changed. I was told that a handful of homes, of significant financial value, would/could be built in the woods. That is a far cry from 55 homes including those in flats.

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)

SD1 – Presumption in Favour of Sustainable Development

COM1 – Housing Provision

COM2 – Settlement Hierarchy

COM5 – Residential Development at Park Farm, Stoneham

COM7 - Affordable Housing

COM15 – Infrastructure
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
LE10 – Retention of Employment Land
LHW4 – Amenity
T1 – Managing Movement
T2 – Parking Standards
CS1 – Community Safety
ST1 – Skills and Training

7.3 Supplementary Planning Documents (SPD)

- Affordable housing SPD (March 2008 and draft 2019)
- Infrastructure and developer contributions SPD (February 2009)
- Access plan SPD (September 2015)
- Chilworth village design statement (2005)
- Community infrastructure levy (CIL) charging schedule (January 2016)

8.0 **PLANNING CONSIDERATIONS**

- 8.1
- Principle of development
 - Design, layout, and landscape character and strategy
 - Heritage Assets
 - Trees
 - Amenity
 - Highway safety and parking provision
 - Water management
 - Ecology
 - Nitrate Neutrality
 - Contaminated land
 - Minerals
 - Other matters

8.2 **Principle of development**

Test Valley Revised Borough Local Plan 2016

COM1

Policy COM1 sets out the housing requirement for the Borough over the plan period, indicating the delivery of housing will be secured through completions, commitments, unplanned development and the allocation of strategic sites. Policy COM5 is relevant in this regard. The application site forms part of the site allocated for “approximately 50 dwellings” through policy COM5 (also see Map D and Inset Map 6).

8.3 COM5 (Map D)

Policy COM5 allocates the site as part of Park Farm for approx. 50 dwellings as a strategic allocation in the adopted Revised Local Plan. This policy plans for residential development to be brought forward alongside residential development at 'Land south of Chestnut Avenue' (now known as North Stoneham Park) subject to a number of criteria. Policy COM5 establishes that the application site is a sustainable location for development, subject to being brought forward in line with North Stoneham Park to the north of the allocation.

8.4 The policy COM05 is not explicit in setting a maximum or minimum number of dwellings that should be delivered under the allocation in the Local Plan. The current application is for 63no. units, however, as the report will show the current application includes other land available for development in this area of Park Farm Stoneham than the Map D annotation indicates. It is recognised within the Planning Statement provided with the application the rationale for the proposed higher number of dwellings, taking account of more detailed site analysis as well as seeking to make efficient use of the land physically and visually close to the allocated land.

8.5 COM2

Policy COM2 is therefore relevant to the proposal as the proposed area for residential development included in the application site does not align with the area indicated for 'housing and open space' on Map D within the adopted Local Plan. The area indicated in Map D had regard to constraints within the site, including the group TPO and SINC designation. The proposed residential development that is located outside of the 'housing and open space' land (Map D) does not fall within the categories of development referred to in the policies listed in policy COM2. The proposal is considered to contrary to Policy COM2 in that there is not an overriding essential need for the development to be located in the countryside.

8.6 Paragraph 2 of the National Planning Policy Framework (NPPF) states that, "Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise". It is therefore necessary to determine whether there are any material considerations which would justify an exception being made to Policy COM2 in this instance.

8.7 The applicant has indicated that there are large areas of open space available for development which do fall within the annotated 'existing woodland' areas on map D. The dwellings proposed in these areas are at Woodland View and part of The Square and part of The Courtyard. The Planning Statement has considered this point, indicating that more detailed site analysis (as indicated in technical reports submitted with the application), including consideration of constraints and opportunities, has informed the layout of the site including a wider area for development.

8.8 The National Planning Policy Framework (NPPF) is a material consideration in the assessment of planning applications. Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. For the assessment of planning applications, this means approving development proposals that accord with the development plan without delay. As noted above, whilst the introduction of this housing in this countryside location is considered to be contrary to the guidance set out in Policy COM2, the principle of residential development has already been established and found to be acceptable on this site in areas immediately adjacent. To provide a comprehensive development in this location, make effective use of the land available without harming the countryside interest of the area (expanded on below) and recognise that the land forms part of a very large site that is already delivering housing and community facilities it is considered appropriate to give significant weight to these factors as material considerations that would outweigh, and therefore, justify a departure from the RLP in this instance.

8.9 COM5

Policy COM5 is specific in seeking the provision of:

- a) affordable housing provision in accordance with policy COM7;
- b) public open space provision in accordance with policy LHW1;
- c) retention and enhancement of the existing wooded boundary to the south and west of the site;
- d) access to the development via:
 - i) vehicular access via Stoneham Lane;
 - ii) pedestrian and cycle access to Stoneham Lane and the proposed development in Eastleigh;
- e) off-site improvements to the transport network to manage the impact of additional movements;

Any future proposal would need to have special regard to the desirability of preserving the listed structure or its setting or any historic feature of interest. Each part of the criteria is set out as follows.

8.10 COM5 a) Affordable housing provision in accordance with policy COM7

As originally submitted the application lacked any on site affordable housing provision. Based upon 63 dwellings, under the current Local Plan, policy COM7, 15 or more dwellings would be required to be secured (on sites of 0.5ha or more) for up to 40% of dwellings to be affordable. However, the applicant has submitted a viability report which has been reviewed by a viability specialist (Vail Williams) to test its accuracy and establish what level of affordable housing could viably be provided through this development.

8.11 The conclusion from Vail Williams is that the revised scheme with 12 x Affordable Rent units included on site and with payment of all other planning contributions is that the site produces a residual site value broadly equal to the benchmark site value and is therefore viable and deliverable, whilst providing a commercially acceptable profit margin for the developer and return for the landowner.

8.12 The 12 x affordable units that are being proposed by the applicant are as follows:-

- 2 bed flat (4P) x 6
- 2 bed flat (3P) x 3
- 1 bed flat (2P) x 3

The following confirms the Housing Needs figures from Hampshire Home Choice, showing the number of households registered:-

Housing Need in Test Valley as of 2 November 2020:

	Total by Assessed bed need
1 Bed	1145
2 Bed	627
3 Bed	342
4 Bed	102
Total	2216

Housing Need in Chilworth as of 2 November 2020:

	Total by Assessed bed need
1 Bed	5
2 Bed	2
3 Bed	1
Total	8

The figures from the housing register represent the immediate need as at the date of writing, and does not take into account future needs.

8.13 To ensure consistency with the NPPF Policy COM7 does allows a reduction in the level of affordable housing provided on site, but only where the developer can justify that to provide the full requirement would make the scheme unviable.

Based upon the submitted Viability assessment and subsequent review by an appropriately qualified specialist and taking into account the on-site affordable housing which has been secured together with the above needs data, the Housing officer is content to support the proposed mix of 1 & 2 bedroom flats. It is considered that the development complies with criterion a) policy COM5.

8.14 COM5 b) public open space provision in accordance with policy LHW1
The Council policy COM5 references the need for open space consistent with Policy LHW1: Public Open Space in the Revised Local Plan. LHW1 (and Infrastructure and Developer Contributions SPD) – this policy seeks the provision of public open space in conjunction with new residential development

of the order set out within the policy. Based on the Public Open Space Audit (2018), deficits in provision within the Parish have been identified for outdoor sports facilities, parks and gardens, provision for children and teenagers, and allotments (a definition for each type of open space is provided in Annex F of the adopted Local Plan.

- 8.15 Policy LHW1 seeks the provision of public open space in conjunction with new residential development. As set out in paragraph 8.4 of the Local Plan, the starting point is on site provision. Based on the Public Open Space Audit (2018), deficits in provision within the Parish have been identified for outdoor sports facilities, parks and gardens, provision for children and teenagers, and allotments (a definition for each type of open space is provided in Annex F of the adopted Local Plan.

Based on the mix of dwellings and the requirements of policy LHW1, the following open space requirements are generated.

	Area per 1,000 population	No Persons /1,000		Area Required	
Outdoor Sports Facilities	1	x 0.126	=	0.13	ha
Parks and Gardens	0.4	x 0.126	=	0.05	ha
Provision for Children and Teenagers	0.6	x 0.113	=	0.07	ha
Allotments	0.2	x 0.126	=	0.03	ha

It would be accepted that some types of public open space would not be appropriate on site in terms of delivering usable spaces, such as in relation to outdoor sport facilities.

- 8.16 The applicant has provided open space proposals to complement the extensive network of POS delivered alongside at North Stoneham Park (NSP) (a requirement of COM5), which although not within the Parish of Chilworth, immediately adjoins the Park Farm/Old Mansion Site. Additional to any onsite open space at the Old Mansion Site, NSP provides equipped play north of and close to the entrance of the site and an extensive network of interlinked green spaces and paths (walking/dog walking). The comprehensive Avenue Park is also provided at the NSP, which among other features includes equipped play areas for children and teenagers integrated with the community centre and other facilities at the new Local Centre. NSP also provided an extension to Lakeside Country Park and facilitated new high quality and modern sports facilities at Hardmoor Sports Ground within the Parish of Chilworth and on land south of M27 - the new Stoneham Football Complex. All facilities that could be used by future residents of the OMS.

8.17 The on-site POS shows a Park and Gardens Provision of 0.24 Ha, provision for Children and Teenagers Natural Equipped Play of 0.12 Ha and Informal Recreation of 1.76 Ha all to be maintained by a management company. The submitted proposals also provide scope for public access of woodland in Kennels Copse adjacent the 'access to Home Wood' provisions in the North Stoneham Park s106 with Eastleigh BC. The scope for this is under discussion with leisure services. An update will be provided on this point.

8.18 The on-site POS which is provided meets the requirements of the policy with the exception of allotments and outdoor sports facilities. It is recognised that although not provided on site alternate POS are provided in the vicinity of the site such as at Hardmoor Sports ground (outdoor sports facilities). Furthermore no projects have been identified for allotments or outdoor sports facilities which would result in an off-site financial contribution being sought.

8.19 Whilst the scope for land to be adopted adjacent Home Wood is under discussion it is considered that the main considerations of appropriate on site POS have been provided and can be secured through the legal agreement. It is considered that the development complies with criterion b) of COM5.

8.20 COM5 c) retention and enhancement of the existing wooded boundary to the south and west of the site

The site is characterised by open spaces interspersed with groups of trees of various maturity, size and quality and areas of woodland, which includes areas of the site covered by a Woodland Tree Preservation Order (TPO). A SINC (Site of Importance for Nature Conservation) is also present in the north of the site. A total of 137 Individual Trees, 27 Groups of Trees and 2 Woodlands were identified. The proposed scheme design seeks to maximise development within areas of open space and where lower quality trees/woodland could potentially be removed to facilitate making best and most efficient use of land available. The proposed landscaping scheme looks to enhance the existing woodlands and improve areas of the site to turn them into woodland as well as incorporating new tree planting into the developed areas of the site. A total of 45 individual trees (7 moderate quality 'B' Grade Trees and 38 low quality 'C' Grade Trees), 11 Groups of Trees (1 moderate quality 'B' grade and 10 low quality 'C' Grade), parts of 8 Groups (2 High quality 'A' Grade Groups, 2 Moderate quality 'B' grade and 4 low quality 'C' grade Groups) are proposed to be removed to facilitate the proposed design layout for the site. There are 40 'U' grade trees on the site that will either be removed or heavily reduced as detailed within the AMS (Arboricultural Method Statement).

8.21 The submission includes:

- Approximately 93 new trees which will be planted on the site to mitigate the loss of existing trees and to enhance the woodland environment.
- Implementation of a Landscape, Woodland and Ecological Management Plan to provide a robust environment which is capable of withstanding human activity, phased development and associated construction implications which in time will enhance the setting of the development.

- A positive amendment to the Woodland TPO is proposed to only include those areas of woodland that warrant protection and to extend it to cover areas of woodland that are not currently covered, but which are worthy of protection, and to include areas of proposed new planting.
- 8.22 The specifics of the tree considerations are detailed below in paragraph 8.48 but for the purposes of policy COM5 it is considered that criterion c) has been met.
- 8.23 COM5 d) access to the development via:
i) vehicular access via Stoneham Lane and ii) pedestrian and cycle access to Stoneham Lane and the proposed development in Eastleigh;
 The proposals accord with criterion d) of COM5 as access is proposed to the development via Stoneham Lane for vehicles, pedestrians and cycles via approved access arrangements as part of the North Stoneham Park development.
- 8.24 COM5 e) off-site improvements to the transport network to manage the impact of additional movements
 Delivery of North Stoneham Park is dependent upon upgrades to the local transport network, many elements of which have been completed and are in operation – e.g. upgrades to junctions in Stoneham Lane, new footpaths, cycleways and internal road connections. The development at the Old Mansion site will connect to and benefit from these improvements and therefore accord with COM5 (e) as well as Policy T1.
- 8.25 Any future proposal would need to have special regard to the desirability of preserving the listed structure or its setting or any historic feature of interest
 Policy COM5 requires that any future proposal would need to have special regard to the desirability of preserving the listed structure (i.e. Walled Garden) or its setting or any historic feature of interest. There are no designated heritage assets present on the site itself, i.e. no listed buildings and the site is not located within a conservation area. However, the site does contain a number of non-designated heritage assets, some of which can be assigned a degree of group value on account of the historic associations, with remains related to the 19th century North Stoneham Park being the most prominent.
- 8.26 Proposed conservation and enhancement of the site's heritage assets include:
- Retention and resurfacing of the former carriage drive to form an attractive shared surface approach to the residential areas.
 - Redevelopment of the former mansion site to form the main architectural feature to the site set on the same axis of the former mansion site with formal landscaped terraces reintroducing views across Park Pond.
 - Retention of key legacy trees to act as focal point and entrance markers.
 - Remnant historic pathways retained to support future pedestrian links to Home Wood and North Stoneham Park.

- Opportunities to provide interpretation boards at key locations to help residents understand and appreciate the site's intrinsic historic and ecological value.

Although the character of the site would become dominated by the modern care home complex the development is considered to have a positive effect on the value of the group of remains related to North Stoneham Park that are within the site and the setting of the Listed Walls and nearby St. Nicolas Church. This matter is discussed further below in paragraph... It is considered that the proposals have special regard to the desirability of preserving the listed structures and its setting together with any historic feature of interest at the Old Mansion Site in accordance with criteria e).

8.27 Policy COM5 – Conclusion

It is concluded that the development complies with the site specific criteria of policy COM5 which highlights the constraints of the site in terms of trees/landscape, heritage assets, access and POS from the wider North Stoneham development.

- 8.28 Furthermore it is considered that the areas of development which fall outside the specific housing areas annotated on map D of COM5 can be successfully provided at this site complying with the relevant material considerations which would outweigh the breach with Policy COM2 of the RLP and justify a departure from the RLP in this instance.

8.29 **Design, layout, and landscape character and strategy**

Existing site context

Further to the explanation provided at paragraph 2.1 to 2.4 above the site has a mature, green perimeter, defined by dense tree canopies which gives a sense of enclosure and isolation. This is, however interspersed with areas of open green and occasional built form, including a 3 bed dwelling, out buildings and areas of open storage. The terrain is generally flat, however there are isolated areas of local sharp rises and falls and the land to the west gently rises towards the western boundary. A small pond exists to the north and an existing drainage channel runs parallel with the access track, which itself runs along the walled garden along the southern face of North Stoneham Park, joining the through road to the wider masterplan. Views of the Stoneham lakes can be seen through the tree planting and to the south of the woodyard. An existing play area is to the north east of the site as part of North Stoneham Park.

- 8.30 The site was once home to a former manor house which sat on a north east axis with views across the fishing lakes. This is seen in historic plans. The house was accessed via a carriage driveway to the north east which will be reinstated as part of the NSP masterplan application. The house was demolished in 1939 and subsequently backfilled and damaged. Remnants of the old house still remain on site with some of the foundations visible within the gardens of the current house.

8.31 Design and layout

The design and layouts of the development are largely inspired by Herbert Collins architecture throughout Southampton, which itself was part of the Garden City movement. These designs are landscape rich, set around wide areas of greenery and a central amenity focus. They are of identifiable character, usually in rows of terraces or semi-detached, displaying a robust material palette and repeated window modules. The red brick can be complimented with a clay roof tile and white UPVC windows with glazing bars to add to the character. Ornate entrances, canopies with pilasters and bay windows, define the frontage and give relief to the elevation. Applying this across the site particularly in the housing designs, creates a high quality development of character which is locally distinctive on the Southampton, Eastleigh boundaries.

8.32 *The Courtyard*

A courtyard arrangement is proposed for the open land to the west of the site. Dwellings are orientated and present themselves to the front of the green, creating focused central spaces which retains the existing trees. The central green is located adjacent private gardens defined by hedge rows to the front. Cars are removed from the street scene with parking courts tucked to the rear and private driveways to the side where appropriate. The symmetry of the development is prominent, tying the dwellings through to other houses throughout the site. Bay windows, rounded entrance canopies, chimneys, material choice are all consistent throughout the scheme, bringing a holistic and coherent approach to the design. The wooded backdrop gently sits behind the ridges of the houses, creating a contained feel to The Courtyard. The hipped roofs throughout the scheme allow for greater air space between dwellings which, in turn, will reduce the scale and allow greater view through to the woodland beyond.

8.33 *The Square*

A further smaller, framed, courtyard (The Square) sits to the east of the green, utilising a further clearing within the woodland. Dwellings and a further block of apartments form the space, with a turning head designed within the network. Set back frontages allow for a soft edge which will define the approach and car parking is removed from the street with courtyard parking designed to the side. The dual aspect flats allow for natural surveillance to the surrounding spaces, ensuring a secure environment. A pedestrian route, to the east, continues the network through to Lakeside View.

8.34 *Woodland View*

To the east of the site and south of the entrance is Woodland View, further housing which is orientated and positioned to retain the existing Oak tree and other tree examples as existing on site. Woodland view addresses the new road into the site. Dwellings are orientated to front onto the street to the north and west, giving a strong frontage and first impression at the entrance to the development. The built form is set back from the road with a generous front garden, maintaining a green edge and opportunity for planting. The 4 x pairs of semi detached dwellings are situated either side of the mature trees in the

north west with secondary side windows overlooking the perimeters. Ornate bay windows at ground floor provide a hierarchy to the elevation, defining the living space and giving symmetry to the elevation with a defined entrance to the centre. Cars are removed from the street scene with a parking court to the rear. A series of garages and parking spaces serve the houses and are screened with hedge planting and trees with access paths to the front.

8.35 *The Mansion*

To the south and centre of the site are The Mansion apartments. This building takes reference from the historic Stoneham House which once occupied this position on site and overlooked the fishing lakes to the south. Remnants of the old building define the axis and orientation of this 3 storey apartment building. The building position is set between the trees with clearing of low quality specimens to the south enabling the re-introduction of a low level, south facing garden terraces with views across to the fishing lakes. From the lakes, views to the apartment building would be provided highlighting the importance of this location within the wider scheme and its heritage to the site.

8.36 The apartment building has multiple aspects, allowing for views across to the central amenity area and tennis courts to the west as well as its own courtyard garden to the east and passive surveillance to the parking courtyard to the north. The building will be seen from the approach road as it sweeps round to the south.

8.37 The mansion apartments are different in appearance offering a departure from the Collins inspired designs. As the largest building proposed and taking into account the history of the site the elevational treatment proposed sits the building on a ashlar plinth with window modules, glazing bars and a red brick base material present to retain consistency across the site. The quoining theme is also present on the mansion apartment building but seen in a contrasting material rather than brick. Balconies are proposed supported with classical doric columns at first floor level and ornate metalwork frames at the first floor balcony, transitioning to the second floor. Dentil detailing on the central frieze, high level articulation at the eaves and contrasting surrounds to the windows accentuate the more prominent setting of this building.

8.38 *Lakeside view*

To the east of the site located on a separate access point from the main access track in is the proposed three storey apartments again in a clearing amongst trees, occupying an area adjacent to the car park for the angling lake. As the title suggests, the area would benefit from views of the fishing lakes and its access road will ensure access to the lakes is retained and improved. This area of the site has a mature oak at its centre which defines the developable areas. The apartments are orientated on a L shape to ensure protection of the tree whilst providing communal amenity space together with parking to the rear. Given this part of the sites slight separation from the rest of the development the design and appearance is similar to that seen in the closest examples as existing at North Stoneham park.

8.39 Landscape Strategy

Whilst the site has a sense of isolation due to its wooded setting the site forms an integral part of the wider North Stoneham Park history and associated landscape. The applicant has undertaken detailed site investigations which have identified a series of woodland clearings that have helped shape the development and informed the Herbert Collins precedent for simple landscape courtyards and garden village living. The proposals put forward for housing and associated works would considerably change the character of the site, however this would change in the context with the wider Stoneham development whilst having regard for the previous historic uses at the site. The submitted strategy sets out the vision for how the development would look and how the design for the dwellings integrates within the parkland setting and the existing woodland.

8.40 A detailed Landscape and Woodland Management Plan has been submitted within the application setting out how the landscaping of the site would be managed and monitored and the ongoing maintenance for the site. With regard to the protection of trees and the arboricultural method statement this is further considered later in the report.

8.41 The submitted information highlights that the overarching design principles will seek to deliver several enhancements to reinforce the site's parkland character and local Green Infrastructure including:

Conservation and enhancement of the site's heritage assets

- Retention and resurfacing of the former carriage drive to form an attractive shared surface approach to the residential areas.
- Redevelopment of the former mansion site to form the main architectural feature to the site set on the same axis of the former mansion site with formal landscaped terraces reintroducing views across Park Pond.
- Retention of key legacy trees to act as focal point and entrance markers.
- Remnant historic pathways retained to support future pedestrian links to Home Wood and North Stoneham Park.
- Opportunities to provide interpretation board at key locations to help residents understand and appreciate the site's intrinsic historic and ecological value.

Woodland Glades

- A series of clearings providing informal public open space and door step play opportunities for residents with scope to combine the following landscape and public amenity elements:
- Sensitive mowing regime to support a mix of woodland edge grassland areas with mown paths and clearings for informal recreation / play.
- Opportunity for specimen tree planting celebrating the site's heritage value with opportunities to plant specimen ornamental trees collected at the period the Old Mansion Site was occupied.
- Scope to use some of the fallen trees to create natural play elements.

- Integrated SuDS features which will be designed to support wetland habits and allow residents to interact with the associated wetland habitats.
- Planting species will strike a balance between reinforcing the woodland setting whilst celebrating parkland areas and formal areas around the buildings.

Sensitively designed pedestrian connectivity

- Pedestrian networks to the adjoining Home Wood and North Stoneham Park POS network utilising existing permissive paths and remnant heritage trails to avoid unnecessary impact to tree roots and associated habitats are proposed.

Protection and conservation of associated woodland / woodland edge wildlife habitats

- This includes Kennel Copse SINC with opportunities to improve ecological corridors and biodiversity enhancements
- Phased replacement of non-native invasive species with native understorey and ground flora species.
- Allowing selected felled trees to decay on site and form standing dead habitats.
- Creation of wetland habitats to SuDs areas.

8.42 It is considered that a development of the scale and density proposed can be accommodated on the site without there being any resultant adverse harm on the character and appearance of the surrounding area. The development would not be highly visible from the newly constructed roads at North Stoneham Park due to the sites position at the end of a access track. Within the site the Mansion building delivers the deliberate objective of providing a prominent building in the landscape, reflecting the site's history, and as such would have a clear, but positive impact. The other housing proposed makes use of existing openings in the woodland to create well detailed dwellings with adequate amenity space. There is considered to be satisfactory space within the site to provide for sufficient landscaping to enable the development to further integrate within the surrounding area and the site itself which has significant tree constraints. As a result, it is considered that the proposals would comply with policy E1 of the RLP to provide high quality development in the Borough.

8.43 **Heritage**

There are conservation considerations in respect of development on this site given the history of the site. The site was seminal in the third principal phase in the development of North Stoneham Park. In 1818, John Willis Fleming, decided to have the original mansion house, adjacent to the parish church, demolished in 1818. In its place was commissioned a new classical mansion constructed to designs by Thomas Hopper from 1818. This in turn instigated the early 19th century reorientation of the site to focus on the East – West axis, and within the more open central areas of the site remain evidence and relics from the legacy of the English parkland landscape setting of Brown, Knox and Gardner. There are no designated heritage assets present on the site itself

today, i.e. no listed buildings and the site is not located within a conservation area. However, the site does contain a number of non-designated heritage assets, some of which can be assigned a degree of group value on account of the historic associations, with remains related to the 19th century North Stoneham Park being the most prominent.

8.44 The conservation consideration is whether the proposals would result in harm to the significance of any heritage assets affected, principally in this case the listed walled garden. The proposed development, consisting of buildings, varying from two-storey houses to the large 'mansion' block, will change the character of the broader setting to the west of the walled garden. The completed development to its north, has already changed its setting on this side – at a considerably closer proximity and of greater extent than that proposed at this site. The development agreed on the east side of the walled garden will be of similar scale to the closest block at Lakeside view and in closer proximity, albeit on a site that was historically developed as an estate stable and service yard. The walled garden was always part of a group of buildings, including mansion, stables and the orangery to the south between it and the lakes, apart from on the north side, which stretched out as parkland. In the light of the above analysis, given the distance of the development is from the walled garden and subject to adequate landscaping it is not considered that the proposal will result in harm to the significance of the listed structure. Subject to appropriate conditions securing material samples and test panels of brickwork etc, window, door, dormer window and porch structure details and balcony details it is considered that the development can be provided without significant harm to the historic elements of the site which policy E9 seeks to protect.

8.45 Archaeology

Given the historic uses at the site a Written Scheme of Investigation (WSI) has been prepared and submitted to the County Archaeologist for comment. In summary, the WSI sets out a series of archaeological recording exercises that are required to (a) be set out in a WSI agreed and submitted to TVBC prior to determination and (b) to be addressed in response to a planning condition attached to planning permission post-determination and prior to development. These pieces of work comprise:

- The archaeological investigation of the site of the former 19th century North Stoneham Park mansion including the site of its adjacent demolished outbuildings; and
- The survey and recording of a Second World War gun emplacement and barrage balloon tether that are located in the site.

8.46 The County Archaeologist has reviewed the WSI and is content to endorse it as meeting the archaeological concerns that raised previously and suggested merit of an archaeological condition. Given the available historical evidence the archaeological research agenda is limited. The research agenda is properly articulated in the WSI and an appropriate method by which to recover/ record it has been set out. As such the County Archaeologist has suggested an archaeological condition making reference to securing the archaeological provisions set out in that document.

8.47 The development would retain and improve the setting of key non-designated heritage assets and of the group of assets in general, chiefly by removing current buildings, disused spaces, invasive vegetation and dumped materials from their setting. It would reinstate an aspect of the mansion through the new apartment building whilst respecting in part the layout and appearance of the former access into the mansion site. Although the character of the site will become dominated by the modern dwellings, given the respect shown to the underlying historic environment the development is considered to have a positive effect on the value of the group of remains related to North Stoneham Park that are within the site and the setting of the Listed Walls. The development is considered to comply with policy E9 which ensures the development sustains and enhances the significance of the heritage assets.

8.48 **Trees**

The site is subject to an overarching Woodland category TPO that affects large majority of the trees on and surrounding the site. The “woodland” category of the TPO means that it protects not only trees present at the time the order was made but also all subsequent trees – whether natural regeneration or planted. The proposed development, requires the loss of a large number of trees; by the very nature of what is proposed it also fundamentally changes parts of the site from that currently recognisably “woodland” to residential development.

8.49 There is no existing woodland management plan for the site and the site has not been managed historically with any true direction or plan. The historic management appears to have been reactive and sporadic. The site has a mix of good quality woodland, good quality trees and poor-quality woodland. The current condition of the woodland allows for a Management Plan to improve and enhance certain areas of the site. The applicant has submitted a woodland management plan is to improve and enhance certain areas of the existing woodland, whilst maintaining the areas of better quality woodland. It is not thought that significant woodland management will be required on this site. The submission states that the better-quality areas of woodland rich in ecological value will only require a soft touch approach. The following list of works will be required in certain areas of the woodland, which will improve the woodland setting, diversity and habitat value:

- New Planting of Trees and understorey to enhance/improve certain areas of the site.
- Planting new trees under the existing Ash Trees to allow for future decline/removal. This will provide established trees to take over from where the Ash has been lost.
- Creation of standing deadwood habitat through selective reductions of ‘U’ Grade Trees.
- Removal of non-native understorey species.

The Tree Officer is satisfied with the information submitted and the adjustments made. The information sought on tree pit details has been provided and agreed with the Tree officer. A further query has been raised in respect of pipe routing conflict with trees. An update will follow on this point.

- 8.50 James Fuller's Arboricultural Method Statement JFA102590MS V2 April 20202 (the report) sets out a proposal to amend the woodland TPO boundary. This to reflect the woodland retained post development and to embrace some of the proposed new tree planting. The Tree Officer notes the request to amend the TPO boundary line to include new trees and agrees that this is an area that will need to be explored further. Conversations are in the early stages with interested parties at HCC and Eastleigh BC.
- 8.51 The Tree Officer is satisfied that the method statement set out in the report presents appropriate information for the protection of trees to be retained. It is acknowledged that the felling and restocking of the area will change the character and appearance of the site, however, the Tree Officer has no objection to the proposal subject to appropriate conditions given that the replacement planting will, in the medium to long term, provide for a better future woodland. It is considered that the development can be provided in accordance with policy E2 which seeks to Protect, Conserve and Enhance the Landscape Character of the Borough.
- 8.52 **Amenity**
Existing neighbours
The closest residential properties are located approx. 40m away from the proposed development site as such it is not considered that there would be any significant impacts arising from the proposed development on the amenities of existing neighbouring properties in accordance with policy LHW1 of the Revised Borough Local Plan 2016.
- 8.53 Future occupiers
The proposed developments in TVBC are arranged as such that some mutual overlooking and overshadowing through the day between blocks may occur but it is considered that separation distances between the buildings together with the variation in depths of the elevations and the heights of the buildings results in an acceptable level of amenity in terms of overlooking, overshadowing and loss of daylight in the creation of this village community. In accordance with policy LHW1 of the Revised Borough Local Plan 2016.
- 8.54 Noise and light pollution
Concerns have been raised in respect of noise and lights from the traffic using the access into the application site. The track is already used 24 hours a day 7 days a week by the angling club. It is acknowledged that with the proposed dwellings this use will increase but given the developments location adjacent a largescale housing estate on the edge of significantly built up areas of Eastleigh and Southampton it is not considered that there would be any significant additional impacts which would create an unacceptable level of noise or light impacts.
- 8.55 **Highways**
Impact on the highway network
The EBC outline planning permission provided for comprehensive highway works and sustainable transport measures for the whole of the North Stoneham Park development and these are in the process of being delivered.

Vehicular access to the site is proposed via Stoneham Lane from the access route approved as part of the wider reserved matters application with EBC (RM/17/79892). This also provides vehicular access to the nearby fishing lakes. The proposed access route measures some 3.7m in width which is not wide enough to allow two cars to pass but is served by frequent dedicated passing places of 10m length. The access proposal is considered to be acceptable in this regard by the Highways Officer.

8.56 In order to assess the likely traffic generation profile of the proposal, trip rates utilised within outline application for the wider North Stoneham Park development have been applied. This approach is considered acceptable and sufficiently robust by the Highways Officer. In line with this, the proposal is considered not to represent any material increase in traffic generation to that already applied within the operational network assessment undertaken as part of the wider North Stoneham Park application. The proposal would therefore be considered acceptable In this regard.

8.57 Internal tracking

The roads and footways relating to this application are not being offered for adoption by the developer. HCC Highways have previously objected to submitted tracking information but this has since been updated and the comments from HCC highways are that there is now no objection to the proposals.

8.58 Refuse

The amended Refuse Tracking document adequately demonstrates that the TVBC collection vehicle can safely and easily access all the bins stores on the site. The Waste and Recycling officer has no objections in this regard.

8.59 Parking provision

The Parking provision for the site is in accordance with the parking standards set out in the Revised Borough Local plan 2016. In The Courtyard, Woodland View, the Square and The Mansion more parking spaces than required are provided on site. At Lakeside View the exact amount of spaces required by policy T2 Annex G are provided. Visitor parking is provided in addition to the supplementary parking spaces provided. Provision for secure cycle parking will be available in store buildings at apartment blocks and in garaging provided at houses.

8.60 **Ecology**

Bats

A suite of bat surveys have been carried out in 2018 including walked transect activity surveys, static surveys (where detectors are left on site in specific locations) as well as dusk/dawn emergence re-entry surveys on both trees and buildings identified as having bat roost potential which are at risk of impacts as a result of the development. Confirmation that the correct building was surveyed within the Bat Roost Assessment has been provided and confirmed as having low bat roost potential, no bats were observed emerging from this building.

- 8.61 Trees identified as having bat roost potential are now to be retained, with buffer zones to reduce indirect impacts. The ecologist has asked for confirmation over the likely impact of the proposed lighting scheme on these trees and that lighting is unlikely to affect roosts as well as foraging and commuting corridors linking these to the surrounding landscape. Furthermore the proposed lighting strategy is required to be updated to reflect the current proposals. The strategy also needs to ensure that the location of lighting along bat foraging corridors and within the woodland and SINC is fully assessed. An update will be provided.
- 8.62 Reptile
The ecologist has requested further information on the area of suitable reptile habitat to be planted within the proposed development, and therefore the predicted overall impact on reptiles as a result of the proposed development. A phase 1 habitat map should be submitted and suitable receptor and mitigation habitats highlighted on the proposals to clarify the likely impact on reptiles. This information has been requested from the applicant and an update will be provided.
- 8.63 Great crested newts
The ecological report states the results of any GCN work are valid until May 2019. As this date has now passed an update to GCN information to confirm there has been no change in the suitability of these water bodies to support GCN is required. As there have been no records of GCN on this site throughout the survey work completed here across several years, an update to the Habitat Suitability Assessments to ensure there has been no change in the condition of the ponds and their ability to support great crested newts should be sufficient as the risk of GCN colonising this site is low. An update will be provided.
- 8.64 Kennel Copse SINC and Broad leafed woodland
Kennel Copse SINC and woodland is located immediately adjacent to the development with the existing track through it being developed as part of an access track. The ecologist has highlighted concern around a buffer zone and fencing along the SINC boundaries. In respect of the fencing this should adequately deter fly tipping and in information should also be provided setting out likely ecological impact particularly during the construction of the proposed fencing works. An update will be provided.
- 8.65 New Forest SPA and Solent SPA
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.

8.66 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 (the government's statutory nature conservation advisors) 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. 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).

8.67 The scale of these contributions is set at £1300 per new dwelling for the New Forest mitigation and various levels dependent on amount of bedrooms in a dwelling for the Solent Mitigation project. Subject to the completion of the required legal agreement the proposal is considered to comply with Policy E5 of the Revised Local Plan and the Council's 'New Forest SPA Mitigation – Interim Framework' and 'Solent Disturbance and Mitigation Project – Interim Framework'.

8.68 **Nitrate Neutrality**

The River Test and its major tributaries flow into the Solent. The Solent region is one of the most important for wildlife in the United Kingdom. There are currently high levels of nitrogen and phosphorus input into this water environment and there is evidence to suggest that this is having a detrimental impact on the biodiversity of this area. Housing and other certain types of development are currently contributing negatively towards this issue and there is evidence that further development, without mitigation, would exacerbate this impact.

The Solent region consists of the following Special Areas of Conservation (SAC) and Special Protection Areas (SPA):

- Chichester and Langstone Harbours SPA
- Portsmouth Harbour SPA
- Solent and Southampton Water SPA
- Isle of Wight Lagoons SPA
- Solent Maritime SAC
- Solent and Dorset Coast SPA (Proposed)

8.69 These sites are protected by National and European Law which requires the Council to undertake a formal assessment of the implications of any new plans or projects that may be capable of affecting the designated interest features of European Sites before deciding whether to grant planning permission for new residential development. This formal assessment is known as an Appropriate Assessment and considers the potential adverse effects of a plan or project (in combination with other plans or projects) on Special Areas of Conservation and Special Protection Areas. The European Court of Justice recently determined a case related to considering water quality in Appropriate

Assessments. The impact of the case law is that any development which could result in a decrease in water quality would cause a likely significant effect on the Solent's European sites.

- 8.70 In the context of planning, the impact comes from population increase and the resultant increase in effluent. Proposed developments for new housing, hotels and care homes (as well as other forms of overnight accommodation) are being affected by the issue as a result. Given the nature of this application the applicant was invited to provide an assessment. WYG were appointed by Highwood in October 2020 to prepare a Nitrogen Strategy for the proposed Old Mansion Site, Stoneham development, to summarise the proposed options for nitrogen mitigation. This is intended to sit alongside the Section 106 agreement. The strategy sets out that the proposed developments would create a nitrate impact of 210.020 kg/TN/yr as such mitigation is required to offer a neutral balance to this figure. The strategy sets out the proposed Section 106 obligations, and an overview of each nitrogen mitigation option along with principles for management, monitoring and security. Further details of each option are given in Appendices A – D of the strategy along with location plans for each option. Detailed information on the options can be found in the Habitat Regulation assessment but in brief terms the options offered include
- a) Offsetting at Chickenhall Lane by removing land from agricultural use (this is separate land to land assessed at the recent Park Farm Planning Application for retirement accommodation).
 - b) Stoneham SuDS scheme, which involves amendments to the approved surface water drainage strategy for the approved development at North Stoneham Park to introduce a nitrogen removal component.
 - c) Atlee Acre wetland scheme, which involves the creation of a new wetland immediately west of Monk's Brook. This will intercept surface water and remove nitrogen before discharging to the brook.
 - d) Chickenhall wetland scheme, which involves the creation of a new wetland east of the River Itchen. This will provide an additional stage of treatment to the wastewater outfall from Chickenhall Wastewater Treatment Works, removing nitrogen before out falling to the River Itchen (as it does currently).
- 8.71 As a result of the 4 options and in particular the implementation of option A in the first instance which ensures the proposal meets the Natural England guidance and therefore meets the necessary test of reasonable scientific certainty under the Conservation of Habitats and Species Regulations 2017 (as amended), the development will not result in adverse effects on the Solent designated site through water quality impacts arising from nitrate generation. It should be noted that Natural England have previously agreed to the different options offered on the adjacent Park Farm site where mitigation has been secured for the care home development (ref: 19/02811/FULLS). Natural England have been consulted on the document for this application and an update will be provided. The recommendation include the need to complete this exercise and for the LPA/applicant to respond appropriately to any resultant consultation response from Natural England.

8.72 Water Management

Surface Water Drainage Strategy

Hampshire County Council as Lead Local Flood Authority has provided comments in relation to the application in their role as statutory consultee on surface water drainage for major developments. The County Council has reviewed the documents following the initial formal response which now includes a suitable alternative to infiltration (option 2).

8.73 The Angling club have raised concern about water runoff from the new development. Attenuation tanks are located sporadically around the development connected to private surface water sewers. The management of the surface water on site through these means is considered appropriate and the County Council as the Lead Local Flood Authority has no objection to the proposals is raised subject to appropriate condition.

8.74 Flood risk

The EA's Flood Map for Planning shows that the site sits entirely in Flood Zone 1. The historic flood records map within the Test Valley Borough Council Strategic Flood Risk Assessment (SFRA) shows that there have been no drainage and flooding incidents and sewer incidents recorded within the vicinity of the site. To mitigate against the risk from localised overland flooding from the proposed development, surface water runoff will be managed through the implementation of SuDS features in the form of attenuation basins / wetlands and swales. The EA have not responded to consultation responses sent. The Case Officer has reviewed the EA guidance on consultation requirements for this type of development. Given the site is located in flood zone 1 and is not within 20m of a main river or an area with critical drainage problems and an adequate flood risk assessment has been provided no consultation with the EA is required. As such the development is considered to be fully compliant with the requirements of the NPPF and policy E7 which concerns water management.

8.75 Contaminated land

Due to the current and previous uses at the site, there is potential for some contamination to be present. The Environmental Health Officer has reviewed the Environmental Statement and would suggest the standard Contaminated land condition. Information has been provided with regards to the ground conditions but to ensure the LPA has the information provided to us in an appropriate format to the appropriate standard the condition is suggested. Subject to this condition it is considered that the development can be provided in accordance with policy E8 which considers pollution.

8.76 Minerals

The proposed development lies within the mineral and waste consultation area (MWCA) – Minerals section. This area is informed by the mineral safeguarding area (MSA) as defined through Policy 15: Safeguarding – mineral resources of the adopted Hampshire Minerals and Waste Plan (2013) (HMWP) and indicates where viable, safeguarded mineral resources are likely to be present. The purpose of this policy is to protect potentially economically viable mineral resource deposits from needless and unnecessary sterilisation.

The policy seeks to encourage the recovery, where possible, of potential viable mineral resources prior to development. Incidental extraction is endorsed in the Mineral Safeguarding Assessment. Prior-extraction offers potential opportunities to reuse recovered minerals within the development itself or upcycle them to nearby aggregate recycling facilities. This in turn has strong potential to reduce the amount of waste generated through excavation on site as well as reducing the need for imported construction material.

- 8.77 Due to the involvement of incidental extraction the HCC Minerals Officer has No Objection to this application subject to an appropriate condition through construction management plans outlining:
- i. a method for ensuring that minerals that can be viably recovered during the development operations are recovered and put to beneficial use; and
 - ii. a method to record the quantity of recovered mineral (re-use on site or off site) and to report this data to the MPA.

This information has been included in the condition securing the submission of a construction management plan.

8.78 **Safety and security of the boundary between Stoneham Lakes and the proposed development**

Comments have been received from the neighbouring angling club in relation to the security and safety of the boundaries with the lakes. A 2m stock proof fence has been requested as the appropriate type of boundary to prevent individuals accessing the lakes and also potentially falling into the lakes. The Angling Club would be in favour of this style of fencing and request that the developer use this fence along the entire western and southern boundary of the development to stop trespass onto the golf course and Stoneham Lakes. The applicant has submitted a plan showing all boundary treatments proposed (drawing no: DD241L04 F). 1.5m high stock proof fencing is proposed along the southern boundary from the angling club car park to The mansion terrace. A retaining wall is proposed to the terrace overlooking the lake together with Estate Railings to match NSP (North Stoneham Park) and an informal hedgerow. West of the Mansion terrace it is proposed to replace existing post and wire fence with 1.5m high new post and wire fence. It should be noted that individual rear gardens which face towards the boundary with the angling club are also proposed to include 1.5m high stock proof fencing to the rear with close board fencing on any side boundaries. It is considered reasonable to ensure that a condition is applied to the recommendation ensuring the boundary treatments are provided prior to first occupation of the dwellings.

8.79 **Security and ball strike at boundary between Stoneham Golf Club and the proposed development**

The current western boundary treatment consists of unmaintained post and wire fencing or no fencing at all. There is a small section of the boundary which comprises a ditch/bank. Similar to the Angling club above the Golf Club have suggested a site boundary treatment which should comprise 2m stockproof fencing, installed between two points on the western boundary.

8.80 The applicant has responded by proposing north to south on the boundary with the golf club replacement of any existing post and wire fence with 2m high stock proof fencing with 1m high chicken mesh - to prevent golf balls into the woodland. Furthermore all rear gardens facing this boundary (12-20) would also have additional 2.0m high new stock proof and chicken mesh fencing to the rear of properties. The LWEMP together with the draft S106 agreement now specifies the location, specification and maintenance of the fencing surrounding the western woodland along with the provision of no entry signage at the agreed locations. It is considered appropriate to add a condition ensuring the information in the boundary plan and LWEMP are provided prior to first occupation of a dwelling. Subsequent to these successful discussions between the golf Club and the applicant in respect of the above the golf club have withdrawn their objection.

8.81 Impacts at angling lakes

The lakes a source of recreation including an active fishing community who purchased the local land around the lake for angling. Comments have been received in respect of the effect of such proposed development, with lighting and noise so close to one of the fishing lakes. The proposed 3 storey Mansion Apartments and recreational terraced area are on the southern boundary of the development site. The building is in an elevated position overlooking Park Pond. Concerns highlighted are the light pollution from this building and from the lighting of the terraced area. Allowing artificial light to illuminate the lake will upset the natural "night and day" balance in the lake and surrounding area. The impact of light pollution on aquatic life, amphibians, birds and bats has been scientifically documented and is a concern to the angling club. The boundaries around the terrace area will be formed of a retaining wall together with Estate Railings and an informal hedgerow. Whilst it is acknowledged that the existing arrangement on this part of the boundary with the angling lakes will be altered the proposed mansion building would be located approx. 17m from the boundary the lakes. As such whilst the windows and balconies at the mansion building would offer views towards the lakes and beyond these views would be at a distance and the bulk and massing of the mansion building would be set back away from the lakes ensuring no significant overbearing impacts on the lakes are created in this respect. A terrace is also proposed which extends out from the mansion building towards the boundary with the lakes opening up what would have historically been the view towards the landscaped grounds of north Stoneham Park. It is recommended to secure further detail in respect of how the terrace area and retaining wall would be constructed given the change in ground levels at this location and the presence of some historic materials. Furthermore information on how this area is to be lit is also sought through condition. It is understood that the terrace area is for residents of the mansion building only and so any noise would likely be akin to domestic dwelling amenity area levels and it is not considered that this type of use would create an unacceptable level of noise in this location.

8.82 **Skills and training**

The Economic Development Officer has no objection to the proposal provided an Employment and Skills Plan is required by condition, relating to the Construction Industry Training Board (CITB) National Skills Academy Client Based Approach, which sets out the construction skills activity to be undertaken by the developer/contractor. This is to ensure that the development contributes to construction skills training having regard to policy ST1 of the Test Valley Borough Revised Local Plan 2016.

8.83 **St Nicholas Church**

The Diocese of Winchester has provided comment in relation to the church Bells at St Nicholas which is located on Stoneham Lane requesting that the presence of these bells and their regular usage is communicated to and taken into account by any developer bringing forward detailed proposals for developments in the area. It is considered appropriate to add a note advising of the church bells and noise implications.

8.84 **Information provided at time of house purchase**

Comments have been received in relation to the outlook of new homes recently purchased on the North Stoneham Park development and the amount of dwellings proposed with the track being unchanged. A private view is not material planning consideration. Neither is the position that new residents on adjoining parcels of a wider development close by, may or may not have been informed of the current proposal or its merits.

9.0 **CONCLUSION**

9.1 It is recommended that subject to the receipt and consideration of updated consultation responses on the outstanding issues and the completion of a legal agreement, that planning permission be granted. An update will be provided on the areas identified within the report.

10.0 **RECOMMENDATION**

Delegate to Head of Planning and building to:

i. Completion of Legal agreement to secure:

- **The delivery and future management of on-site Affordable Housing**
- **Secure off-site Nitrogen Neutrality mitigation**
- **Financial contributions towards both the New Forest SPA and the Solent SPA to mitigate the impact of development**
- **Provision of, and subsequent management arrangements for, on-site Public Open Space**
- **Maintenance and management arrangements for the Woodland Buffer to Stoneham Golf Club**

ii The receipt of a satisfactory consultation reply from Natural England in respect of additional evidence for Nitrate Neutrality

iii The receipt of a satisfactory consultation reply from Ecology in respect of additional information for biodiversity.

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
19.034278 C
19.034.101 V
DD241L04F
14-159-1216 C
14-159-1202 H
19.034.240 G
DD241L01 C
DD241L03D
19.034.279 D
14-159-1225 F
14-159-1215 D
14-159-1204 G
14-159-1208 E
14-159-1214 G
14-159-1201 H
19.034.100 O
DD241L02 B
DD241L05A
14-159-1210 E
19/34/SK22 C
19/034/305 B
14-0159-1226 A
19/034/210
14-159-200
19/034/220
19/034/280
14-159-1207 B
19/034/300
19/034/301
19/034/302
19/034/303
19/034/304
19/034/276
19/034/275
19/034/280
14-159-1223
14-159-1222
19.034.002 A
19.034.277 G
14-159-1221
14-159-1219
14-159-1220

19.034.270 E
19.034.271 D
19.034.272 D
19.034.273 C
19.034.300C
19.034.001
19.034.211 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. This shall include a sample wall panel which shall be constructed on site for all brick work proposed, be not less than 1 metre square and be constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Works shall be carried out in accordance with the approved sample panel. 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. **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. 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 and E9.

5. **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 such as tree pits); 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.

- 6. 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.

- 7. The development hereby approved shall be undertaken in full accordance with the provisions set out within the James Fuller Arboriculture Report and Method Statement reference October 2020 JFA10259LSA V3 specific attention is drawn to Part 2 at page 7 onwards of that document.**

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. TBC with Tree officer.

- 8. Tree protective measures installed (in accordance with the tree protection condition) shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities, nor material storage, nor placement of site huts or other equipment what-so-ever shall take place within the barrier.**

Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2.

- 9. All service routes, drain runs, soakaways or excavations in connection with the development hereby permitted shall remain wholly outside the tree protective barrier.**

Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2.

- 10. No development shall take place (including site clearance and any other preparatory works) until a site meeting has taken place to involve the Site Manager; the Project Arboriculturist and the Local Planning Authority Arboricultural Officer. Following this meeting tree protection barriers and other measures shall be erected and installed in accordance with the James Fuller Tree Protection Plan JFA102590MS.04ATTP Oct 2020 V3 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.**

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

- 11. No construction above DPC of any dwelling hereby approved shall commence until an Employment and Skills Plan has first been submitted to and approved by the Local Planning Authority. The Plan shall be based on the CITB Client Based Approach (or such other standard as may supersede it) and shall include the requirements of the CITB schedule for residential development that applies to the value of the development at the time the Plan is submitted. Development shall be undertaken in accordance with the approved details.**

Reason: To ensure that the development contributes to construction skills training having regard to policy ST1 of the Test Valley Borough Revised Local Plan 2016.

- 12. Development shall be carried out in accordance with the archaeological provisions set out in that document (edp 1574-r008a dated April 2020).**

Reason: To ensure the protection of heritage assets in accordance with policy E9 of the Test Valley Borough Revised Local Plan 2016.

- 13. The roads and footways as shown on the approved plans shall be laid out and made up in accordance with the approved details prior to the first occupation of the development hereby permitted.**

Reason: To provide appropriate pedestrian and vehicular access in accordance with policy T1 of the Test Valley Borough Revised Local Plan 2016.

- 14. The development shall not be occupied until the areas shown on the approved plan for the parking and turning of vehicles shall have been made available, surfaced and marked out, with markings to be agreed beforehand by the Local Planning Authority. The parking and turning areas shall then be permanently retained and reserved for that purpose at all time.**

Reason: To make provision for off-street parking for the purpose of highway safety in accordance with policy T2 of the Revised Borough Local Plan 2016.

15. Before development commences, a Construction and Environmental Management Plan (CEMP), shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details:
- i. the timing and phasing of the works and lorry routing
 - ii. the incidental recovery of minerals for construction works;
 - iii. the location of temporary site buildings and plant and material storage areas,
 - iv. the arrangement for construction deliveries and access
 - v. dust impacts and controls
 - vi. temporary construction car parking both on and off-site,
 - vii. temporary lighting ,
 - viii. mud on the road mitigation,
 - ix. a scheme for controlling noise and vibration from demolition and construction activities (to include piling);
 - x. the protection of pedestrian routes during construction,
 - xi. storage of and collection of waste
 - xii. controls for the volume and the quality of surface water runoff,
 - xiii. watercourse crossings and any proposed diversions (temporary or permanent),
 - xiv. a map or plan showing habitat areas to be specifically protected (identified in the ecological reports) during the works and any necessary mitigation for protected species to include:
 - a. The timing of the works
 - b. Watercourse crossings and any proposed diversions (temporary or permanent)
 - c. The measures to be used during construction in order to minimise environmental impact of the works on habitats (considering both disturbance and pollution prevention)
 - xv. information on the persons/bodies responsible for particular activities associated with the construction phase
 - xvi. method for ensuring that minerals that can be viably recovered during the development operations are recovered and put to beneficial use and a method to record the quantity of recovered mineral (re-use on site or off site) and to report this data to the MPA.

All works shall be carried out in accordance with the approved CEMP.

Reason: In the interests of amenity, highway safety and protection of ecological features in accordance with policy LHW4, T1 and E5 of the Test Valley Borough Revised Local Plan 20162016.

16. No development shall begin until a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk Assessment & Drainage Strategy ref: 14-159, has been submitted and approved in writing by the Local Planning Authority. The submitted details shall include:

- a. A technical summary, which include detailed drawings and calculations, highlighting any changes to the design from that within the approved Flood Risk Assessment (Option 1 or 2).
- b. Groundwater monitoring between autumn and spring which demonstrate that there will be at least 1m unsaturated zone between the base of any infiltration features and the highest groundwater level recorded. This should include confirmation on how impacts of high groundwater will be managed in the design of the proposed drainage system to ensure that storage capacity is not lost, and structural integrity is maintained.
- c. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.

Development shall proceed only in accordance with the approved details.

Reason: To ensure the development provides the satisfactory provision of foul and surface water drainage in accordance with policy E7 of the Test Valley Borough Revised Local Plan 2016.

17. Details for the long-term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings. The submitted details shall include;
 - a. Maintenance schedules for each drainage feature type and ownership
 - b. Details of protection measures.

The surface water drainage system shall be maintained and operated in accordance with the approved details.

Reason: To ensure the development provides the satisfactory provision of foul and surface water drainage in accordance with policy E7 of the Test Valley Borough Revised Local Plan 2016

- 18 The Mansion building shall not be occupied until information and plans have been submitted to and approved by the Local Planning Authority detailing the provision of external lighting on the terrace and southern elevation of the mansion building. Information shall include hours of operation, light specification including spread and locations. Any external lighting shall be provided only in accordance with the approved details.

Reason: in the interests of visual amenity, safety and to protect biodiversity in accordance with policies E1, E5 and LHW4 of the Test Valley Borough Revised Local Plan 2016.

19. No development shall take place (other than any approved demolition and site clearance works) until an assessment of the nature and extent of any contamination and a scheme for remediating the contamination has been submitted to and approved in writing by the Local Planning Authority. The assessment shall only be undertaken by a competent person, and shall assess the presence of any contamination on the site, whether or not it originates on the site. The assessment shall

comprise at least a desk study and qualitative risk assessment and, where appropriate, the assessment shall be extended following further site investigation work. In the event that contamination is found, or is considered likely, the scheme shall contain remediation proposals designed to bring the site to a condition suitable for the intended use.

Such remediation proposals shall include clear remediation objectives and criteria, an appraisal of the remediation options, and the arrangements for the supervision of remediation works by a competent person. The site shall not be brought in to use until a verification report, for the purpose of certifying adherence to the approved remediation scheme, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To minimise the risks of pollution and to ensure the site is satisfactorily de-contaminated in accordance with policy E8 of the Test Valley Borough Revised Local Plan 2016.

20. Construction and demolition work shall only take place between 0730 hours to 1800 hours Mondays to Fridays and 0800 hours to 1300 hours on Saturdays and not at all on Sundays or Bank Holidays. Reason: To protect the amenities of the occupiers of nearby dwellings in accordance with policy LHW4 of the Test Valley Borough Revised Local Plan 2016.
21. The development shall not be occupied until the boundary treatments detailed in drawing no DD241L04 I (comprising all boundary treatments across the site including golf ball stop fencing)s been provided. The boundary treatment shall be retained and maintained at all times.
Reason: To ensure security and safety for residents of the proposed development and users of the adjacent angling lakes and golf club in accordance with Test Valley Borough Revised Local Plan 2016 Policy LHW4.
22. Full details of all new windows including dormers, doors and porches shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work. This shall include drawings at a scale of 1:10 with appropriate annotation. The windows and doors shall be installed in accordance with the approved details.
Reason: To protect the character and appearance of the proposed buildings in this location of historic interest in accordance with Test Valley Borough Revised Local Plan (2016) Policy E9.
23. The development shall not be occupied until the 'Woodland Buffer to Stoneham Golf Club' is completed (ie. fences, gates and signage erected) as detailed in drawing no DD241L04 I and the Landscape, Woodland & Ecological Management Plan Rev D has been provided. The 'woodland Buffer to Stoneham Golf club' detail shall be retained and maintained at all times.
Reason: To ensure security and safety for residents of the proposed development and users of the golf club in accordance with Test Valley Borough Revised Local Plan 2016, policy LHW4.

24. No development shall take place unless or until the access road permitted under Eastleigh BC application ref: R17/ 79892 has been provided to at least base course.

Reason: To ensure the development is does not have an impact on the function, safety, or character of and accessibility to the local or strategic highway network or rights of way network in accordance with Test Valley Borough Revised Local Plan (2016) policy T1.

Notes 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.
 2. 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.
 3. The various trees standing within and adjacent to this site are protected by virtue of Tree Preservation Order TPO.55.TVS.12. Damage to the trees is an offence under the Town and Country Planning Act 1990. Failure to comply with the tree protection conditions above is likely to result in damage to the trees. Tree damage may lead to the prosecution of those undertaking the work and those causing or permitting the work.
 4. Attention is drawn to the regular bell-ringing activities at St Nicolas Church, Stoneham Lane and the potential noise implications.
 5. Attention drawn to legal agreement dated [*date to be inserted upon completion*]
 6. The applicant's attention is drawn to the requirement within the British Standard 'Code of practice for safe use of cranes' for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues', available at <http://www.aoa.org.uk/wp-content/uploads/2016/09/Advice-Note-4-Cranes-2016.pdf>
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