

F/24/97945 – Land adjacent to Oak Cottage, Winchester Road, Boorley Green

Erection of 52-bed Retirement Living Apartments with communal facilities and car parking. Erect a pair of detached dwellings.

Planning Policy Comments 3/10/24

The Council adopted the Eastleigh Borough Local Plan 2016-2036 on 25th April 2022. This document now forms the planning policy framework for the borough to 2036.

The planning application is for 52 bed retirement apartments with a mix of one and two bedroom retirement living apartments and 2 three bed detached homes. The site is next to the Boorley Gardens development. It is allocated as a housing led site in policy BO4 Land north of Myrtle Cottage.

Principle of development

Policy BO4 is an allocation for development to include approximately 22 dwellings subject to meeting criteria as set out in the policy. In the Local Plan, paragraph 4.13 provides supporting text to Strategic Policy S3, Location of new housing. This advises that the site allocations provide an indicative number of dwellings for each site. The Council will consider whether higher dwelling numbers can be justified when determining a planning application, following more detailed work and provided the proposal is in accordance with other policies in the plan.

The proposed scheme includes retirement living apartments and two detached homes. Local Plan policy DM25 promotes suitable accommodation for older people providing it meets three criteria. These are that the accommodation is in a sustainable location with good access to public transport; close to local facilities that residents can use; and well-integrated in the local community. As this proposal is an allocated site, adjacent to development currently under construction at Boorley Gardens and close to recent development and facilities in Boorley Park, it meets the three criteria in DM25 and the principle of development is considered to be acceptable.

Detailed criteria for development

Policy BO4 includes ten criteria for the site. These require a range of housing types, sizes and tenure; pedestrian and cycle links; Sustainable Urban Drainage; biodiversity net gain; a good quality landscape setting; and to consider the potential relocation of the existing electric pole. Further criteria address access and highways improvements, avoiding adverse impacts on protected habitats or species, noise and wastewater infrastructure.

The proposed development includes a range of housing with one and two bedroom retirement living apartments and three bedroom detached dwellings and is accessed from Winchester Road. The electric pole is programmed to be relocated. The Noise Impact Assessment shows how the development is not impacted by, or result in, unacceptable noise levels. The development therefore meets the requirements in BO4 (1a), (1b), (1f) and (1i).

Considering the nature of the accommodation proposed on site, the off-site highways improvements and pedestrian and cycle links required under BO4 (1c) and (1d) are required to serve the residents

of the proposed development and for people visiting and working the site. These enable residents to safely access existing and future local services and facilities nearby and provide alternatives to accessing these by private car (and also for people accessing the site). The response from HCC Highways proposes appropriate improvements and conditions for the final scheme which should be implemented to address these criteria.

In accordance with Local Plan policy DM6 on water management, the site should include at least two forms of naturalised filtration. The Drainage and Flood Risk statement submitted does not address the requirements in DM6. The proposals include only one form of filtration with the use of permeable paving in the parking areas and the stone subbase under the access road. These proposals are therefore contrary to policy BO4 (1e).

The proposal is also contrary to policy BO4 (1g). This relates to the impact on protected habitats and species and achieving a net gain in biodiversity. The detailed comments from Ecology set out further information required on the presence of protected species and the proposals for Biodiversity Net Gain. It also notes errors in the Biodiversity Net Gain assessment that need to be addressed (response from Lisa Malter, Ecologist 17/9/24).

Policy BO4 (1h) requires the provision of a high quality landscape setting for the development. The detailed landscape comments set out changes that are required to deliver this (response from Tim Griffin, Landscape consultant 30/8/24).

The conformity to policy BO4 (1j) is subject to the response from South Water.

Conclusion

While the principle of this development is considered acceptable on this site, policy BO4 sets out detailed criteria which are not all met in the current proposal. These relate to criteria 1c, d, e, g and h. It is not clear yet if the proposal meets the requirement in BO4 (1j). Planning Policy therefore objects to this development.