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Application F/24/97945
Please ask for Liz Harrison
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Working hours
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By email only

Wednesday 12 February 2025

Dear Sir/Madam

**Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure)
(England) Order 2015**

Application No: F/24/97945
Description: Erection of 52 retirement living apartments with associated communal facilities and car parking; the erection of a pair of detached dwellings; improved vehicular access and new pedestrian access to Winchester Road.
Site: LAND ADJACENT TO OAK COTTAGE, WINCHESTER ROAD, BOORLEY GREEN, SO32 2DH,

Thank you for the amended plans. They have resolved a number of points, but some issues still need to be resolved as set out below.

Design

The amended plans addressed a number of the issues raised previously, however the following amendments are still required:

- Urban Design remain concerned that the rooms facing exclusively north, particularly those on the ground with balconies above, would be overshadowed and not receive sufficient sunlight. Please provide analysis to demonstrate that adequate levels of daylight and sunlight are received in all northern facing habitable rooms. - **The trees along the northern boundary are 20m away at the closest point (to canopies rather than trunks), and 25m the furthest. Given the sun's path in relation to North, shadowing from the boundary trees themselves will always fall away from the building. Thereafter, the distances stated above**

are considered generous - providing plenty of space for daylight to remain unhindered to all north facing apartments. We therefore do not think that daylight and sunlight analysis is warranted in this scenario.

- A kitchen window has been added to the floor plan for unit 37, as previously requested, however on the elevation it now appears as a full height window, rather than the window with brick panel below, which is what was previously proposed and is required given the position of the kitchen units. Please amend the elevation back to the half height window with brick panel below. – **dwg updated accordingly.**
- Details of the boxing in of the underside of the balconies were previously requested. The submission of the photos of other balconies is noted, but the underside of the balconies do need to be boxed in so please provide the necessary detail. – **the photos previously provided demonstrate that there is no aesthetic detriment to the underside of balconies being exposed. This detail has been deployed and accepted on a number of our developments across the country. Boxing in the underside is an unnecessary expense that leads to ongoing defects and maintenance issues.**
- Thank you for the louvre brochure details, please confirm if glazed louvres are proposed as the brochure also refers to non-glazed options. – **Yes, the AOV louvres will be glazed.**
- Thank you for the photos of the Glebe Court development, unfortunately they do not appear to show any external doors serving the mobility scooter store and the stairwells, which are shown to be solid doors without glazing on the proposed elevations. Are these doors proposed to be similar to the bin store door you sent a photo of? – **doors to the staircores and scooter store are obscure glazed.**
- Thank you for confirming what the features visible above the ridge line are. Please provide an extended version of the North Courtyard section to show the line of site from 1.7m above ground level from the opposite side of Winchester Road towards the front elevation of the development to demonstrate any view gained of the lift over run. In addition please confirm the materials to be used in the construction of the lift over-run. – **please refer to drawing SO_2977_03_AC_SK04 Winchester Road Indicative View. The material used for the construction of the lift overrun is a continuation of the flat roof covering up the side walls of the shaft, with an aluminium trim surrounding the top perimeter.**

Inconsistencies between plans

Please amend the relevant plans to address these inconsistencies:

- The eastern most living room window on plot 34 is marked as obscure glazed on the floor plan but obscure glazed and fixed on the elevations. Please amend the floor plan to be consistent with the elevation. – **plan updated accordingly.**
- 3 of the 4 windows to the refuse store are marked as fixed and obscure glazed on the elevations but none are marked as such on the floor plans. Please

amend the west courtyard elevation and ground floor plan to show all refuse store windows to be fixed and obscure glazed. – **dwgs updated accordingly.**

- Both Proposed Elevations drawings have been given the same drawing reference on the plan itself – SO_2977_03_AC_020 rev A, although Sheet 2 of 2 was saved as 021 rev A. Please amend the reference of Sheet 2 accordingly. – **elevation sheet updated accordingly.**

Materials

As set out in my previous letter, and in Urban Design's comments, the use of dark grey and grey roof tiles is not acceptable and needs to be changed to natural slates, together with the use of red plain clay tiles. – **accepted, we have changed the proposed materials to suit.** In addition the rendered elevations need to be changed to painted brick, as even though this may peel, it is easier to maintain as it can be repainted more easily than marked render can be cleaned. – **painted brickwork leads to more frequent defects and maintenance issues. Marked render can be painted and has more longevity than painted brickwork, meaning less regular maintenance, and in turn a more affordable service charge to residents.** Please amend drawing SO_2977_03_AC_031 accordingly as an improved palette of materials is required to ensure the development is in keeping with the quality of materials used on the adjoining Boorley Gardens development.

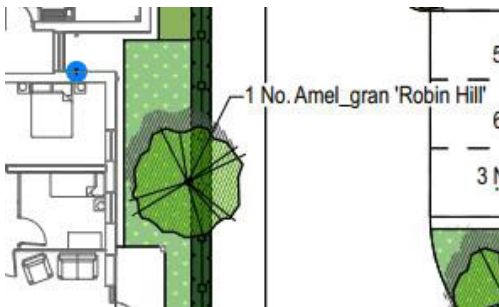
Apologies for not mentioning it previously, but please also amend the annotation on the bay studies to clarify that the balcony balustrades will also be black. – **dwg updated to suit.**

Landscape

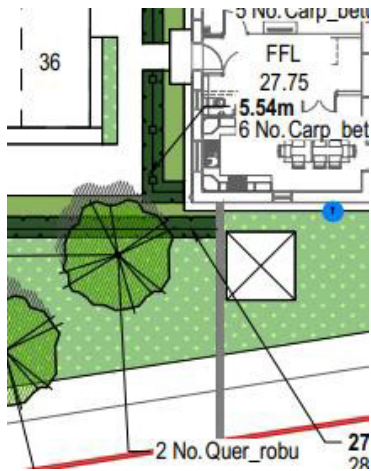
Thank you for the amended landscape proposals, which have addressed a number of issues, but Landscape have requested the following amendments:

- Some of the trees that are very close to the building line (circa 2.5m away) should be changed to truly fastigate species, e.g. Liquidambar styraciflua 'Slender Silhouette' or similar evergreen options. There are 6 or 7 trees in such tight locations. - **The proposed trees in these locations are fairly small trees (Amelanchier 'Robin Hill' and Betula 'Fascination') with mature spread at 4m (in 20-25 years). This is exactly the same size we are showing on the plan so it demonstrated that there will be minimal conflict with the building in the long term. Therefore, we would not change them to the narrow-growing species, which creates a different aesthetics from our design intent.**

For example:

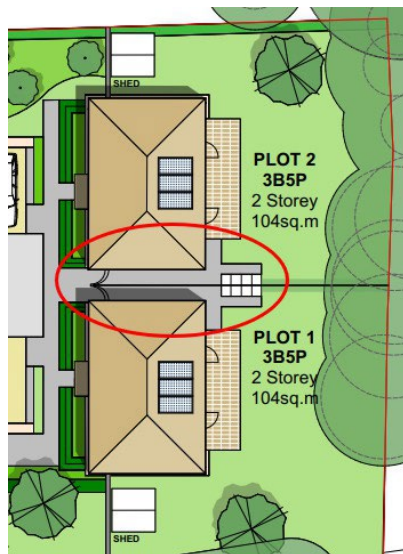


- A few trees are planted in locations with limited rooting zone. The species used here should be changed to robust species known to withstand such challenging conditions (varieties of Acer campestre & Carpinus). This applies to the 2 Prunus spp. adjacent parking bays 33 & 38 and also the 2 Betula spp. adjacent parking bay 21 and the substation. **We have changed to cherry trees (Prunus padus) adjacent bays 33/34/38/37 to smaller species with a similar flowering feature (Prunus 'Sunset Boulevard')**
The 3 trees next to the substation have bigger root zones but we have changed them all to "Acer campestre" as suggested by the officer.
- This Oak tree is too close to the building and should be repositioned so that it has room to grow. – **it has been moved away from the building.**



Please note that a condition would need to be attached to any permission granted requiring a 1:200 detailed planting plan and the consideration of that may require further changes to be made to the proposed landscape scheme. – **Noted and accepted.**

The paths within the rear gardens of the 2 dwellings are now shown as paved on the landscape plan, as requested, but please amend the shading used on the *Proposed Site Layout (Roof)* to be consistent as this still shows the use of tarmac. – **dwg updated accordingly.**



In addition please amend the key on the Landscape General Arrangement and Planting Strategy drawings to say that the 1.1m estate railings are to be black powder coated aluminium. - **We have added the notes “Galvanised steel/aluminium and powder-coated in black” in the key.**

Ecology

You will note from Ecology’s consultation response dated 21.11.24 that there are still some detailed points that need to be resolved, namely:

- Following the results of the updated Ecological Impact Assessment the lighting strategy needs to be amended to include reference to: - **the lighting strategy has been updated to address the following comments.**
 - the need for a dark corridor of at least 5m from the northern treeline, with a maximum of 0.5 lux at 4m height above the ground;
 - wildlife sensitive lighting to be used on western boundary to avoid disturbing bats and badgers;
 - identification of any areas with badger activity and the locations of the recommended biodiversity enhancements such as bat boxes, hedgerows, and trees shown in the Habitat Enhancement Plan as

receptors for the purposes of the lighting plan.

- The Habitat Enhancement Plan attached to Appendix II of the Ecological Impact Assessment needs to be amended as follows:

- the Habitat Enhancement Plan has been updated to address the following comments.

The swift bricks and the bat boxes are shown quite close to each other and only on the western elevations of the building. Whilst it is acknowledged that this would be the quietest and darkest side of the site at night, bats and swifts have different requirements (see advice below). A variety of elevations will allow bats and birds to choose the roost site with the most ideal conditions for them at any particular time. The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. ([Putting up your box - Bat Boxes - Bat Conservation Trust](#)). Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight. ([Swift Conservation Homepage](#); <https://swift-conservation.org/Leaflet%20-%20Swift%20Nest%20Bricks%20-%20installation%20&%20suppliers-small.pdf>)

Please arrange for the necessary amendments or additional information to be provided.

In addition, as requested in my email dated 4.2.24 please provide quotes from the provider of the habitat bank you intend to use for Biodiversity Net Gain credits to support the new suggested cost of £150,000.

I have completed a Habitat Regulations Assessment and consulted Natural England on it. I will let you know when I hear back from them, but as previously discussed they are likely to object to the application on the grounds of the impact of New Forest Special Area of Conservation (SAC) / Special Protection Area (SPA) and Ramsar site even if a financial contribution towards the Council's interim mitigation strategy is secured. However the Council, as the competent authority, remain of the opinion that the Council's scheme does provide an appropriate level of mitigation such that there would not be any adverse effects on the integrity of the New Forest designated sites if the necessary contribution was secured.

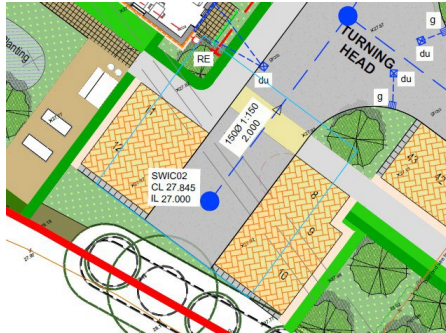
Drainage

As you are aware additional information in relation to the proposed drainage strategy has been requested by HCC Flood & Water (see consultation response dated 13.1.25).

In amending the drainage layout please update the layout to show the latest site layout clearly (e.g. 2 alignments of the pedestrian link in the north-eastern corner are

visible) and amend the key to indicate what the light blue rectangles depict (see example extract below) as they were not on the previous version of the drawing.

- dwg updated with the latest site layout, the light blue rectangles have been removed.



In addition details of the proposed foul water package pump station, including any above ground features and noise level details are still required so that the visual impact and impact on residential amenities can be assessed. – as previously clarified, there are no above ground features to the pump station other than the manhole type cover shown on the dwg. This is purely for pumping foul water at approx. 1m beneath the ground and will create no more noise than any other drainage run. During normal operation you wouldn't be able to hear it even if you were stood on top of it. The loudest noise you are likely to hear when the pumping station kicks into gear is something resembling your home refrigerator. The noise created from the adjacent road will be in excess of all drainage across the site.

It was previously requested that the drainage strategy layout be amended to avoid conflicts with the proposed landscape scheme. I note that some amendments have been made but there are some areas where the drainage runs are still proposed in close proximity to new planting. Please confirm that your landscape architect is content that the relationship is acceptable and that there would not be a conflict between the proposed drainage scheme and the existing and proposed landscaping, such that the planting would thrive in those conditions. – drainage runs have been coordinated with the civil engineer and landscape architect, and slight adjustments made, to ensure an acceptable relationship.

There were further comments received from HCC Flood & Water, via the case officer, in a separate email dated 5th February 2025, which are dealt with separately – listed within the body of our email response.

I have received a response from Southern Water today, but I am seeking some clarification from them and I will let you know when they reply.

Affordable Housing and Viability

As you are aware AspinallVerdi assessed the submitted Financial Viability Assessment (FVA) on the Council's behalf and whilst their report agrees that that it

would not be viable to provide a fully policy-compliant scheme with 35% affordable housing, it considers that it would be viable to provide a reduced contribution towards affordable housing.

The Council is therefore seeking the provision of the 2no. 3-bed dwellings as affordable rented properties, together with a financial contribution for the remaining surplus and a S106 viability review mechanism included within the S106 agreement to allow the council to benefit from any future favourable uplifts in viability.

Since that AspinallVerdi report was produced the S106 financial contributions have all been index-linked to December 2024 and the NHS contribution and cost of the nitrate credits been confirmed. As set out in my emails dated 4.2.25 and 6.2.25 the following financial contributions are required and need to be reflected in the FVA:

- Community Infrastructure - £98,947.02
- Public Open Space - £54,211.95
- Public Art - £30,895.26
- Sustainable Transport - £51,895.00
- Traffic Regulation Order - £12,000
- Health - £17,485
- S106 Monitoring fee - £5,700
- New Forest Recreational Disturbance Mitigation – £128,967.86
- Solent Recreational Disturbance Mitigation - £30,816.42
- Nitrate credits – £117,743.75 + VAT
- Biodiversity Net Gain – said to be £150,000, but quotes are required to support this figure.

Now that these figures have been confirmed please could you provide your response as soon as possible as this issue needs to be resolved prior to the application being considered by Members at committee.

In submitting any amended plans or additional information to address the issues outlined above and in consultation responses please indicate which matters you have addressed, and which, if any, you have been unable to satisfactorily resolve. If there are any instances where you have not been able to address the issues raised, please explain why this has not been possible.

Yours faithfully

A handwritten signature in black ink that reads "N Parker". The signature is written in a cursive, slightly stylized font.

Nicholas Parker

Planning Manager