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<b>APPLICATION NO.</b>	19/02811/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	21.11.2019
<b>APPLICANT</b>	Cinnamon Retirement Living and Highwood Homes
<b>SITE</b>	Land at Park Farm, North Stoneham Park, Stoneham Lane <b>CHILWORTH</b>
<b>PROPOSAL</b>	Creation of continuing care retirement community (C2) including erection of buildings, works to and conversion of existing coach house and granary buildings, creation of roads, car parking, footpaths, landscaping, drainage works and associated infrastructure, following demolition of existing buildings
<b>AMENDMENTS</b>	<p>8<sup>th</sup> June 2020 – Ramboll noise assessment comments, response to EA comments, parking comments.</p> <p>3<sup>rd</sup> and 4<sup>th</sup> June 2020 – further information on nitrate neutrality.</p> <p>17<sup>th</sup> April 2020 – Drawings / assessments /detail received:</p> <ul style="list-style-type: none"><li>• Additional perspectives</li><li>• Additional Site sections</li><li>• Amended floor and elevation plans for blocks A1, A2, A3, B1, B2, C, D1, D2</li><li>• Amended construction make up</li><li>• Amended fire vehicle tracking</li><li>• Amended Foul Water Drainage Layout</li><li>• Amended highway construction details</li><li>• Amended masterplan</li><li>• Amended levels layout</li><li>• Amended private vehicle tracking</li><li>• Amended private refuse tracking</li><li>• Amended site plan</li><li>• Amended site plan with plot numbering</li><li>• Amended surface water drainage layout</li><li>• Amended tree mitigation plan</li><li>• Amended VCC elevations and floor plans</li><li>• Amended visibility splay</li><li>• Additional Design and Access Statement</li><li>• Additional ecology letter</li><li>• Additional EDP response to Historic England</li><li>• Additional GCN letter report</li><li>• Additional Nutrient Balancing Assessment</li><li>• Amended bat report</li></ul>

- Amended Ecological Appraisal
- Amended Arboricultural Method Statement
- Amended Environmental Statement Addendum parts 1 – 6
- Amended flood risk assessment parts 1 – 3
- Amended landscape strategy
- Amended landscape woodland management plan
- WSI Archaeology

**CASE OFFICER**

Miss Sarah Barter

Background paper (Local Government Act 1972 Section 100D)

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**1.0 INTRODUCTION**

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

**2.0 SITE LOCATION AND DESCRIPTION**

2.1 The site extends to an area of approximately 4.59 ha and lies at the southernmost extent of the new North Stoneham Park (NSP) community which is currently under construction. The site comprises former paddocks located within Eastleigh borough located to the west of Stoneham Lane as recently diverted as part of the NSP proposals. This area of the site is located north of a bank of trees which forms the boundary with the neighbouring St. Nicolas Church, which is Grade II\* Listed.

2.2 Planning permissions issued by Eastleigh Borough Council (EBC) since 2016 included outline permission ref. O/15/76023 which provided for a 'Landmark Building' care home to be located at the southern end of a proposed new 'Avenue Park' on the paddock areas described above. To the west of the paddocks on land within Test Valley is 'Park Farm', which comprises a number of buildings and structures, including a large steel framed barn/workshop, former coach house and a small granary building. In recent years this part of the site has been used for a mix of residential, workshops and open storage uses. It has recently been cleared by Highwood Homes of much of the open storage material.

2.3 The Coach House is located within the centre of the site facing an easterly direction towards what was formerly the main entrance to the historic North Stoneham House. This three-storey building comprises a pair of three storey wings positioned on either side of a central two-storey structure. The front elevation comprises yellow brick whilst the rear elevation is constructed of red brick. The Coach House has been subject to substantial alteration during the second half of the 20th Century with modern additions including casement windows, extensions and dormer windows.

2.4 The southern part of the site is formed by a treed area forming the boundary with Shrubbery Pond to the south. Residential development and public open space areas forming part of North Stoneham Park development site is located to the north. Immediately adjacent to the western site boundary is the Grade II Listed Walled Garden, designated on the 17th June 1996. This feature dates from the late 18th / early 19th century and comprises red brick walls enclosing a large kitchen garden. This feature is within third party ownership and is currently used as a heavily overgrown smallholding.

### 3.0 **PROPOSAL**

3.1 This is a joint application for a comprehensive care village to both Test Valley Borough Council (TVBC) and Eastleigh Borough Council (EBC).

The proposal is for the creation of a continuing care retirement community (CCRC) (C2) including erection of buildings, works to and conversion of existing coach house and granary buildings, creation of roads, car parking, footpaths, landscaping, drainage works and associated infrastructure, following demolition of existing buildings

3.2 Following demolition of all existing buildings at the site, with the exception of the existing Coach House and Granary which are to be converted, the CCRC will provide 18,543 sqm of built floorspace (GEA) and comprise:

- 40 Bed Care Home
- 42 Care Suites
- 91 Close Care Apartments
- Restaurant and Kitchen
- Gym / Studio
- Reception
- Treatment Rooms
- Hairdressers
- Nail Salon
- Swimming Pool / Sauna / Jacuzzi
- Landscaped grounds, amenity gardens, arboretum
- Access, parking and servicing areas

3.3 Vehicular access points are provided off Stoneham Lane for the care home element (EBC) and off Highwood Avenue for the care apartments (TVBC). It is proposed to retain, upgrade and convert the existing former coach house and granary and other structure of heritage interest, and retain and manage woodland to the south, for which permissive public access is to be provided. 142 car parking spaces across the site are proposed, with provision for overflow parking if needed.

- 3.4 The layout and design responds to site topography with the new mansion being split-level (EBC). This building would be linked to the converted and extended former coach house (TVBC), which would house village centre facilities and accommodate two apartments. On the northern outer edge of the village site are traditionally designed two storey buildings, whilst within the TVBC central area the apartments are accommodated within four blocks of contemporary design.
- 3.5 In response to both local authority comments, the application has been amended to reduce the bulk of the landmark building on its east elevation and reduce the scale of the three/two storey blocks and their impact on the heritage assets and alter their visual appearance. The layout has also altered in respect of parking, and servicing.
- 3.6 The application is jointly made by Highwood Homes (landowners) and Cinnamon Retirement Living (developer/operators).

#### 4.0 **HISTORY**

##### 4.1 Test Valley

08/02281/CLES - Certificate of Lawful Existing Use for use of land for storage/distribution and riding school with stables. – Issue – 07.11.2008.

4.2 07/01833/CLES - Certificate of Lawful Existing Use for use of land for storage/distribution and riding school with stables – Not issue – 14.09.2007.

4.3 TVS.09075 – Change of use of buildings to B1, B2, B8 - Refused 18.05.2001.

##### 4.4 Eastleigh

F/19/86946 – Duplicate to this application. At EBC Planning Committee on the 09.06.2020.

4.5 O/15/76023 – North Stoneham Park - Outline application with all matters reserved (except for access) for the demolition of existing buildings/structures and the development of: 1) on land south of Chestnut Avenue (North Stoneham Park) - 1100 dwellings (use class C3); -residential care home (use class C2); - creation of a new local centre - including a new primary school (2FE), children's pre-school nursery, community building, retail, office and other buildings and car parking (use classes A 1, A2, A3, A4, A5, B1a, D1, D2);- public open space, children's play equipment, associated hard and soft landscaping and works; - foul and surface water drainage measures including pumping stations; access from Chestnut Avenue and Stoneham Lane (with new accesses/works to Chestnut Avenue (existing), Chestnut Avenue/Nightingale Avenue, Chestnut Avenue/Stoneham Lane, Stoneham Lane/Stoneham Way Junctions and new accesses onto Stoneham Lane); new footway/cycleway links; 2) extension to Lakeside Country Park on land east of Stoneham Lane, including new pedestrian links, landscaping and associated works; 3) construction of a new cycleway/footway along Stoneham Lane (from north/east of St Nicolas Church, southwards to the administrative boundary with Southampton City); 4) use of land south of Junction 5 of the M27 motorway for playing pitches and construction of associated facilities

(including changing pavilion/hub building, spectator stands, enclosures, all-weather playing surfaces; floodlighting); with new accesses onto Stoneham Lane; parking; new footway/cycleway; landscaping and associated works; and 5) associated engineering operations; on and off-site supporting infrastructure necessary to facilitate development of the site. This application was subject to an Environmental Impact Assessment. – Permission – 08.01.2016.

- 4.6 R/17/79892 – North Stoneham Park (RM - Stage 1)  
Reserved matters for appearance, landscaping, layout and scale (pursuant to outline planning permission O/15/76023) for the erection of 560 dwellings comprising parcels 2A / 2B (part) and 3B / 4A; public open space in parcels 3C (part) and 1E; access road within parcel 1D/1B (Local Centre/Primary School); a pumping station within parcel 4B on land to the east of Stoneham Lane; associated landscaping, drainage, car parking, refuse storage and boundary treatments. Proposal to include diversion of existing public right of way (footpath 54). (Application included an Addendum to the Environmental Impact Assessment). Permission – 26.05.2017.

## 5.0 **CONSULTATIONS**

### 5.1 **Policy** – Comment

The proposal is not considered to accord with policy COM2 and COM5 (in relation to the allocation for residential development (Use Class C3)). Consideration needs to be given as to whether material considerations justify a departure from the Development Plan. Relevant material considerations include the content of the NPPF regarding the accommodation needs of specific groups of the population and the assessment of other social, economic and environmental matters (including job creation).

### 5.2 **Conservation** – Comment

No objection to principles of developments. Suggested conditions. There have been extensive discussions and negotiations on the design of the new-build elements on this site. The application also retains the large Georgian stable and coach-house building, probably designed by Capability Brown and built in the 1770s. It is proposed that it functions as a 'hub' building on the site, which is an appropriate use for the building, and will allow some poor quality modern alterations to be undone.

### 5.3 **Trees** – No Objection subject to conditions.

### 5.4 **Landscape** – No Objection subject to conditions

It is noted that there are a number of amendments to tweak the design. The most notable from a landscape perspective is the reorientation of block A3 which provides a softer approach into the inner development and a better relationship between block A1 and A3.

From the pre-application proposals put forward many of the landscape issues previously raised have been addressed.

- Better offset from the listed wall
- Space for substantial trees within and around the development

- Break up the parking and have it in closer proximity to the housing
- Better offset from woodland to the south
- Footpath links from the south with wider Stoneham development

5.5 **Highways** – No Objection in principle

It is understood that the roads and footways relating to this application are not being offered for adoption by the developer (please confirm if this is not the case). As such, HCC would not object to the proposals.

5.6 **LLFA** – No objection subject to conditions.

5.7 **Environment Agency** – Comments to follow following receipt of amended plans and additional detail.

5.8 **Ecology** – No Objection  
Comments and conditions.

5.9 **Natural England** – Final Nitrate comments awaited. Principles of proposed mitigation agreed.

5.10 **Environmental Protection** – Comments to follow following receipt of response to queries.

5.11 **Refuse** – No Objection.

5.12 **Health Promotion** – No Comment.

5.13 **Historic England** – No Objection.

5.14 **Southern Water** – No objection subject to condition.

5.15 **Archaeology** – Comment

The archaeological mitigation strategy is set out in a written scheme of investigation (WSI) submitted with this application to address the provisions secured by an archaeological condition. I would endorse this WSI to you, and the wording of any archaeological condition might make reference to securing the archaeological provisions set out in that document (edp 1574-r009a dated April 2020).

5.16 **Housing** – Comment

Provided this 'continuing care retirement community' scheme is deemed as C2 use, there would be no affordable housing requirement as long as the units remain in perpetuity as C2 use. Therefore Housing raises no objection to the proposal on these grounds.

However, in order to ensure the retention of the C2 use, a legal agreement must be secured to set out the qualifying criteria for residents of the development to ensure that the units are continued to be used as C2 and not used as C3. If a C3 use is determined, an Extra care housing scheme will be subject to the provisions of policy COM7.

- 5.17 **Sports England** – No response received.
- 5.18 **Eastleigh BC** - No Objection.
- 5.19 **Historic Parks and Gardens** – No response received.

5.20 **Countryside Planning** – Comment

Eastleigh Footpath 56 runs adjacent to the eastern and north-eastern boundary of the development site along a track which provides vehicular access to Park Farm and has a definitive width of between 15 and 20 feet. Footpath 56 provides a link to St Nicolas Church. Footpath 56 connects to Footpaths 54 and 53 that provide an accessible surfaced right of way through the first phases of the Stoneham Park development.

According to the Design and Access Statement dated November 2019 the development proposals include construction of 2m wide Footpath surfaced in accordance with Hampshire Country Council guidelines with grass margins within a landscaped corridor. We understand no extinguishment of the definitive width of the Right of Way is proposed and that existing vehicular access will be removed to ensure access and the quiet enjoyment of the Footpath by pedestrian users.

There must be no surface alterations to Eastleigh Footpath 56 without the consent of Hampshire County Council as Highway Authority.

6.0 **REPRESENTATIONS** Expired 13.05.2020

6.1 **Chilworth PC** – Objection

The land is assigned to approximately 50 homes under Test Valley Borough Council's local plan, but the plans submitted by the applicants consist of several blocks of apartments to support the care home as well as conversion of existing buildings to provide ancillary facilities. Given that there is a separate application (Application 19/00000/FULLS) for the site called "The Old Mansion site" by the applicants which does purport to accommodate the houses envisaged in the Local Plan, it is assumed that this application is completely separate. Hence, in the parish council's view, it represents over-development of the site.

The parish council recognises the need for care and supporting services for an increasingly elderly population and would wish to support the development in this respect. Nonetheless it is the case that this development contravenes local plan policies - in particular:

- Policy COM 2, which requires development to be positioned in the countryside only if it is necessary and appropriate to the countryside; this has not been addressed in terms of local requirements.
- Policy COM5, which allocates the whole of the Park Farm site for approximately 50 dwellings. Given that another application (19/00000/FULLS) purports to address this, then this current application is in addition to that provision, representing over-development and hence is contrary to policy.

- Policy COM 7, which allocates affordable housing, of which there does not appear to be any here.
- The effect of the “4-storey care home,” on account of its impact on the Grade II listed church nearby is noted, albeit that this is outside of Chilworth’s boundary. The preservation of the listed wall needs to be clearly addressed.

In addition, the parish council notes the objection of the environment agency and is also concerned about the environmental impact of development of this scale (with or without the care home) on the local lakes. The lakes are an important source of recreation for many, including a large, local and active fishing community who purchased the local land around the lake many years ago to preserve it for their sport. The effect of such proposed development, with lighting and noise so close to a tranquil lake, will have an adverse effect for the many who fish the lakes daily and over 24-hour periods.

Thus, the parish council objects to the current application with regard to its contravention of local plan policies and the effect on local lakes including the unacceptable disturbance to lakeside sports.

## 6.2 Parochial Church Council of North Stoneham and Bassett - Support

1. The existing access road to the church needs upgrading with improved visibility onto Stoneham Lane, this is now very evident since realignment of the Lane. There is more traffic using this route already since the occupation of Stoneham Park has commenced.
2. The Full Site Plan 1645549 erroneously shows a flared entry into the Church access Road this is incorrect. Any realignment of the Churchyard wall will require a Diocesan Faculty.
3. The present access off Stoneham Way is to be retained and the road, to what is currently Park Farm, used as a Footpath Cycleway. We would suggest that vehicular traffic must be prevented from using this route by kerbs, bollards or similar.
4. The gates to the Church Car Park are locked whenever the church is not in use. It is not uncommon for relatives of those interred within the churchyard to visit mid-week. It is essential that sufficient space be generated at this point to enable some car parking/turning.
5. The close proximity of the Care Retirement Community close to the church is to be applauded. We would like to be associated with the development of these facilities and perhaps some involvement with the management and running of the Community.
6. We applaud the retention of many trees from Shrubbery Pond down to the "Ice House", the creation of an Arboretum and Additional Trees
7. The view of the church from the Care Community Building is quoted as partial. We would not be averse to the removal of some trees on the Northern boundary of the Churchyard to enable a better vista when viewed from the Care Community towards the Southeast. We would benefit from a reduced leaf fall in the autumn.



8. Similarly, the miscellaneous trees and holly on the brick wall between the "Old" and "New" sections of the churchyard might also be considered for removal or reduction in size.

#### Contributions towards St Nicolas

We would also like to submit how, under Section 106 of the Town and Country Planning Act 1990, the developers might further contribute towards the development of St. Nicolas for community use. It remains the only Grade II\* listed building in the Borough of Eastleigh, has many historical attributes, and is well placed for educational use, concerts, the performing arts and local community. The refurbishment of St. Nicolas already well advanced thanks to the Section 106 award associated with the Stoneham Park Development would enable the installation of Underfloor heating and other items not yet in hand.

- 6.3 **Eastleigh and District Angling Club** – Do not object to the application but have three areas of concern

#### Traffic generation

The traffic from this development will access the already congested Stoneham Lane. This in addition to the traffic generated by the 1,100 homes elsewhere on the North Stoneham development and the proposed development at the Old Mansion site. The access road and surrounding roads need to be improved to take this significantly increased traffic volume.

#### Crime and Community Safety

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

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

#### Flood risk

Park Lake which is to the west and upstream of the proposed development has been designated a Class B reservoir. The inundation area should this occur includes part of the proposed development area. Eastleigh and District Angling club are responsible for the maintenance of the dam as directed by a qualified engineer. The club should not be expected to absorb the increased risk and financial burden relating to park lake and its dam as a result of the development in the inundation area. We expect this to be addressed in detail in the proposal so that the angling club faces no additional costs or risk.

## 6.4 27 Stevens Road, Stoneham Golf Club – Objection

### Principle of Residential Development

- The proposals fail to comply with Policy COM5 because they are for care homes (Class C2) rather than dwellings (Class C3) as specified within the policy text. Furthermore, the concurrent live application ref. 19/02630/FULLS, also located within the allocation area, is for the erection of 55no. dwellings and therefore, the cumulative quantum of development is far above that allowed through Policy COM5.
- Overall, the principle of the proposed residential development cannot be supported and conflicts with Policy COM5.

### Character and appearance of the area

- It is important to note the site is situated within a 'Pasture and Woodland Associated with Heathlands' landscape character area<sup>2</sup>. These characteristics include enclosed landscape with pockets of low intensity grazed pasture in a well-wooded setting, and buildings within the landscape are separated by woodland and laid out in a loose-knit fashion<sup>3</sup>. The accompanying Landscape & Woodland Management Plan (ref. DD240.R03\_A) also notes the site displays characteristics of 'parkland'<sup>4</sup> depicted by its well-maintained spacious green areas intersected by woodland and loose-form of existing development.
- The submitted Site Plan shows the uniform layout of buildings as well as associated parking and plots. Buildings rise to a maximum of 4no. storeys. Similar to the proposals at the Old Mansion Site, the application proposals do not utilise the entire space allocated for housing noted within Map D of the Local Plan, thus contributing to a higher density of development. The cumulative proposals for the application Old Mansion sites result in the overdevelopment of the Park Farm allocation, thus contributing to the urbanising character and appearance of the area.
- Ultimately, the scheme does not respond positively to the identified landscape character and rural appearance of the locale and conflicts with Test Valley Local Plan Policies E1 & E2.
- In order to respond more positively to the character and appearance of the area, it is recommended the quantum and scale of units be reduced in order to create a scheme that has a lower housing-density and can utilise more rural house types (e.g. detached).

### Traffic generation

- So far as I can see this application does not particularly reflect the proposal to build 55 dwellings with parking for 149 vehicles (see paragraph 2.7 of the Transport Statement) which are to come and go via the track to the current fishing lakes which emerges onto Highwood Avenue immediately to the north of Block B1. This application envisages a further 142 spaces (though that is acknowledged to be

below the 167 which parking standards require). Accordingly the combined applications would put a further 250 + vehicles accessing Highwood Avenue by the creation of two busy junctions, with more vehicles accessing on to Stoneham Lane.

- Furthermore the road access for the Care Home will add further traffic onto Stoneham Lane. Immediately to the south of the access there is presently no pavement until Wellington Sports Ground. Such is the concern over safety that the Council already allow the road to be closed when Eastleigh Football Club play at home, yet this application presumably envisages continued vehicular access 24/7 even on match days.
- This additional traffic creates three further problems:
  - (i) At ordinary commuter times there are already significant traffic delays to and from the M27 junction 5 to Chestnut Avenue and Passfield Avenue. The road presently struggles to cope with the volume of traffic and the North Stoneham Park is barely lived in.
  - (ii) A Primary School is being developed at the junction of Stoneham Lane and Highwood Avenue to meet the demand generated by the North Stoneham Park development, this traffic will necessarily be in conflict with children and parents making their way to the new school.
  - (iii) Already Highwood Homes are having to put up "No Through Road" signs on Highwood Avenue as drivers seeking to avoid the delays (see (i) above) are looking for a rat-run to Chestnut Avenue. Highwood Avenue is not yet a through road but it will be.
- In short, road safety is being compromised by overdevelopment.

## 7.0 **POLICY**

### 7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

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

SD1 – Presumption in Favour of Sustainable Development

COM1 – Housing Provision

COM2 – Settlement Hierarchy

COM5 – Residential Development at Park Farm, Stoneham

COM7 - Affordable Housing

COM15 – Infrastructure

E1 – High Quality Development in the Borough

E2 - Protect, Conserve and Enhance the Landscape Character of the Borough

E5 – Biodiversity

E7 - Water Management

E8 – Pollution

E9 – Heritage  
LHW1 – Public Open Space  
LHW4 – Amenity  
LE10 – Retention of Employment Land  
LHW4 – Amenity  
T1 – Managing Movement  
T2 – Parking Standards  
CS1 – Community Safety  
ST1 – Skills and Training

### 7.3 Supplementary Planning Documents (SPD)

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

### 7.4 Submitted Eastleigh Borough Local Plan 2016- 2036

The 2016-2036 Local Plan was submitted to the Planning Inspectorate on 31st October 2018 and the examination hearings concluded in January 2020. EBC received the Inspector's post-Hearing advice on 1 April 2020. EBC is progressing with modifications to the Local Plan to enable its adoption, anticipated in late 2020/early 2021. Given the status of the Emerging Plan, it is considered that overall moderate weight can be attributed to it. The most relevant policies are:

- S3 – location of new housing (including Stoneham Park)
- DM2 – environmentally sustainable development
- DM9 – nature conservation
- DM23 - transport
- DM24 – lists Land South of Chestnut Avenue as existing greenfield housing site with planning permission
- DM27 – seeks increase in supply of specialist and accessible housing
- in sustainable locations, close to facilities and well-integrated into local community
- DM1 – general criteria for new development
- DM12 - heritage asset protection

## 8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of development
- Affordable housing
- Design, layout, and landscape character and strategy
- Heritage Assets
- Trees
- Amenity

- Highway safety and parking provision
- Water management
- Ecology
- Nitrate Neutrality
- Contaminated land
- Minerals
- The planning Balance
- Other matters

## 8.2 **Principle of development**

### Test Valley Revised Borough Local Plan 2016

#### COM2

Local Plan Policy COM2 establishes a hierarchy of settlements in the Borough and states that development outside the boundaries of settlements will only be permitted if (a) it is appropriate in the countryside as set out in the local plan policies or (b) it is essential for the proposal to be located in the countryside.

8.3 The site is situated in a countryside location as defined by the RLP. With regards to compliance with policy COM2, there are no other policies within the RLP which consider this type of development to be appropriate in the countryside. In addition, there is not considered to be an essential need for the proposals to be located in the countryside. As a result, the proposals are considered to be contrary to policy COM2.

8.4 Section 38(6) of the Planning and Compulsory Purchase Act 2004, states that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. This is reiterated in paragraph 2, amongst others, of the NPPF, which is itself a material consideration in the assessment of planning applications. In light of the above, it is necessary to consider whether there are any other material considerations that would justify an exception being made to Policy COM2 in this instance.

## 8.5 COM1

Policy COM1 of the TVBRLP sets the minimum housing requirement of 10,584 homes for the Borough between 2011 and 2029. Supporting text contained in Paragraph 5.31 under Policy COM1: Housing Provision 2011-2029 states that:

*The new homes built over the plan period should provide a mix of sizes and types to meet the demographic changes of the Borough and the results of the Strategic Housing Market Assessment. The SHMA identified a need for a variety of house types. It also identified a number of household groups which may have particular housing needs. This includes: older people..."*

8.6 Local Plan Paragraph 5.33 provides another reference to housing for older people,

*"In common with the rest of the country Test Valley has an increasingly ageing population. To help support older people there will be an increased demand in sheltered, extra care housing and housing specifically designed to meet the needs of older people. The Council will consider proposals positively if they help meet the Council's Housing Strategy aims"*

8.7 Need

The need for specialist accommodation for older people is acute and demonstrable at a local and national level. References to housing for older people in the TVBLP is borne out of the analysis contained in the 2014 SHMA and is made within supporting text only. The Local Plan contains no specific policies relating to the need, quantity, type, or location for specialist C2 accommodation for older people, but nevertheless acknowledges the need to provide specialist accommodation. The Council's 2014 SHMA identifies that there has been an increase in the over 60's bracket of the population since 2001, indicating a strong trend towards an ageing population within the Borough. The SHMA adds that between 2011 and 2021 the population aged between 75 and 84 will increase by nearly 42%, and those aged 85 and over will increase by over 64%, representing the highest rate of change out of all the age bands.

8.8 In factoring in the Housing LIN's Strategic Housing for Older People (SHOP) analysis, the SHMA establishes that there is a total local need for 3,373 units of specialist older people's accommodation by 2030. The SHMA outlines that the growing older population will likely lead to some increase in requirements for specialist housing solutions. The analysis in the SHMA suggests *"a 123% growth in older population with dementia, and a 91% increase in the older population with mobility problems. From a planning point of view, some of these people will require specialist housing such as sheltered or extra care provision. Increasing numbers of older people with health problems will also require joint-working between housing and health (Council and NHS). Analysis of Housing LIN data suggests a requirement for around 131 additional housing units each year to be specialist accommodation to meet the needs of the older person population."*

8.9 There are only 3 existing retirement villages in the local catchment and only one of which is located within 5 miles. Furthermore, only 2 are 'retirement villages' in the true sense, therefore highlighting the lack of choice currently available to an individual looking to find their home in a community such as the CCRC.

Home	Operator	Accommodation		Distance from Site
		Total Units	Scheme Type	
Bishopstoke Park	Anchor Hanover	162*	Retirement Village	2.2 miles
Stanbridge Earls	Audley Villages	115	Retirement Village	7.3 miles
Friary Meadow	Oak Retirement Ltd	115	Self-Contained	8.8 miles

\* Bishopstoke Park is now into its final phase, consisting of 53 units, the rest of which has been fully constructed and all units sold.

Information provided confirms the fact that older people looking to relocate for their retirement lack sufficient options. Within the local catchment, 79 out of 94 (84%) of all retirement schemes and villages do not have on-site care/support.

With the average entrance care user moving just 4.2 miles from their abode to make the important and challenging move into their care home of choice; it makes the localised demand figures imperative.

The figures below evidence the local area having a similar 85 and over demographic to the national average, which, when assessed next to the large population in the local area, further promote the application and the village's importance to the community which it will serve.

Age Profile – percentage of the population aged 85 years old or older (where the national average is 2.4%).

- 2 miles = 2.4%
- 3 miles = 2.6%
- 4 miles = 2.4%
- 5 miles = 2.3%

8.10 The ten mile catchment demographic is as follows:

T27 Population profile – 2020					
Category	10-mile catchment		South East	England and Wales	England & Wales vs catchment
Total population					
All ages	661,327		9,333,400	60,188,562	-
Elderly population	No.	%	%	%	Relative diff (%)
Age 65+	130,039	19.7	20.0	18.9	4%
Age 75+	66,766	10.1	9.7	8.9	13%
Age 85+	10,540	3.0	2.9	2.6	15%

The submitted information also considers the age demographics over the next 20-30 years; as the elderly population continues to rise, combined with an ever increasing life expectancy, the CCRC at North Stoneham Park will be needed not just in the short term, but for many years to come. The data helps to demonstrate this fact, as the population of over 75s is likely to be over 70% greater in the 10-mile catchment in 20-years' time than that of today. Furthermore, growth rate of the over 75s category is set to be significantly higher in the local catchment than that of the national average, highlighting the benefits of North Stoneham Park as a care village location.

8.11 “Continuing Care Retirement Community” is a generic term originating from the U.S and adopted by UK Central Government. The Department of Health has described CCRC's as “an all-embracing, comprehensive alternative to both sheltered housing and residential care providing for a whole range of needs and individual circumstances”. The purpose of a CCRC is to provide extensive, flexible, on-demand care and support in a setting that is secure,

attractive, socially stimulating and which enables residents to maintain a degree of independence and generally improve their quality of life.

- 8.12 The submitted information sets out that care options for elderly people in the UK are currently polarised with limited options between institutionalisation in a traditional care home setting where all independence is surrendered or receiving care at home where due to logistics and cost of delivery, services are limited and often result in institutionalisation within one's own home. Examples of the latter are allocated times for getting up and going to bed, mealtimes determined by delivery schedules and social isolation due to restricted mobility and lack of bespoke transportation. The result all too often is older people surviving rather than thriving. Conversely, a CCRC promotes a close sense of community with high levels of social interaction and easy access to social activities and events.
- 8.13 The increasingly higher expectations of older people are driving change in the structure of care provision in the UK. This has given rise to growth in the development of CCRC's that are a response to the limitations of traditional retirement housing which offers little in the way of care and support services which many older people need and as a preferable alternative to more institutional stand-alone residential or nursing care homes. The mix of accommodation and the range of care and support services provided within CCRC's varies from operator to operator. The Cinnamon Retirement Living model is care service driven and concentrates on the provision of a comprehensive range of care and support services including domiciliary, nursing and specialised dementia care. This contrasts with many retirement developers who simply provide accommodation with minimal shared facilities.
- 8.14 The village centre provides a range of extensive communal facilities for all residents including dining, therapy, wellness and exercise, activity, entertainment, recreational and administrative areas designed to support and enhance residents' lives. At the core is a dedicated nursing care centre providing access to 24-hour nursing, respite or convalescent care. The facilities of the village centre are available for use by local community groups, clubs and societies for meetings and functions, which means that residents can easily participate and at the same time provides a valuable resource to local clubs and societies whilst promoting integration of the CCRC with the local community. In addition to care bedrooms for those with high dependency nursing needs which are occupied on a traditional weekly fee basis, accommodation is provided in a range of suites and apartments to provide choice to residents based upon their individual care, support and lifestyle needs including whether living alone or as a couple.
- 8.15 The PPG states that 'the need to provide housing for older people is critical given the projected increase in the number of households aged 65 and over accounts for over half of the new households' and that 'supporting independent living can help to reduce the costs to health and social services, and providing more options for older people to move could also free up houses that are under occupied', (ref: 2a-021-20160401).



8.16 The supporting information submitted with the application states that the care village would provide accommodation for older people who have varying requirements for care. The extra care units will be provided on the basis of accommodation with direct access to communal facilities and a 'care package' being required by the occupant and being available on-site. The proposed care home will cater for people in greater need of full time care. The applicant confirms that both the care home and the extra care units would fall into a C2 use class and is willing to enter into a legal agreement which would set down occupation restrictions. In relation to the extra care units, occupation restrictions would be set down by confirming a care package the future occupiers of these units would need to adhere to before moving into the scheme.

8.17 The legal agreement would cover the following, general restrictions:

- Minimum age of residents of 65 years
- Mandatory care and support package requirement for all residents
- Not to use or permit the use of the accommodation within Class C3 of the TCP Use Class Order at any time

The agreement of the care package would ensure that the extra care units would remain in a C2 use.

The information submitted by the applicant has demonstrated that there is a need for the proposed use in Test Valley, further information was also provided in respect of a need in Eastleigh BC. It is clear that the proposed development would help in meeting this growing need in the local and wider area as well as help to achieve the aims of both local and national policy in providing housing for groups which have a particular housing need, in this case, for older people.

8.18 Contribution To Housing Land Supply

The site is in a sustainable and appropriate location for the provision of a use class C2 retirement community. Paragraph 016a of the NPPG is clear that plan-making authorities should count housing provided for older people against their housing requirement. Within the Test Valley part of the site, proposed Continuing Care Apartments will provide (approximately) 66 units of accommodation. In Eastleigh, there will be (approximately) 25 units. The numbers stated are approximate as in some cases blocks of apartments are located across the borough boundary. Within the Village Care Centre (in Eastleigh), 40 care bed spaces and 42 retirement suites will be provided. A number of residents will be moving into the CCRC from existing local family homes which will be released back into the local market. The proposed CCRC therefore has the potential to make a valuable contribution to the supply of housing in both Boroughs.

- 8.19 The delivery of 173 units of specialist older persons accommodation would make a significant contribution towards meeting the growing need for this form of accommodation, in accordance with Policy COM1 and guidance within the NPPF. This weighs heavily in favour of the proposals and would, it is considered, justify an exception to Policy COM2 in this instance, subject to consideration of the detailed aspects of the proposals against the other policy guidance within the RLP.
- 8.20 COM5  
Further to the above consideration the application site forms part of the 'Park Farm' strategic allocation in the adopted Revised Local Plan under Policy COM5, which plans for residential development to be brought forward alongside residential development at 'Land south of Chestnut Avenue' (now known as North Stoneham Park) subject to a number of criteria. Policy COM5 establishes that the application site is a sustainable location for development, subject to being brought forward in line with North Stoneham Park to the north of the allocation. However the allocation is for residential development and does not distinguish the C2 development proposed in this application.
- 8.21 The submission acknowledges that a C2 use is not what was envisaged by the Policy in terms of the type of dwelling. However, the previous paragraphs demonstrate that the CCRC will make a contribution towards the supply of housing in the Borough and the allocation of this land for housing demonstrates the site is in a sustainable location. Therefore it is considered appropriate to assess the proposals against the site-specific criteria prescribed by Policy COM5.
- 8.22 Policy COM5 Residential Development at Park Farm, Stoneham  
Test Valley Policy COM5 sets out a series of criteria against which development being brought forward at the site should be assessed.

Policy COM5 text as follows:

*Residential Development at Park Farm, Stoneham*

*A site at Park Farm, Stoneham (see Map D) is allocated for approximately 50 dwellings to come forward alongside residential development of land south of Chestnut Avenue.*

*Development will be permitted subject to the provision of:*

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

*Any future proposal would need to have special regard to the desirability of preserving the listed structure or its setting or any historic feature of interest.*

8.23 Delivery Alongside North Stoneham Park

Reference is made in Policy COM5 and at paragraph 5.82 of the local plan to how development at Park Farm is envisaged to come forward in line with development within Eastleigh Borough to the north in order to be considered sustainable. Development at North Stoneham Park, to the north of the site, which is also being delivered by applicants, Highwood Homes, is now well under way. As at the end of October 2019 there are circa 225 residents in occupation at North Stoneham Park, a mix of open market, private rented and affordable (with VIVID as registered provider partner) occupiers. Key supporting infrastructure in the form of new roads and public open space has been delivered alongside the new homes. New highway connections have been made to Stoneham Lane (and Chestnut Avenue to the north), with new junctions, footpaths and cycleway connections installed. Extensive new sports facilities are being or have been constructed within Test Valley borough at Hardmoor Sports Ground and in Eastleigh borough on land south of the M27, Stoneham Lane. Construction of supporting facilities at the new Local Centre including a Community Centre, shops and Primary School has commenced.

8.24 Density Of Development Across Park Farm

The development proposed is being brought forward at a density that could be described as higher than the 'approximately 50 dwellings' to which the COM5 allocation relates, considering that the 55 units (Proposed at the Old Mansion Site) within TVBC does not cover the whole extent of the COM5 allocation area. A CCRC development and in particular a CCRC development which the applicant Cinnamon provides includes a range of extensive communal facilities for all residents including dining, therapy, wellness and exercise, activity, entertainment, recreational and administrative areas designed to support and enhance residents' lives. At the core is a dedicated nursing care centre providing access to 24-hour nursing, respite or convalescent care.

8.25 The application sets out that the CCRC's need to be larger in scale than other forms of non-care related retirement housing for two principal reasons. Firstly, due to the economics of affordability. The provision of core communal and care and support services represent what is essentially a substantial fixed cost. The fewer the number of occupants the more costly the service becomes per occupant. Smaller schemes are incapable of sustaining a range of necessary services at an affordable level. Secondly, the social balance of the resident community is optimised on a larger scale, which ensures that activities and social events are viable. In any community not everyone attends everything all the time and people have different interests. Thus scale is important in generating and sustaining a wide range of social opportunities and meaningful levels of social interaction. The design of the scheme is discussed below but it is considered reasonable to suggest that the creation of a community for this age group would result in multiple buildings to create an appropriate environment for future occupants.

- 8.26 Policy COM5 (A) - Affordable Housing Provision In Accordance With Policy COM7  
Revised Local Plan Policy COM7 - Affordable Housing requires that on sites of more than 15 dwellings or of 0.5ha or more, an affordable housing requirement of up to 40% of the dwellings will be sought. The proposals will not result in any new 'dwellings' (i.e. a dwelling is a C3 use). The proposed CCRC is a C2 use. Policy COM7 makes no reference to being applicable to C2 development. The Housing officer has confirmed that if the proposal for C2 development affordable housing would not be sought in such circumstances. This is on the understanding that the units were to remain in C2 use in perpetuity which will be secured through a Section 106 legal agreement.
- 8.27 Policy COM5 (B) - Public Open Space And Policy LHW1  
The Council policy COM5 references the need for open space consistent with Policy LHW1: Public Open Space in the Revised Local Plan. The proposals however are not appropriate to be assessed in the way Policy LHW1 advocates as the proposed use class C2 floorspace is for occupation by older people. This is confirmed by the Leisure Officer who has provided a response of 'no comment' when consulted on the application.
- 8.28 Notwithstanding the above, the site is well served by POS, being located adjacent to North Stoneham Park, which provides extensive areas of public open space on the doorstep of future residents of the CCRC. This includes areas for informal recreation and other incidental open space as part of the new Avenue Park. Other open space facilities such as play equipment, extension to the Lakeside Country Park as well as significant upgrades to Sports Facilities, provided for as part of the North Stoneham Park community are all in easy walking distance. The proposals incorporate extensive areas of open and amenity space for use by residents of the CCRC and the public on a permissive basis. These include a new arboretum to the south of the CCRC within woodland that will facilitate public access along the rejuvenated former carriageway that will link the Listed heritage assets of St. Nicolas Church and public footpath with the Listed Walled Garden. Further detail on the landscaping and tree considerations are below.
- 8.29 Policy COM5 (C) - Landscape, Woodland And Ecological Management Plan (LWEMP)  
The LWEMP submitted describes the range of existing landscape features and associated habitats found on the site, proposed tree, landscape and biodiversity mitigation linked to the development proposals and the open space strategy along with post construction aftercare and management arrangements to safeguard specific landscape features, habitats and species.
- 8.30 A detailed Arboricultural Method Statement (AMS) accompanies the application. The Local Authority is also in receipt of ecology and Environmental Impact Assessment and Deacon Design landscaping strategy.

- 8.31 134 trees are proposed to be removed from the Woodland to the south of the site to facilitate the planting of a new arboretum in an area where existing trees are compromised due to previous site activities affecting the ground conditions in which they are located.
- 8.32 142 new trees are proposed to be planted within the site to mitigate the loss of the existing trees and enhance the woodland/arboretum environment. The proposed landscaping scheme enhances the proposed layout by providing significant new planting in key areas to bring arboricultural features to highly visible areas of the site. The landscaping scheme includes a feature tree, individual trees, groups of trees, woodland planting and an Arboretum, which is a key benefit of the proposals. The new arboretum will replace trees that are currently under threat. Impacts on trees is further considered below.
- 8.33 Policy COM5 (D) And (E) – Access And Off-Site Improvements To The Transport Network  
The proposals accord with criterion d) of COM5 as access is proposed to the development via Stoneham Lane for vehicles, pedestrians and cycles via approved access arrangements as part of the North Stoneham Park development. Delivery of North Stoneham Park is dependent upon upgrades to the local transport network, many elements of which have been completed and are in operation – e.g. upgrades to junctions in Stoneham Lane, new footpaths, cycleways and internal road connections. The development will connect to and benefit from these improvements.
- 8.34 Policy COM5 – Special Regard To Heritage Assets  
Policy COM5 requires that any future proposal would need to have special regard to the desirability of preserving the listed structure (i.e. Walled Garden) or its setting or any historic feature of interest. There are no designated heritage assets present on the site itself, i.e. no listed buildings and the site is not located within a Conservation Area. The western boundary of the site comprises the Grade II Listed Garden Walls referenced in Policy COM5. Other designated assets nearby include the Grade II\* Listed St. Nicolas Church and Grade II Listed Stoneham Rectory.
- 8.35 The site also contains a number of non-designated heritage assets, including the Coach House, Granary, former carriageway, remains of a ha-ha and medieval Park pale and Ice House which have therefore been assessed and considered as development opportunities/constraints by the applicant in formulating the application proposals. The application site has been subject to lengthy discussions between the Conservation Officer, Case Officer and the applicant's specialists to ensure appropriate consideration of the heritage assets. The proposals and topics of discussion have included:
- Retaining the coach house and granary and incorporating them into the development design
  - Restoring the carriageway
  - Clearing vegetation from the ice house
  - Removal of existing unsightly buildings and open storage areas
  - Layout and appearance of buildings in the park farm area

- Improving the setting for the listed walled garden
- Respecting the setting of other nearby designated heritage assets

8.36 Although the character of the site would become dominated by the modern care home complex the development is considered to have a positive effect on the value of the group of remains related to North Stoneham Park that are within the site and the setting of the Listed Walls and nearby St. Nicolas Church.

8.37 Policy COM5 – Conclusion

It is concluded that the development does not comply with all of the criteria of COM5. However, the application does provide housing for the older generation whilst complying with the site specific criteria which highlights the constraints of the site in terms of trees/landscape, heritage assets, access and POS from the wider North Stoneham development. The compliance with criteria c), d) and e) shows a benefit weighing in favour of the proposed development.

8.38 COM5 – Old Mansion Site

An application is currently under consideration ref: 19/02630/FULLS for 55 dwellings on land to the west of the walled garden which also forms part of the allocation for approximately 50 units across the Stoneham site. This provides an indication that C3 dwellings may be delivered here in accordance with the requirements of policy COM5 in addition to the CCRC housing proposed here.

8.39 Other benefits of the proposals

The information submitted by the applicant would result in other benefits which must be taken into account in the determination of the application. The other benefits provided by the proposals are outlined as follows:

- Location of the site – as described above the site is in close proximity to the North Stoneham Park development with bus stops, road network and a new community facilities.
- Benefits to the housing market – People moving into a care village will release larger family homes back into the community.
- Creation of a social ‘hub’ – the proposals would create a hub which will fulfil an increasing need for older people living locally to the site, in addition to those living within the care village.
- Impacts on the wider community – Wider community benefits include faster discharges from hospital and benefits to families in relieving them of the pressure to care.
- Social Inclusion – It is widely recognised that older age groups with reduced mobility increasingly suffer from social exclusion. Care villages can offer opportunities for both companionship and social interaction which can occur both formally within organised clubs or activities and informally within communal areas. This can have consequent benefits to health, well-being, and quality of life.

- 8.40 These benefits must weigh in favour of the proposed development.
- 8.41 **“Loss of” Housing**  
Paragraph 5.34 of the TVBLP indicates that existing housing stock needs to be retained and that where a proposal would result in an impact on this, the Council would need to be satisfied that the loss of the dwellings is justified. In this case, the development would result in the loss of four units of accommodation within the existing Coach House. The case officer has visited these units and noted that these dwellings are currently of very poor quality and in bad state of repair. The proposal includes the conversion of the existing Coach House which would offer significant benefits that will arise from the number of new units and the specialised nature of the accommodation proposed to replace them.
- 8.42 **“Loss of” Employment**  
TVBLP Policy LE10 has relevance in this case as the established use for most of the site (within Test Valley) is employment. Criteria a) of the policy seeks to protect employment land from redevelopment unless the land is no longer required to meet the economic development needs of the area. In this regard, the employment uses at Park Farm are no longer required by virtue of the allocation for non-employment uses under Policy COM5. It is anticipated in any event that the proposed village will create up to 130 new jobs covering a broad spectrum of employment opportunities.
- 8.43 In terms of criterion b) of Policy LE10, whilst the site has recently been cleared of much of the open storage, materials and workshop operations, it is the case that these have been a detrimental influence upon the character and appearance of the area over several years. Criterion c) of Policy LE10 is not relevant. Overall there will be a significant net benefit in terms of employment and local amenity arising from the development.
- 8.44 **Affordable Housing**  
Consideration must be given to the requirement for and delivery of affordable housing provision associated with the proposed development. Policy COM7 of the RLP relates to the provision of affordable housing and states that on sites with a net gain of 15 units or more, the Council will seek 40% affordable housing provision. However, based on the C2 use of the proposed development, there would be no affordable housing requirement in this instance and the Housing Officer has raised no objection to the proposals on these grounds.
- 8.45 **Design, layout, and landscape character and strategy**  
**Existing site context**  
The site lies to the north of Junction 5 of the M27 motorway and is on the boundary of both Eastleigh and Test Valley Borough Council administrative area. It is found between Southampton to the south and Eastleigh to the north. The site lies to the west of Stoneham Lane which links to Chestnut Avenue to the north. The site forms part of a wider site which has the benefit of an outline planning consent, known as Land south of Chestnut Avenue North Stoneham Park (Ref. O/15/76023). The outline consent land comprises

3 parcels, A – Land south of Chestnut Avenue; B - Lower Hardmoor, and C - Land south of M27. The application site is located at the southern end of parcel A, but incorporates further land to the west forming part of Park Farm. Park Farm to the west of the site (and whose land is partially within the site) includes a number of buildings and structures that were formerly used in association with the main site including an orchard, walled garden and coach house. The coach house is located within the application site and will be retained. The walled garden forms the western boundary of the application site and will not be accessible from the site. To the south the site is the listed church of St Nicolas. A Tree Preservation Order (TPO) covers the site. This order protects specific trees, groups of trees or woodlands in the interests of amenity.

- 8.46 North Stoneham Park is a historic park registered on the Hampshire Historic Parks and Gardens list. Historic maps and documents indicate that the original North Stoneham House was situated immediately west or north west of the Church of St.Nicolas, with at least two contemporary depictions suggesting that the avenue of trees was originally aligned on the mansion's principal elevation. No comments have been received from the Historic parks and Gardens trust. The mansion may have been located within an area around the church identified by the Hampshire HER as an Area of High Archaeological Potential. It was demolished in the early 19th century and a new structure built some 400 metres further west in 1818. The Park was dismantled during the early part of the 20th century and disposed of piecemeal, such that it has lost much of its historic character and the majority of its buildings. Park Farm included the walled garden and the former coach house / stable block, although the Coach House is now converted for use as a domestic residence. The walled garden, which is situated west of Park Farm, is in private ownership. The eastern arm of the enclosure wall can be observed from the trackway leading from the Stoneham Lane along the southern edge of the main development site.
- 8.47 Design and layout  
Amended plans have been received following concern from TVBC officers about the relationship between the central two/three storey blocks and the heritage assets - The Coach House and Listed Wall. The aesthetic applied to the main body of the village apartments was also of concern lacking the level of detailing required to provide high quality development adjacent heritage assets.
- 8.48 *Scale and Massing of buildings*  
Two new drawings were prepared (drawing no' PL026 & PL027) which are sections through the site demonstrating the relationship between the proposed buildings and the existing heritage assets. These show the levels the buildings are proposed to sit at relative to the heights of the relevant heritage assets, and assist with ensuring the proposals are appropriate in terms of the impacts from the scale and massing of the proposed blocks required to accommodate a community care village. Block A3 has been



'flipped' to further improve the relationship with The Coach House, drawings PL026A and PL027A are submitted with this amendment to assist. They both illustrate the new elevation treatment, as described below, which improves the juxtaposition further still.

8.49 *Design and materials*

TVBC Officers were concerned about the lack of justification in the adoption of a 'rural' aesthetic in the central area of the site. The previously proposed buildings were described as 'retaining a sense of farm outbuildings' but the large two/three-storey blocks do not achieve this. Comments were made in respect of the design not being of the quality required on a site in the setting of a number of heritage assets.

8.50 Whilst the actual land was once a farm yard, the former buildings were, in the main, somewhat lowly timber constructions. Officers were concerned that the proposal had not been executed as well as it might. Initially the applicants suggested:

- To develop the present aesthetic, but in so doing to drop the roof line significantly, or
- To adopt a wholly different aesthetic. In which respect it was considered that a more 'contemporary' approach might be more appropriate.

The first approach would mean significant loss of accommodation, which would make the village potentially nonviable. As such in collaboration with officers a contemporary aesthetic was developed based on a flat roofed solution. The flat roof immediately takes away a considerable amount of overall building height. This would be significant in so far as the relationship with the Coach House and the listed wall, but also reduces their visibility from locations outside of the site. Illustrative views provided with the initial application, demonstrated that the three storey buildings would tend to be mostly obscured from view by the outer blocks and the Coach House. This effect is more noticeable by the omission of the pitched roofs behind. The material palette is changed also, from a red brick and tile appearance to adoption of the same primary materials as the remainder of the development of buff/yellow brick, with slate. The site is thus unified by the common palette, making the transition between the various elements less prominent. Other materials include white render and white cladding panels, white PVC windows, black painted balustrades and black PVC rainwater goods.

8.51 The outer blocks (A1, A2 and B1) remain as submitted to ensure a suitable relationship with the new development which is the subject of this application and the existing recently built properties at North Stoneham Park to the north. As submitted these units use gable ends limited architectural detailing, chimney stacks and limited tile hanging at two storey height to create a satisfactory transition between existing and proposed development.

8.52 *Layout*

The layout submitted has provided for appropriate separation between the units whilst creating parking areas and landscaped walkways around the site.

The 'flipping' of Block A3 which has been submitted as an amendment has improved the separation distance from the Coach House, and consolidated the car parking into a single courtyard between Blocks A3 and B2. Decanting the car parking from between A1 and A3 has turned this space into a pedestrian-only zone, and a more rational connection between the link to the Public Right of way and the entrance to the wellness centre.

8.53 Mansion Building (EBC)

The mansion building is the principal detailed element of the care village scheme which is the subject of this application at EBC. Parking and servicing is provided to the rear of the care home, enabling the large "landmark" building to be designed with dual principal outlooks to the north (across the new park) and to the east (facing towards the newly diverted Stoneham Lane). The Georgian style building is primarily 3 storey, but extends to a further floor at the southern end, utilising the change in levels on the site. Plans have been amended to reduce the scale and improve the roof form of this south-western corner, mindful of the proximity to St Nicolas Church and the views from Stoneham Lane. The building's footprint is effectively a quadrangle, with a private enclosed courtyard and formal sensory garden, suitable for residents with dementia.

8.54 The landscape strategy

A landscape strategy plan has been provided focusing on 4 different areas of the site including the landmark building frontage (Within Eastleigh BC boundaries), parking courts and entrance thresholds, communal gardens and walkways, sensory courtyard (within Eastleigh BC boundaries) and a Woodland walk / arboretum.

8.55 The proposals put forward for the care village would considerably change the character of the site, however this would change in the context with the wider Stoneham development whilst having regard for the previous historic uses at the site. The submitted strategy sets out the vision for how the development would look and how the design for the care home tries to integrate within the parkland setting and the existing woodland. A range of ornamental and native trees have been proposed which would provide a good pallet and range of species. Through condition a detailed soft landscaping plan is required identifying species, sizes, no's, locations and density/percentage mixes for hedgerows. A hard landscaping plan is also required detailing materials proposed together with tree pit details to be submitted for trees to be planted in hard landscaped areas.

8.56 A detailed Landscape and Woodland Management Plan has been submitted within the application setting out how the landscaping of the site would be managed and monitored and the ongoing maintenance for the site. As this is a care facility, it is essential that this is covered from the initial outset as it will be down to a management company and not residents to ensure that the site is managed appropriately. This is included in the 106 agreement. With regard to the protection of trees and the arboricultural method statement this is further considered later in the report.

8.57 It is considered that a development of the scale and density proposed can be accommodated on the site without there being any resultant adverse harm on the character and appearance of the surrounding area. The development would be visible from Stoneham Lane and newly constructed roads at North Stoneham Park. The landmark care home building (EBC) delivers the deliberate objective of restoring such a building to the landscape, reflecting the site's history, and as such would have a clear, but positive impact. However, due to the topography of the site this would be in keeping with the scale of surrounded development. There is also considered to be adequate space within the site to provide for sufficient landscaping to enable the development to further integrate within the surrounding area. As a result, it is considered that the proposals would comply with policy E1 of the RLP to provide high quality development in the Borough.

8.58 **Heritage**

There are significant conservation considerations in respect of any development on this site. The walled garden is listed and therefore a designated heritage asset, and the coach house at Park Farm is considered to be a non-designated heritage asset. Other heritage assets outside the Borough boundary, but whose significance could be affected by development on this site, include North Stoneham parish church. The potential for impact on the significance of the heritage assets is great, and any proposals should be informed by an understanding of this significance, as required by Policy E9 of the Local Plan and the advice in the NPPF.

8.59 *Policy E9: Heritage*

*Development and/or works affecting a heritage asset will be permitted provided that:*

- a) it would make a positive contribution to sustaining or enhancing the significance of the heritage asset taking account of its character, appearance and setting; and*
- b) the significance of the heritage asset has informed the proposal through an assessment proportionate to its importance.*

*Development which will result in the substantial harm to or loss of the significance of a designated heritage asset will not be permitted unless:*

- c) it is outweighed by the substantial benefit to the public of bringing the site back into use; or*
- d) the nature of the heritage asset prevents all reasonable use; and*
- e) its conservation cannot be achieved by either a viable alternative use, support from public ownership or funding from other sources; and*
- f) the harm or loss is outweighed by the benefit of bringing the site back into use.*

*Development which will lead to less than substantial harm to the significance of a designated heritage asset will be considered against the public benefit of the proposal, including securing a viable use.*

*The merits of a development affecting an undesignated heritage asset will be balanced against the scale of the harm or loss, either directly or indirectly, to the significance of that heritage asset.*

*The Council will only permit the loss of the whole or part of a heritage asset where it can be demonstrated that the new development will proceed after the loss has occurred.*

- 8.60 Contained as technical appendices within the Environmental Statement Addendum are reports which consider the key heritage and archaeological constraints which are present at the site and surrounding area. The proposed development has been designed so as it respects and in a number of instances enhances the heritage interest of the site.
- 8.61 Retaining the coach house and granary and incorporating them into the development design  
It is proposed to internally sub-divide the Coach House but externally retain its Neo-Classical appearance. The southern end of the building would be utilised as part of a Wellness Centre, with a single storey extension on its south side housing a swimming pool. The northern part of the building will be converted into two residential flats. In order to achieve this, all current interiors, consisting of modern partitions and fittings would be removed, including the floors. The historic character of the building's exterior would be respected, and the proposals remove elements that are unsympathetic to the original form of the building. External windows of an unsympathetic character would be removed and replaced with multi-pane sashes and doors in keeping with the building's early-19th century period character. This includes full height windows positioned within the arched former entrances on the east and north elevations.
- 8.62 The modern extension on the first floor of the north-south range would be removed and replaced, on the east side, with a pitched roof containing a first-floor attic space with dormer windows. The modern extension on the west side would also be removed with a new entrance created. This and an existing entrance would be framed with Classical porticos. On the west side, an attic extension would also be removed with the form of the original roof becoming the dominant feature. These modifications would strip the building back to its original form and any new additions, such as the porticos and windows, are designed to respect the Neo-Classical style of the building. The prominence of the building's external elevations in relation to the original design of the park is also respected in the proposals. Views to the east-facing elevation are retained across the open ground to the east of the building and would be available from the former carriageway route running along the site's eastern boundary and the road entrance to the North Stoneham development from Stoneham Lane. In addition, the entrance to the Care Village will follow the original approach to the coach house from the north, with the building's north facing elevation a prominent feature on entry to the complex. It is considered appropriate to secure a condition for the agreement of a suitable brick/mortar match for the work to the coach house to ensure high quality sympathetic additions are made.

- 8.63 It is proposed to utilise the Granary as a bin storage unit with minimal modification to its structure. The granary will be subject to minor renovations but no substantial change with its reuse as a storage facility. Whilst this would not be used to store grain, the reuse as storage building reflects the historic purpose of the building. As such, given the lack of substantial modifications and a general increase in the building's state of upkeep the development would ensure it retained and maintained.
- 8.64 Restoring the carriageway  
A walking route is proposed through woodland across the southern part of the site. The main artery of this route will utilise the existing former carriageway which runs from east to west through the woodland, which will be cleared of vegetation in order to facilitate this use. The removal of the damaging vegetation, revealing of the form of the structure and it being brought back into re-use would greatly enhance its historic interest, allowing for a much fuller understanding of how the feature was utilised as part of the estate than is possible at present. This will serve to re-introduce an aspect of the historic layout of the 19th century park, which has since been lost.
- 8.65 Clearing vegetation from the ice house  
Development would result in the clearance of vegetation and dumped material from the remains of the ice house. This would allow for the feature to be seen and appreciated from the reinstated carriageway. The removal of damaging vegetation and clearance of dumped material would allow for the form of the structure to be appreciated, and in terms its historic interest, to be better experienced than it is at present.
- 8.66 Construction of a landmark building (EBC)  
The landmark Village Care Centre building will be constructed in an area in which evidence broadly suggests was the location of the Old Stoneham Mansion of the 17th, 18th centuries and early 19th centuries. The building will emulate the former mansion in its large form, Georgian, Neo-Classical architecture, materials and prominence in views from the north, through Avenue Park. This is sited in the Eastleigh Borough Boundary.
- 8.67 Improving the setting for the listed walled garden  
The Park Farm area is designed to reflect the setting of the Walled Kitchen Gardens which are located to the immediate west of the site. A central east-west axis is proposed which will be aligned on the east entrance to the walled garden. This will reflect the historic arrangement at Park Farm, as illustrated on historic maps. In addition, a 6m wide protection area is proposed which will serve to protect the wall by separating it from the development and the impacts of construction and will allow for the wall to retain its visual prominence following development. A surfaced footpath will traverse this area. It is anticipated that the wall itself would be cleared of vegetation and subject to repairs as a Section 106 obligation attached to outline planning permission O/15/76023 which requires payment for its restoration. Assurance that the wall will be protected during construction is encompassed within the construction management plan condition.

- 8.68 Respecting the setting of other nearby designated heritage assets  
Situated beyond the site, the aspects of St. Nicolas Church's setting that makes the greatest contribution to its value, the church yard, the approach to the Church from the north and Stoneham Lane would be unaffected by the proposed development. Likewise, the development would have no effect on the related building at The Old Rectory. Within the site, the aspects of the site that contribute to the value of the church would be unaffected by the proposed development. The park boundary on the site's southern boundary would be unchanged and would continue to represent an element of the church's setting that contributes to its value.
- 8.69 The historic view to the Church from Avenue Park to the north would still be available, although, as previously identified, this view is screened by trees to the north of the churchyard. Following development this would continue to be the case, as the trees (which are only partially in the site boundary) would remain, and the Village care Centre building would be located sufficiently far to the west to enable an open view, across grassed land to the east of the building, between Avenue Park and the trees to the north of the Church. The retention of this view would reflect this possible historic view corridor. Considering the lack of change to any aspect of the church's setting that contributes to its value, it is considered that the completed development would result in no magnitude of change.
- 8.70 Archaeology  
The Heritage Statement discusses in some detail the archaeological potential and implication of the development at the site which is summarised in paragraph 5.6. "In terms of the sites archaeological potential, it is considered that whilst the open paddock to the east of Park Farm is the area most likely to contain archaeological remains a trial trench evaluation did not identify any significant remains this area and is considered to have low potential to contain remains dating from the prehistoric, Roman or medieval periods. The southern end of the space was found to have been subject to modern disturbance and, although no definite remains were identified, it is speculated that the source of this disturbance may have been the demolition of the Old Stoneham Mansion which, based on previously assessed documentary evidence is speculated to have stood in this location. Given the archaeological and documentary evidence it is considered that there is a moderate potential for remains of low significance related to the former Old Stoneham Mansion to be present in this part of the site...".
- 8.71 Para 4.149 in discussing the possible origin of the disturbance at the suggested location of the Old Stoneham Mansion site states, "Remains related to the mansion, whilst providing evidence to its original location would serve to further an understanding of the site's history, would, as remains related to demolition or foundations, be of limited archaeological interest". Whilst accepting that it is of limited archaeological interest, little is known about the Old Stoneham Mansion, its location, character, or layout and even the relatively limited archaeological interest would none the less merit some level of archaeological recording during development, the site of the main care home being acknowledged to be located approximately where the Old

Stoneham Mansion house stood. (para 6.102 of the pre application discussion submitted). Para 4.7.74 “The landmark village care centre building will be constructed in an area which evidence broadly suggests was the location of the Old Stoneham Mansion”. The site of the Old Mansion will be impacted by (para 4.7.79) topsoil stripping, remodelling (level change) and foundations. A large fragment of building masonry was found in this location in trench 74 suggesting that building debris will shed light on the character of the Old Stoneham Mansion. Para 4.125 “Also of interest is the potential for archaeological remains related to the Old Stoneham Mansion”. However no articulation of the archaeological potential or research agenda for the site is set out in the document and consequently no mitigation or recording strategy is offered either.

- 8.72 Para 4.129 identifies that there was an initial geophysical survey in part to seek to identify the location of the Old Stoneham Mansion, but para 4.130 states that the results were largely corrupted and obscured by magnetic debris and para 4.133 suggests that the geophysical survey was “relatively ineffective”.
- 8.73 Although para 5.6 indicates a low potential for Roman and prehistoric remains, in fact the trial trenching did find a pit of Roman date (trench 80) at the northern end of the paddock adjacent to an area of pits late Iron Age date (and of medieval date perhaps suggesting the putative deserted medieval settlement postulated in this vicinity) and archaeological evidence of an Iron Age roundhouse suggesting prehistoric settlement immediately across the track and so adjacent to the paddock. (these were investigated when the access road was built – para 4.139) (para 4.136) This suggests some archaeological potential in the north part of the paddocks for medieval, prehistoric and Roman remains – the trenching being only a small sample the presence even of a single Roman pit should not be dismissed without the context of the wider archaeology. Para 4.146 “.... It is considered that the greatest potential for unrecorded remains within the site is in the open grassed paddocks to the east of Park Farm”. Para 4.147 suggest that there is a low archaeological potential for remains of prehistoric or Roman date but acknowledges that discrete features might be encountered. Para 4.148 indicates that there is some potential for unrecorded remains in the area postulated as the site of the medieval village, but again suggesting such remains are not likely to be substantive.
- 8.74 Para 4.125 also states “To a lesser degree the extant buildings within the site possess a limited degree of archaeological interest”. Para 4.7.91 states “the limited degree of heritage value retained in the few preserved internal features of the buildings (the coach house) would be lost”. Taken together these suggest that some degree of archaeological building recording is merited. The external appearance of the coach house will be retained and the development will tend to seek to reinforce the setting of the buildings and the use of carriageway, neoclassical appearance of the care buildings etc,

but whilst this mitigating ambition of setting and appearance is welcomed the County Archaeologist advises that the internal loss of historic features in the coach house should be recorded in order to ensure the understanding of the internal layout character and function of the coach house is not lost finally when the interior is fully reorganised.

- 8.75 Although the archaeological potential of the site, in particular the paddocks to the east of Park Farm, has been noted, albeit low; and the impact of development is acknowledged, no mitigation strategy by archaeological recording to offset these impacts is set out in the Environmental Statement or the Heritage Statement.
- 8.76 In light of the Heritage Statement and the historic environment chapter of the Environmental Statement the County Archaeologist recommends that an archaeological condition is attached to any planning permission which might be issued to secure archaeological recording where the impact effects the acknowledged archaeological potential. The archaeological potential is to encounter remains during the extensive groundworks in this area that will reveal the location, layout and character of the Old Stoneham Mansion. In addition there is some archaeological potential related to the putative deserted medieval settlement closer to the church, and the potential that the prehistoric settlement encountered marginally to the north might spread south into the paddock and that the Roman pit in trench 80 might suggest perhaps suggest marginal shift of settlement southwards through time.
- 8.77 The archaeological mitigation strategy is set out in a written scheme of investigation (WSI) submitted with this application to address the provisions secured by an archaeological condition. As such the County Archaeologist has endorsed the WSI, and suggested an archaeological condition making reference to securing the archaeological provisions set out in that document (edp 1574-r009a dated April 2020).
- 8.78 **Heritage Conclusions**  
The development would retain and improve the setting of key non-designated heritage assets and of the group of assets in general, chiefly by removing derelict buildings, disused spaces, invasive vegetation and dumped materials from their setting. It would reinstate an aspect of the 19th century park in the wooded area, respect the layout and appearance of the former service area at Park Farm, the aspects of the settings of its remaining historic buildings that contribute to their values and pay homage to the 17th and 18th century estate in the form of the landmark building. Although the character of the site will become dominated by the modern care home complex, given the respect shown to the underlying historic environment the development is considered to have a positive effect on the value of the group of remains related to North Stoneham Park that are within the site and the setting of the Listed Walls and nearby St. Nicolas Church. The development is considered to comply with policy E9 which ensures the development sustains and enhances the significance of the heritage assets.



8.79 **Trees**

Virtually the whole site is included within an extensive TPO that includes large areas of surrounding land. This TPO was drawn up by the County Council some years ago and covers land to both sides of the Borough boundary. The TPO, so far as it affects the site is of two parts, to the north and Park Farm. The buildings from walled garden east to the driveway and beyond is subject to an Area order, land to the south is subject to a Woodland designation. The subtleties are that the “area” protects all trees present at the time, the order was made in the 1950’s, while the “woodland” protects all those trees present at that time and their progeny.

8.80 Trees on site follow the format of the TPO with a distinct area of woodland running as a swath around the southern margin of the site while individual trees exist scattered throughout the area of existing buildings around Park Farm. The Tree Officer advises that few if any of the trees present are of any significant individual merit.

8.81 Explained in the AMS - part of the woodland management plan - removal of polluted soil and incorporation of new arboretum is proposed by way of mitigation / enhancement. Set out at para 6.12 of the report - due to the amount of soil remediation work required, demolition work and change in natural forces on trees to the south of the site it was felt that these trees would be vulnerable if retained as part of any new development. The trees within the group/woodland are mainly Common Sycamore and have grown to be very tall and slender. Consideration was given to removing just the edge of the group/woodland, but due to the way these trees have grown, this would leave them liable to failure. These trees all coexist and rely on the protection of their neighbour. To remove a few would leave the remaining trees vulnerable to failure. It should be noted that Tree G82.1 has failed since the tree survey was carried out and this will now lead to the potential failure of other trees. The proposed landscaping scheme, provides an extensive scheme of new tree planting to support the removal of the trees. 142 new trees are proposed to be planted within the site to mitigate the loss of the existing trees and enhance the woodland/arboretum environment.

8.82 The proposal requires the removal of the greater majority of individual trees to find the space for the comprehensive redevelopment of the buildings at Park Farm and field to the east. The Tree Officer has confirmed that none of the trees proposed to be removed is individually of the age, stature and condition to warrant objection, subject to appropriate replacement planting.

8.83 A significantly greater number of new trees are proposed to be planted than are to be lost. These are scattered between and around the proposed new buildings, access routes and parking courts. The Tree Officer is content that this is an acceptable solution to tree replacement here. Appropriate design efforts must be expended to ensure that all proposed planting will be viable;

that the trees will not only survive but that they have the space to thrive through to maturity. Through appropriate condition the applicant will need to supply details that clearly demonstrate that drains, soakaways, services and street lighting has been designed in the knowledge of the proposed tree planting plan, this infrastructure has been designed to be at a satisfactory separation or that appropriate protection / root barriers have been designed into the project; similarly for kerbs and hard surfaces near to proposed trees.

- 8.84 Substantial work is proposed, felling and replanting within the woodland area. Current tree stock here, which has been gradually thinned out over recent years, is predominantly Ash and Sycamore of poor form; remaining Ash will be lost shortly to Ash Dieback Disease, the condition of the Sycamore does not lend itself to long-term retention to any meaningful degree. The trees within this area, proposed for removal, are not appropriate specimens for long term retention in conjunction with the development as proposed.
- 8.85 It is acknowledged that the felling and restocking of much of the area will change the character and appearance of the site, removing much of the maturity it currently affords. However, the Tree Officer has no objection to the proposal subject to appropriate conditions given that the replacement planting and inclusion of arboretum planting will, in the medium to long term, provide for a better future woodland. It is considered that the development can be provided in accordance with policy E2 which seeks to Protect, Conserve and Enhance the Landscape Character of the Borough.
- 8.86 **Amenity**  
Existing neighbours  
The closest residential properties are located approx. 80m away from the proposed development site as such it is not considered that there would be any significant impacts arising from the proposed development on the amenities of existing neighbouring properties in accordance with policy LHW1 of the Revised Borough Local Plan 2016.
- 8.87 Future occupiers  
The proposed developments in TVBC are in 8 separate blocks in addition to the coach house and wellness centre, spread across Park Farm. This results in some mutual overlooking and overshadowing through the day between blocks but it is considered that separation distances between the buildings of approx. 8m at the narrowest point and approx. 20m at the widest point together with the variation in depths of the elevations and the heights of the buildings results in an acceptable level of amenity in terms of overlooking, overshadowing and loss of daylight in the creation of this village community. In accordance with policy LHW1 of the Revised Borough Local Plan 2016.
- 8.88 Noise  
*Transportation noise*  
The WYG Environmental Statement Addendum states that the site is characterised by noise arising from the motorways, to which in addition,

noise will be added from the increased future use of Highwood Avenue serving associated developments in the area. Windows will be openable at the resident's discretion and may as a result be subject to higher noise levels. However, ventilators will be provided to reduce external noise break-in to within the BS8233:2014 levels. Should residents wish to open windows, the ventilators will also provide an alternate means of ventilation for peak times of the day when noise levels may be higher, and residents may not wish to be subject to higher noise levels. Detailed glazing and ventilator specifications would be determined and submitted to the Local Authorities for approval, to ensure acceptable sound levels are achieved. Final comments on the wording of these conditions will be in the update paper.

8.89 *Fixed Plant noise*

The Environmental Protection Officer has highlighted that the development will require fixed plant and machinery in certain areas and it is agreed that as per 4.6.20 of the addendum that domestic boilers and kitchen extracts are not of concern, but a plant for example, associated with the swimming pool may be. Table 4.6.4 proposes noise limits for the cumulative impact of all such plant at any receptor position; these based upon a BS4142 rating equating to the representative background levels. The officer confirms this approach is acceptable in achieving this standard and that this could be secured by condition.

8.90 *Other noise and odour issues*

It is clear from parts of the submitted documents that a number of activities are proposed which could impact upon amenity. These include: gym and studio referred to on page 15 of the D&A which may generate noise from amplified music and the use of fitness equipment; swimming pool that may generate noise from amplified music; restaurant and kitchen which may generate cooking odours; nail salon that may generate solvent odours. Noise levels in the external amenity areas are expected to be between 50-55 dB LAeq,T, which is between the lower and upper guideline levels of BS8233:2014. Final comments are awaited from the Environmental Health Officer in this respect. Furthermore the noise assessment acknowledges noise from communal areas and confirms that the, glazing and means of ventilation for these spaces will be designed to limit noise breakout to the existing and future noise sensitive receptors. This will be subject to further information via condition.

8.91 *Exterior lighting*

Concern is raised in a representation about exterior lighting and the impacts on the neighbouring angling lake. It is considered appropriate to apply a condition ensuring this detail is provided in accordance with the Lighting Assessment (WYG, 4 Nov 2019, Ref A11493 Rev2) to ensure limited impacts not only on the users of the angling lake but also in respect of local ecology which is discussed below.

## 8.92 **Highways**

### Impact on the highway network

The EBC outline planning permission which included the care home in principle provided for comprehensive highway works and sustainable transport measures for the whole of the North Stoneham Park development and these are in the process of being delivered. In terms of this current application, the assessment relates to any additional traffic and highway impacts above those anticipated in the 2016 decision. There would be an anticipated 21 vehicles in the AM peak and 12 for the PM peak for the care village relative to the previously assessed scenario, and this is less than for general housing and not significant or a risk to highway safety. Care village transport, including mini-buses and cars, for residents would be available and for staff and visitors to the care home secure cycle parking and a network of new cycleways associated with the wider development are provided. There is also access to the nearby church and local centre via footways suitable for wheelchair use.

## 8.93 **Internal tracking**

The roads and footways relating to this application are not being offered for adoption by the developer. As such, HCC highways do not object to the proposals. Whilst there is no objection comments have been made in respect of two way tracking for a private car and a refuse vehicle which has not been provided. This information has been requested and the detail and response will be included in the update paper. It should be noted that the tracking into the site for refuse vehicles is considered adequate for TVBCs waste and recycling officer as detailed below.

## 8.94 **Refuse**

The Waste and Recycling Officer has advised that the swept Path Analysis/Vehicle Tracking exercise clearly demonstrates that access onto and around the site is adequate. In total 4 bins stores will serve the 42 retirement suites and 91 retirement apartments. Access is good and the collection vehicle will be able to position itself close to the bin stores.

## 8.95 **Parking provision**

The scheme proposes 142 parking spaces, there being 78 within the village apartments area, 49 within the southern car park, and 15 on the Landmark Building frontage. In addition, provision is made for overflow car parking on the lawned area east of the southern car park, which would be available on the odd occasion when 'events' are held, and is capable of accommodating a further 20 cars. Car parking management is also subject to conditions and there is S106 funding within EBC already in place for road traffic orders to address impacts from Eastleigh Football Club on match days. The quantum of spaces has been based upon the operators past experience of operating 7 similar care villages.

8.96 The submitted information details that spaces are allocated to apartment occupiers who own a car on a nil cost license basis at a maximum of 1 allocated space per apartment. When allocated, the space is marked with the occupier's name and reserved for their sole use and a parking permit issued for display. Occupiers who do not own a car may not apply for a license.

Where license holders cease to own a car, the license terminates, and the space reverts to the pool of unallocated spaces for staff and visitor use. The operators experience is that a 1:1 ratio of apartments to spaces allows adequate parking for visitors as firstly not all apartment owners drive or own cars and secondly the turnover of properties creates a natural void element as properties remain vacant pending resale.

- 8.97 Parking for the Village Care Centre building (EBC) covers a wider user pool. Suite occupiers seldom own cars and from experience a ratio of from 1:8 to 1:10 is appropriate. Care home residents never own cars and so the predominant users are staff and visitors and a limited number of external visitors to the Spa. Based upon the care home size and shift patterns staff parking at 30 spaces is considered adequate whilst visitor spaces for the Village Centre and Spa require a further 16 spaces. Staff are directed where to and not to park and staff permits are issued to those staff who drive to work so that staff cars are readily identifiable. At busy times where larger numbers of visitors are expected, such as open days or other events at the Village, the operator uses members of the maintenance team to manage parking, using wayfinding signage and directing visitors as appropriate. At these time the overflow car park comes into use so that residents are not inconvenienced. Noting the potential problem of unauthorised parking on Eastleigh FC match days which is particular to Stoneham, the operator will manage that with staff members manning the two entrance points at designated times to ensure that entrance to the Village is restricted to residents, staff and bona-fide visitors. As the roadways within the development are unadopted / private, this makes management of access and control of traffic and parking much easier. In light of the information presented it is considered that the development provides for ample parking across the site to accommodate the requirements of the future residents.
- 8.98 Provision for secure cycle parking will be available by way of Sheffield hoops located for visitors alongside all entries to the VCC and wellness centre, and entry to the three storey blocks. The applicant advises that residents tend not to use cycles, but provision will made available for those who may require in the future.
- 8.99 Public Right of Way  
Eastleigh Footpath 56 runs adjacent to the eastern and north-eastern boundary of the development site along a track which provides vehicular access to Park Farm and has a definitive width of between 15 and 20 feet. Footpath 56 provides a link to St Nicolas Church. Footpath 56 connects to Footpaths 54 and 53 that provide an accessible surfaced right of way through the first phases of the Stoneham Park development. The Public Right of Way which circumvents the site from the south east corner to the northern part of the site would remain but would be narrowed as its vehicular use would cease. These works would require separate consent from the Highways

Authority. It is considered appropriate to add a condition to the approval for full details and the method of construction of works to Footpath 56, including materials and finishes, to provide a means of access to the development site from Stoneham Lane. Subject to this condition it is considered that the development can be provided in accordance with relevant policy in the Revised Borough Local Plan 2016.

## 8.100 **Ecology**

### Bats

The ecologist had initial concerns in this respect but is now satisfied the concerns and comments regarding bats have been addressed. The typos in the bat report have been clarified and the ecologist is satisfied that the correct features have been assessed. WYG have confirmed the woodland to the south of the development is to be retained barring minimal targeted thinning and management, where required, and therefore there is an adequate number of suitable trees to support the proposed enhancements of bat and bird boxes. As above, WYG have also clarified the woodland to the south of the development is to be retained and therefore these trees were not assessed and they have confirmed that all trees at risk of impact as a result of the proposed development have been assessed within the development site boundary and found no trees were suitable to support roosting bats. WYG have confirmed there will be no loss of foraging habitat within the woodland and therefore impacts to bats with respect to this are not anticipated. The ecologist remains satisfied with the mitigation proposals regarding the confirmed bat roosts within buildings TN4 and TN8 and these will need to be implemented during works unless a licence granted by Natural England states otherwise. It is considered appropriate to condition works to confirmed bat roosts in TN4 and TN8 shall take place in accordance with Section 5.3 Outline Mitigation Strategy of the Bat Report (WYG, 2018). Other conditions required are in relation to the details contained within the CEMP of the location of enhancement features for bats and details of the lighting strategy to be contained within the CEMP.

## 8.101 Great Crested Newts

It has been confirmed the employed ecologists will perform an update to the Habitat Suitability Index assessment in order to ascertain whether any significant change in condition has taken place within the waterbodies identified within 500m of the development site in as much as they could have become suitable to support GCN. A condition is required to ensure an updated SV is conducted to assess the ponds suitability.

## 8.102 Reptiles

The Assessment has been amended to include further information on WYG's assessment for reptiles. They confirm suitable reptile habitat likely to be impacted within the development site is restricted to small isolated pockets which they have recommended is cleared under supervision at an appropriate time of year and that reptiles would be displaced towards the retained area of woodland to the south of the development site which

contains a series of glades providing suitable habitat for reptiles for hibernation, foraging and basking. Proposed landscaping plans also include the addition of rough grassland and herbaceous planting which when established, will provide further reptile habitat.

8.103 Badgers

It is considered appropriate to apply a condition ensuring that a pre-construction survey of badgers will be undertaken prior to works.

8.104 Otter

The Ecologists original comment was concerning potential impacts to otter during the construction and operational phase of the development as there is possibility, they might commute between Monks Brook and the two ponds which WYG state are stocked with fish. These ponds are less than 500m to the west on Monks Brook which is more than within the distance an otter would travel over ground for foraging opportunities. My concerns are regarding the increase in vehicular traffic and whether there is an increased risk of vehicular collisions with otter and an increase in human traffic causing disturbance.

8.105 On advice from the HCC Ecologist it considered appropriate to apply a condition for a Construction Environmental Management Plan (CEMP), incorporating measures outlined in the Ecological Appraisal Report (WYG, 2018) to avoid impacts on protected and notable species and habitats, including but not limited to, all mentioned above.

8.106 In light of above considerations the County Ecologist is satisfied that the concerns raised previously have been addressed and it is considered that the developments can be provided in accordance with policy E5 subject to appropriate conditions.

8.107 **Nitrate Neutrality**

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

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

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

- 8.108 These sites are protected by National and European Law which requires the Council to undertake a formal assessment of the implications of any new plans or projects that may be capable of affecting the designated interest features of European Sites before deciding whether to grant planning permission for new residential development. This formal assessment is known as an Appropriate Assessment and considers the potential adverse effects of a plan or project (in combination with other plans or projects) on Special Areas of Conservation and Special Protection Areas. The European Court of Justice recently determined a case related to considering water quality in Appropriate Assessments. The impact of the case law is that any development which could result in a decrease in water quality would cause a likely significant effect on the Solent's European sites.
- 8.109 In the context of planning, the impact comes from population increase and the resultant increase in effluent. Proposed developments for new housing, hotels and care homes (as well as other forms of overnight accommodation) are being affected by the issue as a result. Given the nature of this application the applicant was invited to provide an assessment.
- 8.110 WYG were appointed by Highwood to calculate the change in nutrient outputs from existing to future use as associated with the proposed development of the site. The site comprises an industrial yard, an existing dwelling (the coach house) and an improved grassland field used for horse grazing.
- 8.111 The assumptions used in this assessment are as follows:
- 110 litres of waste water will be generated per person per day;
  - Waste water will be treated at Chickenhall Wastewater Treatment Works (WWTW);
- The previous use of the site comprises existing urban area (1.42 ha) and lowland grazing (1.37 ha), the unmanaged woodland south of the site has been excluded from the calculations in accordance with Natural England guidance;
- The future area of urban land will be 2.79 ha.
- 8.112 Natural England's guidance states that areas not in agricultural use should be excluded from the calculations. In this case, none of the site is in current agricultural use, however the combination of woodland and grassland on site still contributes to nitrogen runoff (for example through atmospheric nitrogen deposition). According to Natural England, the 5.0 kg/TN/ha/yr figure for open space is the lowest applicable value (and includes atmospheric deposition). Therefore this has been used for the pre-development land use nitrogen value. Natural England have confirmed that this is appropriate and will be reflected in Version 3 of their calculator when it is published.
- 8.113 There is no Total Nitrogen (TN) discharge consent limit at Chickenhall WWTW. Natural England (2019) advise that where there is no discharge consent limit for TN, that best available evidence is used to determine a suitable discharge concentration to use in the calculator. It then advises that a precautionary value of 27.0 mg/l is applied. According to Natural England,



this value can be reduced by 2.0 mg/l to account for existing background nitrogen levels in drinking water supplied to new dwellings. This gives an output concentration of 25 mg/l which has been used in this calculation.

- 8.114 The proposed development is a care village and as such the average 2.4 persons per dwelling figure used in Natural England's calculator is not appropriate. Occupancy figures have been provided by Cinnamon Retirement Living based on detailed occupation analysis across seven existing care villages. These figures give occupancy rates for each of the three dwelling types (extra care suites, care-assisted living apartments and care home beds). The figures also take into account the number of vacant units (net voids) in a calendar year in order to calculate accurate population figures. This calculation takes into account that at a certain number of units are expected to be vacant at any one time (due to deaths) and will be undergoing a process of renovation before being available for occupation again. The expected population calculations are given and conclude a total population of 232 across the three unit types.
- 8.115 The calculations show that, in the absence of mitigation, the development would result in an increase in nitrogen load of 303.937 Kg/TN/yr. It is therefore considered that the development would have the potential to result in Likely Significant Effects (LSE) on the Solent European Sites. To avoid an adverse effect, it is proposed that an area of land adjacent to the River Itchen east of the Chickenhall WWTW is removed from agricultural use. This will result in a net reduction in Total Nitrogen within the River Itchen and subsequently the Solent. The mitigation area comprises 9.03 ha of land which is currently in dairy production (it is used to grow silage for dairy cattle with a fertiliser application rate of 220 kg/ha of nitrate and 180 kg/ha of potash). The existing nitrogen output for this land is 326.886 Kg/TN/yr (36.2 Kg/TN/ha/yr x 9.03 ha). Once taken out of agricultural use the output will be 45.15 Kg/TN/yr (5.0 Kg/TN/ha/yr x 9.03 ha). This results in a reduction of 281.736 Kg/TN/yr which is sufficient to offset the 281.581 Kg/TN/yr produced as a result of the development. Therefore with the application of mitigation there will be no impact on the integrity of any of the Solent European sites as a result of nitrogen discharge.
- 8.116 Natural England have confirmed in writing that this approach is acceptable in principle. Queries were raised in initial consultation with Natural England in respect of the silage used to feed dairy cows and a N figure for the current load has used that for dairy agricultural land. Evidence of this was required to ensure that the removal of the land from agriculture will result in a reduction in dairy production within the catchment. A further query was raised in respect of the information on occupancy rates for care facilities. Regarding evidence for supporting the use of the occupancy figures provided.

- 8.117 In response the applicants have provided additional information on the estimated population of the development and implications for resultant nitrate balancing requirements. The tables submitted are calculated on the occupancy information provided by Cinnamon Retirement Living. The figures are based on analysis of seven existing care villages. The submitted figures in the latest Nitrate Balancing Assessment is based on the first year following full occupation. This is very much the highest level of population and not a realistic average over time. It should be noted that in providing the nitrate mitigation the applicant is being asked to provide mitigation for 80 years. The applicant has sought confirmation from Director of Sales, Marketing & Development at Cinnamon that our explanation and figures are correct. He has confirmed that position and also made reference to a Knight Frank report on care homes which confirms that the average care home occupancy is lower than the figure used. Thus adding further to the robustness of the submitted figures.
- 8.118 In respect of how the existing farm operates at the agricultural land in question the landowners' agent, Chris Coxon of Tiller Farm Consultancy Ltd has provided a summary of data which sets out the level of fertilizer applied to the fields in question for the past recorded year, 2019. It is understood that each year is comparable (we also know from the landowners that the use has not changed in the past 10 years). This shows that two types of fertiliser has been applied to the fields, bagged nitrogen fertiliser and farmyard manure. The rate of nitrogen application from both bagged and manure sources is comparable between the fields which are used to grow dairy cattle forage and the arable fields. This supports the assessment of the current land use as dairy.  
Furthermore, the notes also confirm that the source of the farmyard manure is the dairy herd at Stoke Park Farm, which is where the outputs (silage) from the grass fields are returned (to feed the dairy cattle over winter). Therefore it is clear that dairy is the correct land use to apply to these fields.
- 8.119 In light of the agreement to the principles of the proposals and the responses to the queries raised an HRA has been completed and final comments from Natural England are awaited.

8.120 **Water Management**

Surface Water Drainage Strategy

Hampshire County Council as Lead Local Flood Authority has provided comments in relation to the above application in our role as statutory consultee on surface water drainage for major developments. The County Council has reviewed the following documents relating to the above application:

- Flood risk assessment incorporating surface and foul drainage strategy; Project No. 14-159; dated: November 2019.
- Main Investigation Report; Reference: 17624/MIR Rev 1.01\_R27; dated: June 2019.
- Ccrc – surface water drainage layout; Drawing No: 14-159-1310; Rev: A; dated: Nov 2019.

The information submitted by the applicant in support of this planning application indicates that surface water runoff from the application site will be managed through permeable paving and two infiltration ponds. This is acceptable since the infiltration testing and groundwater monitoring showed that at the proposed depths and locations infiltration is feasible. The Environment Agency's updated flood map for surface water shows an overland surface water flow path crossing the site during rainfall events with a 1 in 1000-year annual probability of occurrence, with surface water being stored on site before it flows away. Therefore, the applicant should demonstrate that the proposal will make room for the current surface water flowing through the application and will not increase flood risk on or offsite. This should include management of exceedance flows including areas of the site that will be allowed to flood and conveyance of flood waters. Subject to an appropriately worded condition securing this it is considered that the development can be provided in accordance with policy E7 in respect of surface water drainage.

8.121 Flood risk

The EA have concerns in relation to potential impact on the existing culvert. The FRA needs to assess any impact on the culvert that runs through the proposed development plot. This should include the distance between the proposed development (the car park) and the culvert and any loading/structural impact on the culvert through construction/development. The applicant has responded to the outstanding concerns confirming that the distances between the proposed carpark and existing culvert have no to minimal impact on the existing structure. Furthermore, as stated within the submitted Technical Note Reference : 14-159-32 CCRC, the structural stability and any work affecting or in the close vicinity of the culvert will be reviewed, designed and assessed with the approval of the EA under the Ordinary Watercourse Consent application. Final comments in response to this are awaited from the EA and an update will be provided within the update paper.

8.122 Eastleigh and District Angling Club own Park Lake which has been designated a Class B reservoir. The inundation area should this occur includes part of the proposed development area. Eastleigh and District Angling club are responsible for the maintenance of the dam as directed by a qualified engineer. The club has commented that they should not be expected to absorb the increased risk and financial burden relating to park lake and its dam as a result of the development in the inundation area. The Case Officer contacted the EA in respect of this concern. The application site is located in Flood Zone 1. The EA have confirmed that the reservoir mapping is being done nationally, however, although Stoneham Park Pond is in the programme, unfortunately, it has not yet been mapped. The EA mapping team have advised that it is likely to be available early next year. As such the LPA do not currently have any data to suggest that this is a matter for consideration with this application. Furthermore the lake is well-managed and risk of failure and flooding is considered to be low.

8.123 **Contaminated land**

Due to the current and previous uses at the site, there is potential for some contamination to be present. The Environmental Health Officer has reviewed the Environmental Statement dated November 2019 and would suggest the standard Contaminated land condition. Information has been provided with regards to the ground conditions but to ensure the LPA has the information provided to us in an appropriate format to the appropriate standard the condition is suggested. Subject to this condition it is considered that the development can be provided in accordance with policy E8 which considers pollution.

8.124 **Minerals**

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

8.125 Prior-extraction offers potential opportunities to reuse recovered minerals within the development itself or upcycle them to nearby aggregate recycling facilities. This in turn has strong potential to reduce the amount of waste generated through excavation on site as well as reducing the need for imported construction material.

8.126 The County Council as the MPA take this opportunity to acknowledge the Mineral Assessment Note, as produced by WYG, dated October 2019 that has been uploaded in support of the planning application. The Note makes reference to a previous Minerals Assessment Report produced for the development site (Eastleigh BC ref O/15/76023) immediately north of the application site, and reports that the Assessment Report covers the area of the site within Eastleigh Borough Council's administrative boundary.

8.127 Following review of the data presented within the Mineral Assessment Note and the included Soils Limited Site Investigation Report, the County Council agree with the conclusions of the Note, that incidental extraction would be the most appropriate mineral safeguarding action for this site. With regard to this, further information pertaining to incidental extraction and the County Council's associated requests are outlined below. As the MPA we would like to encourage full consideration of the opportunities for mineral extraction prior and as part of the proposed development. Particular opportunities may lie in the recovery of mineral deposits uncovered during the preparation and construction phases of the project, for example through the excavation of footings or trenches for buildings, roads, landscaping and utility infrastructure associated with the development.

- 8.128 HCC would therefore request the following conditions to be included in any permission for this planning application, to be delivered through submitted construction management plans or similar, requiring a statement outlining:
- i a method for ensuring that minerals that can be viably recovered during the development operations are recovered and put to beneficial use; and
  - ii a method to record the quantity of recovered mineral (re-use on site or off site) and to report this data to the MPA.

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

### 8.129 **The Planning Balance**

The proposed care village, due to its countryside location, is in conflict with policy COM2 of the RLP and is thus not considered acceptable in principle. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. This is reiterated in paragraph 2, amongst others, of the NPPF, which is itself a material consideration. In light of the above, it is necessary to consider whether there are any other material considerations that would justify an exception being made to policy COM2.

In this instance, it is considered that there are other material considerations which together, weigh heavily in favour of permitting the proposed development as an exception from policy COM2. These are summarised below.

- Housing Need – the proposed development would provide housing for a group which have a particular housing need, in this case, for older people for which the applicant has demonstrated that there is a need (both within Test Valley and within a market catchment area). The proposals would help to meet this need and would contribute to the provision of a mix of housing sizes and types to meet the demographic changes of the Borough. This is in accordance with policy COM1 of the RLP and advice contained within the NPPF.
- Previously Developed Land - Much of the site is considered to be previously developed land as defined by the NPPF. The re-development of such sites are encouraged by both local and national planning policies in preference to development on greenfield sites.
- Benefits to the Economy – The proposed development would result in significant benefits to the local economy through both the construction and operational phases.
- Ecology - The proposed development would provide ecological enhancements to the site, which would not otherwise be provided if the existing uses at the site were to remain.
- Heritage Assets – The proposed development would provide for the long term maintenance of the surrounding heritage assets ensuring the assets are preserved and enhanced when they would not have otherwise been provided.

- Trees / woodland – The proposed development would provide for the management of on-site trees and secure a significant planting scheme for future retention which would not have otherwise been provided.
- The Old Mansion Site – This application is currently under consideration and proposes 55 dwellings on land also included in the allocation under COM5 to the west of the walled garden.

8.130 It is also considered that the layout and details submitted with the application satisfactorily demonstrates that the amount and scale of development could be implemented on the site whilst satisfactorily integrating with both the landscape character of the surrounding area and the overall character and appearance of the surrounding area. The proposals, subject to conditions and a legal agreement would not result in any adverse impacts on residential amenity, ecology, trees, highways, flooding or drainage and would be in accordance with the relevant policies contained within the RLP which relate to these considerations.

8.131 As a result, whilst the proposals are contrary to policy COM2 of the RLP, there are other, material planning considerations which weigh heavily in favour of granting permission as an exception from policy COM2 including meeting criteria c) – e) of policy COM5 which applies to this site as a housing allocation. It is considered that the benefits of the proposed development would outweigh the harm of the proposals being contrary to COM2 and so on balance, permission is recommended.

8.132 **Other matters**

Crime and Community Safety

The Angling Club have commented on the boundary proposals between Stoneham Lakes and the proposed development. There is an absolute requirement to ensure that the public cannot access the lake thereby reducing the risk of accidents. The Angling Club have suggested a fence along the southern border of the proposed development of a metal design and a minimum of 1.8m high to prevent trespass to be provided by the developer. At present the majority of the boundary is made up of a post and wire fence through thick undergrowth and the applicant has not proposed any fencing. The applicants have responded as follows *We are happy to commit to providing 1.8m high stock proof fencing (i.e. 'metal') along the southern boundary of the site and for such to be secured by condition.* To secure this for all interested parties it is considered appropriate to add a condition to this effect to the recommendation.

8.133 Contributions towards St Nicolas

St Nicolas church have requested a contribution through a Section 106 agreement from the developers for further contributions towards the development of St. Nicolas for community use. It is not considered reasonable to request such monies in respect of this application. Significant contributions have already been made to the church through previous applications for North Stonehams Park with Eastleigh BC. The NSP outline s106 included a “St Nicolas Church Works Contribution” ... “the sum of Two

Hundred Thousand Pounds (£200,000) Index Linked to be paid by the Owners to the Council for refurbishment and improvement works to St Nicolas Church to enable the Church to meet the increased demand for community use for occupants of the Development and such improvements also to include extensions to or relocation of the car park and extension to the church graveyard'. Given the level of communal facilities proposed for the CCRC (with external access provisions to be included in s106) it is not considered reasonable to request any further contributions towards the Church.

## 9.0 **CONCLUSION**

9.1 It is recommended that subject to the receipt and consideration of amended and additional information which address the outstanding concerns in respect of noise, and flood risk, as well as the receipt of updated consultation responses on these issues and nitrate neutrality from Natural England and the completion of a legal agreement, that planning permission be granted. An update will be provided on the areas identified within the report.

## 10.0 **RECOMMENDATION**

**Delegate to Head of Planning and building to secure completion of Legal agreement to secure:**

- **Care Home obligations with specific care home package**
- **Transport Services**
- **Heritage Management**
- **HCC Footpath works**
- **Permissive path**
- **Management of woodland**
- **Nitrogen Neutrality mitigation**
- **Health Facilities Contribution detailed in draft agreement – Eastleigh BC only**
- **The receipt of a satisfactory consultation reply from the Environment Agency in respect of existing on site culvert**
- **The receipt of a satisfactory consultation reply from the Authority's Environmental Health Officer in respect of recently received additional noise information.**
- **The receipt of a satisfactory consultation reply from Natural England in respect of additional evidence for Nitrate Neutrality**

**Then PERMISSION subject to:**

1. **The development hereby permitted shall be begun within three years from the date of this permission.  
Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.**
2. **The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers  
PL 026 B  
PL 027 B  
PL 011 B  
PL 012 B**

PL 013 C  
PL 014 B  
PL 015 C  
PL 016 C  
PL 017 C  
PL 018 C  
14-159-1313 B  
14-159-1307 E  
14-159-1311 C  
14-159-1315 B  
14-159-1308 E  
14-159-1306 E  
PL 022 C  
PL 002 B  
14-159-1310 C  
DD240L02 C  
PL 009 B  
PL 010 B  
PL 008 C  
14-159-1312 B  
PL 024 A  
PL 025 A  
34NS201 - SHEET 1 OF 1  
14-159-1314 A  
14-159-1316 A  
001 A  
34NS002M SHEET 2 OF 10  
34NS002M SHEET 5 OF 10  
PL 006 A  
PL 005 A  
PL 007 A

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

3. No development shall take place above DPC level of the development hereby permitted until samples and details of the materials to be used in the construction of all external surfaces hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

4. No development shall take place above DPC level of the development hereby permitted until the following final details have been submitted to and approved in writing by the Local Planning Authority. The development must then accord with these approved details:

- i Swift boxes
- ii Cycle and bin storage
- iii Provisions for electric vehicle charging



**Reason: To ensure the development has a satisfactory external appearance in the interest of visual amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1.**

- 5. No development shall take place above DPC level of the development hereby permitted until plans and particulars at 1:20 scale showing the proposals for the following aspects of the development have been submitted to and approved in writing by the Local Planning Authority. The development must then accord with these approved details:
  - i Details of rainwater goods.**
  - ii Details of fascias and soffits**
  - iii Balcony details**
  - iv Details of chimneys**
  - v Door and window details and designs, including heads and cills**
  - vi Porch details****

**Reason: To ensure the development has a satisfactory external appearance in the interest of visual amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1 and E9.**

- 6. Before the development hereby permitted is commenced details, including plans and cross sections, shall be submitted to and approved by the Local Planning Authority of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto. Development shall be undertaken in accordance with the approved details.**

**Reason: To ensure satisfactory relationship between the new development and the adjacent buildings, amenity areas and trees in accordance with Test Valley Borough Revised Local Plan (2016) policy E1 and E9.**

- 7. No development shall take place above DPC level of the development hereby permitted until full details of hard and soft landscape works have been submitted and approved. Details shall include-where appropriate: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, etc.); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports.); retained historic landscape features and proposals for restoration, where relevant.**

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

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

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

- 8. 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.**
- 9. The development hereby approved shall be undertaken in full accordance with the provisions set out within the James Fuller Arboriculture Report and Method Statement reference JFA10259CCRC\_2020=04-14 AMS V2.  
Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2.**
- 10. Tree protective measures installed (in accordance with the tree protection condition) shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities, nor material storage, nor placement of site huts or other equipment what-so-ever shall take place within the barrier.  
Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2.**
- 11. All service routes, drain runs, soakaways or excavations in connection with the development hereby permitted shall remain wholly outside the tree protective barrier.  
Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2.**
- 12. No development shall take place (including site clearance and any other preparatory works) until a scheme setting out the appointment of a project arboriculturalist and provision of arboricultural supervision has been submitted to and approved in writing by the Local Planning Authority. Arboricultural supervision as agreed in discharge of this condition to be implemented for the duration of the project.**

**Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2 (2016).**

- 13. No development shall begin until a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk Assessment has been submitted and approved in writing by the Local Planning Authority. The submitted surface water drainage scheme details should include:**
- a) Management of exceedance flows routes including areas of the site that will be allowed to flood and conveyance of flood waters. This should include expected flood depths and extension.**
  - b) A maintenance and management plan for the entire surface water drainage system, including a plan illustrating the organisation responsible for each element, should be submitted to the LPA and LLFA.**

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

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

- 14. Occupation of the development shall not commence until foul sewage provisions (as agreed with Southern Water Services) shall have been provided.**

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

- 15. No works to the existing Public Right of Way Footpath 56 shall take place on site until full details and the method of construction of works to Footpath 56, including materials and finishes, to provide a means of access to the development site from Stoneham Lane have been submitted and approved in writing by the Local Planning Authority. The approved works shall be completed prior to first occupation of the development hereby permitted.**

**Reason: To retain the public rights of way appropriately in accordance with policy T1 of the revised Borough Local Plan 2016.**

- 16. The details and provisions of the approved Lighting Assessment (WYG, 4 Nov 2019, Ref A11493 Rev2) shall be fully implemented prior to the first occupation of the development hereby permitted, unless otherwise agreed in writing by the Local Planning Authority.**

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

- 17. The development hereby permitted shall be implemented in accordance with the report and recommendations of the submitted Ecological Appraisal (WYG March 2018 V3), Bat Report (WYG March 2018 V3), Great Crested Newt Report (WYG December 2018 V2) and Ecology letter April 2020.**

**Reason: To ensure the protection of protected species in accordance with policy E5 of the Revised Borough Local Plan 2016.**

- 18. Prior to the commencement of development, a badger survey will be undertaken, the details of which, including mitigation measures if badgers are found on site, will be submitted to and approved in writing by the local planning authority. The development must accord with these details.**

**Reason: To ensure no disturbance to badger setts in accordance with policy E5 of the Revised Borough Local Plan 2016.**

- 19. No development shall take place (other than any approved demolition and site clearance works) until an assessment of the nature and extent of any contamination and a scheme for remediating the contamination has been submitted to and approved in writing by the Local Planning Authority. The assessment 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. The assessment shall comprise at least a desk study and qualitative risk assessment and, where appropriate, the assessment shall be extended following further site investigation work. In the event that contamination is found, or is considered likely, the scheme shall contain remediation proposals designed to bring the site to a condition suitable for the intended use. Such remediation proposals shall include clear remediation objectives and criteria, an appraisal of the remediation options, and the arrangements for the supervision of remediation works by a competent person. The site shall not be brought in to use until a verification report, for the purpose of certifying adherence to the approved remediation scheme, has been submitted to and approved in writing by the Local Planning Authority.**

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

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

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

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

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

- 22. No private parking management scheme shall be implemented on the site and no additional or altered vehicle parking areas shall be provided on any part of the development without the prior written approval of the Local Planning Authority.  
Reason: For the purpose of highway safety in accordance with policy T2 of the Revised Borough Local Plan 2016.**
- 23. No burning of materials obtained by site clearance or any other source shall take place during the demolition, construction and fitting out process.  
Reason: To protect the amenities of the occupiers of nearby properties in accordance with policies LHW4 and E8 of the Revised Borough Local Plan 2016.**
- 24. No construction or demolition work shall take place except between 0800 hours to 1800 hours Mondays to Fridays and 0800 hours to 1300 hours on Saturdays and not at all on Sundays or Bank Holidays unless otherwise agreed in writing with the Local Planning Authority.  
Reason: To protect the amenities of the occupiers of nearby dwellings in accordance with policy LHW4 of the Revised Borough Local Plan 2016.**
- 25. Before development commences, a Construction and Environmental Management Plan (CEMP), shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details:**
- i the timing and phasing of the works and lorry routing**
  - ii the incidental recovery of minerals for construction works;**
  - iii the location of temporary site buildings and plant and material storage areas,**
  - iv the arrangement for construction deliveries and access**
  - v dust impacts and controls**
  - vi temporary construction car parking both on and off-site,**
  - vii temporary lighting ,**
  - viii mud on the road mitigation,**
  - ix a scheme for controlling noise and vibration from demolition and construction activities (to include piling);**
  - x the protection of pedestrian routes during construction,**
  - xi storage of and collection of waste**
  - xii controls for the volume and the quality of surface water runoff,**
  - xiii watercourse crossings and any proposed diversions (temporary or permanent),**
  - xiv a map or plan showing habitat areas to be specifically protected (identified in the ecological reports) during the works and any necessary mitigation for protected species to include:**
    - a. The timing of the works**
    - b. Watercourse crossings and any proposed diversions (temporary or permanent)**

- c. The measures to be used during construction in order to minimise environmental impact of the works on habitats (considering both disturbance and pollution prevention)
- xv Information on the persons/bodies responsible for particular activities associated with the construction phase
- xvi Details of the Heras fencing to be installed 2 meters off set from the listed garden wall for the duration of the construction with all works carried out within the 2m zone to be conducted via a 'permit to work' system

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

Reason: In the interests of amenity, highway safety and protection of ecological features in accordance with policy LHW4, T1 and E5 of the Revised Borough Local Plan 2016.

- 26. Development shall be carried out in accordance with the archaeological provisions set out in that document (edp 1574-r009a dated April 2020).

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

- 27. Details of fenestration with confirmation that it will achieve the internal guideline levels recommended in Table 4 of BS8233:2014 shall be submitted to the Local Planning Authority for approval prior to installation. The approved fenestration to be installed prior to first occupation and thereafter maintained.

Reason: To protect residential amenity in accordance with policy LHW4 of the Revised Local Plan 2016.

- 28. Prior to construction above ground level, details of a system for ventilating the residential properties to protect thermal and acoustic comfort of future occupants shall be submitted to the Local Planning Authority for approval. The applicant should refer to the ANC/IOA/CIEH Guidance "Acoustics, ventilation and overheating Residential Design Guide 2020" in designing a suitable scheme. The development shall be carried out in accordance with the approved details before occupation and thereafter maintained.

Reason: To protect the amenity health and wellbeing of future occupiers in accordance with policy LHW4 of the Revised Local Plan 2016.

- 29. Details of the building sound insulation for the spa, and café/restaurant design to prevent breakout noise shall be submitted to the Local Planning Authority for approval prior to installation. The approved plant design to be installed prior to first occupation and thereafter maintained.

Reason: To protect the amenity health and wellbeing of future occupiers in accordance with policy LHW4 of the Revised Local Plan 2016.

- 30. Prior to its installation, a scheme detailing all plant, machinery, chimneys, ducting, filters or extraction vents, including noise and odour control information, to be used in connection with the use have been submitted to, and approved in writing by, the Local

**Planning Authority. The scheme shall be implemented prior to the use commencing and thereafter retained.**

**Reason: To protect the amenity, health and wellbeing of future occupiers in accordance with policy LHW4 of the Revised Local Plan 2016.**

- 31. For all plant including air handling and extraction plant, details of a plant noise assessment, carried out as detailed in BS4142:2014+A1 with confirmation that the Rating level will not exceed the background level at the nearest noise sensitive location shall be submitted to the Local Planning Authority for approval prior to installation. The approved plant design to be installed prior to first occupation and thereafter maintained.**

**Reason: To protect the amenity, health and wellbeing of future occupiers in accordance with policy LHW4 of the Revised Local Plan 2016.**

- 32. No part of any new wall on the extension and works to the existing Coach House hereby consented to shall be constructed on site until a sample wall panel, not less than 1 metre square, has first been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Works shall be carried out in accordance with the approved sample panel.**

**Reason: To sustain the significance of the heritage asset in accordance with Test Valley Borough Revised Local Plan (2016) Policy E9.**

- 33. The development shall not be occupied until a 1.8m high stock proof fence has been provided on the southern boundary of the application site shared with the Eastleigh and District angling Club.**

**Reason: To ensure security and safety for residents of the proposed development and users of the adjacent angling lakes in accordance with LHW4.**

**Notes to applicant:**

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

- 3. The various trees standing within this site are all protected by virtue of standing within a Conservation Area / Tree Preservation Order TPO.55.TVS12. Damage to the trees is an offence under the Town and Country Planning Act 1990. Failure to comply with the tree protection conditions above is likely to result in damage to the trees. Tree damage may lead to the prosecution of those undertaking the work and those causing or permitting the work.**
- 4. Attention is drawn to the regular bell-ringing activities at St Nicolas Church, Stoneham Lane and the potential noise implications.**
- 5. Attention drawn to legal agreement TBC**
- 6. The applicant's attention is drawn to the requirement within the British Standard 'Code of practice for safe use of cranes' for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues', available at <http://www.aoa.org.uk/wp-content/uploads/2016/09/Advice-Note-4-Cranes-2016.pdf>**
- 7. No vegetation clearance shall occur on site during the bird nesting season [between 1st March & 31st August] unless supervised by an appropriately qualified ecologist.**
- 8. The applicant should contact Hampshire Countryside Service to discuss the temporary closure and diversion of the public footpath. Temporary Closure Orders should be applied for at least 6 weeks prior to the commencement of works and details of how to apply can be found at: <https://www.hants.gov.uk/landplanningandenvironment/rightsofway/temporaryclosures>**