
APPLICATION NO.	21/02304/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	03.08.2021
APPLICANT	Another Place
SITE	Amport House , Furzedown Lane, Amport, SP11 8BG, AMPORT
PROPOSAL	Conversion of Amport House into a Boutique Hotel with additional accommodation in the grounds (planning use class C1), kids club, energy centre, cycle storage, new swim club (planning use class E) and landscaping enhancements
AMENDMENTS	Amended plans dated 5 th November 2021 Additional Transport Assessment, Addendum to Historic Environment, Additional Management and Servicing Plan – 5 th November 2021. Amended Plans received 17 th June 2022 Amended Design and Access Statement, Amended Noise Impact Assessment, Biodiversity Net Gain, Transport Statement Addendum, Amended Preliminary Ecological Appraisal – 17 th June 2022 Amended Plans received 30 th August 2022 Additional Air quality Assessment dated 12 th September 2022 Nitrogen Load Calculation Report dated 31 st October 2022 Additional supplementary Tree Plan – 1 st December 2022 Additional Water Monitoring Maintenance – 5 th January 2023 Additional Ecology Reports – 31 st March 2023 Amended Bat Survey - 15 th June 2023 Additional Information regarding the swim club and plan showing location of LPG tanks – 21 st August 2023
CASE OFFICER	Samantha Owen

Background paper (Local Government Act 1972 Section 100D)
[Click here to view application](#)

1.0 INTRODUCTION

- 1.1 The application is presented to the Northern Area Planning Committee at the request of a member.

2.0 **SITE LOCATION AND DESCRIPTION**

2.1 Amport House is a Grade II listed property built in 1857 and is located on a site of 7.7 hectares. The property is of a yellow brick construction with Bath stone detailing. The property is surrounded by extensive grounds, parts of which are listed. The terraces and water channels to the south west of the property are attributed to Lutyens and Jekyll. The property has a driveway and lodge and gatehouse to the east and a less formal entrance to the north from Wiremead Lane. The site is largely parkland with mature trees.

2.2 The site had been bought by the RAF in 1957 and since then, been used as their chaplaincy school, this continued until 1996 when Amport House became the tri-service Armed Forces Chaplaincy Centre. In 2016 the MOD advised that they would be selling Amport House as part of the defence estate rationalisation programme. The MOD left the site in 2020 and the building and grounds have remained vacant since that time.

3.0 **PROPOSAL**

3.1 The application seeks full planning permission for a number of changes to the site and they can be summarised as follows:

- Convert Amport House into a 48 bedroom hotel
- Place two cabins in the grounds to the south east of the main building
- Creation of storage, maintenance and staff areas in the existing outbuildings along the north west boundary.
- Creation of an energy centre to include biomass boilers
- New building to house a Swim Club and Kids club adjacent to the western boundary of the site.
- Creation of a new car park to front of Amport House
- Removal of part of listed wall to allow for internal vehicle movements

3.2 A screening opinion under the Environment Impact Assessment (EIA) Regulations 2017 (20/02907/SCRN) concluded that an EIA was not required for this proposal.

4.0 **HISTORY**

4.1 21/02305/LBWN - Conversion of Amport House into a Boutique Hotel with additional accommodation in the grounds (planning use class C1), kids club, energy centre, cycle storage, new swim club (planning use class E) and landscaping enhancements – Currently under consideration.

4.2 20/02907/SCRN - Screening opinion under the Environment Impact Assessment Regulations 2017 - Conversion of Amport House to Hotel with swim building, additional ancillary structures and landscaping – EIA not required 08.12.2020.

4.3 19/02346/LBWN - Removal of modern Chapel military memorial wall, stained glass and wooden architrave; RAF memorial stained glass window pane in the hall and their relocation to new base for the Armed Forces Chaplaincy Service. Replacement of the RAF memorial stained glass with a painted glass version. Replacement of the Chapel window with clear glass. Replacement of four (4) chandeliers with standard fittings. – Consent 29.11.19.

4.4 TVN.00022/8 and TVN.LB.00686 - Demolition of squash court, internal and external alterations, provision of external staircase, erection of accommodation wing comprising four double and ten single bedrooms, 2 offices and chapel, alterations and conversion of stable block to form Chaplaincy Museum and groundworks, including extension to car park - Approved 22.08.97.

5.0 **CONSULTATIONS**

5.1 **Highways:** No objection subject to conditions.

5.2 **Conservation: Comment**

The Conservation Officer is satisfied with the development proposed apart from the following aspects:

- Internal spiral staircase
- Fire Screen
- Additional parking to the front of the house
- Widening of the opening in the wall
- Size of the pool building
- Siting of accommodation pods in the grounds and associated paths

These issues are discussed in more detail in section 8.0 below

5.3 **Archaeology: Comment**

Would not raise any below ground archaeological issues.

5.4 **Policy: No objection**

A number of policies apply to the development. Policy satisfied that proposal accords with COM2, LE16 and LE18.

Policies COM14, E1, E2, E9 and T2 need to be considered. Amport Village Design Statement is a material planning consideration.

5.5 **Environmental Protection: Comment**

5.6 Vehicle Noise

Vehicle noise has been re-assessed in view of Transport Statement Addendum – provided vehicle movements are realistic the noise predictions are such that they are below ambient noise levels and unlikely to have a significant adverse impact on neighbouring residential properties.

Recommend internal speed limit of 10mph is conditioned and restriction on deliveries and collections.

5.7 Kids Club

Relocation of Kids Club to the western end of the site significantly increasing the distance separation between club and neighbouring sensitive uses. Noise levels have been produced and satisfied that the likelihood of a significant impact from this element is low. The predicted noise levels are however predicted on the number of children (18) and the hours of use and these should be conditioned.

5.8 Swim Club

Given the proposed hours and the limit of numbers using the facility and the distance to the nearest noise sensitive property a significant adverse impact is unlikely. Hours of use and maximum number of people should be conditioned.

5.9 Energy Centre and Plant Noise

Two separate assessments of noise from the Energy Centre (comprising the Biomass Boiler and associated equipment) and the Swim Club plant have been produced. It appears that separately and when combined (cumulatively) the noise, whilst potentially audible when background noise levels are low, is unlikely to have a significant impact. Design of Energy Centre not yet finalised but satisfied that strategies could be employed to mitigate against any potential impact, recommend a Condition.

5.10 Air Quality

Air Quality Assessment has been provided with the application. Dispersion modelling has been undertaken for a number of pollutants from the proposed biomass boiler at a number of receiver sites and the impact significance is predicted to be 'negligible' in all scenarios. The model is based, in part, on data provided by the applicant concerning the performance of the proposed biomass boiler. I understand that the precise model has not yet been chosen, however, provided the net thermal power rating of the final choice for biomass boiler does not exceed that for the boiler which the data in Table 6 (page 12/13) pertains, this will be acceptable. The net thermal power rating of the boiler which relates to Table 6 will need to be confirmed as this information has not been included in the AQA

5.11 Kitchen Extraction System

Existing extraction system is to be used for proposed use. Noise is unlikely to vary significantly from the previous use. With regard to odour, given the distances involved to the nearest sensitive receptor, I'm satisfied that additional impact is unlikely even when considering additional covers and changed menu that will result from the proposed use.

5.12 Entertainment Noise

The report draws attention to the Management and Servicing Plan which outlines the approach to visitor group sizes and entertainment. This should minimise the risk of impact from entertainment noise. Live and recorded music are regulated through the Licensing Act and any application including entertainment of this kind after 23:00 hours will be scrutinised by this service through that consultation process.

Lighting

The External Lighting Strategy (version 2, dated 30/5/22) details the present situation concerning lighting and the proposed strategy. Much of the existing lighting is to be removed and the replacement lighting is likely to result in an improvement in terms of the impact on neighbouring amenity.

Recommend conditions to cover construction phase

5.13 **The Gardens Trust: Comment**

The pleached lime avenue is to be retained but there is no mention in Design and Access Statement. Generally supportive of proposals which it is felt are done with sensitivity. Improving wheelchair access by removing a small area of the hedging by the parterre is discreet and sensible. The parking to the front of the house is also screened.

5.14 **Landscape: No objection** subject to condition

5.15 **Trees – No objection** subject to condition

5.16 **Natural England: No objection** subject to securing nitrate mitigation

5.17 **Ecology – No objection** subject to condition

5.18 **Southern Water: Comment**

There is a public sewer in the vicinity of the site (it is shown to the south of the site and then enters site and runs alongside part of the driveway). There is a required 3 metre clearance from the sewer and there are other restrictions to planting and development.(Officer Note: The approximate route of the sewer does not impact any development and runs under existing landscaping)

Discharge to the foul sewer is only after other options exhausted and discharge rate would need to be agreed with the LLFA.

If the pool produces filter backwash this would need to be discharged to the public sewer and the rate of discharge would need to be agreed with Southern Water.

5.19 **Lead Local Flood Authority (HCC)** – No objection subject to condition

5.20 **Environment Agency** – No objection subject to conditions

5.21 **Historic England** - No response received

6.0 **REPRESENTATIONS** Expired 07.02.2023

6.1 **Amport Parish Council: No objection** but comments as follows:

- Would like sight of a robust traffic management plan for build stage.
- New owners to pay for road signs directing visitors to correct entrances and routes.
- New signage from A303 from 100 Acre Roundabout directing traffic through Monxton and turning down Keepers Hill and signage to utilise main gate.
- Furzedown Road should have a sign saying 'No Through Road Deliveries Only.'
- Traffic leaving the Hotel a sign that requires all guests to use main exit for vehicles, sign at end of the drive advising all traffic for A303 to turn right.
- Robust traffic Management Plan is needed for the construction phase of the development that minimises the movement of construction traffic during the times of children drop off and collection.
- Construction traffic should use the main drive to Amport House where reasonably practical.
- Drivers should take into account sensitivities of local residents.
- Traffic management Plan should seek to ensure there is little risk of two large vehicles heading in opposite directions meeting on the surrounding narrow roads.
- When Amport House was used by the MOD traffic was mostly 9-5. Courses were held in the main house but visitors would use the main gate. There were few deliveries.
- Furzedown Lane is in poor repair with potholes, there are large trees on the side of the road, listed walls and 27 driveways, with little room to pull in to let other traffic to pass.
- Furzedown Lane has a sharp right hand bend which is dangerous.
- Existing problems with Southern Water tankers that go along Furzedown Road in error and then struggle to turn.
- Pedestrians also use Furzedown Lane, this includes children, grandparents, horses from the livery stables.
- Would want to see traffic calming measures along the Lane.
- Concerns about noise and light pollution.
- Verge damage is common along Furzedown Lane.

6.2 **Monxton Parish Council – Objection**

- Impact of additional traffic through Monxton with a non-credible and non-existent traffic plan. Current application understates potential traffic and is based on wholly unsubstantiated statistics from the previous use and a hotel in Ireland.

- Additional demand on shambolic sewerage system will exacerbate existing problems
- Any attempt to cut down mature trees whilst we are trying to save the planet should be prevented.
- Inaccurately reflects the adverse effects of traffic noise and congestion on Monxton Road in relation to the proposed development and ongoing use of Amport House.
- Fails to assess accurately and draw strategic conclusions based on relevant Monxton Road traffic data.
- Monxton Parish Council object to Amport Parish Council's suggestion that signage directs traffic through Monxton

6.3 **39 x** Objections from The Arches, Furzedown Lane; The Cottage on the Green (x6), Amport; Tilehurst, Furzedown Lane; Lutyens Trust; Orchard House, Monxton (x3) ; Lilac Cottage (x3) , Monxton; 4 New Cottages (x 5) , Furzedown Lane; Unknown Address; Russett House (x 2), Furzedown Lane (x 2); 2, 5, 6 Amport Park Mews (x2), Furzedown Lane; Oak House, Furzedown Lane; Little Thatch, Monxton (x2); 2 Furzedown Cottage, Fox Amport; The Bothy (x 2), Furzedown Lane; 2x Hutchens Cottage, High Street, Monxton; The Cottage, High Street, Monxton; 1 unknown address summarised as follows:

6.4 Highways

- Could all cars be kept on site instead of coming out at Gate 2 and re-entering at Gate 3
- Furzedown Lane will have to cope with large vehicles because main gate is listed, parked cars make the lane very narrow and verges will be destroyed.
- Insufficient parking spaces shown on plan
- Yellow lines would help control dangerous parking at school times.
- Application does not have sufficient information on, nor solutions for, traffic volumes and management during construction and post opening of the hotel.
- Transport Statement advises that the proposed use is similar to the previous use – this is not credible. New use will be more intensive.
- Transport Statement is inadequate and misleading and fails to take into account the form of the local road infrastructure.
- No qualification for deliveries and timings.
- TRICS assessment is misleading and flawed

6.5

- Applicant claims guests will remain on site during their stay – there is not much to do in Amport and thus guests will explore the area.
- High level of traffic through Monxton already, there is respite in evenings and on weekends the Hotel use will change this.
- Traffic from the Hotel should utilise Wiremead Lane and this should be improved.
- Congestion at school pick up and drop off is well known by locals and caution is taken but visitors will not know this.
- Visibility at top and bottom of Keepers Hill is poor and additional traffic presents a significant risk.

- Site is not considered accessible.
- Should utilise the existing access on site through the archway, relocate kids club and keep more vehicles on site.
- Consideration should be given to a staff bus from Andover.
- Nearby villages may have an 8 ton vehicle capacity this needs to be investigated.
- Concern about the actual number of staff and members of the swim club, this is likely to be large amount – application significantly understates the scope of the final operation.

6.6

- All traffic should enter and exit the site from Gate 1.
- Monxton should not be disrupted to the extent that it appears we will be.
- Re sighting the Kids Club would also traffic to flow safely from the main drive.
- Applicant's state that visitors will stay on site, cannot see why they would.
- Traffic mitigation plan needs to be negotiated with residents of Monxton and secured through a binding S106.
- Do the operators of the hotel really believe that the local highway network can sustain the additional traffic?
- The downsides for the local residents should be acknowledged.
- Appropriate signage is required.
- Transport Statement and Addendum based on assumptions and do not address residents' concerns.
- Transport Statement continues to ignore the dangers to the public in terms of traffic movements.
- Development will increase traffic through Monxton and maintaining older properties is more difficult with noise and vibrations from traffic.
- Amport is not the location for this development.

6.7

- Amport Parish Council (APC) response regarding the routing of traffic shows a selfish disregard for any other party.
- Monxton High Street is a Conservation Area with houses built direct onto the street with limited or no defensible space.
- Listed properties are requiring additional maintenance because of the increased traffic volume.
- No pedestrian footway or streetlights or traffic calming along High Street/Green Lane.
- The proposal will impact adversely on Monxton without any of the benefits, no mitigation has been proposed.
- Any proposal to intentionally and unnecessarily increase the traffic through Monxton as proposed by Amport Parish Council are not acceptable.
- Solution should be to access Hotel from A303 westbound along Sarsons Lane and eastbound Wiremead Lane and all traffic using the Hotel utilise Wiremead Lane, signage and a management plan help ensure this happens and is agreed with Hotel operator and secured through a S106.

6.8 Noise

- Hopefully some restrictions could be placed on closure times for big events and a ban on fireworks.
- No reference to Shepherds Huts/Cabins in Noise Impact Assessment.
- Lack of information on traffic noise.
- MOD use was very quiet.
- Exact location and quantity of mechanical plant is not known at this time.
- Curfew on noise late at night.

6.9 Water use/sewerage

- Amport has a stressed sewage system and Southern Water have had to over pump sewage into Pilhill Brook. Existing sewage system has no capacity.

6.10 Trees

- A number of healthy mature trees are to be removed these hold more carbon than the replacement plantings proposed.

6.11 Ecology

- Number of birds in the area which could be impacted by the shepherd's huts.
- Ecological Appraisal does not mention Shepherds Huts.

6.12 Garden

- Rills (in this case man made gullies to allow water to flow) should be repaired to a specification informed by the original detail using as much of the original material as possible.
- Safety grids in water should only be installed where risk is identified and they should be of inconspicuous pattern.
- Shepherd Huts risk appearing alien.
- Gateway would be vulnerable to damage by large vehicles.
- Nissan hut style of additional accommodation are out of character.

6.13 Other Matters

- No reference to Shepherds Huts/Cabins in Biodiversity Net Gain Assessment.
- We are in a climate crisis – this will only increase pollution and damage to the environment.
- Not clear what the benefit to the local area would be.
- Broadband speed is already limited and a large facility will put a significant strain on the infrastructure.
- LPG tanks to be installed, LPPG is not sustainable and no tree should be cut down to achieve it.
- References made to benefits of the local community, struggling to see what they are.
- Developer needs to improve consultation with locals.
- Income from the site will need to be maximised and this could result in more events and increased use of the pool.

- 6.14 **4 x** letters of support from Abbots View, Abbots Ann, Andover; The Old Farm, The Green, Ampport; Chapel View, Sarson Lane, Ampport; Oak House, Furzedown Lane summarised as follows:
- Support the development of the site into a Boutique Hotel but a number of issues need resolving – traffic, noise, sewage, parking, light pollution and wi-fi.
 - Beneficial to Ampport increasing profile and economic situation.
 - Amazing opportunity to breathe new life into this beautiful building.

7.0 **POLICY**

7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

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

COM2 – Settlement Hierarchy

LE16 – Re-use of buildings in the countryside

LE18 – Tourism

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

T1 - Managing Movement

T2 – Parking Standards

7.3 Supplementary Planning Documents (SPD)

Ampport Village Design Statement

Ampport, Monxton and East Cholderton Conservation Areas

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of Development
- Design and Landscaping
- Heritage
- Highways
- Impact on amenity
- Ecology
- Drainage
- The Planning Balance

8.2 **Principle of Development.**

The site is located within the countryside as defined by Policy COM2 which allows for development provided it is appropriate as set out in relevant policies (a) or it is essential to be located in the countryside (b). Relevant policies in this case are LE16 and LE18.

8.3 Policy LE18 states:

Proposals for tourist development will be permitted provided that:

- a) The proposal is located within a settlement; or
- b) Where the proposal is located within the countryside:
 - i. It utilises an existing building and meets the requirements of policy LE16; and
 - ii. Any extension or new buildings form part of an existing tourist facility; and
 - iii. In the case of seasonal structures these are temporary in nature and do not have an adverse impact on the landscape; and

In the case of touring caravans and camping sites these are not prominent in the landscape.

Criterion (b) (i) and (ii) are relevant in this case. The proposed hotel use would utilise an existing building. As a result, provided the proposals comply with policy LE16 (discussed below), they would comply with criterion (b)(i). The proposed conversion requires additional buildings to support the hotel. As Amport House was used previously by the MOD it is not an existing tourist facility, criterion (b)(ii) of policy LE18 is not met.

8.4 Policy LE16 deals with the re-use of buildings in the countryside and states:

The re-use of buildings in the countryside for commercial use (including tourist accommodation) will be permitted provided that:

- a) The building is structurally sound and suitable for conversion without substantial rebuilding, extension or alteration; and
- b) The proposal would not result in the requirement for another building to fulfil the function of the building being converted; and
- c) The proposed use is restricted primarily to the building; and
- d) Development would lead to an enhancement of its immediate setting

Criterion (e), (f) and (g) of LE16 which relate to conversion to residential dwellings are not relevant to this proposal. Compliance with Policy LE16 (a) – (d) is set out below

8.5 *(a) The building is structurally sound and suitable for conversion*

Until three years ago the property was in daily use and the current owner has been maintaining the property. Amport House is considered to be structurally sound to allow for the conversion. It is considered that the proposals comply with this criterion.

8.6 *(b) The proposal would not result in the requirement for the another building to fulfil function of the converted building*

The building is now empty as of March 2020, following the MOD selling the property as they were consolidating their buildings and assets. The previous use has been accommodated in existing MOD buildings outside of the County.

8.7 *(c) The proposed use is restricted primarily to the building*

The proposed use is not restricted to the building as it proposes two huts in the grounds as accommodation and a new swim club. The supporting text to Policy LE16 states that where proposals for an alternative use require the creation of a new ancillary building/s these would be considered on their own merits. The hotel is looking to cater for a luxury experience for its customers and would look to provide certain facilities to guests and this includes a swim club and two accommodation pods set in the grounds. The Planning Statement advises that a swim club would be expected in a hotel of this nature and would help support the use. In an email of the 15th September 2023 the applicant advises that through their experience at their Lake District hotel, it has been demonstrated that there is an importance of providing a variety of accommodation with the detached accommodation being vital in portraying their brand as both outdoor and active. The applicant considers that variety in accommodation types encourages guests to consider a longer stay as they can try a different accommodation experience as part of the same stay or on a return visit. Variety in accommodation types also allows for use of the venue for different purposes e.g. a romantic break etc. It is considered that provided the ancillary buildings are acceptable on their own merits criterion (c) would be met. These additional buildings are discussed in more detail below in paras 8.11 and 8.12.

8.8 *(d) Enhancement of its setting*

The gardens are listed and whilst they have been maintained over the years they are in need of some improvement. A comprehensive landscaping scheme has been submitted as part of the application to complement the existing gardens. It is considered that this would enhance the setting of the building and the Conservation Officer has raised no objection to the proposed soft landscaping This is discussed further at paras 8.14 and 8.15.

8.9 Principle of development – Summary

As discussed in the paragraphs above the proposed development does not accord with policies LE18 (b)(i) and (ii) as the proposal requires additional buildings and is not an established tourist facility and thus policy COM2(a). In addition, a countryside location is not essential for the proposed use and it would therefore be contrary to COM2(b). As a result, the development is considered to be a departure from the development plan and this weighs against the granting of permission. Notwithstanding this, there are other material planning considerations that must be taken into account when determining this application and these must be weighed against the conflict with the development plan. Other material planning considerations are considered below.

8.10 Character and Appearance

Policy E1 of the RLP requires development to integrate, respect and complement the character of the area. Policy E2 requires development to protect, conserve and enhance the landscape of the Borough.

8.11 *Swim Club/Kids Club*

This building is proposed to be two storey and constructed of timber cladding and metal roof with aluminium capped windows. It has been designed to be subservient to the main house and the materials proposed would age and weather over time meaning the building would become more recessive in the landscape. The swim club building would be located approximately 100 metres from the closest part of Amport House and would be seen against the backdrop of the trees along the north western boundary of the site. Whilst some trees have been removed to accommodate the building a number of mature trees would remain. The application is supported by a comprehensive landscaping scheme which includes the provision of new trees. This would help the building to integrate sensitively within the landscape. The Tree Officer has raised no objection to the loss of trees and is satisfied that the Swim Club can be constructed without long term damage to the existing trees subject to a condition regarding tree protection and a method statement along with a condition securing compliance with the submitted landscaping scheme

8.12 *Accommodation Pods*

Two accommodation pods are proposed to the south east of Amport House within the parkland. The Pods are designed to look like 'Nissen Huts' and would be located in a wooded area to the south east of the main drive screening them from longer distance views from the Grateley to Monxton road to the south. There would only be pedestrian access to the Pods. These Pods would be well screened by existing trees particularly in Summer. Subject to a condition controlling lighting, it is not considered that the proposed pods would result in adverse impacts on the character and appearance of the surrounding area.

8.13 *Energy Centre*

The Energy Centre would be located in a fenced and walled off area immediately to the north west of the vehicle access point from Furzedown Lane. The area would house a Biomass Boiler, water storage, and covered bike storage. The majority of these structures would not be seen due to the proposed boundary treatments which are a mix of timber fencing and an existing wall. The two chimneys for the Biomass boiler, due to their proposed height of 6 metres would be seen, however, by virtue of their relatively slim diameter, they would be seen in context with the trees and buildings surrounding the Energy Centre. The site is served by a Biomass boiler but due to the size of the site and the limited space for a larger biomass boiler at times of peak demand the LPG boilers would be utilised. The LPG tanks are proposed to be located to the south of the existing rear car park within a

grassed area. The site is outside of the root protection zones of neighbouring trees. The Energy Centre and LPG tanks would not have an impact on the wider landscaping.

8.14 *Proposed landscaping*

Amport House is surrounded by a Registered Park and Garden and the proposed landscaping seeks to conserve what is already there and where additional planting is proposed ensure that historical landscape features like the terrace, the open vistas to the park land from the south and the planting along the driveway are maintained. The owners would like to over time restore and replant the garden utilising the original Gertrude Jekyll planting plans.

8.15 In addition to replacing trees lost through the provision of the Swim Club, further planting is proposed along the driveway which is dominated by mature trees. This area will be kept more natural with mown paths and additional tree planting. New planting has been designed to complement the existing garden. The Landscape Officer has raised no objection and landscaping can be secured through conditions.

8.16 *Conversion of Amport House*

The works to convert Amport House are mostly restricted to internal alterations. Externally, new railings and ramps are proposed to allow for full accessibility to external doors. It is not considered these changes will have an impact on the character and appearance of Amport House.

8.17 Character and Appearance - Summary

As a result of their siting, scale, design and screening afforded to them by existing landscape features, it is not considered that the proposed buildings would result in any adverse impacts on the character and appearance of the surrounding area or on the landscape character in accordance with policies E1 and E2 of the RLP. It is considered that in terms of planning balance the impact is neutral.

8.18 **Heritage**

Amport House is a Grade II listed property located within a conservation area. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty upon decision makers to have special regard to the desirability of preserving the heritage asset. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires LPA's pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

8.19 The application has resulted in significant discussions with the Council's Conservation Officer. Whilst a number of matters have been resolved, there are some aspects of the scheme where concern remains. These outstanding issues would need to be balanced against the public benefit that would arise from the proposed use. This is discussed further below.

8.20 **Internal Works**

Spiral Staircase

New spiral staircases are proposed within bedrooms to serve bathrooms, the majority of these spiral staircases are located within the extension that was added to Amport House in the 1990's, with one new spiral staircase being proposed in the original part of Amport House. The Conservation Officer has raised concern that these spiral staircases would involve the loss of historic fabric although they acknowledge that harm is localised and mostly within a less significant part of the building. As such it is considered that whilst there would be harm to the listed building from these works, such harm is considered to be less than substantial.

8.21 *Fire Screen*

Hotels have a high number of staff and guests and are considered a fire risk. Fire screens are required to slow the spread of a fire and where possible contain it, the location of fire screens are determined by fire safety regulations. New fire screens are required for the proposed hotel use and these are in different locations to existing fire screens within the building. A fire screen is proposed within the landing space at first floor and second floor. The Conservation Officer raises concern that this proposed fire screen would interrupt this space in a very visible part of the building. Whilst the screen would be removable, there would be harm to the listed building, this harm being less than substantial. There is no ability to relocate the fire screens to an alternative, less harmful location.

8.22 **External Works**

Additional Parking to front of Amport House

The Hotel use plus its proposed swim club requires more car parking than the previous use. Car parking is at present located to the north-west and the north east (front) of Amport House. There is little scope to increase the size of the north west parking due to trees and future proposed structures so it is proposed to increase the north east parking. The proposed additional parking would include suitable landscaping to soften its impact on the setting of the listed building. Notwithstanding this, the Conservation Officer is of the opinion that increasing parking in this location would be harmful to the setting of the listed building and the appearance of the registered park and garden as this area. This area was historically planted with very little formal landscaping and the proposed planting to screen the car park would change this. Additional parking is required and without it there is a risk that external roads would become parking areas for guests causing problems for neighbouring residents and potentially road safety issues. As the site is also a registered park and garden locating additional parking is somewhat restricted. It is considered that there are no alternatives that would result in a lesser harm. The Conservation Officer has advised that the harm would be less than substantial.

8.23 *Widening of the opening in the wall*

At present there is a wall between Amport House to what was once the Chaplaincy Museum building. This building would be re-purposed by the Hotel as a mix of staff rooms, storage and office space. This wall has an existing gap, which, whilst wide enough for a single car to drive through, is narrow and is restricted in height. Whilst this gap has existed for some time it was not relied upon by the former owner to allow cars to circulate the site, the MOD utilised Furzedown Lane as their primary entrance and as such there was very little need for cars to pass through this gap. This application seeks to utilise the main driveway of Amport House and to relieve pressure on Furzedown Lane, widening this gap will allow cars to circulate within the site. The Conservation Officer considers that these works would be harmful to the appearance of the site and would result in some loss of historic fabric although they accept that the existing opening is not attractive as it stands and that a small increase in the width could result in a better proportioned opening. Notwithstanding this, the proposed opening is considered too wide by the Conservation Officer who consider that as these works would impact the principal approach of a formal building and would result in the loss of the 'roof' that bridges the existing gap, the level of harm would be considered to be less than substantial. Due to the need to create a gap that is large enough for modern cars to easily move through, this cannot be made any smaller and there is no alternative location due to the presence of the house itself and the garden.

8.24 *Size of the pool building*

The proposed swimming pool building is located in a less sensitive part of the site adjacent to the rear car park. The Conservation Officer is of the opinion that the proposed location of the swim club is the most appropriate position within the park for a facility like this to be located. This is a relatively discreet part of the site, which has already been affected by later development (e.g. the carpark) which reduces the impact of any new development here on the settings and experience of the heritage assets (and, through this, their special interest). It is also set away from the immediate environs of the house. However cumulatively the proposed swimming pool building is large (e.g. the main building is two storeys, and it includes outside pool areas and landscaping) and it is considered that its size, and the projection into the park makes it visually prominent. As a result there would be less than substantial harm to the significance of Amport House and the gardens.

8.25 *Accommodation Pods*

The Conservation Officer would prefer if there were no additional buildings sited in this Registered Park and Garden (RPG). The Pods would be discreetly located and they are now designed to look like a 'Nissen Hut'. The Planning Statement advises that 48 rooms would be provided within Amport House with the two 'Nissen Huts' providing an alternative form of accommodation. The garden is a registered garden and has listed features within it and this means there are limited locations for additional structures of this nature. The

proposed location is away from the main house and set back off the driveway and is considered the best location for the Pods. New paths are proposed to the Pods that the Conservation Officer is concerned would be mistaken for historic routes through the RPG. The Conservation Officer has advised that there would be some less than substantial harm arising from this aspect of the revised scheme.

8.26 **Balance of public benefits against heritage impact**

Policy E9 requires development that results in less than substantial harm to be considered against the public benefit of the proposal including securing a viable use. Planning Practice Guidance – Historic Environment provides guidance on viable uses. When considering a change of use of a listed building consideration needs to be given to what harm that proposed use would cause the heritage asset with the viable use being that which causes the least harm. Through this assessment it may become clear that only one use will result in an acceptable impact on the building and this would be considered its optimum viable use. *“However, if from a conservation point of view there is no real difference between alternative economically viable uses, then the choice of use is a decision for the owner, subject of course to obtaining any necessary consents”.* (Planning Practice Guidance – Historic Environment)

8.27 Amport House has been in the use of the MOD for most of the last century and as a result of this the building has been altered and extended to reflect this institutional use. Amport House potentially has a number of options when it comes to considering future use and has no one optimum use. It could be turned into flats or one single dwelling or as proposed, a Hotel use. The proposed use would utilise parts of the existing institutional layout like the kitchens as well as some minor changes to create slightly more appropriate hotel rooms out of the existing smaller accommodation rooms that currently exist. The proposed hotel use is considered appropriate to the building. It is accepted that whatever future use the building is used for there is a likelihood that some additional structures or outbuildings may be required.

8.28 Consideration also needs to be given to the public benefit of bringing this building back into a viable use. Amport House is listed at Grade II and surrounded by a Registered Park and Garden. Following the disposal of the building by the previous owner, a building of this size is vulnerable in terms of securing a viable long term use due to its size and upkeep costs. It is important assets such as Amport House are not lost as they provide a valuable link to the past and in this case are woven into the history of Amport itself. As the MOD have now sold the building it has been left empty which makes it vulnerable to falling into disrepair, any future use needs to be sufficiently viable to both restore the house and its gardens. The proposed hotel use has that ability as both the house and its grounds would be an important part of the visitor experience. The use of the site as a hotel will also make the site more accessible to the public as a heritage asset than when it was operated by the MOD.

8.29 The Applicant has provided further information on the 21st August regarding information on how the business operates. The Another Place hotel brand is linked to 'getting active' and this is delivered at their other hotels by utilising their locations within Cornwall and the Lake District. At Amport House it would be delivered more on site and to this end there is a need to create active experiences to attract guests. The brand needs to provide length swimming, a large studio, and gym and treatment rooms. It also needs to be large enough to accommodate hotel guests and a modest number of non-hotel guests allowing the community to enjoy the facilities. Offering the use of the facilities to the local population will provide an obvious public benefit. The proposed use would also provide jobs both during the construction phases and the running of the facility. It is considered that the finding an appropriate long term viable use for Amport House is important and that converting the site into a hotel will secure its future.

8.30 It is acknowledged that the Conservation Officer retains some concerns with regard to some of the works proposed to turn Amport House into a hotel and that some harm would be caused although this is considered less than substantial. Notwithstanding this the public benefits of bringing a listed building and listed gardens back into a viable use outweighs the harm identified by the Conservation Officer and accords with Policy E9 of the RLP. This weighs significantly in favour of granting permission.

8.31 **Highways**

The application is supported by a Transport Statement (Transport Dynamics, July 2021) along with an addendum Transport Statement (Fore, May 2022). These documents discuss the impact the proposals would have on the local highway network and highway safety. The addendum report discusses initial comments raised by the Highways Officer at Hampshire County Council.

8.32 Access to Amport House has been for a number of years via Furzedown Lane with the main access from the junction with Keepers Hill and Furzedown Lane largely unused. The proposed use seeks to manage traffic entering and leaving the site in a different way. Visitors to the Hotel would utilise the driveway and main access/egress point at the bottom of Keepers Hill to access and leave the site. Internally a section of listed wall would be removed to allow cars to move through the site. Deliveries and service vehicles would utilise the Furzedown Lane access/egress point.

8.33 *Deliveries/Service vehicles*

The hotel will require a number of service and delivery vehicles on a weekly and daily basis. The submitted Servicing and Management Plan advises that the following services and frequency are expected;

- Laundry – 3 per week - 7.5 tonne lorry
- Refuse – 3 per week on standard refuse vehicle
- Beverage – 2 per week on 7.5 tonne lorry
- Bulk Food – 7 per week on 7.5 tonne lorry
- Wood Chip 0.5 per week on 3 axle ridged lorry

This averages out at 4-5 deliveries/service vehicles a day. It is also anticipated by the applicants that there would be other deliveries in smaller vehicles of about 7 a day, due to the size of the vehicle some of these deliveries would probably utilise the main entrance as opposed to the entrance on Furzedown Lane.

8.34 The Hotel will work with regular suppliers to agree delivery slots outside of peak and school drop off times and this approach has been used at the sister Hotels at Watergate Bay and Another Place, The Lake. The Highways Authority has raised no objection to this aspect of the proposal.

8.35 *Residents/Non-residents of Hotel*

All guests to the Hotel would utilise the main gate from Keepers Hill with car parking located to the front of the Hotel or to the rear close to the Swim Club. Non-residents of the Hotel would be allowed to utilise the Swim Club and the restaurant.

8.36 Initially the Highway Authority, as well as local residents raised concern about non-residents utilising the facilities of the swim club and the restaurants and the impact that this would have on highway safety. An addendum to the Transport Statement dealt with this issue in more detail and advised that non-resident visits would be managed as follows;

Swim Club

- The pool size will allow peak usage of 30 people. This is primarily due to health and safety purposes but also provides benefits in terms of guests' experience.
- Given the c.130 hotel guest capacity and high occupancy anticipated in line with the business plan, non-resident use of the Swim Club would be controlled as follows:
- Non-resident usage of Swim Club will be through a local day membership, to be booked in advance, subject to availability using an online booking platform or by calling the central reservations team.
- Availability of day membership will flex subject to availability, in line with hotel occupancy i.e. more availability will be provided at quieter times. However, the number of day memberships available to non-residents will be capped at 12 per day at any time.
- Wellness classes will be operated within the studio in the Swim Club. These classes will be open to non-resident users subject to availability using an online booking platform or by calling the central reservations team. However, the number of non-resident users will be limited to 5 per class. It is anticipated that a small number of wellness classes 3 per day would be run through a typical day resulting in 15 non-residents
- 12 day memberships plus 15 non-residents attending wellness classes would equal a maximum 27 non-residents using the Swim Club daily

8.37 Restaurants

- There would be two restaurants within the hotel, which provide c.100 covers in total when seated.
- When all rooms are full, a maximum of c.130 resident guests would be in house. Whilst this is sufficient capacity given additional space in the other ground floor communal spaces, and the team's ability to turn tables (one table can provide approximately 1.6 sittings through a dinner/lunch service), it highlights the limited opportunity for non-resident guests at peak times.
- Restaurants would be open to non-resident guests, but reservations would be necessary and made in advance. The need for reservations is now an industry wide standard and is managed through standard restaurant management technology.
- Through the booking system, availability for non-resident diners would be dynamic and flex in line with hotel occupancy. Less space would naturally be available to book by non-residents as hotel occupancy increases.

8.38 The Highway Authority is satisfied that as long as the Hotel and its facilities are managed in accordance with the above then there would be no material impact upon highway efficiency. A Condition requiring the development to operate in accordance with the Management and Servicing Plan which sets out the above information has been added to the Officer recommendation. Conditions have also been added to the permission which control numbers of children in the Kids Club and people within the Swim Club at any one time.

8.39 Concern has been expressed by third parties as to the impact of traffic related to this use on the local highway network. It is accepted that the Hotel has little control over which routes guests and visitors would use to access the Hotel. This is acknowledged in the Transport Statement Addendum which notes that there are no specific road safety issues raised by the Highway Authority within the locality that would be severely affected by the proposals.

8.40 *Parking*

Policy T2 requires Hotels to provide 1 space per bedroom and any other facilities that the Hotel offers to non-residents should be calculated separately. In this case the swim club and restaurants are open to non-residents. Based on rooms and floor area the Hotel plus the swim club and the restaurants amount to 149 car parking spaces.

Use	Vehicle spaces	Cycle Spaces
Hotel	50	23
Swim Club	47	16
Restaurants	52	5
Total	149	89

This requirement does not take into account the fact that the Swim Club and the restaurants would largely be utilised by those people already staying at the hotel and that non-resident visitor numbers would be managed through booking systems further reducing the demand on the spaces provided. Two car parks are proposed, one is located to the front of Amport House whilst the other is located to the rear. 116 car parking spaces are proposed across these two car parks with 9 reserved for disabled users. This is an under provision when compared to the requirements set out within the RLP.

8.41 In order to justify an under provision of parking in accordance with policy T2 of the RLP, the applicant has undertaken further work relating to the car parking demand of this particular facility. (Fore Transport Statement Addendum dated 25th May 2022). On reviewing this additional work the Highways Officer is satisfied that the proposed level of parking (116 spaces) would be appropriate in this instance.

8.42 Highway summary

The development would not result in a material impact upon highway efficiency or safety. It has been shown that there is adequate parking for the site and the Highway Authority has not raised an objection subject to conditions. The proposals are therefore considered to accord with policies T1 and T2 of the RLP. It is considered that in terms of planning balance the impact is neutral.

8.43 **Impact on amenity**

Policy LHW4 requires development to provide for the privacy and amenity of occupants and those of neighbouring properties, whilst Policy E8 requires development to not result in pollution which would cause unacceptable impacts on general amenity.

8.44 *Overlooking/Loss of Light*

Amport House is a large building located within its own grounds and as such neighbouring properties are some distance away. The closest residential properties are those in Furzedown Lane and these are over 80 metres away from Amport House. At this distance it is considered there would be no unacceptable overlooking, harm to outlook or loss of light to neighbouring properties. It is considered that the proposal accords with Policy LHW4 of the RLP in this regard.

8.45 *Noise*

The application was submitted with a Noise impact Assessment which sought to address noise from vehicles, the Kids Club and Swim Club and the Energy Centre and Plant Noise from the Swim Club. Each of these uses are discussed separately below.

8.46 *Kids Club*

The Kids Club would form part of the Swim Club building. Due to the distance from and juxtaposition of this building in relation to neighbouring residential dwellings it is considered that noise levels would be such that there would be no adverse impacts on neighbouring residential amenities. This is provided conditions are added to any permission restricting the hours of operation and the number of children attending at any one time. Subject to such conditions the Environmental Protection Officer (EPO) is satisfied with this aspect of the proposals.

8.47 *Swim Club*

The Noise Impact Assessment and the Management and Servicing Plan specify that only 30 people should be in the pool at any one time and only between the hours of 07:00 to 21:00 hours. The EPO is satisfied that due to the limit on numbers, hours of use and distance from neighbouring properties a significant adverse impact is unlikely. The recommendation includes a condition to ensure that the Swim Club operates in accordance with the Management and Servicing Plan submitted in support of the application.

8.48 *Energy Centre and Swim Club Plant Noise*

Two separate assessments of noise have been submitted for the energy centre which comprises a biomass boiler and associated equipment and the plant servicing the swim club. These assessments show that when used separately or combined any noise which may be audible when background noise is low enough is unlikely to have a significant impact. The EPO acknowledges this. The design for the energy centre components have not been finalised at this stage, notwithstanding this the latest assessment demonstrates that strategies could be employed to mitigate any potential impact and a condition has been recommended to this effect.

8.49 *Vehicle Noise*

Concern was initially expressed by the EPO regarding vehicle noise. The Transport Statement Addendum indicates that the noise levels from vehicles would be below ambient noise levels but not below background noise level. Notwithstanding this, subject to conditions, it is considered that vehicle noise would unlikely have a significant adverse impact on neighbouring residential use. The EPO requested a Condition restricting speeds within the site to 10mph, this is not considered enforceable. The internal roads are narrower than standard roads and curve through the site and as such do not allow for high vehicle speeds and it is considered that vehicle speeds would be low.

8.50 *Air Quality*

The application is supported by an Air Quality Assessment (AQA) relating to the proposed energy centre. The EPO is satisfied with the findings of the AQA which concludes that provided the final biomass boiler does not exceed the parameters on which the AQA was based then the proposals would not likely result in adverse impacts on air quality. A condition is recommended to ensure that the biomass boiler installed accords with the AQA.

8.51 It is considered that the development has an acceptable impact on neighbouring amenity in terms of overlooking, overshadowing, noise and air quality and as such accords with policies LHW4 and E8 of the Test Valley Borough Revised Local Plan 2016. It is considered that in terms of planning balance the impact is neutral.

8.52 **Ecology**

The application was submitted with a Preliminary Ecological Appraisal, Bat Survey Report and Biodiversity Net Gain Assessment and these were updated in October and November 2021 to reflect concerns raised by the Council's Ecologist. At the same time an External Lighting Assessment was submitted to support the application. An amended Bat Survey was submitted in June of 2023. Five individual common pipistrelle summer day roosts and two individual serotine summer day roosts were identified in the House during the bat emergence/re-entry surveys. The roosts are located on the south, west and east elevations within or close to the old section of the House. In addition, several lofts had fresh evidence of use by long-eared bats. There was no evidence of roosting bats in the garage which is to be removed. The Bat Report recommends mitigation to address the presence of bats within Ampport House. The County Ecologist was satisfied with the findings of the Report and recommended a condition regarding the precautionary working methods as set out in the Bat Survey Report by Avondale Ecology. Subject to a condition securing this, it is not considered likely that the proposals would harm bats.

8.53 Third parties have raised concern that the area where the accommodation pods would be located is not mentioned in the Ecological Survey. The area where the accommodation pods are proposed was surveyed as part of the Extended Phase 1 Habitat Survey and the trees within the area were also considered for bat roost potential. The County Ecologist initially requested further information of this area with regard to lighting to ensure dark corridors can and will be maintained on site, it was considered the area to be impacted by the accommodation pods offered moderate value to roosting bats. Further information was provided within an updated Bat Survey Report (Avondale Ecology, October 2021) and Preliminary Ecological Appraisal (LUC, November 2021). An External Lighting assessment, Ampport House (LUC, November 2021) was also submitted to support this application. This additional information addressed the County Ecologist's concerns and a condition is attached to the Officer recommendation regarding external lighting, which ensures dark bat foraging corridors would be retained.

8.54 Nutrient Neutrality

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

- 8.55 As such, the advice from Natural England (March 2022) is that applications for development proposals resulting in a net increase in dwellings/overnight accommodation are required to submit a nitrogen budget for the development to assess the nitrogen load from the proposal. The advice also requires that, where the proposal will result in a net increase in nitrogen load, that applicants demonstrate that there will be no likely significant effect on the European protected sites due to the increase in waste water from the new housing. Notwithstanding the recent Government announcement regarding Nutrient neutrality, the legislation to accompany this announcement is not expected until late 2023/ early 2024 and as such until the legislation changes the LPA as the competent authority will still be seeking Nutrient Neutrality solutions.
- 8.56 Natural England advises that one way to address the uncertainty is to achieve nutrient neutrality (NN) whereby an individual scheme would not add to nutrient burdens. The Applicant has taken a bespoke approach to NN due to the similar nature of the previous use and the proposed use. The applicant has calculated the water usage of existing showers, taps and toilets fixtures and then compared these to new, replacement showers, taps and toilets. The LPA have utilised Stage 1 of the calculator provided by NE to check that the kg/TN/yr figure used by the applicant is correct to understand what impact new fixtures would have on nitrogen load. The applicant's NN calculation report concludes that the upgrading of existing fixtures would result in nitrate neutrality.
- 8.57 There is an acceptance that fixtures and fittings could change over time and modern appliances are becoming more efficient in water usage. However, any replacement would reflect the current standards of efficiency at the time it is considered efficiency is more likely to increase than decrease into the future. To build in robustness and to take account of the efficacy of the fixtures and fitting over time the applicant has increased the water use per person per day to 134.66 litres. The calculation showed that increasing the water use per person per day and replacing all the fixtures and fittings with those that are more efficient would not result in adverse effects on the Solent designated sites through water quality impacts arising from nitrate generation. Natural England have raised no objection subject to securing the long term monitoring and management of the proposed water efficiency measures. A Strategy for water use monitoring, maintenance and management dated January 2023 was submitted which details how the fixtures and fittings in Amport House would be

managed going forward and this would ensure that the proposed water efficiency measures would be managed and replaced where necessary. This measures proposed within this document would be secured through a condition.

8.58 Nutrient Neutrality/Ecology Summary

It is considered that the proposed development would not have an adverse impact on protected species and would conserve biodiversity on site. Subject to conditions, the proposals would also achieve nitrate neutrality. The application is therefore considered to accord with policy E5 of the Test Valley Borough Revised Local Plan 2016. It is considered that in terms of planning balance the impact is neutral.

8.59 **Water Management**

The site is located within a Source Protection Zone (SPZ). SPZ's protect groundwater that is utilised for human consumption from pollution. The application was also submitted with a Flood Risk Assessment (FRA) and Drainage Strategy.

8.60 Flood Risk

The FRA advises that the site is not at risk from flooding through surface water or groundwater. Due to Amport House's location, within flood zone 1 fluvial and tidal flooding is also not an issue. The site is not considered to be at risk from any form of potential flooding.

8.61 Drainage Strategy

Surface Water

With regard to surface water drainage the FRA states that the preferred solution would be to discharge to the existing sewer system. Run off from the proposed swim club would be dealt with by a single attenuation tank which would be sited to the east of the proposed building under the existing car park and discharged at a restricted rate to the nearest existing on site private surface water sewer surrounding the 1990's extension. This would be via a new positive designated surface water drainage network and on-site geo-cellular storage tank.

8.62 The LLFA has advised that discharging surface water to a sewer is only feasible if no other options are available, and whilst the FRA states that infiltration rates are not suitable, the LLFA would require verification of this through site specific testing. Given the space available on site and the option of an existing surface water sewer connection if infiltration is unviable, the LLFA consider it acceptable to address this point by condition. Southern Water agree with the LLFA in terms of surface water disposal and have a hierarchy for surface water. Infiltration is the preferred route followed by discharge to water course of which there are none in the vicinity and then sewer.

8.63 Ground Water

SPZs provide additional protection to safeguard drinking water quality through constraining the proximity of an activity that may impact upon a drinking water abstraction. Construction can have an impact on groundwater supplies and the Environment Agency has requested a number of conditions regarding underground activity, contamination and surface water. These have been added to the recommendation.

8.64 Foul Sewerage

Southern Water have indicated that they can facilitate disposal of foul sewerage from the development. Concern has been expressed by third parties that sewerage system in Amport is stressed and has no capacity. This however is not reflected in Southern Water's response and agreement to dispose of foul waste. It is considered that the application accords with Policy E7 of the RLP.

8.65 **Water Management Summary**

The development is considered acceptable in terms of its impact on Water management. It has been shown that surface water and foul sewerage can be dealt with adequately and Southern Water and the Environment Agency have not raised an objection subject to conditions. The proposals are therefore considered to accord with policy E7 the RLP. It is considered that in terms of planning balance the impact is neutral.

8.66 **The Planning Balance**

The proposed development of a new 50 bedroom hotel, swim club, energy centre and accommodation pods represents a departure from policies LE18 and COM2 of the Revised Local Plan. Notwithstanding this it is considered that the proposed development can be supported as it would provide a viable use for this important Grade II listed House and Registered Park and Garden. The proposed use would also provide jobs both during the construction phases and the running of the facility. It is considered that finding an appropriate long term viable use for Amport House is important and that converting the site into a hotel would secure its future. The public benefits of bringing a listed building and listed gardens back into a viable use outweighs the harm identified by the Conservation Officer. The proposed development is also considered acceptable subject to conditions in terms of its impact on design and landscaping, heritage, highways, impact on amenity, ecology and drainage. It is considered that these benefit and neutral impacts outweigh the non-compliance with the principle of development in this case and planning permission is recommended.

9.0 **CONCLUSION**

9.1 In conclusion the application has been found to not accord with the policies of the Revised Local Plan that consider the principle of development. However in this case it is considered that the benefits of the proposal and the use of appropriate conditions outweighs the departure from the Revised Local Plan.

10.0 **RECOMMENDATION**

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;

001 – P4

002 – P3

420 P3

130 P4

310 P6

814 P1

19240-201A

19240 – 101 – E

19240 – 102 – F

19240 – 103 – C

19240 – 104 – C

19240 – 105 – D

19240 – 301 – E

19240 – 302 – D

19240 – 303 – C

19240 – 304 – C

19240 – 305 – C

19240 – 306- A

19240-055-E

150-P3

D110 P10

D100 P10

19240 – 350C

410 –P3

110-P9

100 P11

120-P10

010 P6

19240-056-G

180-P14

320 P5

D120 P10

812 –P4

810 –P4

811-P4

813-P4

814 –P1

430 P1

431 P1

200 P14

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

- 3. No development shall take place until an arboricultural method statement has been submitted to and approved in writing by the Local Planning Authority. Specifically the method statement shall:**
 - 1. Provide a schedule of trees to be retained within 15m of the proposed building, the schedule to include the required root protection areas as set out in British Standard 5837:2012;**
 - 2. Provide a specification for tree protective fencing and ground protection in accordance with the above standard;**
 - 3. Confirm timing of erection of such tree protective fencing, which must in any case be erected prior to commencement of any site clearance or ground works. A pre commencement site visit with the Council will be undertaken to ensure all tree protection is correctly positioned. The agreed tree protection shall be retained and maintained for the full duration of works;**
 - 4. Require a sign to be hung on such tree protective fencing, repeated as appropriate, which clearly states Construction Exclusion Zone – No access**
 - 5. Demonstrate that where foundations encroach within any calculated RPA's of any retained trees these foundations can be constructed without compromising the future health and longevity of the retained trees affected;**
 - 6. Demonstrate that any new hard surfacing that encroaches within the calculated RPA of any retained trees can be constructed without compromising the future health and longevity of the retained trees affected;**
 - 7. Demonstrate that any service runs/trenches where they encroach within the calculated RPA of any retained tree can be achieved without compromising the future health and longevity of the retained trees.**
 - 8. Demonstrate that all site works, mixing areas, storage compounds, site buildings and associated contractor parking areas remain wholly outside any tree protection zones and at a suitable separation to prevent damage to retained trees.**
 - 9. The removal of hard surfacing within the RPA and VTBZ of the T072 as shown in drawing number 8428-D-AIA rev A shall be carried out in accordance with paragraph 4.4.3 of Hayden's Tree Survey, Arboriculture Impact Assessment Preliminary Arboricultural Method Statement and Tree Protection Plan dated 30.11.22.**
 - 10. Provide a phasing plan of all works that impact trees on site including a schedule of all tree felling and tree surgery works proposed.**
 - 11. All work shall be undertaken in accordance with the requirements, specifications and timing detailed within the approved method statement.**

Reason: To prevent the loss during development of trees and natural features and to ensure, so far as is practical, that development progresses in accordance with current Arboriculture best practice, in accordance with Policy E2 of the Test Valley Borough Revised Local Plan 2016.

- 4. No development shall commence until a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk Assessment and Drainage Strategy P1, has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:
 - a. Infiltration test results undertaken in accordance with BRE365 and providing a representative assessment of those locations where infiltration features are proposed**
 - b. If infiltration is viable, an updated drainage strategy including implementation and calculations are provided to take into account infiltration features and an assessment of the risks to controlled waters.****

Reason: To ensure the site has adequate surface water drainage in accordance with Policy E7 of the Test valley Borough Revised Local Plan 2016.

- 5. Prior to the commencement of demolition and construction activity including site clearance or ground-works, a Construction Environment Management Plan (CEMP) shall be submitted to the Local Planning Authority for approval. The CEMP shall detail the significant risks posed to amenity from the emission of noise, light and dust and set out the mitigation measures to be employed to control such emissions and mitigate the effects of such emissions on sensitive land uses. Unless otherwise agreed by the Local Planning Authority, construction activity shall only take place in accordance with the approved CEMP.**

Reason: In the interest of the amenities of the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E8.

- 6. No development shall take place, (including any works of demolition), until a Construction Method Statement has been submitted to, and approved in writing by, the LPA. The approved statement shall include scaled drawings illustrating the provision for:**

- The parking of site operatives and visitors' vehicles.**
- Loading and unloading of plant and materials.**
- Management of construction traffic and access routes.**
- Storage of plant and materials used in constructing the development.**

Development shall be carried out in accordance with the approved details.

Reason: In the interest of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1

- 7. Prior to commencement on site a scheme shall be submitted to and approved in writing by the Local Planning Authority detailing the method of cleaning wheels and chassis of all HGV's, plant and delivery vehicles leaving the site and the means of keeping the site access road and adjacent public highway clear of mud and debris during site demolition, excavation, preparation and construction. The scheme shall be implemented in accordance with the approved details and shall be installed and operational before any development commences and retained in working order throughout the duration of the development. No vehicles shall leave the site in a condition whereby mud, clay or other deleterious materials shall be deposited on the public highway. Reason: In the interests of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.**
- 8. No development shall take place (other than works to existing building fabric) 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 must 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, taking into account the former military use of 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 ensure that the development does not have an adverse impact on the quality of the local environment in accordance with Test Valley Borough Revised Local Plan policy E8.**
- 9. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.**

Reason: To ensure that the development does not have an adverse impact on the quality of the local environment in accordance with Test Valley Borough Revised Local Plan policy E8.

- 10. No development of the Swim Club shall commence until 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.

- 11. No work relating to the construction of the development hereby approved, including deliveries, collections or works of demolition or preparation prior to operations, shall take place before the hours of 07.30 nor after 18.00 on Mondays to Fridays; before the hours of 08.00 nor after 13.00 on Saturdays; and not at all on Sundays and Bank/Public Holidays.**

Reason: To protect the amenities of neighbouring residential properties in accordance with Policy E8 of the Test Valley Borough Revised Local Plan 2016.

- 12. Within the first 3 months of any part of the development being brought into use a travel plan shall be submitted to and approved in writing by the Local Planning Authority. The travel plan shall include measures to improve and encourage the use of sustainable transport. The Travel Plan will include details of when these measures will be introduced. To support the promotion of the use of sustainable modes the travel plan will also include how the travel plan will be managed; targets aimed at lowering car use, particularly single occupancy trips, from/to the site; a program for monitoring the travel plan and its progress and how the travel plan and its objective of more sustainable travel will be promoted. The approved travel plan shall thereafter be retained throughout the lifetime of the development.**

Reason: To comply with the Council's sustainability objectives.

- 13. Prior to the commencement of works on the accommodation in the grounds hereby permitted details of the following shall be submitted to and approved by the Local Planning Authority:**

- Materials and finishes**
- Joinery details of doors and windows at a scale of 1:20**
- Details of any external refuse storage**

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 and impact on the setting of the listed buildings in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 and E9.

14. Prior to any works being carried out on increasing the size of the opening in the wall between Amport House and the outbuilding as shown on Drawing Number DRA A 811 P4 a detailed demolition method statement shall be submitted and approved in writing. The demolition method statement shall include detailed drawings at 1:50 showing the finished appearance and full details of making good the areas affected. Development shall be carried out in accordance with the approved details.
Reason: To protect the architectural interest of the wall in accordance with Test Valley Borough Revised Local Plan (2016) Policy E9.
15. Prior to any external works being carried out on the existing buildings on site including the Grade II Amport House samples and details of any materials and finishes shall be submitted to or made available for inspection on site and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason: To ensure the development has a satisfactory external appearance in the interest of preserving the historic interest of the listed building in accordance with Test Valley Borough Revised Local Plan (2016) Policy E9.
16. Prior to the laying of any new hardstanding material samples and details of all new hardstanding and paths shall be submitted to or made available for inspection on site and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason: To ensure the development has a satisfactory external appearance in the interest of preserving the historic interest of the listed building in accordance with Test Valley Borough Revised Local Plan (2016) Policy E9.
17. No underground tanks shall be installed until a scheme detailing the full structural details of the installation has been submitted to and approved in writing by the Local Planning Authority. Details shall include:
- Excavation for the tanks;
 - tank surround and
 - associated pipework and monitoring system.
- Development shall be carried out in accordance with the approved details.
Reason: To ensure that the development does not have an adverse impact on the quality of the water environment in accordance with paragraph 174 of the National Planning Policy Framework, Position Statement D2 of the [‘The Environment Agency’s approach to Groundwater protection’](#) and Test Valley Borough Revised Local Plan policy E8.
18. No development shall take place above DPC level on the Swim Club Building hereby permitted until details of the following shall be submitted to and approved by the Local Planning Authority;
- Details of any proposed ventilation or plant
 - External servicing

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 and impact on the setting of the listed buildings in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 and E9.

- 19. No development shall take place above DPC level of the new buildings/structures/walls 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 or made available for inspection on site and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**

Reason: To ensure the development has a satisfactory external appearance in the interest of visual amenities and impact on the setting of the listed buildings in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 and E9.

- 20. No development shall take place above DPC level of the development hereby permitted until the following landscaping details have been provided:**

Soft landscape works shall include: written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities.

The landscape works shall be carried out in accordance with the implementation programme and in accordance with the management plan.

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

- 21. 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.

- 22. Prior to occupation, a detailed scheme of biodiversity enhancements to be incorporated into the development shall be submitted to and approved in writing by the Local Planning Authority.
Development shall subsequently proceed in accordance with any such approved details, with the enhancement features being permanently retained and managed in accordance with the approved plan. Within one month of implementation photographs and a report of the implemented measures shall be submitted by an ecologist for approval to the Local Planning Authority.
Reason: To ensure that the scheme complies with Policy E5 of the Test Valley Revised Local Plan DPD and the NPPF.**
- 23. The design of the final biomass boiler shall not exceed the parameters set out in the Air Quality Assessment dated 9 September 2022 in terms of its net thermal input and stack height.
Reason: To ensure the biomass boiler does not result in unacceptable levels of air pollution in accordance with Policy E8.**
- 24. Vehicle deliveries and collections shall be restricted to the following hours:
07:00 - 18:00 Monday to Friday
08:00 – 18:00 Saturdays
09:00 – 16:00 Sundays/Bank Holidays
Reason: To protect the amenities of neighbouring residential properties in accordance with Policy E8 of the Test Valley Borough Revised Local Plan 2016.**
- 25. The Kids Club shall be used by residents of the Hotel only and will only operate between the hours of 09:00-21:00 and be restricted to a maximum of 18 children at any one time. Daily Records shall be kept of numbers within the facility with 3 months being kept at all times and these shall be made available to the Local Planning Authority on request.
Reason: To protect the amenities of neighbouring residential properties in accordance with Policy E8 of the Test Valley Borough Revised Local Plan 2016.**
- 26. The Swim Club shall only operate between the hours of 07:00 and 21:00 and be restricted to a maximum of 27 non-hotel residents per day. Daily Records shall be kept of numbers within the facility with 3 months being kept at all times and these shall be made available to the Local Planning Authority on request.
Reason: To protect the amenities of neighbouring residential properties and to ensure adequate parking on site in accordance with Policy E8 and T2 of the Test Valley Borough Revised Local Plan 2016.**
- 27. The development shall operate in accordance with the details as set out in the Management and Servicing Plan dated June 2022.
Reason: To protect the amenities of neighbouring properties in accordance with policy E8 of the Test Valley Borough Revised Local Plan 2016.**

28. The development shall be carried out in accordance with the recommendations included in Section 6 'Recommendations' of the Amport House Bat Survey Report (Avondale Ecology, June 2023). Reason: To ensure that the scheme complies with Policy E5 of the Test Valley Revised Local Plan DPD and the NPPF.
29. Prior to the installation of the proposed Energy Centre and Swim Club plant, an assessment of the cumulative noise from these sources shall be submitted to the Local Planning Authority for approval. The assessment shall be undertaken using the procedures within BS 4142:2014+A1:2019 and shall include the location, specification, hours of operation, noise performance of the plant or equipment in octave bands, the sound pressure level predicted at the nearest noise sensitive premises and all measures required to mitigate any adverse impact identified in the assessment. Any mitigation measures required to reduce noise from the Energy Centre and Swim Club plant shall be completed prior to the same being brought into use and permanently retained thereafter.
Reason: To protect the amenities of neighbouring residential properties in accordance with Policy E8 of the Test Valley Borough Revised Local Plan 2016.
30. The development shall not be occupied until space has been laid out and provided for the parking and manoeuvring of vehicles to enable them to enter and leave the site in a forward gear in accordance with the approved plan and this space shall thereafter be reserved for such purposes at all times.
Reason: In the interests of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1
31. Prior to the creation of any boreholes details shall be submitted to the local planning authority for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes The details shall include how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected and inspected.
Reason: To ensure that redundant boreholes are safe and secure, and do not cause groundwater pollution or loss of water supplies in accordance with paragraph 174 of the National Planning Policy Framework, Position Statement D2 of the ['The Environment Agency's approach to Groundwater protection'](#) and Test Valley Borough Revised Local Plan policy E8.
32. Prior to occupation of any part of the proposal the proposed mitigation to reduce nutrients being released into the water environment as set out in the Amport House Strategy for water use, monitoring, maintenance and management dated January 2023 shall be implemented. The site shall thereafter be managed in perpetuity in accordance with the Amport House Strategy for water use, monitoring, maintenance and management dated January 2023.

Reason: To ensure that the development would not have an adverse effect on the integrity of the Solent designated sites, including the Solent and Southampton Water Special Protection Area (SPA) and Solent Maritime Special Area of Conservation (SAC) through excess nutrient loading. In accordance with Policy E5 of the Test Valley Borough Revised Local Plan 2016.

33. Prior to the erection or placement of any new external lighting on new or existing buildings and any lighting within the grounds shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To safeguard the amenities of the area and to protect bat foraging areas within the local area by the minimising of light in accordance with Test Valley Borough Revised Local Plan (2016) Policy E8 and E5.

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 proposed development would lie within a Source Protection Zone. The applicant will need to consult with the Environment Agency to ensure the protection of the public water supply source is maintained and inform Southern Water of the outcome of this consultation.

3. **Waste on-site**

The CL:AIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works is waste or has ceased to be waste. Under the Code of Practice:

- excavated materials that are recovered via a treatment operation can be reused on-site providing they are treated to a standard such that they are fit for purpose and unlikely to cause pollution
- treated materials can be transferred between sites as part of a hub and cluster project
- some naturally occurring clean material can be transferred directly between sites

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on-site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

We recommend that developers should refer to:

- the [position statement](#) on the Definition of Waste: Development Industry Code of Practice
- The [waste management](#) page on GOV.UK04 Waste to be taken off-site

Contaminated soil that is (or must be) disposed of is waste. Therefore, its handling, transport, treatment and disposal are subject to waste management legislation, which includes:

- Duty of Care Regulations 1991
- Hazardous Waste (England and Wales) Regulations 2005
- Environmental Permitting (England and Wales) Regulations 2016
- The Waste (England and Wales) Regulations 2011

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005 'Characterization of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

If the total quantity of hazardous waste material produced or taken off-site is 500kg or greater in any 12 month period, the developer will need to register with us as a hazardous waste producer. Refer to the [hazardous waste](#) pages on GOV.UK for more information.

4. **Requirement for an environmental permit**

The biomass boiler associated with this development may require an environmental permit under the Environmental Permitting (England & Wales) Regulations 2016, from the Environment Agency, unless an exemption applies. The applicant is advised to contact the Environment Agency on 03708 506 506 for further advice and to discuss the issues likely to be raised. You should be aware that there is no guarantee that a permit will be granted. Additional 'Environmental Permitting Guidance' can be found at: <https://www.gov.uk/environmental-permit-check-if-you-need-one>.
