



BJC PLANNING

PLANNING STATEMENT
FOR PROPOSED REPLACEMENT SEA WALL DEFENCES
AT
NETLEY COURT CARE HOME AND ROYAL COURT
VICTORIA ROAD NETLEY SO31 5DR

FOR HARTWOOD CARE (3) LTD

BJC Planning
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1.0 INTRODUCTION

- 1.1 This Planning Statement sets out the proposal for the replacement of sea wall defences at Netley Care Home and Royal Court, Victoria Road Netley. The property adjoins the low coastal cliff on the eastern side of Southampton Water.
- 1.2 The Statement commences with the site location and description, and the proposed development. It refers to the planning history of the property, to relevant planning policy and to matters of design and access.
- 1.3 The existing sea defences have been gradually eroding over the years. They have now reached the stage where there is a risk of the cliff collapsing. The defences need to be replaced as soon as possible.
- 1.4 The application is supported by plans and technical reports prepared by the following:

Plans and Engineering drawing	Cowan Consultancy
Ecological Impact Assessment	Ecosa (Ecological Survey & Assessment)
Habitat Regulations Assessment	Ecosa
Biodiversity Net Gain	Ecosa
Arboricultural Development Statement	James Fuller
Planning Statement	BJC Planning
Flood Risk Assessment	BJC Planning
Topographic survey	

2.0 SITE LOCATION AND DESCRIPTION

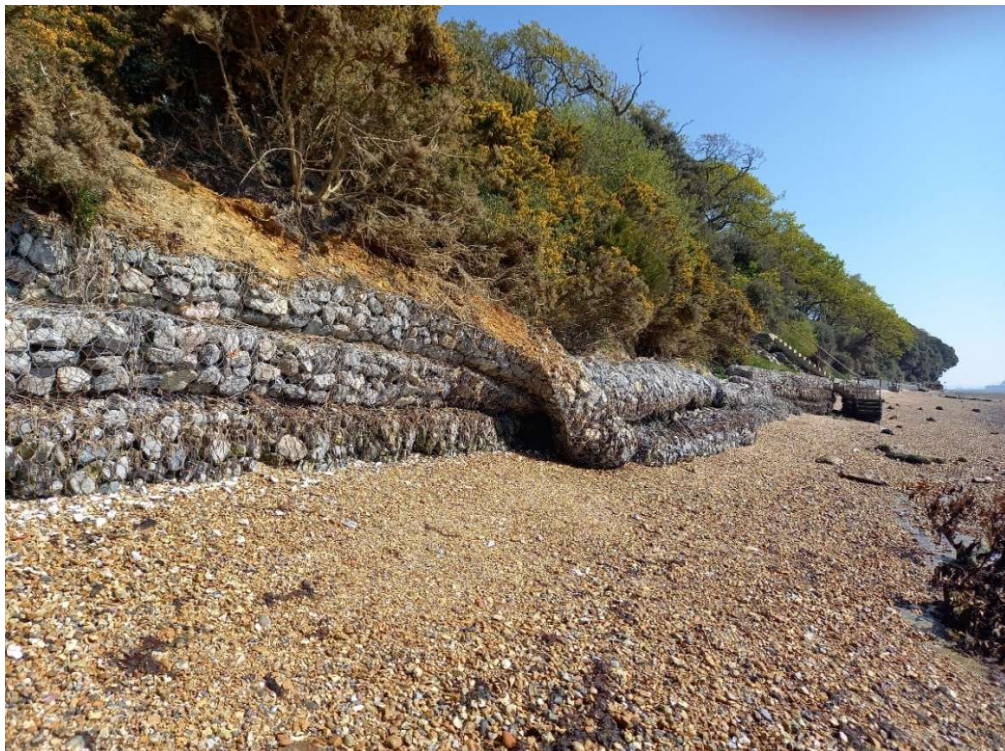
- 2.1 Netley Court Care Home and Royal Court front onto Victoria Road and back onto Southampton Water. Netley Court provide accommodations and a range of care options for the elderly. Royal Court provides accommodation for the elderly.
- 2.2 The site is situated off Victoria Road in Netley Abbey which is within the Parish of Hound. It comprises a complex of buildings with a central courtyard off Victoria Road and parking on the southeastern boundary of the site.
- 2.3 There are landscaped gardens situated between the buildings and the waterfront for the enjoyment of residents.
- 2.4 The cliffs along this part of Southampton Water vary in height and gradually reduce in a northward direction. The cliffs at this point reach a height of approximately 7-8m. The cliffs are composed of a stratum of sand topped with

a further stratum of a conglomerate of coarser sand and gravel. (See Photographs). These materials are readily erodible and thus are protected by sea defences mainly in the form of gabions. Gabions are stone filled wire cages which can be stacked to form a wall.

- 2.5 The erosive effect of the tides and weather have taken a toll on the existing gabion baskets which protect the cliff. Indeed, this is an issue which has occurred at other points along this cliff face.
- 2.6 Replacement sea defences in the locality have principally taken the form of gabion baskets.

3.0 PROPOSED DEVELOPMENT

- 3.1 The development proposes the replacement of the existing gabions which are now showing signs of wear and tear and some of which have fallen. The proposed replacement structure is shown on the plans accompanying this application. It is proposed to repair the entire defence of the cliff with stone filled gabions, a distance of approximately 80m.
- 3.2 The storms and high tides have gradually broken the existing stone gabions and eroded the soft sedimentary rock which forms the cliffs.
- 3.3 The following photographs show the state of the cliff in April 2025.



The collapsing sea defence



The reduced sea defence

- 3.4 Plans 445472.401P4, 445472.402P4 and 445472.403P4 show the scheme for the replacement of the gabions. It is proposed that they are sited onto a reinforced concrete foundation of 300mm depth to provide a more robust defence against the erosive action of the sea.

4.0 PLANNING HISTORY

- 4.1 T/23/95344 - Netley Court Care Home, Victoria Road, Netley Abbey, Southampton, SO31 5DR
1 no. Horse Chestnut (T1) - Crown reduce by 2-3m.
Type of Application: Consent under Tree Preservation Orders
Part Consent Part Refuse Trees - 02/08/2023
- 4.2 T/21/92034 - Netley Court Care Home, Victoria Road, Netley Abbey, Southampton, SO31 5DR
1 no. Beech (T1) - Fell 1 no. Oak (T2) - Fell.
Type of Application: Consent under Tree Preservation Orders
Consent To Tree Works - 25/02/2022

- 4.3 A/20/89330 - Netley Court Care Home, Victoria Road, Netley Abbey, Southampton, SO31 5DR
Retrospective consent to display 2no. non-illuminated free-standing advertising boards
Type of Application: Advertisement
Refuse Advert Consent - 01/02/2021
- 4.4 X/19/85297 - Netley Court Care Home, Victoria Road, Netley Abbey, Southampton, SO31 5DR
Variation of condition 1 (approved plans) of application C/13/72388 to allow 5no. additional bedrooms
Type of Application: Removal/variation of conditions
Permit - 16/07/2019
- 4.5 F/18/83917 - Netley Court Care Home, Victoria Road, Netley Abbey, Southampton, SO31 5DR
Proposed single storey rear extension and alteration to upper floor window to form access to first floor roof terrace.
Type of Application: Full planning
Permit - 18/10/2018
- 4.6 T/17/81248 - Netley Court Care Home, Victoria Road, Netley Abbey, Southampton, SO31 5DR
Fell 1no. Ash(T1), 1no. Holm Oak(G1) and 1no. Holly(G2)
Type of Application: Consent under Tree Preservation Orders
Part Consent Part Refuse Trees - 12/10/2017
V/15/76077 - Netley Court Care Home, Victoria Road, Netley Abbey, Southampton SO31 5DR
- 4.7 Variation to S106 HOU90 dated 27 July 2013 to make clear that car parking spaces which were to remain unallocated can be allocated for use by occupiers and visitors to the Assisted Living Apartments, but not sold to occupiers of individual apartments
Variation - 29/01/2016
- 4.8 V/13/73332 - Netley Court School, Victoria Road, Netley Abbey, Southampton SO31 5DR
Variation to Section 106 Agreement dated 22 July 2013 to remove requirement for communal facilities to be provided for the 9 no. assisted living units (community facilities to be provided prior to occupation of care home).
Permit Variation - 28/02/2014
- 4.9 C/13/72388 - Netley Court School, Victoria Road, Netley Abbey, Southampton SO31 5DR

Renovation, conversion and extensions to the principal Netley Court School building to provide a 65 bed care home and 9 no. assisted living apartments with communal facilities following demolition of existing outbuildings in a conservation area and provision of re-sited vehicular access and new pedestrian access to Victoria Road, parking, landscaping and ancillary works.
Permit - 10/07/2013

5.0 PLANNING POLICY

Local Plan

- 5.1 Planning policy in Eastleigh Borough is set out in the Local Plan (2016-2036). The Eastleigh Borough Council adopted the Local Plan in April 2022. The Council has now commenced work on a review of this plan which was the subject of an Issues and Options consultation in late 2024 and early 2025.
- 5.2 Until such time as the new Local Plan is at a more advanced stage this plan carries no weight, and regard must be had of the policies of the Plan adopted in 2022. The following policies are pertinent to the issue of coastal erosion.

Strategic Policy S7 The Coast

- 5.3 This policy addresses the coastal resources, functions, pressures and need for protection. At paragraph 2e it states:

The Council therefore seeks to:

e. achieve coast protection and flood management measures where necessary in accordance with the adopted North Solent Shoreline Management Plan (see policy DM7, Chapter 5).

- 5.4 Paragraph 4.36 references the crumbling cliffs at Netley;

The character of the coastline ranges from low, crumbling cliffs at Netley to the open mudflats and marshes of the estuary and the more enclosed upper tidal reaches of the River Hamble, which is tidal as far north as Botley. There is some slow erosion of the cliffs at Netley which provides opportunities for the sandstone cliffs to be colonised by rare mining bee and wasp colonies...

Development Management Policy DM7 Flood defences, land reclamation and coast protection

- 5.5 Policy DM7 addresses issues of coastal protection. It states, *inter alia*,

Flood defence and coast protection works will be permitted provided that they accord with the approved management plans.

The approved management plans are:

- **The North Solent Shoreline Management Plan**
- **The Environment Agency's Catchment Flood Management Plan and**
- **The Local Flood Risk Management Strategy and Eastleigh Borough Surface Water Management Plan.**

5.6 Paragraph 5.41 of the Local Plan recognises the problems of coastal erosion, citing Netley. It says:

Parts of the Borough's coastline are subject to slow erosion, particularly along the shores of Southampton Water. For example, the low cliffs fronting Netley are retreating gradually. Lower lying areas around Hamble are also susceptible to inundation from the sea, which is likely to worsen with sea-level rise. The North Solent Shoreline Management Plan identifies the areas likely to be affected by both erosion and flooding over the years 2005-2105...

5.7 Section 6 of the Plan addresses issues in the Borough Local Areas and Parishes. Further reference to the erosion of the cliffs at Netley is made in a paragraph 6.2.60 which identifies the vulnerability of the low cliffs. At paragraph 6.2.67 the main issue in Hound Parish, in which Netley falls, is:

- **Coastal erosion along the Netley village and Royal Victoria Country Park frontages.**

North Solent Shoreline Management Plan

5.8 This plan was published in 2010 and provides a strategy for the entire length of the North Solent Shoreline. The Summary Report addresses privately owned and maintained defences at section 4. It provides advice to householders on the management of their sea defences. It also highlights the role of the document in the development management process, confirming that the plan is not legally enforceable but may be useful in the decision making of Planning Officers.

5.9 The shoreline management plan identifies policies in respect defence of the coastline. These are : hold the line, advance the line, managed realignment and no active intervention. For the coast in the vicinity of Netley village the policy is to 'hold the line'. This means that defences should be maintained or upgraded. The policy does not indicate that there is public funding for the works and so it is left to the landowner to fund works.

5.10 The following extract from the North Solent Shoreline Management Plan examines the role of private landowners in the defence of the coast from erosion.

Private landownership

Around most of England, although the coast is often privately-owned, public authorities have traditionally managed the coastline. In the North Solent SMP area over 60% of the shoreline is privately-owned and the majority has privately maintained defences. Therefore, private landowners have a key role in the way the shoreline is and will be managed within the North Solent SMP area. Please note that:

- Private individuals and organisations have certain permissive development rights or powers to protect their own property and to continue to maintain existing coastal and flood defences
- Landowner's rights to maintain defences remain, irrespective of the SMP policy, as is currently the case
- Landowners are advised to contact their Local Planning Authority before undertaking any works
- Proposals for improvements to existing defences or new defences or removal of defences require the applicant to obtain all relevant consents and permissions, including planning permission, before carrying out any works, as is currently the case
- The SMP is one material consideration that Planning Authorities refer to when forming planning decisions
- Each planning application will be considered and assessed on a case-by-case basis and not determined solely on the SMP coastal defence policy, however it will be taken into account
- Responses from landowners during public consultation have been considered when determining the final SMP policy

An Information note for landowners, planners and developers has been produced that summarises the role the non-statutory SMP has in the planning process and coastal planning issues regarding privately owned coastal defences (for details please visit www.northsolentsmp.co.uk)

- 5.11 The proposed development is in accordance with the policy of 'hold the line' in the vicinity of Netley Village. The applicants are proposing works to defend the coastline at their own cost.

The Environment Agency's Catchment Flood Management Plan

- 5.12 This comprises a suite of 'catchment flood management plans' for the country. These plans do not address coastal flooding from the sea which is addressed

by the Shoreline Management Plans, which in this area is the North Solent Shoreline Management Plan.

The Local Flood Management Strategy

- 5.13 This Strategy was prepared by Hampshire County Council and is a strategic level document setting out the approach and policies of the County to its role as Lead Local Flood Authority.

Eastleigh Borough Surface Water Management Plan.

- 5.14 This document was prepared by Hampshire County Council, and it focuses on surface water flood risk in Eastleigh. This Plan is not relevant to the current proposals because coastal flooding is outside the scope of the report.

6.0 HERITAGE

- 6.1 There are significant heritage features in Netley Abbey, and these are protected by the designation of the Conservation Area. Additionally, protection is offered to some structures by the designation of Scheduled Ancient Monuments and of Listed Buildings.

Conservation Area

- 6.2 The Netley Abbey Conservation Area Appraisal was published as a Supplementary Planning Document in 2010.
- 6.3 The Conservation Area was first designated in 1981, and the area was extended in 1992. The Conservation Area extends along the Netley waterfront encompassing the frontage of the northeast side of much of Victoria Road and land to the north of Grange Road, including the application site.
- 6.4 The Royal Victoria Country Park to the southeast of Netley accommodated the Royal Victorian Hospital established in 1856 after the Crimean War. The village expanded northwards along the edge of Southampton Water to Abbey Hill, with its Victorian terraced housing and villas.
- 6.5 The arrival of the railway in 1866 provided a further stimulus to the growth of the settlement.
- 6.6 The Conservation Area also encompasses the historically significant buildings of Netley Abbey and the Castle on the northern fringes of the village.
- 6.7 The landscape setting of the Conservation Area is important. Towards the north of the Conservation Area the tree and woodland cover increases and

provides a wooded setting to the historic buildings. The trees within the Conservation Area are protected.

Ancient Monuments

- 6.8 The Conservation Area also includes the following Ancient Monuments:

No 5 - Netley Abbey,
No.5A - Netley Abbey precinct and wall,
No 233 - Netley Castle,
No. 243 - Western aqueduct near Netley Abbey,
No. 243 - Eastern aqueduct and water catchment area of a western aqueduct at Netley Abbey.

Listed Buildings

- 6.9 It is also appropriate to examine Listed Buildings in the vicinity that have been designated by Historic England. There are just a few Listed Buildings in Netley Abbey. Within the Conservation Area these are mainly to the north of the settlement around the Castle. The closest Listed Building to the application site is the Prince Consort Public House in Victoria Road
- 6.10 The application site adjoins the southern boundary of the Conservation Area on the seaward side of Victoria Road. The application site has no impact upon any Ancient Monument or Listed Building.

7.0 DESIGN OF THE DEFENCES

- 7.1 Cowan Consultancy has designed the sea defence scheme with the use of gabions. The gabions will be sited onto a 300mm thick concrete foundation which should provide a more robust defence against the erosive powers of the sea.
- 7.2 Cowan Consultancy also designed the defences for the site to the north at 3 Manchester Road. (F/23/94942) The scheme was permitted on 14th June 2023.
- 7.3 The proposals for Netley Court are detailed on submitted plans 445472.401P4, 445472.402P4 and 445472.403P4. It is proposed to provide a firm foundation comprising a 300mm deep reinforced concrete base, and to build up the gabions as shown on the plans. Gabions are wire baskets filled with stone. Where possible existing stone will be retained from the old wall and reused.

- 7.4 Due to the slope of the cliff face it will be necessary to batter back the exposed bank to avoid potential failure of the slope, whilst the foundation and replacement gabions are installed.

8.0 ARBORICULTURE

- 8.1 The application is accompanied by an Arboricultural Method Statement which is informed by tree survey work. This document has been prepared by James Fuller Arboriculture.
- 8.2 The trees on the site are protected by virtue of being within the Conservation Area. Some of the trees are also afforded the protection of a Tree Preservation Order.
- 8.3 The survey identifies no grade A trees but there are 5 grade B trees and 14 grade C trees. Only 4 individual trees are to be removed and of these two are identified as being 'U' grade trees and should be removed regardless of the works. Some sections of two groups of trees are also to be removed to facilitate the works.
- 8.4 The Arboricultural Method Statement sets out details of proposed works to trees to secure the health of the trees and also measures for their protection during the construction works.
- 8.5 It is proposed that some new trees will be planted to assist with the provision of Biodiversity Net Gain.

9.0 ECOLOGY AND BIODIVERSITY NET GAIN

- 9.1 An ecological survey has been undertaken by the ecological consultants, Ecosa, and this is submitted as a separate document. Ecosa has also addressed the requirement to provide Biodiversity Net Gain.
- 9.2 The Ecological Impact Assessment reviews the flora and fauna present on the site. It recommends that a Construction Environmental Management Plan is prepared to guide the construction and to protect the environment.
- 9.3 The Ecological Impact Assessment also advises that there should be supervision of vegetation clearance to ensure that no Great Crested Newts are present. It is also recommended that a Precautionary Working Method Statement (PWMS) is prepared to outline appropriately methodologies for searching for reptiles and for Great Crested Newts.

- 9.4 The Assessment also advises a badger walkover survey before work commences. Furthermore, work to be carried out should avoid disturbance to over wintering birds and to nesting birds. As this severely limits the period when work may be undertaken it is recommended that additional survey work is undertaken to protect the birds.
- 9.5 Mitigation is to include new planting, the provision of nest boxes for birds and the provision of hibernacula for reptiles, invertebrate species and hedgehogs.

Biodiversity Net Gain (BNG)

- 9.6 Ecosa have also prepared a Biodiversity Net Gain Design Stage Report which is submitted with a Biodiversity Gain matrix.
- 9.7 The pre-development BNG on site baseline units are 2.85 habitat units. The anticipated post-development biodiversity units are 3.16 habitat units. This provides a net gain of 0.31 habitat units which represents a gain of 11.02% a figure in excess of the mandatory 10% gain required by the Environment Act 2021.
- 9.8 The majority of habitats on site will be retained. Some sealed surface and small amounts of woodland and gorse will be lost. However, the woodland and scrub will be re-established and four new trees planted. Existing trees and woodland on site will have their conditions enhanced.

10.0 CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP)

- 10.1 A CEMP has been prepared by the Cowan Consultancy. It addresses the advice and provisions of the of the Ecological Appraisal and the Arboricultural Method Statement.
- 10.2 This sets out the scope of the works and describes how the replacement gabions will be installed. The document also covers matters relating to the storage and movement of materials to undertake the work. Materials will be delivered by 10T tippers to the site compound in Beach Road, which lies some 275m to the northwest of the site, off Victoria Road. Materials will be moved to site by either an excavator bucket or a combination of excavator and dumper.
- 10.3 Access to undertake the works will be from the beach will be from Beach Road. Access was also taken from Beach Road to undertake works to the adjacent property at 3 Manchester Road. Contractors will be mindful of the limitations imposed by the tidal range.

- 10.4 The temporary parking of vehicles and machinery is proposed at the bottom of Beach Road for the duration of the works. An application for this temporary use will be made to Hampshire County Council as highway authority.
- 10.5 The CEMP sets out a schedule of works. It also outlines the measures to be put in place to protect the environment from the potential hazards associated with this type of work.

11.0 CONCLUSION

- 11.1 The gradual failure of the sea defences has necessitated some extensive repair works along a length of the cliff bordering the application site. The application seeks to replace the existing gabion wall with a more robust sea defence.
- 11.2 The application is supported by application plans, reports on trees, ecology. And BNG. A Planning Statement, a Flood Risk Assessment and a Construction Environmental Management Plan are also submitted.
- 11.3 Should any further information be required then please do not hesitate to contact me.