REF. NO. F/14/75061

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Construction of two and three storey block of 16no. Assisted living units with associated car parking, boundary treatment and landscaping. Block 7 The Mount Hospital Church Road Bishopstoke Eastleigh SO50 6ZB

SITE VISIT DATE – 19.8.14
ARE PLANS ACCURATE? - yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION
Block 7 is in the NE part of the site fronting Breach Lane. This scheme is for an amendment to the approved design in response to demand, resulting in fewer but larger units (6 one bed units to be replace by 3 two bed units). The floorspace increases by 3100sqdt and fooprint changes marginally, particularly at the end of the southern wing. Some roof height adjustments by between 70cm and 1m but block still steps down slope.

SITE AREA n/a part of larger care village

TOPOGRAPHY slopes down from Burrow Hill Place

TREES

BOUNDARY TREATMENT

SITE CHARACTERISTICS care village under development

CHARACTER OF LOCALITY semi rural – field adjacent has permission for residential development

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
O/12/71007	Care village	Permitted 2013

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT

REF. NO. F/14/75061

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Bishopstoke Parish Council	No objection
Southern Water	Connection to public sewer application required; SUDS provision and maintenance necessary
Natural England	No objection subject to conditions/standing advice and advice from in-house ecologist
Tree Manager	No objection subject to tree protection conditions
Biodiversity Officer	The updated information demonstrates that avoidance and mitigation measures have been carried out and the development site has been sterilised against further (reptile) colonisation
Design Officer	Section through Burrow Hill Place junction with Breach Lane shows that scale of proposed block 7 is appropriate and creates an acceptable relationship with existing residential properties on Breach La and Burrow Hill Place as land drops appreciably into the site and at least one nearby large retained tree is still taller than the development.
Engineers	No objection. Query regarding access off Breach Lane clarified.
County Archaeologist	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary (in Submitted EBLP) Within Established Residential Area Near Site of Special Scientific Interest Near Locally Listed Building Within HRA Screening Area

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011), saved policies

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, (the Submitted Local Plan) comprising:

- Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and
- Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014'

Supplementary Planning Document: Quality Places
Supplementary Planning Document: Environmentally Sustainable Development
Supplementary Planning Document: Planning Obligations
Supplementary Planning Document: Affordable Housing
The Mount Development Brief

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework
National Planning Policy Guidance

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to

COMMENT ON CONSULTATION RESPONSES

Conditions recommended to address matters raised

COMMENT ON REPRESENTATIONS RECEIVED

n/a

PLANNING OBLIGATION/CONSIDERATIONS

Rather than secure a new Section 106 agreement for the lesser number of units, parties have agreed to an exchange of letters/correspondence whereby the contributions already secured for the additional 3 units will be assigned to any increase in number of units on the remainder of the care village site still to be developed/receive reserved matters consent.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

> *"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."*

Policy 59.BE of the Local Plan requires development to take full and proper account of the context of the site including the character and appearance of the locality and be appropriate in mass, scale, materials, layout, design and siting. It also requires a high standard of landscape design, have a satisfactory means of access and layout for vehicles, cyclist and pedestrians, make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.

The proposal is considered to comply with relevant Development Plan policies.

Nature Conservation

The proposal is not considered to result in a likely significant impact on a European Protected site (SPA,SAC or Ramsar) – the River Itchen HRA (Habitat Regulations Assessment). Screening was undertaken and the advice of Natural England considered: **"Natura 2000 site – No Objection Subject to Conditions.** Natural England advises your authority that the proposal is not likely to have a significant effect on the interest features for which the above SSSI/SAC sites are designated, either alone or in combination with other plans or projects. Natural England is satisfied that, subject to the development being undertaken in strict accordance with the submitted proposals these development proposals will avoid impacts upon the interest features of the River Itchen SSSI. "

The site is also within close proximity to the River Itchen Site of Special Scientific Interest (SSSI) and the River Itchen Special Area of Conservation (SAC) and mitigation has been provided through the outline planning application for this site.

Protected species

Natural England has published Standing Advice on protected species. Prior to development there was

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

a 'reasonable likelihood' of protected species being present (slowworms) on this part of the site. However, reptile fencing has been in place and reptiles translocated and therefore the Council's Biodiversity officer is satisfied that there is now no risk to protected species.
Furthermore the wider application site falls adjacent to a Site of Nature Conservation Interest/ These sites of county wide importance but again the Council's Biodiversity Officer is satisfied that the ecological management and mitigation strategy for the wider care village site, currently being implemented, is sufficient to address any impacts from this revised block.

Design

Although marginally higher and larger than the approved block, the development steps down the slope and retains its treed context. Materials are high quality and appropriate to locality/rest of care village and roof form articulated to reduce its massing impact. A lawn has been replaced by hedging and car parking within an internal courtyard, but this is acceptable. The landscaping scheme and retaining structures are also appropriate and levels graded where possible to avoid harsh boundary treatments on the slope.

The design and layout are in accordance with the relevant guidance set down in the Mount Development Brief.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014. While not yet adopted it does carry weight by virtue of being intended as the current local plan's replacement. With regards to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSIONS

The changes to the approved Block 7 are acceptable, subject to conditions for implementation and use which were applied to the original consent O/12/71007.