

OFFICER REPORT FOR COMMITTEE

DATE: 12/12/2018

P/18/0690/FP
PRIME (UK) DEVELOPMENTS LTD

SARISBURY
AGENT: VAIL WILLIAMS
LLP

DEMOLITION OF EXISTING DWELLING AND REPLACEMENT WITH A PURPOSE
BUILT 75 BED CARE HOME, ASSOCIATED ACCESS AND LANDSCAPING

123 BARNES LANE, SARISBURY GREEN

Report By

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1.0 Introduction

1.1 This application has been included on the agenda for this meeting due to a previous application having been considered by the Planning Committee in February earlier this year and permission having been refused (our reference P/17/0984/FP).

1.2 The previous proposal considered in February was for a 75-bed care home and was refused planning permission for the following reasons:

"The development would be contrary to Policies CS2, CS5, CS6, CS14 and CS17 of the Adopted Fareham Borough Core Strategy 2011 and Policies DSP6, DSP13, DSP40 & DSP42 of the adopted Local Plan Part 2: Development Sites and Policies Plan and is unacceptable in that:

(a) by virtue of the material increase in vehicle movements in and out of the access to the application site and the close proximity of that access to the existing vehicular access/egress point of entrance to Holly Hill Leisure Centre, the proposed development would be harmful to highway safety;

(b) by virtue of the height, scale and massing of the proposed care home building, the proposed development fails to respond positively to and be respectful of the key characteristics of the area and would harm the appearance and character of the surrounding countryside;

(c) had it not been for the overriding reasons for refusal the Council would have sought ecological mitigation with regards to bats and reptiles known to be present on the site."

- 1.3 Whilst the scale and appearance of the building remains as before, the means of vehicular access has been relocated from the existing driveway to the dwelling, as previously proposed, to a new bellmouth access to be constructed further northwards along the road. A revised site layout has been submitted accordingly along with updated technical reports accompanying the application.
- 1.4 The following report explains below that the main reason for refusal (a) in the previous submission relating to highway safety has been satisfactorily addressed. Since reason for refusal (c) related simply to the need to secure appropriate ecological mitigation, the sole outstanding concern relates to the impact upon the character and appearance of the surrounding area.
- 1.5 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).
- 1.6 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.
- 1.7 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.
- 1.8 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.

- 1.9 Officers will advise Members accordingly at the meeting.

2.0 *Site Description*

- 2.1 The application site comprises the residential curtilage of a single dwelling at 123 Barnes Lane, Sarisbury Green. The existing dwelling is in a chalet bungalow style located within the centre of the site. It is not readily visible from outside of the confines of the site the perimeter of which is heavily treed and bound on its frontage with Barnes Lane with high level boundary treatment.
- 2.2 To the immediate north of the site lies Winnard's & Cawte's Copses ancient woodland Sites of Importance for Nature Conservation (SINC) which also forms part of the Holly Hill Woodland Park Local Nature Reserve and Historic Park and Garden. To the west lies Holly Hill cemetery and to the south of the site a section of land where planning permission was recently granted for an extension to that cemetery (planning reference P/17/1050/D3). That land to the south has trees which are to be felled as part of the extension to the cemetery and currently forms an area adjacent to the main car park for Holly Hill Woodland Park.
- 2.3 On the opposite side of Barnes Lane to the application site is Holly Hill Leisure Centre and a short distance southwards is Sarisbury Infant School. To the south of the school lies the boundary of the urban settlement area. For planning purposes therefore the application site lies within the countryside and outside the urban area.

3.0 *Description of Proposal*

- 3.1 Planning permission is sought for the demolition of the dwelling and the erection of a 75-bed care home. As a residential institution the development would fall within Use Class C2 of the Town & Country Planning (Use Classes) Order 1987.
- 3.2 The proposal is for a care home building with accommodation over three storeys with the second floor level set within the roof space. The building would be located centrally within the plot with its front elevation facing Barnes Lane. To the rear (west) of the building would be an enclosed amenity area for residents. Car parking is shown divided into small parking bays around the outside of the home. Vehicular access into the site would be provided by forming a new bellmouth access roughly halfway along the site's eastern boundary with Barnes Lane where the road begins to descend to the north. The existing vehicular access to the site would be changed to a pedestrian access.

- 3.3 The application has been submitted with a suite of supporting documents including ecology and tree reports, transport and highways statements and an assessment of the need for elderly care provision in the area. Also submitted for consideration is an assessment of suitable alternative sites in the locality.
- 3.4 The application is very similar in many regards to the one that was considered but refused planning permission by the Planning Committee in February this year. The main difference between the two applications is that the means of access from Barnes Lane is now proposed in a different position, the implications of which are discussed below.

4.0 Policies

- 4.1 The following policies apply to this application:

Adopted Fareham Borough Core Strategy

CS2 – Housing Provision
CS4 – Green Infrastructure, Biodiversity and Geological Conservation
CS5 – Transport Strategy and Infrastructure
CS6 – The Development Strategy
CS14 – Development Outside Settlements
CS15 – Sustainable Development and Climate Change
CS16 – Natural Resources and Renewable Energy
CS17 – High Quality Design

Adopted Development Sites and Policies

DSP1 – Sustainable Development
DSP3 – Impact on Living Conditions
DSP5 – Protecting and Enhancing the Historic Environment
DSP13 – Nature Conservation
DSP40 – Housing Allocations
DSP42 – New Housing for Older People

Non-Residential Parking Standards Supplementary Planning Document

5.0 Relevant Planning History

- 5.1 The following planning history is relevant:

P/17/0984/FP – Demolition of Existing Dwelling and Erection of 75 bed care home –
REFUSED 22/02/2018

6.0 Representations

- 6.1 Two letters of support have been received in relation to this application.
- 6.2 One letter of objection has been received raising concerns over highway safety.

7.0 Consultations

EXTERNAL

Southern Water

- 7.1 No objection subject to conditions.

Hampshire County Council (Flood and Water Management team)

- 7.2 No objection. Further information relating to maintenance could be dealt with by condition.

Hampshire Gardens Trust

- 7.3 The Trust's only concern would be any impact of the proposed development on the secluded nature of the woodland park. The second application for the proposed redevelopment still imposes a large scale on the site and any mitigating measures to reduce the overall bulk and impact especially in relation to the boundaries would be welcomed.

INTERNAL

Conservation Planner

- 7.4 The proposal would not result in harm to the significance of the historic park and garden.

Environmental Health

- 7.5 No objection.

Contaminated Land

- 7.6 No objection.

Highways

- 7.7 No objection subject to conditions.

Ecology

- 7.8 No objection subject to conditions.

Trees

- 7.9 No objection subject to tree protection measures being secured by condition.

8.0 Planning Considerations

- 8.1 IMPLICATION OF FAREHAM'S CURRENT 5 YEAR HOUSING LAND SUPPLY

- 8.2 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.

- 8.3 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.
- 8.4 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.
- 8.5 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.
- 8.6 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.
- 8.7 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.
- 8.8 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".

8.9 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.

8.10 Paragraph 11 of the NPPF applies a "presumption in favour of sustainable development" (known as the 'titled 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."

8.11 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..."

8.12 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.

8.13 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.

8.14 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.

8.15 RESIDENTIAL DEVELOPMENT IN THE COUNTRYSIDE

8.16 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. Policy CS6 (The Development Strategy) goes on to say that development will be permitted within the settlement boundaries. In this instance the application site is previously developed land but within an area which is outside of the defined urban settlement boundary.

8.17 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. The conversion of existing buildings will be favoured. Replacement buildings must reduce the impact of development and be ground with other existing buildings, where possible.'

8.18 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).

8.19 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.

8.20 POLICY DSP40

8.21 Policy DSP40: Housing Allocations, of Local Plan Part 2, 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."

8.22 Each of these five bullet points are worked through in turn below:

8.23 POLICY DSP40 (i)

8.24 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 not dwellings within Use Class C3. 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. Officers consider this is relative in scale and therefore bullet point i) of Policy DSP40 is satisfied.

8.25 POLICY DSP40 (ii)

8.26 The site lies just outside of but not adjacent to the existing urban area. Notwithstanding, it is considered that the location is relatively accessible being close to local facilities and services. However, as the site is not adjacent to the existing urban settlement boundary the proposal does not fully accord with point ii) of Policy DSP40.

8.27 POLICY DSP40 (iii)

8.28 The applicant has paid particular attention to detail to the design of the care home, to reducing the scale and bulk of the proposal and in turn the visual impact of the building. This has been in order to more sensitively reflect the site's setting adjacent to Holly Hill Woodland Park and in particular views of the care home from surrounding land.

8.29 The proposals are for a care home with reduced height roof and eaves slightly above two storey scale. The floor area of the home is substantial and the applicant has therefore attempted to reduce the bulk and massing of the elevations, in particular the eastern and southern facing elevations, to minimise the potential visual impact. This can be seen on the submitted drawings in the use of recessed and subservient aspects constructed of lighter glazed materials.

8.30 Public views into the site from Barnes Lane would be more prominent than at present due to the loss of some of the interior trees and the creation of a new vehicular access point. Views of the southern elevation of the care home would also be afforded from the public car park of the woodland park to the south of the site and, in the future, from the cemetery extension in that area. The applicant has proposed additional planting along the southern boundary in recognition of this visibility. Views would also be possible of the upper floors and roof of the building from the existing cemetery west of the site.

8.31 Officers acknowledge the measures the applicant has employed in an attempt to reduce and minimise the visual impact of the development. This is evident from the reduced scale of the building, the articulation in the building's elevations, the appropriate use of external materials and also in the proposed retention of a large number of existing trees and the intention to plant new ones. This screening would offer significant mitigation of the visual impact of the care home building. Officers further note that, whilst the application site

lies outside of the urban area it is not remote from the nearby settlement edge. The care home building would therefore be seen within the context of the built up area further south along Barnes Lane and the substantial Leisure Centre building which stands on the opposite side of the road.

Notwithstanding, the proposal would introduce a more visually intrusive form of development into a location outside of the settlement boundary where there is currently a single unobtrusive dwelling unseen from outside the site set in a generous and sylvan plot.

- 8.32 For the reasons above Officers consider there to be some conflict with point iii) of Policy DSP40 and the strategic aims of Core Strategy Policy CS14 which seeks to prevent development which would harm the appearance and character of the area.
- 8.33 The site is within the boundary of the Holly Hill Woodland Park Historic Park and Garden - a non-designated heritage asset. Given the significance of this asset, the site's peripheral location on the fringe of the park and garden and the limited harm identified to the garden's features of special interest, Officers do not believe the proposal to be contrary to Policy DSP5 of the Local Plan Part 2 which seeks to protect non-designated assets from unacceptable harm.
- 8.34 POLICY DSP40 (iv)
- 8.35 The applicant has confirmed that an operator for the home has been identified. If planning permission was granted it would be their intention to start development in May 2019. The applicants state their average period for construction, commission and opening is 18 months meaning the anticipated completion of the development and opening of the care home would be November 2020.
- 8.36 Officers consider that the site is deliverable in the short term thereby satisfying the requirement of Policy DSP40(iv).
- 8.37 POLICY DSP40 (v)
- 8.38 The final test of Policy DSP40: "The proposal would not have any unacceptable environmental, amenity or traffic implications" is discussed below:
- 8.39 ECOLOGY
- 8.40 The advice received from Hampshire County Council Ecology group is that the information submitted with regards protected species and habitat is

sufficient to conclude there would be no adverse impact. As a result no objection is raised to the development.

- 8.41 The Bat Surveys report carried out on site between June and October 2017 confirmed the presence of a small number of bats foraging and commuting on site. The existing building on site supports a non-breeding summer roost and its demolition will therefore has the potential to result in harm to bats which receive strict legal protection under UK and EU law. Whilst there would be a breach of the EU directive, mitigation measures are proposed which the County's Ecologist has confirmed are acceptable and the proposed development is of overriding public interest in terms of the provision of housing. There would be no satisfactory alternative to delivering the proposed development which would not result in the demolition of the existing house. For these reasons Officers consider that an EPS licence from Natural England is likely to be granted to allow the development to proceed under a derogation from the law.
- 8.42 The proposal is acceptable from an ecological perspective in accordance with Policy CS4 of the adopted Fareham Borough Core Strategy and Policy DSP13 of the adopted Fareham Borough Local Plan Part 2.
- 8.43 AMENITY
- 8.44 The site has no immediate neighbours that would be adversely affected by the proposed development.
- 8.45 HIGHWAYS
- 8.46 The previous main refusal of planning permission related in part to the intended re-use of the existing vehicular access to serve the care home. Members agreed with the Officer recommendation that, by virtue of the increase in vehicle movements in and out of that access and its proximity to the access to Holly Hill Leisure Centre on the opposite side of Barnes Road, the development would be harmful to highway safety.
- 8.47 In order to address this the applicant now proposes in this new application to use the existing access for pedestrians only. A new vehicular access point would be provided further northwards along Barnes Lane and the Council's Transport Planner has raised no objection to this proposal. Subject therefore to this access being provided, to the visibility splays required being maintained thereafter and to the proposed parking spaces, which are considered adequate to meet the likely needs of the care home, being made and kept available at all times, Officers consider there would be no highway related reason to resist the development as now proposed.

8.48 POLICY DSP42

8.49 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."

8.50 As discussed in the preceding paragraphs, the site is considered to be in an accessible location (point i) however would not relate well to the existing urban area which does not lie adjacent (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.

8.51 UNMET NEED FOR HOUSING FOR THE ELDERLY

8.52 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.

8.53 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.

8.54 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 conclusions are broadly similar. The assessment states that "The level of undersupply within the catchment area is currently large and is likely to remain so, given the scale of the changes to demography over the coming decades and beyond".

8.55 The advice of both reports is 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.

8.56 THE PLANNING BALANCE

8.57 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".

8.58 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, CS6 and CS14 of the Core Strategy and Policy DSP6 of Local Plan Part 2: Development Sites and Policies Plan.

8.59 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 could be delivered within the short term. The development is proposed on previously developed land the re-use of which is supported by

local and national planning policy. In addition the attempts by the applicant to reduce the visual impact of the development are acknowledged. However, the proposal would cause some harm to the character and appearance of the countryside albeit that harm would be mitigated by the substantial tree coverage on the site and proposed additional planting that would take place. Furthermore the site is not located adjacent to the existing urban area and the proposal would not be well integrated with the existing settlement.

- 8.60 Officers are satisfied that there are no amenity and ecology issues weighing against granting planning permission. Safe access and egress can be achieved through the provision of a new vehicular driveway from Barnes Lane such that there would be no harm to highway safety.
- 8.61 In balancing the objectives of adopted policy which seeks to restrict development within the countryside alongside the shortage in housing supply, Officers note the proposal is not directly adjacent to the existing urban area and lies within the countryside contrary to local plan policies designed to prevent those areas from harm. However, it is further acknowledged 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, carrying significant weight suggesting that planning permission should be granted. Furthermore, the scheme would contribute towards addressing the specific unmet demand for elderly care accommodation
- 8.62 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.
- 8.63 Officers conclude that planning permission should be granted.

Recommendation

GRANT PERMISSION

Subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of a period of three years from the date of this decision.

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:

- a) Location plan
- b) DR-5-001 1 – Landscape Masterplan
- c) Proposed site plan
- d) PL 05 C – Proposed First Floor Plan
- e) PL04 C – Proposed Ground Floor Plan
- f) PL06 – Proposed Second Floor Plan
- g) PL08 A – Proposed Front and North Elevation
- h) PL09 A – Proposed South and West Elevations
- i) PL10 A – Proposed North and South Sections
- j) PL07 B – Proposed Roof Plan
- k) Bat Surveys August 2017 and Bat Activity Surveys & Mitigation October 2017
- l) Breeding Bird Habitat Assessment August 2017
- m) Dormouse Survey October 2017
- n) Reptile Survey & Mitigation Strategy June 2018
- o) Extended Phase 1 Habitat Survey – Revision August 2018
- p) Arboricultural Assessment & Method Statement June 2018
- q) Tree Protection Plan

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

3. No development shall commence on site until a scheme of lighting designed to minimise impacts on wildlife and habitats, particularly bats and the area of Ancient Woodland to the north, has been submitted to and approved in writing by the local planning authority. Construction stage elements of the approved lighting scheme shall be implemented as agreed during the construction period. Prior to the first occupation of the care home hereby permitted the operational stage elements of the approved lighting scheme shall be implemented in accordance with the approved details and those elements shall be permanently retained at all times thereafter unless otherwise agreed in writing by the local planning authority.

REASON: In order to minimise impacts of lighting on the ecological interests of the site. The details secured by this condition are considered essential to be agreed prior to the commencement of development on the site so that appropriate measures are in place to avoid the potential impacts described above.

4. No development shall commence on site until full details of foul sewerage and surface water drainage works to serve the development hereby permitted along with details of the maintenance of those works have been submitted to and approved in writing by the Local Planning Authority.

The maintenance details submitted shall include:

- a) maintenance schedules identifying what maintenance activities will be undertaken on the different drainage elements and how frequently, and;
- b) additional information in relation to the pumped section of the drainage system to clarify the impact of pump failure and measures to minimise associated risk.

The care home building shall not be occupied until the drainage works have been completed in accordance with the approved details and the building shall thereafter be maintained in accordance with the approved maintenance details at all times.

REASON: In order to ensure adequate drainage is provided to serve the permitted development. The details secured by this condition are considered essential to be agreed prior to the commencement of development on the site since the details have potential implications for groundworks and other operations carried out prior to construction of the building hereby permitted

5. No development shall commence until the tree and hedgerow protection measures submitted and approved as part of the planning permission 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. The details secured by this condition are considered essential to be agreed prior to the commencement of development on the site so that appropriate measures are in place to avoid the potential impacts described above.

6. No development shall proceed beyond damp proof course level until a detailed scheme of Habitat Management and Biodiversity Enhancements to be incorporated into the development has been submitted to and approved in writing by the local planning authority. Unless otherwise agreed in writing by the local planning authority, the approved scheme shall be implemented prior to occupation of the building hereby permitted and thereafter the approved habitat management

measures shall be complied with and biodiversity enhancements retained at all times throughout the lifetime of the development.

REASON: To protect the long-term survival of the retained reptile population on site and enhance biodiversity.

7. 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

8. The landscaping scheme, submitted under Condition 7 above, 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.

9. None of the development hereby approved shall be occupied until the means of vehicular access shown on the approved plans has been fully completed. The access shall be subsequently retained at all times.

REASON: In the interests of highway safety

10. None of the development hereby approved shall be occupied until the visibility splays at the vehicular access to the site with the existing highway have been provided in accordance with the approved details. 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

11. The gradient of the vehicular access from Barnes Lane hereby permitted shall not exceed 1 in 10 within 10 metres of the edge of the carriageway of the adjoining highway.

REASON: In the interests of highway safety.

12. None of the development hereby approved shall be occupied until the areas shown on the approved plan for the parking and turning of cars and/or the loading, unloading and manoeuvring of vehicles have been fully laid out and made available for use. These areas shall thereafter be retained and kept available for these purposes at all times.

REASON: In the interests of highway safety.

13. The development shall be carried out in accordance with the measures set out in Section 5.0 Mitigation & Compensation of the Bat Surveys report (Ecosupport, August 2017), Section 5.0 of the Bat Activity Surveys & Mitigation report (Ecosupport, October 2017) and Section 5.0 Mitigation Strategy of the Reptile Survey & Outline Mitigation (Ecosupport, revised June 2018) unless otherwise approved in writing by the local planning authority. Thereafter the replacement bat roosts and suitable reptile habitats shall be permanently retained and managed in accordance with the approved details unless otherwise approved in writing by the local planning authority.

REASON: To ensure the protection of reptiles and bats.

14. 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.

Notes for Information

You are advised that a formal application to Southern Water for connection to the water supply is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire

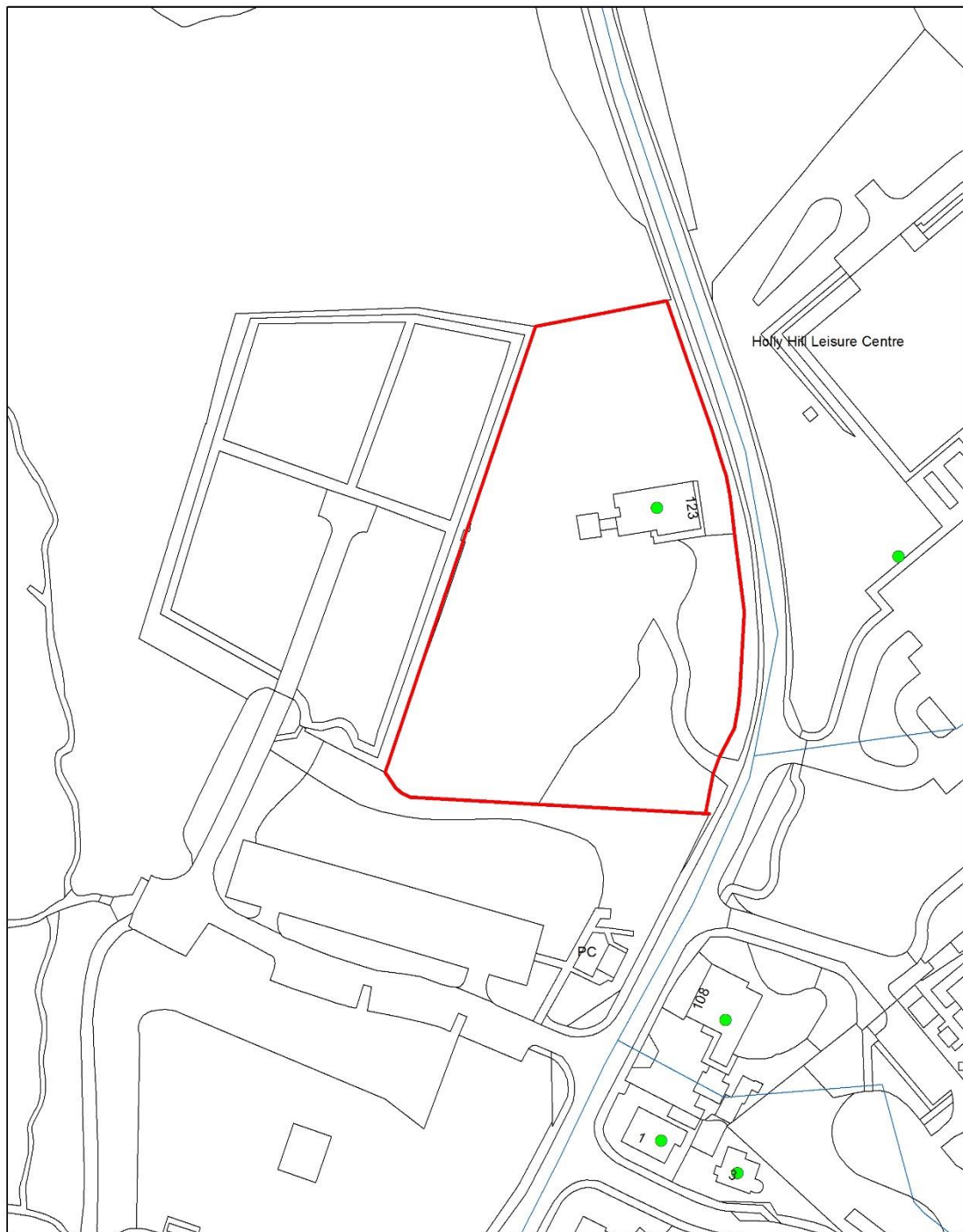
SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read Southern Water's New Connections Services Charging Arrangements documents which has now been published and is available to read online at <https://beta.southernwater.co.uk/infrastructurecharges>.

Background Papers

P/18/0690/FP; P/17/0984/FP

FAREHAM

BOROUGH COUNCIL



123 Barnes Lane

Scale 1:1,250



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