

EASTLEIGH BOROUGH COUNCIL

**Town and Country Planning Act 1990 (As Amended by the
Planning and Compensation Act 1991) – Section 78**

LOCAL PLANNING AUTHORITY'S STATEMENT OF CASE

**Planning appeal against refusal of full planning.
Application for the change of use from C3 Dwelling House
to C2 Residential Care Home for 6 Adults with Learning
Disabilities and Autistic Spectrum Disorder, with internal
alterations to property.**

Hilltop, Pinewood Park, Southampton, SO19 6AL

**Appeal by: Mr Memory Mambo, on behalf of Mr Matt
Leather**

**Planning Inspectorate Reference:
APP/W1715/W/23/3324730**

Eastleigh Borough Council Reference: F/23/93935

November 2023

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1.0 Introduction

- 1.1 The Council's Statement of Case should be read in conjunction with the Decision Notice, decision issued 3 February 2023. This Decision Notice, and this Statement should be taken as forming the Council's Case in relation to this appeal.
- 1.2 This statement focusses on the matters pertaining to the Council's reasons for refusal of planning permission as set out below and in order to provide further details and justification in relation to these. Where necessary and relevant to the reasons for refusal, matters raised within the Appellants statement of case will also be responded to within this statement.

2.0 Description of Appeal Application

- 2.1 The appeal application was received by the Council on 5 October 2022 and registered as valid on the 19 October 2022. It was given a reference number of F/22/93935. The proposed development was described as follows:
Change of Use from C3 Dwelling House to C2 Residential Care Home for 6 Adults with Learning Disabilities and Autistic Spectrum Disorder, with internal alterations to property.
- 2.2 The decision was issued 3 February 2023 whereby 1 reason for refusal was listed:
 - 1) *The proposed change of use, from C3 dwellinghouse to C2 Care Home, by reason of its countryside location, is isolated from necessary amenities, and sustainable public transport links, which would have a detrimental impact upon the amenity and quality of life for future end occupier(s). Thus the proposals would be contrary to Policies DM1 and DM13 of the Eastleigh Borough Local Plan (2016-2036), the Council's adopted 'Accommodation for Older People and Those in Need of Care' SPD (2011), and the provisions of the National Planning Policy Framework (2021).*
- 2.3 A copy of the Council's Decision Notice was sent to the Planning Inspectorate with the Council's Appeal Questionnaire.

3.0 Site and Surroundings

- 3.1 The application site comprises a detached dwelling and associated annexe. The site itself comprises a corner plot to the north of Pinewood Park and the west of Kanes Hill (A27). The site is screened by mature vegetation to the north and west, including some close board fencing within the site. The boundary treatment to the south comprises brick piers and entrance gates and dense vegetation, and some fencing.
- 3.2 The annexe is located to the west of the main property of Hilltop. It has its own access off Pinewood Park and is separated from Hilltop by a

combination of brick wall and fencing. There is however pedestrian access from the annexe to Hilltop via a connecting gate to the east.

- 3.3 The immediate surroundings to the west and south are characterised by residential dwellings throughout Pinewood Park. To the immediate north of the application site is Dumbelton's Copse, whereby the wider surroundings comprise countryside and settlement gap. In terms of wider siting and location, the application site is approx. 1.5 miles from Hedge End's local centre to the east, and approx. 1 mile from Bursledon's food retail services to the south. It is also noted that there is a pavement running along the same side as Pinewood Park, allowing for pedestrian access and movement.

4.0 Relevant Planning History

- 4.1 Following the determination of the previous planning application (3 February 2023), there have been 2 subsequent applications:
- 4.2 LDC/23/95788
Lawful Development Certificate for a proposed use or development: The proposed use falls within C3 dwelling house use for which the property already has permission. This application seeks to obtain a Certificate of Lawfulness for the proposed use of the residential property and Annexe at Hilltop, Pinewood Park, for a C3b Use
Certificate Not Issued (September 2023)
- 4.3 LDC/23/94708
Lawful Development Certificate: for the proposed use of the residential property at Hilltop, Pinewood Park, for a C3b use.
Certificate issued (April 2023)
- 4.4 The planning history laid out within the Committee Report is set out below for ease:
- 4.5 LDC/20/88428
Lawful development certificate for a proposed use: Change of use from C3(a) to C3(b).
Certificate refused (October 2020)
A lawful development certificate is assessed against the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (GPDO). This is different Legislation to that of which planning applications fall within. The GPDO sets out what development can be undertaken without the need for planning permission. The change of use described above was not considered to fall within the limitations of permitted development.
- 4.6 F/15/77114
Change of use from countryside to residential curtilage (class C3) and erection of single storey side extension
Permitted (October 2015)

- 4.7 F/10/66938
Single storey and first floor rear extension including side dormer window
Permitted (May 2010)
- 4.8 F/09/66023
Construction of detached double garage, following demolition of existing garage
Permitted (December 2009)
- 4.9 F/09/65538
Addition of pitched roof to existing double garage
Permitted (September 2009)
- 4.10 F/06/58529
Alterations and extensions to create a two-storey dwelling with front, side and rear dormer windows and a rear conservation
Permitted (January 2007)

5.0 Development Plan Policy

- 5.1 Town and Country Planning Act 1990
Sections 70(2) and 79(4) of the Town and Country Planning Act 1990 set out that this Appeal must be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 Planning and Compulsory Purchase Act 2004
Section 38(6) of the Planning and Compulsory Purchase Act states as follows: *"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"*.
- 5.3 Development Plan
The Development Plan comprises the Eastleigh Borough Local Plan (2016-2036). The relevant policies to the determination of the planning application and current appeal comprise Policies:
- S1 (Sustainable Development)
 - S2 (Approach to New Development)
 - S5 (New Development within the Countryside)
 - S6 (Protection of Settlement Gaps)
 - S10 (Community Facilities)
 - DM1 (General Development Criteria)
 - DM8 (Pollution)
 - DM11 (Nature Conservation)
 - DM13 (Transport)
 - DM14 (Car Parking)
 - DM19 (Change of use of building in the Countryside)

- 5.5 Policies DM1, and DM13 are of specific relevance to the reason for refusal. Copies of these policies were provided to the Planning Inspectorate as part of the Councils Appeal Questionnaire, however their importance and pertinence will be expanded upon below.
- 5.6 Policy DM1 – General criteria for new development
This Policy requires all new development to:
a) not have an unacceptable impact on; residential amenities (new and existing), the character and appearance of the context of the site, biodiversity and heritage assets.
Part c) requires development to take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and should be compatible with adjoining uses and be well integrated in terms of mass, scale, materials, layout, density, design and siting.
Part h) relates to the incorporation of provisions for people with disabilities and create accessible communities that cater for all.
- 5.7 The above have been highlighted as the most important criteria for this specific proposal. In particular, within part h, noting that proposals should create accessible communities with regard to people with disabilities, which is a key consideration of this appeal.
- 5.8 Policy DM13 – General development criteria – transport
Section 1 notes that all new development must have safe and convenient access to the highway network and make provision for access to, and by, other transport modes including public transport and cycle and pedestrian routes as appropriate.
- 5.9 Supplementary Planning Documents (SPDs)
The following SPDs are of relevance to the planning merits of the appeal proposals:
- Accommodation for Older People and Those in Need of Care (May 2011)
 - Quality Places (November 2011)
 - Residential Parking Standards (January 2009)
 - Biodiversity (December 2009)
- 5.10 Given the nature of the proposals (with regard to the end user), the Council's Accommodation for Older People and Those in Need of Care SPD is of particular relevance. This sets out that due consideration must be given to people with disabilities.
- 5.11 With specific regard to paragraph 4.4 (in relation to new development) this states:
Within the defined countryside, there is a presumption against most forms of development that are unrelated to rural uses, and the local plan does not generally support the development of new buildings in the countryside. A planning application for new use class C2 development in the countryside

will therefore be refused unless there are material planning considerations which indicate otherwise.

- 5.12 Paragraph 4.10 (in relation to conversions) states:
Where conversion proposals fall outside the urban edge policy 16.CO of the local plan is considered to be the most relevant. This sets out a number of criteria which should be addressed in considering proposals for the conversion of buildings. Other criteria such as location and access to amenities and services, as set out within this document, should also be considered.
- 5.13 It is noted that the above paragraph refers to Policy 16.CO within the former Local Plan, this is comparable to Policy DM19 of the current Local Plan.
- 5.14 Within this SPD, regard is also given to *location, accessibility, and integration with the community*. Paragraphs 4.19 - 4.26 have been set out below. Paragraph 4.19 states: *PPS1 emphasises the importance of sustainability and the need for comprehensive and inclusive access policies – in terms of both location and external physical access.*
- 5.15 Paragraph 4.20 states: *Consideration should be given to the topography and to the accessibility of a site to local services and amenities. Many older people and others with impaired mobility cannot drive and therefore a pedestrian friendly environment is essential for them to maintain mobility and retain independence. Accessibility to community and local facilities should be considered to ensure that older people do not become isolated. Consideration should be given to the layout and design of developments, ensuring that the site is as flat as possible and is well linked with public footpaths, and that seating, wheel chair ramps, and crossings are provided in locations where they are most likely to be needed. Planning and Access for Disabled People: A Good Practice Guide produced by the Department for Communities and Local Government provides useful advice in this respect and should be considered when drawing up development proposals.*
- 5.16 Paragraph 4.21 states: *Developers should consider how residents can access public transport. The Council considers that a bus stop or other access to public transport should be available within 400m of the development.*
- 5.17 Paragraph 4.22 states: *There is a dial-a-ride service active in the borough which offers a vital service to people who cannot use public transport independently. Developers should endeavour to provide a suitable pick up/drop off point within the development*
- 5.18 Paragraph 4.23 states: *It is important that residents have adequate services and facilities to cater for their needs. Residents should not have to leave their local area to access essential services such as;*
- *GP Surgery/Health Centre*
 - *General food store*
 - *Post Office*

- Pharmacy
- Bank

5.19 Paragraph 4.24 states: *The local area should also provide opportunities for residents to integrate with the local community, thus improving their quality of life. Such facilities include:*

- Community Facilities
- Public Open Spaces
- Places of worship
- Libraries
- Leisure Facilities

5.20 Paragraph 4.25 states: *The Council considers that all these essential services and facilities should be within 400m of the development (an easy walking distance) or be accessible by a bus route with a stop within 400m of the development.*

5.21 Paragraph 4.26 states: *Where such facilities or services are not available within the local area the Council may be prepared to accept on-site provision, subject to consideration of local plan policy 134.TC.*

5.22 It is noted that the above paragraph refers to Policy 134.TC within the former Local Plan, this is comparable to Policy S11 of the current Local Plan.

6.0 National Planning Policy

6.1 The National Planning Policy Framework (NPPF) 2023 sets the Government's planning policies for England and how it expects them to be applied. The NPPF is a significant material consideration for the purposes of making planning decisions. However, it is just one of the material planning considerations which must be taken into account, and it does not negate or undermine the primacy of the Development Plan laid out in statute, nor any other material planning considerations. Indeed, Paragraph 2 of the NPPF states:

"Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements."

6.2 Sustainable Development

Paragraph 7 notes that *"the purpose of the planning system is to contribute to the achievement of sustainable development"*. Paragraph 8 explains that this entails three overarching objectives: an economic objective; a social objective; and an environmental objective.

6.3 Paragraph 9 notes that:

“These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.”

- 6.4 Paragraphs 10 and 11 note that at the heart of the NPPF is the “presumption in favour of sustainable development”, stating that:
“For decision-taking this means:
c) approving development proposals that accord with an up-to-date development plan without delay; or
d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”
- 6.5 Paragraph 12 reiterates the point made in Paragraph 2 that the presumption does not change the statutory status of the development plan as the starting point for decision making:
“Where a planning application conflicts with an up-to-date development plan ... permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.”
- 6.6 Plan-Making
Section 3 of the NPPF relates to “plan-making”, and notes at the outset (Paragraph 15) that: *“the planning system should be genuinely plan-led.”*
- 6.7 Decision-Making
Paragraph 38 requires Councils to *“approach decision on proposed development in a positive and creative way”* and states that decision-makers at every level should *“seek to approve application for sustainable development where possible”* (but not unsustainable development).
- 6.8 Determining Applications
Paragraph 47 of the NPPF reiterates Paragraph 2, stating that *“Planning law require that application for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise”*.
- 6.9 Housing

Paragraph 60 of the NPPF requires that to support the Government's objective of significantly boosting the supply of homes, it is important that sufficient amount and variety of land can come forward where it is needed. Paragraph 62 goes on to state that *the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require... people with disabilities...)*

- 6.10 It is the Council's position that the Policies contained within the Eastleigh Borough Local Plan (2016-2036) are pertinent to the decision making of the appeal and are considered to be consistent with the NPPF and therefore should be given full weight.

7.0 Reasons for Refusal

- 7.1 This section addresses the reasons for refusal, including conflict with the Local Plan Policies, Adopted SPDs and the NPPF.

7.2 Reason 1

The proposed change of use, from C3 dwellinghouse to C2 Care Home, by reason of its countryside location, is isolated from necessary amenities, and sustainable public transport links, which would have a detrimental impact upon the amenity and quality of life for future end occupier(s). Thus the proposals would be contrary to Policies DM1 and DM13 of the Eastleigh Borough Local Plan (2016-2036), the Council's adopted 'Accommodation for Older People and Those in Need of Care' SPD (2011), and the provisions of the National Planning Policy Framework (2021).

- 7.3 The appeal site is situated within designated countryside, as a result of this location, amenities are, naturally, further away than a more urban/ town or local centre environment. The appellant has provided information to try and justify that the countryside location is not 'isolated' and that the appeal site is appropriate for the proposed use, this will be assessed below.
- 7.4 In planning terms, 'isolated/ isolation' is generally described as a *dwelling that is physically separate or remote from a settlement (including amenities)*. In this instance, Pinewood Park creates a small cluster of residential properties which are, to a degree, separated from local amenities; shops/ public transport connections etc. Therefore whilst not physically separated from other residential dwellings, the appeal site and surroundings are separate from the local services and amenities that serve the locality.
- 7.5 Furthermore, and whilst it is noted that there are amenities within the vicinity, these are of a considerable distance from the appeal site. Within the appellants statement of case they have noted 3no. shopping facilities, 1no. fire station, 1no. ambulance station and 1no. doctors surgery, the closest being the doctors surgery, approx. 1mile from the appeal site.

- 7.6 The appellant has also gone on to set out what they believe to be 'essential' amenities 'for quality of life for the proposed service users', this comprises: social care providers (the closest being 0.4miles), doctors surgeries/ GP practices (the closest being 0.7miles), dentists (the closest being 0.8miles), hospitals (the closest best 1.6miles), opticians (the closest being 0.8miles). Whilst it is noted that these amenities are important, they are not considered to be used regularly/ on a day-to-day basis in the same way shops/ community services are used and needed.
- 7.7 Turning to public/ sustainable transport. Within the appellants statement they have acknowledged sustainable transport, noting that they provide the use of a company car/ minibus for staff outings and encourage staff carpooling, cycling etc. In addition to staff, they also go on to note that future users would be supported by staff (on a day-to-day basis) and therefore would unlikely be able to undertake any activities such as shopping/ attending healthcare appointments on their own. As such, the company would have a car/ minibus to facilitate trips, and therefore placing less reliance on public transport.
- 7.8 The appellant has, however provided a list of nearby railway stations (Bursledon being the closest at 1.7miles from the appeal site), and bus stops (the closest being 'Ellis Road' at 0.32miles from the appeal site). They note that the bus stops '*are essential for our staff to make use of when using public transport to attend work*'.
- 7.9 On the Council's website there is travel information (bus services) throughout the Borough (Appendix 1: <https://www.eastleigh.gov.uk/media/13290/bus-route-map-eastleigh-borough.pdf>). This shows that there are 2no. buses (3 and X15) which run east to west and are situated to the north and south of the site, however it should be noted that there is no bus route along Kanes Hill (A27) which the site is accessed from. The bus routes for 3 are situated along Thornhill Park Road (approx. 0.9miles north from the appeal site) this service runs every 60mins Monday to Friday and Saturday and 6 journeys on a Sunday/ public holiday. The bus route for the X15 is situated near Tesco superstore (approx. 0.8miles south from the appeal site) this service runs twice a day Monday to Friday and not at all Saturdays, Sundays and public holidays. Whilst acknowledging that there are bus services these are almost 1mile from the appeal site, and do not offer the most regular service.
- 7.10 Further to the above, the Council's "Accommodation for Older People and Those in Need of Care" SPD sets out that location is a key consideration when providing any type of specialist accommodation, whether that be of elderly people, or those with disabilities etc.
- 7.11 Location, accessibility and integration with the community
Paragraph 4.20 of the abovementioned SPD states that:
Consideration should be given to the topography and to the accessibility of a site to local services and amenities. Many old people and others with impaired mobility cannot drive and therefore a pedestrian friendly

environment is essential for them to maintain mobility and retain independence.

- 7.12 Paragraph 4.21 of the same SPD goes on to note that: *Developers should consider how residents can access public transport. The Council considers that a bus stop or other access to public transport should be available within 400m of the development.* Paragraph 4.25 goes on to further note that: *The Council considers that all these essential services and facilities should be within 400m of the development (an easy walking distance) or be accessible by a bus route with a stop within 400m of the development.*
- 7.13 None of the amenities or bus stops stated within the appellants statement of case fall within the 400m of the appeal site, as set out within the Council's SPD. The Council has also provided a bus route and timetable (Appendix 1), which shows that there is limited connectivity to the appeal site. Furthermore, were the Inspector to conclude that this limited connectivity were suitable, staff and potentially end users would have to navigate their route from bus stops to the site. If using Kanes Hill (A27) whilst a footpath is provided (to one side of the road), there is limited street lighting as a result of its countryside location and Dumbelton's Copse to the immediate north of the site. Given the nature and needs of the end users, safety would be of a key concern.
- 7.14 It is acknowledged that this type of development and care provision is needed within the Borough, and whilst in principle it is a positive facet of the scheme to re-use an existing dwelling converting it into a C2 care facility, this dwelling in this countryside location is not considered appropriate for the reasons set out above.
- 7.15 The economic benefits of the proposals are noted, comprising: the creation of jobs and providing necessary care provisions. However, these positives are not considered to outweigh the harm.
- 7.16 **Other Matters**
- 7.17 Within the appellants summary section reference is made to a Lawful Development Certificate (LDC) application (LDC/23/94708), this has also been referenced within the history section (4) of this statement.
- 7.18 The appellant states that this LDC is for a similar scheme, notwithstanding the Councils previous decision to deny full planning for a C2 change of use. The Council would like to set out and advise the differences between the full planning application (subject to this appeal) and the referenced approved LDC.
- 7.19 As the Inspector will be aware, this appeal proposes the change of use of 'Hilltop' and its associated annexe to be converted into C2 use, to care for 6no. adults with learning difficulties. The end users would then be cared for by between 5-7 members of staff during the day and 4 members of staff at night who would work on rotations. Application LDC/23/94708 approved the

use of Hilltop (not including the annexe), to be used within a C3(b) use providing care for 5no. adults with learning difficulties and care staff on a shift rota with 1no. carer sleeping overnight on site, thereby there would be no more than 6no. persons residing on site at any one time. It is clear that the proposals within this appeal are a significant intensification compared to that approved under the LDC application.

7.20 The appellant has also queried why the LDC is not contrary to any of the policies mentioned for the full change of use when it's almost on a similar scheme of providing a service for end users with specific challenges. The Council would advise that the planning application, subject to this appeal, is assessed against the Town and Country Planning Act 1990 and is subject to consideration of the Councils Local Plan and Policies contained within. The LDC is assessed against the Town and Country Planning (General Permitted Development) Order 2015 (as amended), whereby this Legislation sets out different criteria, and what is able to be carried out without the need for planning permission. As the Inspector will be aware planning applications and LDC applications are not assessed against the same Legislation, and are considered differently in planning terms, albeit weight can sometimes be applied to the 'permitted development' fall-back position.

7.21 In this instance, the appellant can benefit from the previously approved LDC. However, the proposals within the LDC are considered to be materially and significantly different to that being considered under this appeal. As such, the Council would not place any significant weight on this potential perceived 'fall-back position'.

7.22 The Council would like to comment on a particular part of the appellant's statement, within the summary section which reads:
We are of the belief that the LPA has realised the error in their judgement and have tried to soften the blow through the issuance of an LDC.

The Council have not erred in their judgement. The Council has determined each application within the correct legislative parameters following an informed assessment of each specific proposal.

8.0 Conclusions

8.1 As set out within this Statement, there is a clear conflict between the proposed development, Local Plan Policies, the adopted SPDs and the contents of the NPPF all promoting sustainable development. As a result, it is clear that the proposals do not accord with the Development Plan for the purposes of Sections 70(2) and 79(4) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004. Planning Permission should therefore be refused unless material considerations indicate otherwise.

8.2 The Local Planning Authority consider that there are no such material considerations in this case and, accordingly, respectfully request that the Inspector dismisses this appeal.

- 8.3 Should the Inspector, however, be minded to grant permission, the Local Planning Authority would request that the conditions attached in Appendix 2 be included as part of any approval.



Your Travel Information for the Borough of Eastleigh

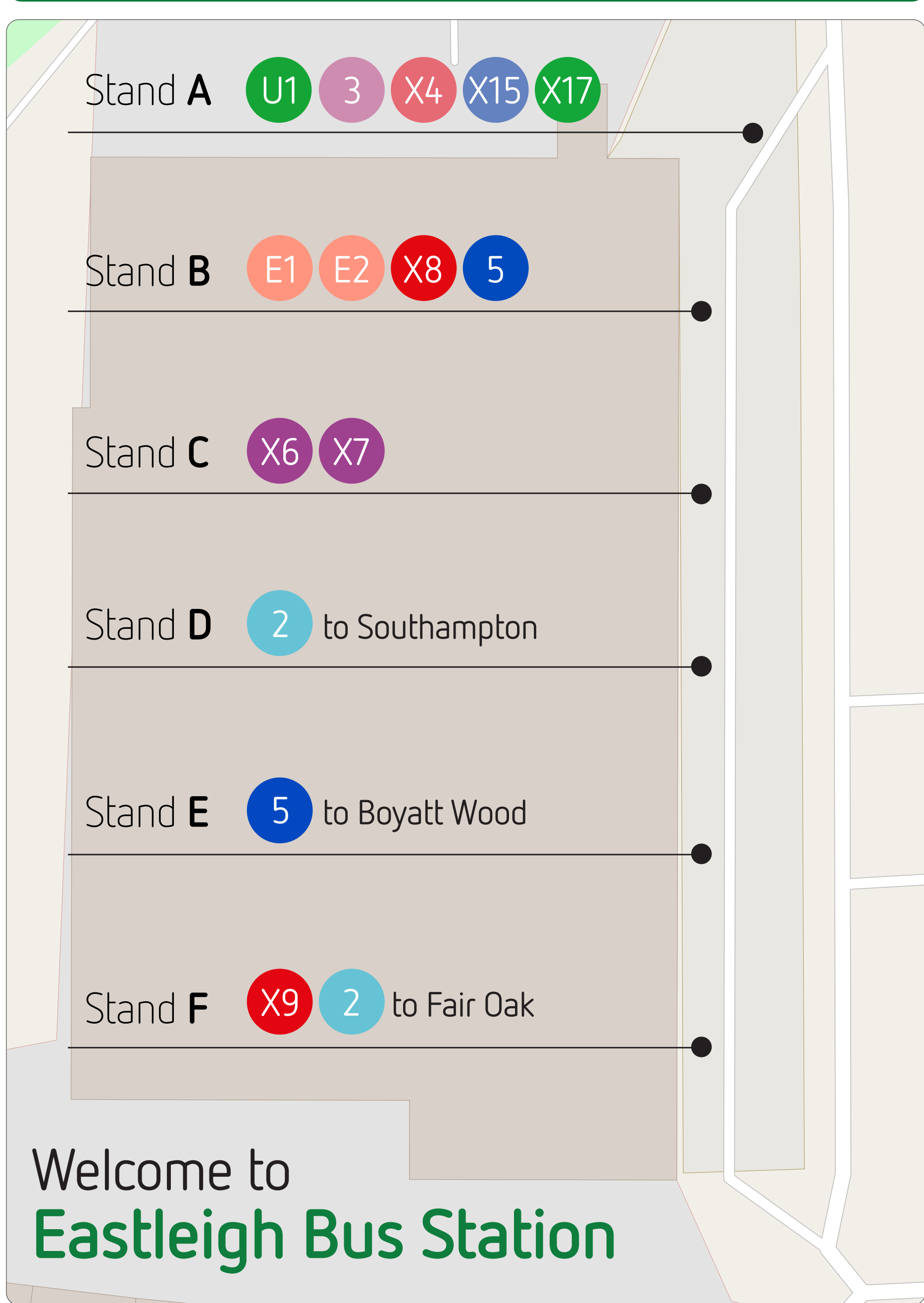


www.eastleigh.gov.uk

List of services

Bus No.	Bus Route	Monday to Friday	Saturdays	Sundays & Public Holidays
1	Winchester Chandlers Ford Southampton	Every 15 minutes	Every 15 minutes	Every 30 mins
E1	Eastleigh Colden Common Winchester	Six Journeys	Four Journeys	NO SERVICE
U1	Eastleigh University Southampton	Six early departures	One early departure	Four early departures
2	Fair Oak Eastleigh Southampton	Every 15 mins	Every 15 mins	Every 30 mins
E2	Eastleigh Otterbourne Winchester	Three Journeys	Three Journeys	NO SERVICE
3	Eastleigh Hedge End Southampton	Every 60 mins	Every 60 mins	Six Journeys
X4	Eastleigh West End Hedge End	Every 60 mins	Every 120 mins	Every 120 mins
X4	Southampton Bursledon Portsmouth	Every 30 mins	Every 60 mins	Every 60 mins
5	Eastleigh Boyatt Wood	Every 30 mins	Every 30 mins	NO SERVICE
5	Eastleigh Romsey	Every 60 mins	Every 120 mins	NO SERVICE
X5	Southampton Bursledon Gosport	Every 30 mins	Every 60 mins	Every 60 mins
6	Southampton Netley Hamble	Every 30 mins	Every 60 mins	Every 60 mins
X6	Eastleigh Chandlers Ford Hiltingbury	Every 60 mins	NO SERVICE	NO SERVICE
X7	Eastleigh Chandlers Ford Hiltingbury	Every 60 mins	NO SERVICE	NO SERVICE
X7	Eastleigh Chandlers Ford	Every 60 mins	Every 60 mins	Four Journeys
8	Hedge End Station West End Southampton	Every 30 mins	Every 60 mins	Every 60 mins
X8	Eastleigh Boyatt Wood	NO SERVICE	NO SERVICE	Every 120 mins
X9	Eastleigh Colden Common Bishops Waltham	Every 60 mins	Every 120 mins	NO SERVICE
X10	Bishops Waltham West End Southampton	Every 60 mins	Every 120 mins	NO SERVICE
X15	Eastleigh Hedge End Hamble	Two Journeys	NO SERVICE	NO SERVICE
X17	Eastleigh Bishops Waltham Petersfield	1 Journey (Weds)	NO SERVICE	NO SERVICE
46	Winchester Hiltingbury Baddesley	2 Journeys	NO SERVICE	NO SERVICE
69	Winchester Colden Common Fareham	Every 60 mins	Every 60 mins	Six Journeys

Which bus stand to use



Who to contact

web: www.bluestarbus.co.uk
Email: talk2us@bluestarbus.co.uk
Tel: 023 8023 1950
Twitter: @bluestarhq
Facebook: www.facebook.com/bluestarbus

web: www.cityredbus.co.uk or www.firstbus.co.uk/portsmouth
Tel: 0345 646 0707
Twitter: @FirstShampton @FirstPortsmouth
Facebook: www.facebook.com/FirstSouthampton or FirstSolent

web: www.xelabus.info
Email: admin@xelabus.info
Tel: 023 8064 4715

web: www.stagecoachbus.com
Email: south.enquiries@stagecoachbus.com
Tel: 0345 121 0190
Twitter: @StagecoachWinch

web: www.unilinkbus.co.uk
Email: talk2us@unilinkbus.co.uk
Tel: 023 8059 5974
Twitter: @unilinkbus

My Journey is a campaign which aims to help Hampshire & Southampton residents find new healthier and cheaper ways of travelling. For more information, visit: www.myjourneyhampshire.com

For timetables, journey planning and enquiries:
web: www.travelinesw.com
Tel: 0871 200 22 33

web: www.hants.gov.uk/transport/publictransport
Email: ptgenquiries@hants.gov.uk
Tel: 0300 555 1375

LOCAL PLANNING AUTHORITY SUGGESTED LIST OF CONDITIONS

Site Address: Hilltop, Pinewood Park, Southampton, SO19 6AL

Appeal Reference: APP/W1715/W/23/3324730

Planning Application Reference: F/23/93935

The following list of conditions is put forward by the Local Planning Authority (LPA) on a without prejudice basis. For the avoidance of doubt, the presence of conditions on this list, so far as they pertain to matters the subject of the reason(s) for refusal as set out within the Council's decision notice, do not indicate that the LPA is satisfied that such matter could be adequately addressed by way of planning conditions. Rather their presence is such as to allow a degree of control to be exercised in relation to specific impacts of the development should the Inspector be minded to allow the appeal. In such an event, the LPA respectfully requests that these conditions be imposed.

Conditions and Reasons:

- 1) The development hereby permitted shall start no later than three years from the date of this decision.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
- 2) The development hereby permitted shall be implemented in accordance with the following plans numbered:
 - Location & Block Plans 000
 - Existing GF Plan X01
 - Existing Plans X02
 - Proposed GF Plan P01
 - Proposed Plans P02
 - Proposed Site P00 Rev AReason: For the avoidance of doubt and in the interests of proper planning.
- 3) The use hereby permitted shall be used for a Use Class C2 Residential Care Home and for no other purpose (including any other purpose in Use Class C2) of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to the Class in any statutory instrument revoking and re-enacting that Order with or without modification.
Reason: in the interests of amenity and to ensure the provisions of sufficient on-site car parking.
- 4) Prior to first occupation of the development hereby permitted the parking plan (Proposed Site P00 Rev A) shall be implemented in full and shall be retained for the lifetime of the development.
Reason: In the interests of highways safety.
- 5) The cycle storage container, hereby permitted, shall be finished in natural timber cladding unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.