

OFFICER REPORT FOR COMMITTEE

DATE: 12/12/2018

P/18/0897/FP

INTERNATIONAL PROPERTIES (CHANDOS) LTD

TITCHFIELD COMMON

AGENT: PRC

ARCHITECTURE &

PLANNING LTD

75 BED CARE HOME, CAR PARKING AND LANDSCAPING

LAND TO THE SOUTH OF SEGENSWORTH ROAD ROUNDABOUT

Report by

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1.0 Introduction

- 1.1 The application is a detailed application for a 75 bed care home with associated access, car parking and landscape planting.
- 1.2 The application is included on the agenda because of the number of third party representations received.
- 1.3 Members will note from the 'Five Year Housing Land Supply Position' report elsewhere on this agenda that this Council currently has a housing land supply of 4.95 years (a shortfall of 27 dwellings within the 5 year period).
- 1.4 The Housing Delivery Test results which were due to be published by the Ministry of Housing, Communities and Local Government in November 2018 had not been published as at 3rd December. Officers have carried out their own assessment against the same criteria the Government will use and are of the opinion that the Housing Delivery Test results will require this Council to apply a 20% buffer to its local housing need increasing its annual requirement to 575 dwellings per annum. This in turn would result in a 5 year housing supply of 4.3 years and a shortfall of 386 dwellings. Should the Housing Delivery Test results be published prior to the Planning Committee meeting, Officers will provide an update at the meeting.
- 1.5 Policy DSP40 of the Local Plan Part 2: Development Sites and Policies is engaged when it can be demonstrated that the Council does not have a five year housing land supply. Even if the Council were found to have a 5 year housing land supply as a result of resolutions taken during this meeting, Officers believe it is clear that the housing requirements for this Borough will increase in the very near future as a result of the Housing Delivery Test.

- 1.6 In light of the Government's clear 'direction of travel' on housing requirements and delivery, it is considered appropriate to consider proposals against the criteria set out within DSP40 (which derive from standalone development plan policies in any event and or are clearly material considerations in their own right), to assess what degree of harm may arise, even if that policy is no longer engaged.

- 1.7 Officers will advise Members accordingly at the meeting.

2.0 Site Description

- 2.1 The site is triangular in shape and located to the south of the Segensworth Road roundabout. The east of the site is adjacent to Segensworth Road and the west of the site is adjacent to Southampton Road.
- 2.2 To the east of the site there are a number of commercial buildings and car parking. The land to the south of the site is also undeveloped.
- 2.3 To the west of the site (beyond Southampton Road) lies a Premier Inn, TGI Fridays and a large car park.
- 2.4 The site itself is undeveloped and level. It was cleared of vegetation prior to the submission of this application, however there are some trees and remnants of a hedgerow remaining around the perimeter.

3.0 Description of Proposal

- 3.1 The proposed 75 bed care home has a 'T' shaped footprint and is a combination of three and four storeys in height, with a flat roof.
- 3.2 The main landscaped garden for the residents is provided to the rear of the building, with smaller outdoor areas provided to the north and east of the building. The 5m deep landscaped strip of land along the southern boundary has been included to provide increased biodiversity.
- 3.3 The proposed access from and egress to Segensworth Road is located towards the south of the site, away from the Segensworth roundabout. The access and egress would be separated by a raised island. Car and cycle parking, together with cycle storage is also provided in the southern part of the site.

4.0 Policies

- 4.1 The following policies and guidance apply to this application:
- 4.2 National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
- 4.3 **Approved Fareham Borough Core Strategy**

CS2 - Housing Provision
CS4 - Green Infrastructure, Biodiversity and Geological Conservation
CS5 - Transport Strategy and Infrastructure
CS6 - The Development Strategy
CS9 – Development in the Western Wards & Whiteley
CS14 - Development Outside Settlements
CS15 - Sustainable Development and Climate Change
CS16 - Natural Resources and Renewable Energy
CS17 - High Quality Design
CS18 - Provision of Affordable Housing
CS20 - Infrastructure and Development Contributions

4.4 Development Sites and Policies

DSP1 - Sustainable Development
DSP3 - Impact on living conditions
DSP 6 – New Residential Development Outside of the Defined Urban Settlement Boundaries
DSP13 - Nature Conservation
DSP15 - Recreational Disturbance on the Solent Special Protection Areas
DSP40 - Housing Allocations
DSP42 – New Housing for Older Persons

4.5 Approved Supplementary Planning Documents

Residential Car and Cycle Parking Standards Supplementary Planning Document
Fareham Borough Design Guidance Supplementary Planning Document

5.0 Relevant Planning History

5.1 The following application is located to the south of the site and is also included on the agenda:

5.2 P/18/0068/OA Outline application for approximately 105 dwellings with associated infrastructure, landscaping, open space and access including demolition of the existing property (all matters reserved except for access.)

6.0 Representations

6.1 Ten objections were received in response to the plans originally submitted raising the following material considerations:

- The countryside location is contrary to policy;
- There is no need for another care home;
- The location is noisy and therefore not suitable for a care home;

- A four storey building would be out of keeping with the area;
- The building is very close to the west boundary;
- An acoustic fence would be unattractive;
- Access and egress to the site may be difficult during shift changes;
- Insufficient car parking is provided;
- Impact on local doctor's surgeries which are already oversubscribed;
- The eco-report was commissioned after the site had been cleared;
- The eco-report does not include the buzzards which are regularly sited in the area;
- The University Hospital Southampton NHS Foundation Trust have commented that the Trust is currently operating at full capacity in the provision of acute and planned healthcare. Although the Trust has plans to cater for the known population growth, it cannot plan for unanticipated additional growth in the short to medium term. They have requested a financial contribution to provide services needed by occupants of the proposal. They consider that without it the development is not sustainable and should be refused.

6.2 Following the submission of amended plans the application was re-advertised, however no further objections were received.

7.0 Consultations

EXTERNAL

Hampshire Fire and Rescue Service (HRRS)

7.1 No objection.

-Access and facilities for fire service appliances and firefighters should be in accordance with Building Regulations Approved document B5.

-Additional water supplies for fire fighting may be necessary.

-HFRS would strongly recommend that consideration is given to installation of an Automatic Water Fire Suppression Systems to promote life safety and property protection.

Hampshire County Council Highways

7.2 The application should be assessed by the District Council's own engineer.

INTERNAL

Highways

7.3 No objection subject to conditions.

The care home will generate limited traffic or pedestrian movements. The proposed bell mouth access will be adequate for access and egress and the splitter island will deter emerging drivers from turning right, against the one-way traffic flow on Segensworth Road.

Ecology

- 7.4 No objection subject to conditions.

Tree Officer

- 7.5 No objection subject to conditions.

Environmental Health

- 7.6 No objection subject to conditions.

8.0 Planning considerations

- Implication of Fareham's current 5-year housing land supply position
- Residential development in the countryside
- Policy DSP40
- Policy DSP42
- Unmet need for housing for the elderly
- Local Infrastructure
- The Planning Balance

IMPLICATION OF FAREHAM'S CURRENT 5 YEAR HOUSING LAND SUPPLY

- 8.1 This proposal is for a care home falling within Use Class C2 which would provide accommodation for elderly persons but not dwellings within Use Class C3. For the purposes of determination a proposal for a care home is to be treated as a proposal for housing since the provision of bed spaces within a care home counts towards the Council's housing supply figures. In such cases a formula is applied to represent the reduced contribution such homes would make in addressing the current shortfall in supply of housing. For a 75-bed care home the contribution would be in the region of 41 dwellings. The following paragraphs therefore set out the correct approach to decision making and the implication of Fareham's current five year housing land supply (5YHLS). The contribution this proposal would make towards the current shortfall in housing supply is also set out later in this report.
- 8.2 On the 24th July 2018, the Government published the revised National Planning Policy Framework (NPPF). The requirements set out in the revised NPPF (and the National Planning Practice Guidance (PPG)) change how Local Planning Authorities must calculate their housing need figure.

- 8.3 Previously, housing need was calculated through a process called Objectively Assessed Need. The requirement of the revised NPPF is for housing need to now be calculated by the new standard method which is set out in the PPG.
- 8.4 Use of the standard method applies from the date of publication of the new Framework and Guidance (24 July 2018), and as such the Council must now determine its 5YHLS position using the local housing need figure calculated using the new standard method.
- 8.5 A report titled "Five year housing supply position" is reported for Members' information elsewhere on this agenda. That report sets out this Council's local housing need along with this Council's current housing land supply position. The report concludes that this Council currently has 4.95 years of housing supply against the new 5YHLS requirement.
- 8.6 Paragraph 73 of the NPPF states that; "Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old." The fact that this Council is unable to demonstrate a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement, is a substantial material consideration which must be taken into account in determining applications for new housing.
- 8.7 The starting point for the determination of this planning application is section 38(6) of the Planning and Compulsory Purchase Act 2004:

"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".

- 8.8 In determining planning applications there is a presumption in favour of the policies of the extant Development Plan, unless material considerations indicate otherwise. Material considerations include the planning policies set out in the new NPPF.
- 8.9 Paragraph 11 of the NPPF applies a "presumption in favour of sustainable development" (known as the 'tilted balance') for both plan-making and decision-taking.

"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."

- 8.10 Footnote 7 to paragraph 11 d) clarifies that when reference is made to development plan policies being out-of-date "this includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites..."
- 8.11 Footnote 6 to paragraph 11 clarifies that the policies referred to in paragraph 11 d) i) above "are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 176) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 63); and areas at risk of flooding or coastal change.
- 8.12 Taking account of the current housing supply shortage, paragraph 11 of the NPPF is engaged. Members will be aware that paragraph 177 of the NPPF has implications in that, where a development requires an appropriate assessment because of its potential impact on a habitats site, the presumption in favour of sustainable development through paragraph 11 is disapplied. However, in this instance since the proposal is for a care home with no requirement to off-set recreational disturbance impacts on the habitats sites of the Solent Coastal Special Protection Areas (SPA), no appropriate assessment is required. Furthermore, Officers can confirm that none of the 'specific policies' listed footnote 6 to paragraph 11 apply to this site. Paragraph 11 is still engaged and it is for the decision maker to attribute the appropriate weight to the material considerations of the case. The key judgement for Members therefore is whether the adverse impacts of granting

planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies taken as a whole.

- 8.13 The following sections of the report assesses the application proposals against this Council's adopted local planning policies and considers whether it complies with those policies or not. Following this, Officers undertake the Planning Balance to weigh up the material considerations in this case.

RESIDENTIAL DEVELOPMENT IN THE COUNTRYSIDE

- 8.14 Policy CS2 (Housing Provision) of the adopted Core Strategy states that priority should be given to the reuse of previously developed land within the urban areas. Policies CS6 (The Development Strategy) goes on to say that development will be permitted within the settlement boundaries. The application site lies within an area which is outside of the defined urban settlement boundary.

- 8.15 Policy CS14 of the Core Strategy states that:

'Built development on land outside the defined settlements will be strictly controlled to protect the countryside and coastline from development which would adversely affect its landscape character, appearance and function. Acceptable forms of development will include that essential for agriculture, forestry, horticulture and required infrastructure.'

- 8.16 Policy DSP6 of the Local Plan Part 2: Development Sites and Policies states there will be a presumption against new residential development outside of the defined urban settlement boundary (as identified on the Policies Map).

- 8.17 The site is clearly outside of the defined urban settlement boundary and the proposal is therefore contrary to Policies CS2, CS6, and CS14 of the adopted Core Strategy and Policy DSP6 of the adopted Local Plan Part 2: Development Sites and Policies Plan.

- 8.18 Local Policy DSP40 states that:

"Where it can be demonstrated that the Council does not have a five year supply of land for housing against the requirements of the Core Strategy (excluding Welborne) additional housing sites, outside the urban area boundary, may be permitted where they meet all of the following criteria:

i. The proposal is relative in scale to the demonstrated 5 year housing land supply shortfall;

ii. The proposal is sustainably located adjacent to, and well related to, the existing urban settlement boundaries, and can be well integrated with the neighbouring settlement;

iii. The proposal is sensitively designed to reflect the character of the neighbouring settlement and to minimise any adverse impact on the Countryside and, if relevant, the Strategic Gaps

iv. It can be demonstrated that the proposal is deliverable in the short term; and

v. The proposal would not have any unacceptable environmental, amenity or traffic implications.

Each of these five bullet points are considered further below.

POLICY DSP40 (i)

- 8.19 The present shortfall of dwellings needed to achieve a 5YHLS is in the region of 27 units. The proposal is for a care home falling within Use Class C2 which would provide accommodation for elderly persons but would not provide dwellings within Use Class C3. In such cases the housing delivery test measurement rule book contains a formula to calculate the reduced contribution such homes would make in addressing the current shortfall in supply of housing. For a 75-bed care home the contribution to the 5YHLS would be 41 dwellings. Whilst this is greater than the shortfall currently identified Officers consider it is nonetheless relative in scale and that bullet point i) of Policy DSP40 is therefore satisfied.

POLICY DSP40 (ii)

- 8.20 The site is immediately adjacent to the existing urban area, therefore the proposed care home would be sustainably located and well related to the neighbouring settlement. Bullet point ii) of Policy DSP40 is therefore also satisfied.

POLICY DSP40 (iii)

- 8.21 The application is supported by a detailed design and access statement which explains the ways in which the existing buildings in the area have informed the design of the proposed care home. In terms of the care home's position within the site, the set-back distance from the Segensworth Roundabout frontage is comparable with the building line of adjacent buildings.
- 8.22 In terms of scale, members will be aware that there are a number of large commercial buildings in the immediate vicinity including the three/four storey

commercial building to the north west (on the far side of the roundabout), the three storey commercial building to the east and the three/four storey Premier Inn to the south west. The draft local plan and site allocation also identified the site as capable of supporting a building of three and four storeys in height and although limited weight can be offered to the draft local plan, it is still of relevance. The proposed building responds to the scale of these existing buildings and is a combination of three and four storeys.

- 8.23 Objections were received in response to the plans originally submitted on the grounds that the building was too large and too high. Changes to the plans have been negotiated and the applicant responded to these concerns by removing part of the upper level, recessing the remainder of the upper floor and decreasing the level at which the building is located. The cumulative effect of these measures is that the overall scale of the building at the upper levels has been reduced.
- 8.24 It is considered that the reduced scale and form of the proposed care home responds positively to and is respectful of the key characteristics of the area and therefore complies with policy CS17. While the scale and form of the proposed care home is considered to be appropriate, it is however of relevance to note that there are a number of existing and proposed trees that would partially screen the building and soften the overall appearance of the building.
- 8.25 In terms of the detailed design, considerable thought has been given to the articulation of the elevations and the proposed palette of materials which comprises a combination of brick and metal cladding.
- 8.26 Overall, it is considered that the proposed care home has been sensitively designed to reflect the character of the area and to minimise the impact on the countryside in line with CS17 and DSP40 part iii.

POLICY DSP40 (iv)

- 8.27 The applicant has confirmed that a number of operators have expressed interest in the proposed care home and that they are keen to commence on site as soon as any pre-commencement conditions are discharged. The site has been promoted in the emerging plan therefore confirming its immediate availability. On this basis it is considered that the site is deliverable in the short term, therefore satisfying the requirement of Policy DSP40 part iv.

POLICY DSP40 (v)

- 8.28 The final test of Policy DSP40 states: "The proposal would not have any unacceptable environmental, amenity or traffic implications" Each of these implications is discussed below:

ENVIRONMENT - ECOLOGY

- 8.29 The application is supported by a Preliminary Ecological Appraisal and a Preliminary Ground Level Bat Roost Assessment of Trees which confirms that the site has limited value for reptiles or dormice, however two of the trees within the site have high potential for roosting bats. As these trees are proposed to be retained there would be no loss of habitat for roosting bats, however it is recommended that any external lighting is sensitively designed to minimise the impacts on wildlife, in particular bats. Details of an appropriate lighting scheme could be secured by condition.
- 8.30 Concerns have been raised regarding the clearance of vegetation from within the site prior to the submission of the application. The clearance of the site means that it currently offers limited habitat value. It is therefore particularly important that the proposed development is designed to maximise biodiversity and ensure integration with the wider ecological network. The site layout includes a 5m strip of land along the southern boundary which is to remain undeveloped and contain planting selected to provide maximum biodiversity value. The hedging along the eastern boundary will also be retained and enhanced where appropriate. Details of more detailed biodiversity enhancement measures can be secured by condition.
- 8.31 The site is 20m from a Site of Importance for Nature Conservation (SINC) which includes Ancient Woodland, however there are no public rights of way to the site, therefore the proposed development is not expected to have any impact on the SINC.
- 9.32 The site is also located within 5.6km of the Solent Special Protection Areas (SPAs). The Solent coastline provides feeding grounds for internationally protected populations of overwintering birds and is used extensively for recreation. Natural England has concluded that the likelihood of a significant effect in combination arising from new housing around the Solent cannot be ruled out. The proposed care home would provide individual rooms (rather than apartments) and residents would not be allowed to have dogs. Levels of car ownership are also expected to be low. The age of the residents, combined with lower levels of car ownership and restrictions on dog ownership would result in significantly lower levels of disturbance to the SPAs. Given the lower levels of disturbance to the SPAs it is not considered necessary to require a financial contribution towards the Solent Recreation Mitigation Strategy.

AMENITY

- 9.33 The site has no immediate neighbours that would be adversely affected by the proposed development.
- 9.34 Concerns have been raised regarding the suitability of the location given the site's proximity to two busy roads. In terms of amenity for future residents of the care home, considerable thought has been given to the creation of a pleasant internal and external living environment. The layout of the site has been designed so that the building would wrap around the north and east sides of the triangular shaped garden and provide a buffer from Segensworth Road and the roundabout. This arrangement also enables the café, dining and living rooms on the ground floor to front onto and provide direct access to the main garden area which would be south and west facing.
- 9.35 The third side of the triangular shaped garden would be adjacent to the 5m biodiversity strip, with the existing line of mature trees immediately beyond the boundary providing a pleasant backdrop. Additional external amenity areas are proposed in the form of private seating areas to the front of the north elevation, balconies overlooking the main garden and two roof top gardens.
- 9.36 The application also incorporates a 1.8m brick wall with soft landscaping along the north boundary to provide a visual and acoustic buffer between the care home and the roundabout.
- 9.37 The application is supported by a noise report which recommends that the windows on the north elevation (fronting the roundabout) are high spec double glazing with acoustic trickle vents. The incorporation of appropriate windows on the north elevation can be secured by condition. There is no objection from environmental health.
- 9.38 Overall the proposed amenity for future residents of the care home is considered to be of a high quality as required by policy CS17.

HIGHWAYS

- 9.39 Concerns have been raised regarding the levels of traffic that the proposed care home would generate, however the transport statement submitted with the application predicts that the expected trip rates during peak hours would only be eleven two way trips in the AM peak hour and thirteen two way trips in the PM peak hour. The additional trip generation would therefore have a limited impact on the highway network in accordance with policy DSP40 part v.
- 9.40 Concerns were raised regarding the safe access to and egress from the site. The applicant has responded to these concerns by incorporating a raised island to separate traffic entering the site from traffic leaving the site. The island will also prevent traffic exiting the site from turning right onto the one-way road.

- 9.41 Concerns have also been raised on the grounds that insufficient car parking spaces have been provided, however 31 car parking spaces would be provided, in line with the adopted non-residential car parking standards. The level of car parking would therefore be adequate and would not have an adverse impact on the safety of the adjacent highway.
- 9.42 The application is supported by a travel plan framework to promote alternative sustainable modes of transport. The measures contained within the Travel Plan can be secured by condition. To enable safe pedestrian access to the site a new footway will be constructed to connect the care home to the footway on Segensworth Road. There is also a bus stop approximately 200m from the site enabling access to public transport.

POLICY DSP42

- 9.43 Policy DSP42 (New Housing for Older Persons) of the adopted Local Plan Part 2 states that

"The development of new accommodation designed specifically for older people should:

i. offer easy access to community facilities, services and frequent public transport or, where a site is not within easy access to community facilities, services and frequent transport, on-site services should be provided;

ii. be well integrated with the wider neighbourhood;

iii. provide sufficient car parking for visitors and residents;

iv. where appropriate, provide choice of tenures; and

v. should be designed to be accessible and adaptable with particular regard given to the principles of Lifetime Homes".

- 9.44 As discussed in the preceding paragraphs, the site is considered to be in an accessible location (point i) that would relate well to the existing adjacent urban area (point ii). The applicant has demonstrated that sufficient car parking would be provided on the site (point iii). Points iv and v are not directly relevant to the proposal since it relates to a care home where residents would be tenants and the accommodation designed to meet a range of user needs throughout their lifetime.

UNMET NEED FOR HOUSING FOR THE ELDERLY

- 9.45 The Council's current position regarding housing need was set out in the report titled "Five year housing supply position" provided for Members' information elsewhere on this agenda
- 9.46 A specific assessment of the level of need for housing for older people is set out in the evidence studies of the recently published Draft Local Plan 2036 in the Housing Evidence Overview Report by the Health & Housing Partnership LLP. This report represents the most up to date assessment of the demand and the need for specialist accommodation for older people in Fareham. It separates the different types of specialist accommodation such as sheltered housing, extra care housing, residential care and nursing care provision. It identifies that in 2014 there was a shortfall of 309 residential care accommodation units. It estimates that the 85+ age group will increase by almost 2.5 times by the year 2037 and that it is the growth in this age group that will most closely determine the level of demand for specialist forms of accommodation. With that in mind the report suggests that by 2025 that shortfall will have grown to 959 units.
- 9.47 The applicant has submitted their own needs assessment in support of the proposal. Whilst the geographical area, methodology and figures quoted differ from the overview report referred to above, the applicant's report concludes that there is a shortfall of 153 bed spaces within 5 miles of the site with the shortfall predicted to rise to 394 bed spaces within the next decade.
- 9.48 Both reports conclude that at present there is a shortfall in residential care accommodation being provided in relation to the need for such, and by any measure there is likely to be considerable unmet demand for this type of housing in the future. This unmet need weighs heavily in favour of granting planning permission as a means of boosting the Council's housing supply in this particular specialist area.

LOCAL INFRASTRUCTURE

- 9.49 Concerns have been raised regarding the impact that the care home would have on local doctor's surgeries. Officers acknowledge the strength of local concerns on these issues, however ultimately it is for the health providers to decide how they deliver health services. Officers do not believe a refusal on these grounds would be sustainable.
- 9.50 With regard to the University Hospital Southampton NHS Foundation Trust request for a financial contribution, the Local Planning Authority can seek appropriate financial contributions in situations where the absence of a contribution would render the proposal unacceptable. Officers will provide an update on this issue at the Planning Committee.

THE PLANNING BALANCE

- 9.51 Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out the starting point for the determination of planning applications

"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".

- 9.52 The site is outside of the defined urban settlement boundary and the proposal does not relate to agriculture, forestry, horticulture and required infrastructure. The principle of the proposed development of the site would be contrary to Policies CS2, CS9 and CS14 of the Core Strategy and Policy DSP6 of Local Plan Part 2: Development Sites and Policies Plan.

- 9.53 Officers have carefully assessed the proposals against Policy DSP40: Housing Allocations, which is engaged as this Council cannot demonstrate a 5YHLS against objectively assessed housing need. In weighing up the material considerations and conflicts between policies; the development of a site in the countryside weighted against Policy DSP40, Officers have concluded that the proposal is relative in scale to the demonstrated 5YHLS shortfall and would be sustainably located adjacent to and well related to the urban settlement boundary. The development has also been sensitively designed to reflect the vernacular of the adjacent urban area and could be delivered within the short term. Officers are satisfied that there are no amenity or ecology issues weighing against granting planning permission. Safe access and egress can also be achieved onto Segensworth Road such that there would be no harm to highway safety.

- 9.54 In balancing the objectives of adopted policy which seeks to restrict development within the countryside alongside the shortage in housing supply, Officers acknowledge that the proposal could deliver a 75-bed care home in the short term. The contribution the proposed scheme would make towards boosting the Borough's housing supply is a substantial material consideration, in the light of this Council's current 5YHLS. Furthermore, the contribution the scheme would make to addressing the specific unmet demand for elderly care accommodation carries significant weight suggesting that planning permission should be granted.

- 9.55 In undertaking a detailed assessment of the proposals throughout this report and applying the 'tilted balance' to those assessments, Officers consider that:

(i) there are no policies within the National Planning Policy Framework that protect areas or assets of particular importance which provide a clear reason for refusing the development proposed; and

(ii) any adverse impacts of granting planning permission would not significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole.

9.56 Officers therefore recommend that the planning application should be permitted subject to the incorporation of planning conditions.

Recommendation

GRANT PERMISSION

subject to the following conditions:

1.The development hereby permitted shall begin before the expiry of 3 years from the date of this decision notice.

REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.

2.The development hereby permitted shall be carried out strictly in accordance with the following drawings/documents:

Site plan Drawing no PL_011 Rev C

Site sections Drawing no PL_023

Elevations Drawing no PL_020 Rev B

Elevations Drawing no PL_022 Rev B

Ground floor plan Drawing no PL_015 Rev B

First floor plan Drawing no PL_016 Rev B

Second floor plan Drawing no PL_017 Rev B

Third floor plan Drawing no PL_018 Rev A

REASON: To avoid any doubt over what has been permitted.

3. No development shall commence on site until a Construction Management Plan (CMP) setting out how provision is to be made on site for the parking and turning of operatives vehicles, wheel cleaning, the areas to be used for the storage of building materials, plant, excavated materials and huts associated with the implementation of the approved development, has been submitted to and approved in writing by the Local Planning Authority (LPA). The development shall be carried out in accordance with the CMP and areas identified in the CMP for specified purposes shall thereafter be kept available for those uses at all times during the construction period, unless otherwise agreed in writing with the LPA.

REASON: In the interests of highway safety.

4. No development shall commence until a Method Statement for surfacing within the root protection areas of trees to be retained has been submitted to and approved by the Local Planning Authority in writing. The development shall be undertaken in accordance with the approved details.

REASON: To ensure that the trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability during the construction period.

5. No development shall commence (including site set up and preparation) until the tree and hedgerow protection measures contained within the Arboricultural Report provided by GHA trees (ref GHA/DS/19460:18) have been implemented. These measures shall be retained throughout the development period until such time as all equipment, machinery and surplus materials have been removed from the site.

REASON: To ensure that the trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability during the construction period.

6. No development hereby permitted shall proceed beyond damp proof course level until details and samples of all proposed external facing, hardsurfacing and boundary treatment materials have been submitted to and approved by the Local Planning Authority in writing. The development shall be carried out in accordance with the approved details.

REASON: To secure the satisfactory appearance of the development.

7. Details of any proposed floodlighting, security lighting or other means of external illumination (designed to minimise the impact on wildlife, in particular bats) shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The development shall be carried out in accordance with the approved details and any lighting thereafter retained in the approved form.

REASON: In order to minimise the impact on wildlife, in particular bats.

8. No development shall take place above damp proof course level on any of the development hereby permitted until a Biodiversity Mitigation and Enhancement Scheme has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and retained thereafter.

REASON: To conserve and enhance biodiversity.

9. No development shall proceed beyond damp proof course level until a landscaping scheme identifying all existing trees, shrubs and hedges to be retained, together with the species, planting sizes, planting distances, density, numbers, surfacing materials and provisions for future maintenance of all new planting, including all areas to be grass seeded and turfed and hardsurfaced, has been submitted to and approved by the Local Planning Authority in writing.

REASON: In order to secure the satisfactory appearance of the development; in the interests of the visual amenities of the locality

10. The landscaping scheme, submitted under Condition 9 shall be implemented and completed within the first planting season following the commencement of the development or as otherwise agreed in writing with the Local Planning Authority and shall be maintained in accordance with the agreed schedule. Any trees or plants which, within a period of five years from first planting, are removed, die or, in the opinion of the Local Planning Authority, become seriously damaged or defective, shall be replaced, within the next available planting season, with others of the same species, size and number as originally approved.

REASON: To ensure the provision, establishment and maintenance of a standard of landscaping.

11. No development shall proceed beyond damp proof course level until details of secure cycle storage have been submitted to and approved by the Local Planning Authority in writing. The secure cycle stores shall be provided before the care home is first occupied and shall thereafter be retained and kept available for use at all times.

REASON: To encourage cycling as an alternative mode of transport.

12. No materials obtained from site clearance or from construction works shall be burnt on the site.

REASON: To protect the amenities of the nearby residents.

13. No work on site relating to the construction of any of the development hereby permitted (Including works of demolition or preparation prior to operations) shall take place before the hours of 0800 or after 1800 Monday to Friday, before the hours of 0800 or after 1300 Saturdays or at all on Sundays or recognised bank and public holidays, unless otherwise first agreed in writing with the Local Planning Authority.

REASON: To protect the occupiers of nearby residential properties against noise and disturbance during the construction period.

14. The recommendations contained within the Travel Plan Framework (produced by Stilwell Ltd and dated July 2018) shall be implemented in accordance with the identified timescales and shall be adhered to thereafter in perpetuity.

REASON: To encourage sustainable means of transport.

15. None of the development hereby approved shall be occupied until the means of access and egress shown on the approved plans (including the splitter island) has been fully completed. The access and egress shall be subsequently retained.

REASON: In the interests of highway safety.

16. Visibility splays of 2.4m by 59m at the junction of the access with Segensworth Road shall be provided prior to occupation of the care home hereby permitted. The visibility splays shall thereafter be kept clear of obstruction (nothing over 0.6m in height) at all times.

REASON: In the interests of highway safety.

17. None of the development hereby permitted shall be occupied until the car parking spaces and turning areas have been provided in accordance with the details on Drawing no. PL_011 RevC. The parking spaces shall thereafter be kept available and retained at all times for the parking of cars.

REASON: In the interests of highway safety

18. Details of the glazing and trickle vents for all windows serving habitable rooms shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The glazing and trickle vents shall be installed in accordance with the approved details prior to occupation and retained thereafter.

REASON: To protect the amenities of the residents.

19. The 1.8m high brick perimeter wall shall be provided prior to first occupation of the care home hereby approved in accordance with Site plan Drawing no PL_011 RevC and shall be retained in accordance with the approved details thereafter.

REASON: To protect the amenities of the residents.

20. The recommendations contained in section 7.0 of the Preliminary Ecological Appraisal Report by Middlemarch Environmental (July 2018) shall be implemented in full prior to occupation of the care home hereby permitted and shall thereafter be retained in accordance with the approved details.

REASON: To ensure that protected species are not harmed and that habitat is enhanced as a result of the proposed development.

21. The premises shall be used as a care home for elderly persons and for no other purpose including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification, or as may be permitted by any Class within Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification

REASON: The site is located within the countryside where planning permission would not ordinarily be granted for development without sufficient overriding justification to do so; to ensure adequate provision of elderly care home accommodation within the Borough; to ensure adequate parking provision is made and in the interests of highway safety.

Background Papers

P/18/0897/FP

FAREHAM

BOROUGH COUNCIL



Land to the south east of Segensworth Road Roundabout

Scale 1:1,250



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