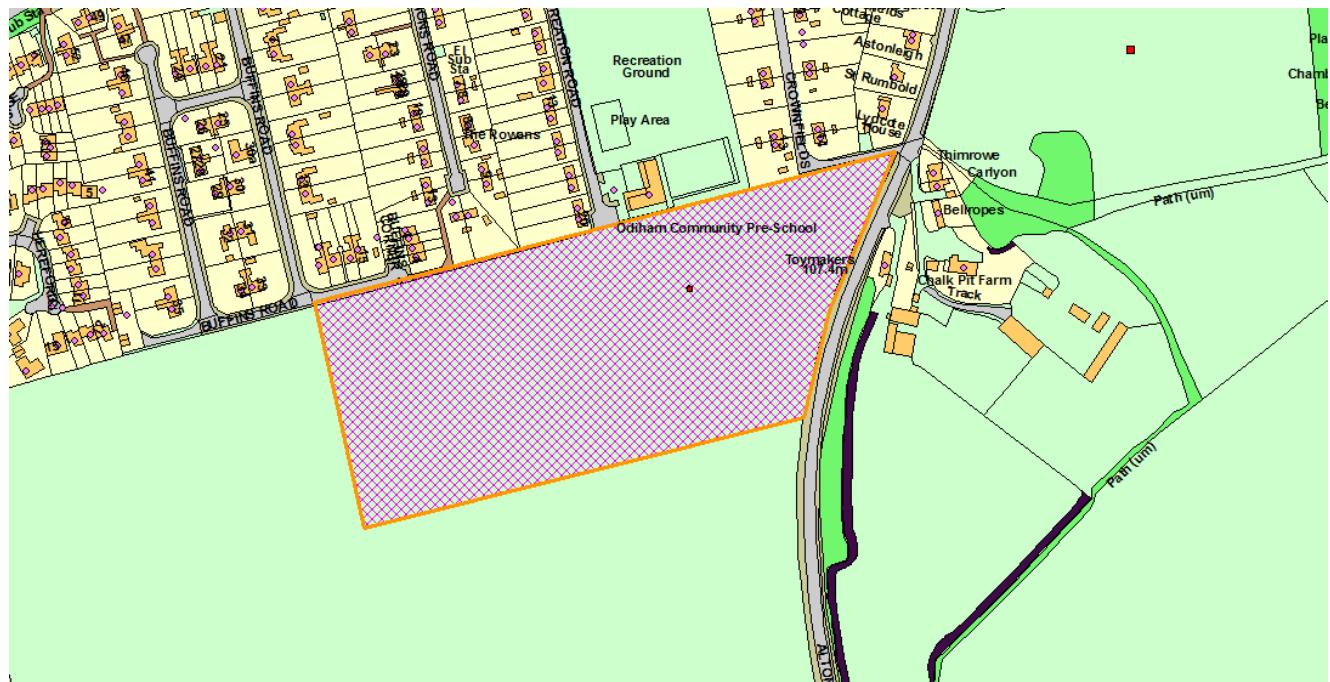


## COMMITTEE REPORT

APPLICATION NO.	21/00777/OUT
LOCATION	<b>Land On The West Sides Of Alton Road Odiham Hook Hampshire</b>
PROPOSAL	Erection of 60 bed care home and 30 dwellings (10 x 2 bed houses, 12 x 3 bed houses, 4 x 4+ bed houses and 4 x 2 bed flats) with associated parking and pedestrian and vehicular access
APPLICANT	Mr Michael Lucas, Aspire LPP
CONSULTATIONS	20 July 2021
EXPIRY	
APPLICATION EXPIRY	28 June 2021
WARD	Odiham
RECOMMENDATION	A. That the Head of Place be delegated authority to GRANT planning permission subject to the completion of a Planning Obligation (S106) agreement to secure: affordable housing, self-build house, pre-school land with car park and financial contributions to Odiham Village Gateway Project, The Bridewell community building and secondary education AND subject to the following Conditions:  OR  B. If by 11.11.2020 the Planning Obligation has not been progressed to the satisfaction of the Head of Place then the Head of Place is delegated authority to REFUSE planning permission for the reasons identified in this report.



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## **BACKGROUND**

This application is brought before the Planning Committee at the discretion of the Head of Place.

## **THE SITE**

The application site consists of open land to the west of Alton Road (B3349) and to the south of Buffins Road and Crownfields on the southern edge of Odiham. The site is referred to as 'Land next to Crownfields' in the Odiham and North Warnborough Neighbourhood Plan (ONWNP, 2017). The site has an area of 2.58 hectares (ha), is roughly rectangular in shape and comprises the northeast part of a large agricultural field. The site rises towards its east, south and west boundaries with the lowest part in the centre/north of the site. It does not contain any buildings or trees (other than those on the boundaries).

The site is bound by Alton Road to the east and Buffins Road (part of), Crownfields, Odiham Community Pre-school and the southern-most properties on Salmons Road and Recreation Road to the north. The north and east boundaries comprise hedgerows with some trees. Trees are more prevalent on the east boundary to Alton Road. The south and west site boundaries are less well defined as the remainder of the agricultural field lies beyond. There is currently no vehicular or formal public access into the site, although an informal track runs along the northern-most part of it.

The site is located on the southern edge of Odiham. To the north is a residential area, the pre-school and recreation ground. To the east, beyond Alton Road, are further residential dwellings and open areas. To the south and west is open countryside.

At its nearest points, the site is approximately 400m from Odiham Local Centre and associated facilities to the northeast, 300m from Robert May's School to the northwest and 500m from Buryfields Infant School to the east.

## **PROPOSAL**

The outline planning application seeks permission for the erection of a 60-bed care home and 30 dwellings (4 x 2 bed flats, 10 x 2 bed houses, 12 x 3 bed houses and 4 x 5 bed houses) with associated parking and pedestrian and vehicular access.

Full details of access, appearance, layout and scale are provided. Outline information in relation to landscaping is provided and this is the only 'reserved matter'.

The applicant is Aspire LLP who source, design, and develop care and residential properties. The applicant has advised that there is no named operator for the proposed care home at this stage.

The application is described in more detail in the relevant sections of this report but in summary it proposes a Class C2 use care home in a large building on the east part of the site and 30 Class C3 use dwellings on the west part of the site, 12 of these dwellings would be affordable homes. 0.25 ha of land in the central part of the site would be reserved for future pre-school use. A new footpath/cycle path would be provided along the northern boundary of the site with the main vehicular access from a new junction from Alton Road to the east. Parking, pockets of open space and landscaping would be provided within the development.

## **BACKGROUND TO THE APPLICATION AND PLANNING HISTORY**

There is relatively limited planning history for the site. Planning applications for housing on land incorporating the application site were refused and dismissed on appeal in the early 1960s. Planning permission was also refused for housing on land incorporating the application site in 1975.

A pre-application request was submitted by the applicant to Hart District Council in October 2018 (18/02283/PREAPP) but this was not progressed by the applicant.

Planning application 19/02257/OUT for a very similar development to that now proposed was refused on 26.11.2020. There were three reasons for refusal relating to inadequate provision for affordable housing and pre-school land and absence of sufficient information in relation to flood risk and drainage.

The application has been submitted following allocation of the site for: “*a mix of residential dwellings, a residential nursing care home (C2 use) and land for pre-school use*” in the ONWNP. The Odiham Settlement boundary was amended to incorporate this allocation and this settlement boundary is reflected in the Hart Local Plan (Strategy and Sites) 2032 (HLP32).

## **PLANNING POLICY**

The Development Plan for the site and relevant policies are as follows:

South East Plan (SEP):

Saved Policy NRM6 Thames Basin Heaths Special Protection Area

Hart Local Plan (Strategy and Sites) 2032 (HLP32):

SD1 Sustainable Development

SS1 Spatial Strategy and Distribution of Growth

H1 Housing Mix: Market Housing

H2 Affordable Housing

H4 Specialist and Supported Accommodation

H6 Internal Space Standards for New Homes

NBE3 Thames Basin Heaths Special Protection Area  
NBE4 Biodiversity  
NBE5 Managing Flood Risk  
NBE7 Sustainable Water Use  
NBE8 Historic Environment  
NBE9 Design  
INF1 Infrastructure  
INF3 Transport  
INF4 Open Space, Sport and Recreation  
INF5 Community Facilities

The HLP32 identifies the site to fall within the Odiham Settlement Boundary. The site is outside of, but adjacent to, Odiham Conservation Area which is to the east.

Saved Policies from the Hart Local Plan (Replacement) 1996-2006 (HLP06):

GEN1 General Policy for Development  
CON8 Trees, Woodland & Hedgerows: Amenity Value

Odiham and North Warnborough Neighbourhood Plan (ONWNP, 2017):

1 Spatial Plan for the Parish  
2 Housing Development Sites  
4 Housing Mix  
5 General Design Principles  
6 Odiham Conservation Area  
12 The Natural Environment

The site is allocated for development for housing and a care home under Policy 2vii.

The following policy and guidance have also informed this assessment:

National Planning Policy Framework (NPPF, July 2021)  
Planning Practice Guidance (PPG)  
National Design Guide (NDG. Jan 2021)  
Building for a Healthy Life (BfHL, June 2020)  
Hart, Rushmoor and Surrey Heath Strategic Housing Market Assessment 2014-2032 (SHMA, 2016)  
Advice on the need for specialised accommodation for older people within Hart District as set out in the 2016 SHMA (NSAOP, June 2021)  
Odiham Conservation Area Character Appraisal and Management Proposals (OCACAMP, 2008)  
Hart District Council Parking Provision Interim Guidance (PPIG, 2008)

## **CONSULTATION COMMENTS**

### **Consultee Comments**

Summarised unless stated.

#### Odiham Parish Council (in full)

Objection.

- i) Despite producing new plans the heights of both the care home and houses are still bulky and too high. OPC notes the steepness of the roof slopes and their heights which for the care home is shown as over 10 metres and the houses at 8.5 metres.

Although the design and access statement specifies only 2 storeys, in the plans there are full height windows shown in the roof of the care home which indicates the possibility for a third storey. Therefore, these plans do not meet the Neighbourhood Plan (NP) criteria in Policy 2 vii c and Policy 5 I and iii. The size and scale of the roofs are particularly noticeable on plots 17 to 20, 23 to 26 and 27 to 30. OPC requests that permitted development rights for developing roof spaces into extra rooms are removed for all buildings within the site.

- ii) OPC notes that it is now proposed to excavate the land at the site of the care home to reduce its bulk. OPC requests that extensive excavation of the site is carried out along the whole northern edge of the site to lower all the roof heights to minimise the appearance of the development to the existing settlements to the north of the site.

- iii) OPC is keen to work with the developer to agree the best use of the 0.25 hectare of land, as identified in the Neighbourhood Plan.

- iv) OPC would like to investigate the possibility of this development providing additional parking and electric vehicle charging points through the S106 agreement.

- v) OPC requests a traffic assessment for the proposed junction with 83349 and would like to see traffic calming measures on 83349 included in the 5106 agreement, eg village gateway scheme.

- vi) OPC raises concerns on the capacity of the foul water network and extra demand on the North Warnborough pumping station.

- vii) OPC asks Hart DC to review the format of the documents added to the online application and consider re-naming the documents to make it easier for residents to use the system.

## Natural England

Objection.

Further information required to determine impacts upon the Thames Basin Heaths Special Protection Area (SPA) and the scope for suitable mitigation.

As submitted, the application could have potential significant effects on the Hazeley Heath Site of Special Scientific Interest (SSSI), which forms part of the Thames Basin Heaths SPA. Natural England advise that this proposal is not currently in accordance with retained Policy NRM6 of the South East Plan, or the Hart Local Plan.

This development site lies mostly within the 5-7km SPA zone of influence. There is therefore potential for impacts to come from this proposal if the accommodation is occupied by mobile residents who may recreate on the SPA. It is not currently clear within the application, whether this development is making appropriate contributions to the necessary avoidance and mitigation measures, set out within the above strategies, or providing a bespoke mitigation solution.

## Local Highway Authority

No objection subject to conditions.

From a highway perspective this application is identical to application 19/00257/OUT for which the highway authority recommended no objection subject to conditions.

Details pertaining to vehicle trip generation, access arrangements, vehicle swept paths and car/cycle parking will remain unchanged and are acceptable.

The Hampshire County Council Travel Plan team have reiterated for the care home element that a number of points would need to be addressed before the travel plan can be formally signed off.

In summary the highway authority can provide a positive recommendation subject to the travel plan amendments being carried out. Construction method statement and access construction provision conditions recommended.

## Local Lead Flood Authority

No objection subject to conditions.

The information submitted by the applicant in support of this planning application indicates that surface water runoff from the application site will be managed through a soakaway and swales/filter strips (infiltration). This is acceptable in principle since the infiltration testing and groundwater monitoring carried out show that infiltration is feasible at the application site.

Considering that this is an application for outline planning permission, at this stage the information submitted by the applicant has addressed our concerns regarding surface water management and local flood risk. Therefore, the County Council as the Lead Local Flood Authority has no objection to the proposals subject to conditions requiring a detailed surface water drainage scheme and its maintenance.

#### HCC Children's Services

No objection. Planning contribution requested.

Discussions have taken place with Robert May's School as to the impact on the school of this development. In this instance HCC seeks a financial contribution limited to the improvement of existing specialist facilities as follows: reconfiguration of ICT/Computing rooms to increase capacity by 32 workstations, including new desks, electrical and network cabling, flooring and computers. This ICT upgrade has been costed by competitive tender and the school seeks a contribution of £50,000 towards this essential upgrade.

#### HCC Countryside Planning

No objection. Public rights of way are unaffected by the proposals.

#### HCC Archaeology

No objection subject to conditions.

The proposed development site contains a series of cropmarks that likely represent prehistoric field systems and enclosures. These possibly indicate the remains of a later prehistoric settlement. The wider Odiham area is known to be rich in archaeological remains dating to the later prehistoric and Romano-British periods and it is therefore likely that previously unrecorded remains of these dates may survive within the development area. The site has not been previously developed and there are no known impacts that would have significant affected below ground archaeological remains. As such, the site is likely to retain its archaeological potential.

Therefore, while there is no indication that archaeology presents an overriding concern, I would advise that the assessment, recording and reporting of any archaeological features affected by construction be secured through the attachment of suitable conditions to any planning consent that might be granted.

#### HDC Housing

No objection subject to legal agreement.

The 12 affordable housing units being offered will meet Hart's current planning policy.

A breakdown of the rented affordable and shared ownership housing has been provided which confirms alignment with Hart's requirement for a 65:35 split for affordable rented/shared ownership homes.

Housing is pleased to see that the mix of shared ownership home types requested under the previous application has been brought forward into this application, providing 2 x 3-bedroom houses (a semi-detached pair), and 2 x 2-bedroom houses.

The proposed housing mix for the rented affordable units is also satisfactory providing 4 x 2-bedroom flats, 2 x 2-bedroom houses and 2 x 3-bedroom houses.

It is recognised that the application meets Hart's Local Plan requirement for 15% of affordable units to be accessible by offering two affordable units as accessible homes in line with Part M4(2).

It is noted that the affordable homes offered look to maximise occupancy levels (i.e. 2-bedroom 4 person and 3-bedroom 5/6 person) and will meet the Nationally Described Space Standards.

Affordable housing should remain affordable in perpetuity. Rent levels should be set at an affordable level for families on low incomes and be within the Local Housing Allowance (LHA) rates for the Broad Market Rental Area (BMRA) where the homes are located, specifically the 3-bedroom homes should be capped at the local LHA level. Any service charges should also be kept to a minimum.

The affordable housing should be managed by one of the Registered Providers (RPs) on the Council's Approved RP list and there should be a nomination agreement in place between the Council and the RP for the affordable rented housing.

Comments on internal layouts also provided.

#### HDC Biodiversity Officer

No objection subject to conditions.

The site currently comprises part of an arable field with hedgerow/trees on the north and eastern boundaries and is located immediately south of a residential area. It is within a SSSI Risk Zone.

In accordance with national and local planning policy, the proposed development should incorporate features to enhance the biodiversity value of the site. Several recommendations for enhancement have been provided within the PEA Report which

are supported. An Environmental Management Plan (EMP) should be produced which shows how these will be incorporated within the design and managed in the future.

HDC Conservation Officer

No objection.

As stated previously, the site has already been allocated for the development proposed, however this will not come without the cost off some adverse change to the character and appearance of the conservation area. It is my opinion that the scheme would not conserve or enhance the setting of the conservation area.

HDC Environmental Health

No objection subject to conditions.

Generally satisfied with the Phase 1 desk study. The study has concluded that the site contamination risk is 'Low', however a professional watching brief will need to be maintained and condition recommended.

Conditions also requested in respect of hours of construction and construction management.

HDC Joint Waste Client Team

No objection but reservation and clarifications raised.

The proposed developments will be required to leave wheeled containers on the spine road running through the development for collection.

Reservations and clarifications raised:

- The JWCT requires clarification on whether the care home is a domestic site or a commercial site.
- Swept path - we require sight of a swept path to confirm that the 26-tonne can access Plots 8-9 and 27-30 and to confirm that the proposed turning heads are suitable.
- Bin store at Plots 27-30 – details of what the store must include provided.
- Plots 9-12 - bin collection point recommended.
- Waste collection strategy to confirm the proposed waste collection location for each property requested.

## HDC Tree Officer

No objection subject to conditions.

No objection subject to the conditioning of the Arboricultural Method Statement and Tree Protection Plan (Ref: PL002-300120). Tree Protection fencing to be installed prior to the commencement of any works on site.

## **Neighbour Representations**

A total of six neighbour representations objecting to the application have been received. The following material planning considerations are raised in the objections:

- Highway and pedestrian safety
- Design
- Impact on heritage assets
- Footpath/cycle connections
- Parking provision
- Loss of privacy
- Flood risk and drainage

The Odiham Society have also commented on the application and raised some concern regarding the three-storey appearance of the care home. Comments also made in respect of the proposed housing mix and landscaping scheme but recognising that the latter is a reserved matter.

## **ASSESSMENT**

The main planning considerations for the application comprise:

- Principle of development
- Housing tenure, mix and quality
- Design
- Impact on heritage assets
- Residential amenity
- Transport and parking
- Flood risk and drainage
- Trees and ecology
- Planning obligations
- Planning balance

## **Principle of Development**

The site is located within the Odiham settlement boundary as defined by the Hart DC Local Plan. The site is allocated for development for the provision of approximately 30 dwellings and a residential nursing care home in the Odiham and North Warnborough Neighbourhood Plan which forms part of the Development Plan.

The application proposes a 60-bed care home, 30 dwellings and 0.25 ha of pre-school land on the site which complies with the requirements of the site allocation.

The principle of development is therefore acceptable subject to consideration of all other material considerations.

## **Housing Tenure, Mix and Quality**

### Housing Tenure

The application proposes 30 new dwellings, 12 (40%) of which would be affordable dwellings to be provided on-site. The applicant has advised that the proposed tenure mix would be eight units for rent (65% of the affordable units) and four shared ownership units (35%). The proposed affordable housing mix is as below. This quantum and tenure split are in accordance with HLP32 Policy H2.

<b>Unit Size</b>	<b>Affordable Rent</b>	<b>Affordable Ownership</b>	<b>Total Affordable</b>
Two Bedroom	6	2	8
Three Bedroom	2	2	4
Total	8 (67%)	4 (33%)	12

Policy H2 also requires that affordable housing is mixed with market housing and of a size and type which meets the requirements of those in need (criteria a and b). ONWNP Policy 4iii seeks affordable housing in line with the relevant adopted HDC policy.

The proposed site plan shows the proposed affordable units clustered in the centre and northeast parts of the housing element of the site. They would be accessed from the spine road and two different cul-de-sacs also shared by market housing. The proposed affordable dwellings have been designed so that they are tenure blind and would not be distinguishable from the market houses; this is acceptable and complies with the policy requirements.

Two of the affordable units for rent will be wheelchair accessible and adaptable as per Building Regulations Part M4(2) standards as required by HLP32 Policy H2(d), these are the two ground floor flats (Plots 27 and 28).

There is no objection from the Council's Housing Team although it is noted that the affordable housing will need to be secured through a Section 106 legal agreement (S106) and subject to the following terms:

- Affordable housing remaining affordable in perpetuity;
- Rent levels being affordable for families on low incomes and within the LHA rates for BMRA rates for the area, specifically the three-bedroom homes should be capped at the local LHA level. Any service charges should also be kept to a minimum; and
- Affordable housing should be managed by one of the RPs on the Council's Approved RP list, and there should be a nomination agreement in place between the Council and the RP for the affordable rented housing.

The provision of the overall quantum and tenure split of the affordable housing would also need to be secured with a Planning Obligation.

The applicant has provided Draft S106 Heads of Terms with the application identifying a willingness to enter into such an agreement to secure the above.

For the above reasons, the affordable housing would, in principle, be appropriate in terms of quantity, tenure, location and appearance and would contribute to a mixed and balanced community as sought by the HLP32, the ONWNP and NPPF (para. 62). This is subject to completion of the necessary Planning Obligation.

### Housing Mix

The application proposes 18 market dwellings as 6 two bed (33%), 8 three bed (44%) and 4 five bed (22%) units.

In respect of the housing mix policies in the Development Plan there is a different mix specified in the Neighbourhood Plan and the Local Plan. However, the Local Plan is a more up-to-date document in respect of housing mix, and it is therefore considered to be appropriate to consider the development proposal against the requirements of Policy H1 of the Local Plan as Policy 4 of the Neighbourhood Plan could now be considered to be out-of-date.

HLP32 Policy H1 requires an appropriate mix of housing having regard to the most up to date evidence. It also supports the provision of specialist/supported accommodation where appropriate. The District wide housing mix sought derives from the SHMA (see below).

<b>Unit Size</b>	<b>Proposed</b>	<b>HLP32</b>
One Bedroom	0% (0)	7%
Two Bedroom	33% (6)	28%
Three Bedroom	44% (8)	44%
Four Bedroom +	22% (4)	21%

The application closely reflects the HLP32 requirement for all unit sizes but does not provide any one-bed market units.

However, HLP32 Policy H1 recognises that the appropriate mix for any given site will depend on site-specific circumstances (para. 126). The NPPF states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (para. 61).

In this instance, the application site is in an edge of village location slightly more suited to larger units. The size of the housing area of the site and indicative capacity for 30 dwellings is also suited to the provision of larger units to make the most efficient use of the land. Notwithstanding, the proposed development does include 33% two bed units thereby responding to the need for younger and older people and single households (where a second bedroom may be required).

The application also proposes a self-build home on Plot 21, a two-bed chalet. Such provision is in accordance with HLP32 Policy H1d) which seeks 5% of plots for self and custom build homes on site of 20 or more dwellings. The provision of this unit can be secured as part of the necessary Planning Obligation.

With due regard to the prevailing planning policy and guidance and the site-specific circumstances, the proposed market housing mix meets the requirements and objectives of the HLP32.

### Housing Quality

The design of the housing element of the application is considered in the relevant section of this report. However, all dwellings meet or exceed national spaces standards as required by HLP32 Policy H6.

### Specialised Accommodation for Older People

The application proposes a 60-bed care home falling within Class C2 use. This would contain 60 individual en-suite bedrooms of between 22-30sqm in area. Communal facilities including a café, living and dining areas and a family room would be provided. There would be a two nursing stations on each floor. No staff accommodation (bedrooms) would be provided by staff facilities would include offices, changing areas and a staff room. The care home would be two floors with a total area of 3,000sqm GIA.

The applicant has advised that there is no identified operator of the proposed care home at this stage.

The HLP32 defines a care home as a residential setting where a number of people live, usually in single rooms, and have access to on-site care services. The PPG (para. 10, ref ID. 63-010-20190626) defines residential care homes and nursing homes as:

*“These have individual rooms within a residential building and provide a high level of care meeting all activities of daily living. They do not usually include support services for independent living. This type of housing can also include dementia care homes.”*

The NSAOP (para. 1.04) provides guidance on categories of specialist housing and accommodation for older people, including:

*“Residential care. Provides live-in accommodation, typically in en-suite rooms, with 24 hour-a-day supervised staffing for residents, who may need extra help and support with their personal care. For example, help with things such as washing, dressing, personal hygiene, medication, toileting, communication, feeding and mobility.”*

*“Nursing care. These provide 24-hour care and support, as with residential care, but with added nursing care and assistance for residents who require input from and supervision by a registered nurse, who is in situ to devise and monitor care plans and provide and administer treatment.”*

With due regard to the application submission and above definitions, the proposal is considered to be a care home/nursing home as defined in the PPG and a residential care and nursing care home as identified in the NSAOP. The applicant has confirmed that the proposed care home would fall within these categories. A planning condition is recommended to secure the proposed care home in this use.

It is important to note that the site is located within the settlement boundary and the ONWNP allocation (Policy 2vii) includes for a 60-bed care home.

The NSAOP provides advice to the Council on the need for specialised accommodation for older people within the District as further advice to the SHMA. It identifies a residual net need (at June 2021) of 58 residential care bedspaces and 232 nursing care bedspaces to 2035. The provision of 60 beds as proposed in the application would contribute to this need as supported by HLP32 Policies H1(c) and H4(a), as well as the ONWNP.

## **Pre-School Land**

ONWNP Policy 2vii (criteria e) requires 0.25 ha of land is to be provided within the site to enable the improvement of pre-school provision in the Parish. Such land is identified on the submitted proposed Site Plan (PL002 Rev E). The applicant's Draft S106 Heads of Terms identifies that this would be reserved for pre-school use.

Odiham Parish Council (OPC) advised that they were keen to work with the developer to agree the best use of this land. This is considered further below (Planning Obligations section).

The reservation of the use of the relevant land for a pre-school in the future and its interim use (as appropriate) would need to be secured by an appropriately worded S106 agreement. Subject to this, ONWNP Policy 2vii (criteria e) requiring the provision of 0.25ha or pre-school land would be satisfied.

## **Design**

The ONWNP site allocation (Policy 2vii) includes an indicative layout for the site as well as a number of policy requirements. Other key development plan design policies include HLP32 Policy NBE9, HLP06 Policy GEN1 and ONWNP Policy 5. The NPPF, NDC and BfHL provide further design policy and guidance respectively.

The applicant has submitted a Design and Access Statement which includes the proposed 'Design and Access Solution'.

The Local Planning Authorities assessment of the design is as follows:

### Layout

The proposed layout would follow that in the ONWNP in terms of general positioning of the care home, housing, pre-school land and access. The residential layout has evolved but key views would be respected, the houses would address the street and the concept of streets and residential courtyard clusters would be retained. A street hierarchy would be achieved through surfaces, widths and level changes, providing a balance between permeability and safety. The proposed care home (which is the largest building) would be positioned on a lower part of the site and also be set down. There is no built form within the identified 'important views' at ONWNP Policy 2vii. Pedestrian and cycle routes are prioritised and the site more permeable for these users by virtue of the east/west cycle and footpath at the north edge of the site and north/south connections to this from the residential clusters.

### Density

The number of dwellings proposed and size of the care home would be in accordance with the ONWNP (30 dwellings and 60 beds respectively). The greater density in the

north part of site is an appropriate response to site context as it adjoins the existing built-up area of Odiham on the north boundary.

### Building Heights

Building heights would be no more than two storeys as required by ONWNP Policy 2vii.

Some concern has been expressed by consultees and neighbours regarding the proposed heights of the dwellings. The general design approach has been to include relatively high-pitched roofs. The impact upon residential amenity is considered below. In design terms, the roofs generally extend down to the tops of first floor windows and a significant proportion would feature hipped ends, the latter assisting in reducing their bulk. Overall, the proposed dwellings would not appear unbalanced nor conflict with the ONWNP Policy 2vii building height requirement as identified above.

The proposed care home would be set down within the site as shown on the submitted visual and site sections. Thereby reducing its visual impact. The eaves height would be between 5.2-6.2m and ridge height a maximum 10m. The maximum height of the care home would be 113m AOD comparable to the proposed houses/flats which would be between 110-116.4m. The care home is two storeys and no use of the roof area is proposed. Roof level dormer windows shown on the east elevation would serve the first floor. A planning conditions could be imposed to prevent the future conversion of roof spaces to habitable accommodation.

### Appearance

The application proposes a mix of red facing and feature brickwork, white and cream render, brown, red and grey hanging and roof tiles. Roofs would be pitched, or part hipped. The use of materials and detailing has been considered in relation to a local pallet as identified in the Design and Access Statement, this leads to some visual interest in the street scenes whilst retaining continuity. General detailing would add interest without being 'fussy'.

The care home is necessarily a large building, particularly in this edge of village location. However, the building form, roof treatment and fenestration proposed would help to break up its massing and present a more domestic scale of development more in keeping with existing and proposed built form.

Further details of the materials and appearance of the proposed buildings would be required by condition in the event that the application was to be approved to ensure a high-quality design in terms of appearance (this is indicated on the street scene drawing but not on the proposed elevations).

There are some less successful elements such as an unusual arrangement to the garages to Plots 15-16 and Plots 23-26 and the appearance of the chalet bungalows which appear slightly out of keeping with other proposed properties.

However, overall, the proposed development is considered to have an acceptable appearance that would respect the character of the local area.

A detailed external lighting scheme could be secured by condition.

### Sustainability and Climate Change

The Council has declared a Climate Emergency and this is a material consideration in the determination of this application. The proposal is likely to have some impact on delivery of carbon reduction targets through the additional energy demand and emissions.

The applicant has sought to address the development's impact on climate change through the following measures:

- Orientation of buildings to be south or west facing as far as possible and efficient building fabric to improved performance over Building Regulations Part L requirements. The latter would result in an emissions reduction of 8.28%.
- Incorporation of solar photovoltaic (PV) panels with the development. This would be secured through a planning condition requiring that 20% of the development's energy demand (regulated and unregulated) would be met though PV panels.
- All homes to meet a water efficiency standard of 110 litres/person/day.
- An allowance of 40% on drainage calculations in the proposed drainage to take account of potentially more extreme weather as a result of climate change.
- Tree planting to aid carbon absorption (full details to be secured at reserved matters stages).
- Provision of 14 electric vehicle charging points (EVCP) that would also be capable of charging e-bikes.
- Pedestrian and cycle links within the site.
- Residential and care home travel plans to promote sustainable transport modes and reduce journeys by car.

The proposed development is considered to contain appropriate measures to address the climate change issue and is considered to comply with the requirements of Policy NBE9 in respect of this matter.

## Open Space

Small areas of open space would be provided adjacent to proposed Plots 12 and 23, including the provision of seating. These areas would be maintained by a management company. It is also recognised that the site is adjacent to a recreation ground which includes a play area, a pedestrian link to which would be provided.

The detailed design of the open space within the development would form part of a landscaping reserved matters submission in due course.

## Landscape

Landscaping is a reserved matter at this stage and outline information has been provided. Full details would be provided at a later stage through a future detailed reserved matters application. Existing hedgerows and trees would be retained apart from at the Alton Road access. Additional planting is proposed. The landscape plan (PL200) shows new planting on the south and west boundaries as sought in the site allocation. In response to the previous application, the Council's Landscape Officer stated that the landscape buffer should be 4.5-5m and this is applicable to the current application.

This proposed landscaping to the south and west boundaries of the site would need to be demonstrated to be a 'significant landscape buffer' at detailed landscaping stage as required by ONWNP Policy 2vii (criteria f) and sought by the Council's Landscape Officer. A landscape management plan would also be required to ensure that soft and hard landscape is properly managed and would retain its function.

New trees are proposed on the new streets with the proposed development. Details would need to be provided at reserved matters stage, but this positively responds to recent NPPF requirements in respect of tree-lined streets (para. 131).

The proposed development would not affect a public right of way and no objection has been raised by Hampshire Countryside Services.

## Design Conclusions

Overall, whilst the size and nature of the development on an agricultural greenfield site will inevitably change its character, the site is allocated for development and the proposed design follows the principles and design requirements of the site allocation in the ONWNP Policy 2vii. Further, and for the reasons given above and subject to planning conditions, the proposed development would achieve a high-quality design and positively contribute to the built form of Odiham as required by HLP32 Policy NBE9 and HLP06 Saved Policy GEN1, as well as conforming with the general design principles at ONWNP Policy 5 and achieving a well-designed place in accordance with the NPPF (Section 12) and design guidance.

In respect of climate change, the proposed measure to reduce the development's potential impact on climate change are in some case policy requirements and expectations for a development of this scale and nature. However, some measures such as the provision on EVCP and PV panels would go beyond development plan requirements and play a part in address the climate emergency.

### **Impact on Heritage Assets**

There are no designated heritage assets within the site boundary. Odiham Conservation Area (OCA) is located immediately to the east of the site boundary with Alton Road. The OCA contains two Grade II listed buildings to the east of the Alton Road: Toymakers (formerly Hill View) and Chalk Pit Cottages, approximately 15m and 30m to the east of the site boundary respectively.

The proposed development therefore has the potential to impact upon the settings of these heritage assets.

In considering whether to grant planning permission, the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) requires decision-makers to have special regard to the desirability of preserving the setting of listed buildings and to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

The NPPF states that when considering the impact of development on the significance of designated heritage assets, great weight should be given to their conservation (para. 193).

HLP32 Policies NBE8 and NBE9 reflect the provisions of the NPPF in requiring development to conserve or enhance heritage assets. ONWNP Policy 5 states that development affecting heritage assets shall respect the significance of the asset and demonstrate how local distinctiveness is reinforced. Policy 6 sets out criteria for development within the OCA and its setting.

The site lies adjacent to OCA Character Area 5 as identified in the OCACAMP, which also identifies the key characteristics of the CA. Identified key qualities of OCA Character Area 5 identified in the ONWNP (pg. 37) include: rural qualities on rising chalk downland; good views westwards over open fields westwards from Alton Road, and banks of trees making an important contribution. The ONWNP also identifies the chalk downland setting of the OCA (pg. 8) and that the landscape setting of the OCA is notable for its variety. To the south, the long views over surrounding fields particularly from Alton Road are noted (pg. 21).

There is an 'important view' directly northwest across the application site from in front of Toymakers identified in the OCACAMP Townscape Appraisal Map. There is a further important view southeast from the northwest corner of the recreation ground on

Recreation Road to which the rising ground within the application site forms the backdrop.

The ONWNP makes reference to a number of interesting historic buildings surviving at the entrance to Character Area 5 (pg. 37).

The applicant has stated that the proposed development will not cause harm to the settings of Toymakers or Chalk Pitt Cottages but that 'less than substantial harm' to the setting of OCA may arise.

Whilst the Council's Conservation Officer (CO) has raised concerns that the proposal would not, in their opinion, conserve or enhance the setting of the OCA and have also advised that they do not consider that the impact on the heritage assets affected will be neutral or benign, the development relates to an allocated development site which has been through the required Neighbourhood Plan making process and has been subject to consideration by a Neighbourhood Plan Independent Examiner. The impact of the proposed development on adjacent heritage assets was considered as part of the process but was not considered to be sufficient to weigh against the decision to allocate the site for development purposes. The Examiner commented that:

*"I am satisfied that the principle of the residential development of the site meets the basic conditions. The site has the ability to sit comfortably against the existing residential development to its north and can be sensitively incorporated into the wider landscape. The disposition of land uses as shown on the indicative layout is entirely appropriate."*

The development site is only located in close proximity to the conservation area along its eastern boundary where it is separated from the conservation area by Alton Road and a well-established landscape buffer comprising of trees and hedgerows. The built development proposed in the eastern part of the site comprises the care home, but this would be set back around 40m from the boundary of the conservation area at its nearest point.

The HCC Archaeologist has advised that the wider Odiham area is known to be rich in archaeological remains and that the application site, which is previously undeveloped, may feature unrecorded remains. No objection is raised subject to appropriately worded conditions requiring a written scheme of investigation, archaeological mitigation and recording.

Overall, it is considered that the proposal would not have any adverse impact on the character or appearance of the Odiham Conservation Area, would not harm the setting or appearance of the nearby listed buildings Chalk Pitt Cottages or Toymakers nor would it adversely impact on archaeology, subject to appropriate conditions. As such, the proposal is considered to accord with the requirements of HLP32 Policy NBE8 and Policy 6 of the ONWNP in heritage terms.

## **Residential Amenity**

The site is adjacent to existing residential properties at the south end of Crownfields, Recreation Road, Salmons Road and Buffins Corner. The ground level rises to the south of these properties into the site. There are residential properties located to the east of Alton Road opposite the northeast corner of the site.

HLP Saved Policy GEN1 requires development to avoid any material loss of amenity to adjoining uses nor cause material loss of amenity to adjoining residential uses through loss of privacy, overlooking or the creation of shared facilities. The NPPF requires a high standard of amenity for existing and future users (para, 127)

The respective distances (nearest) and relationships to the above properties are considered below.

- 20 Recreation Road – approximately 20m from the rear/side corner to proposed Plots 27-30. This relationship is shown on the submitted Street Scenes drawing (PL024).
- 11-12 Salmons Road – approximately 35m from the rear to the side elevation of proposed Plot 17. Plot 17 would feature one first floor window to a non-habitable room on this facing elevation.
- 4 Buffins Corner – approximately 20.5m from the front/side corner to the side/rear corner of proposed Plot 11. There are no proposed windows on the north (side) elevation of Plot 11. This relationship is shown on the submitted Additional Proposed Sections drawing (PL026).
- 15-18 Buffins Road – approximately 23m from the side elevation of proposed Plot 10. This relationship is shown on the submitted Section Thro' Proposed Footpath drawing (PL025 Rev A). There are no proposed windows on the north (side) elevation of Plot 10.

All of the above relationships would include the proposed footpath and existing and proposed soft landscaping between the respective existing and proposed properties. Further, the building relationships and above distances are not dissimilar to those in the existing residential neighbourhood in which the properties are located.

An image of the proposed development from the junction of Buffins Road/Buffins Corner has been submitted that shows how the upper parts of the proposed dwellings would be visible over soft landscaping.

On the above basis, whilst there will be a change in outlook to the above properties and those nearby but further from the site, this would not result in a material loss of amenity to them.

The properties at 13-14 Crownfields, Lycote House and those to the east of Alton Road would be between approximately 40m (the nearest part of 13 Crownfields) and 85m from the proposed care home. As identified in the design section of this assessment,

the care home would be set down within the site. Given the respective separation distances, levels and building heights, the proposed development would not result in any material loss of amenity to these properties.

Furthermore, the application site is allocated for development and should be efficiently used.

No objection has been received from the Council's Environmental Health Officer subject to conditions relating to contamination (if found), construction hours and a construction management plan. A construction management plan is also sought by the Local Highway Authority and should be provided to minimise temporary adverse impacts on residential amenity.

For the reasons identified above, the proposed development would not result in a material loss of amenity to neighbouring residential properties and meets the requirements of HLP06 Saved Policy GEN1 and the NPPF (para. 127(f)) in this regard.

### **Highways, Servicing and Parking**

The proposed development would be accessed from a new priority junction on Alton Road. The new access road would extend westwards into the site providing access to the proposed care home and then to the residential area with a reduced road hierarchy comprising a residential road, cul-de-sacs and home zone areas. New footpaths would be provided to the north of the main access/residential road and north/south through the site. A new east/west footpath would be provided on the north edge of the development.

The proposed vehicular access location is in accordance with ONWNP Policy 2vii (criteria b) which states the vehicular access to the site should be from Alton Road only.

The Local Highway Authority (LHA), Hampshire County Council, have raised no objection. The LHA have confirmed that, in highways terms, the application is identical to the previous application (19/00257/OUT) to which the LHA advised that they were satisfied that a priority junction is appropriate for the development. This would be subject to a Section 278 Agreement to construct the access.

The LHA have also previously confirmed that the access to the proposed care home within the site is satisfactory subject to a S278 design check. Some outstanding issues with the submitted travel plan have been identified by the LHA, but they conclude a positive recommendation subject to amendments to the travel plan and conditions. The design check and travel plan could reasonably be conditioned in this instance and the recommended LHA conditions requiring a construction method statement and the site access to be provided for construction purposes would also be reasonable.

The LHA have also previously noted the proposed extension of the 30mph speed limit but advised that the police would object to this. There is no objection to the application in the absence of this 30mph speed limit extension.

The NPPF (para. 109) is clear that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. No such adverse impacts have been identified. The proposal also complies with HLP32 Policy INF3 in this regard.

The applicant has advised that the proposed care home would be served by a commercial waste collection service. The Council's Joint Waste Client Team (JWCT) has raised some concerns regarding the residential (Class C3 element) of the proposal. The submitted Transport Assessment includes tracking plans for a refuse vehicle demonstrating access to all residential plots. Detailed comments are made in respect of the proposed refuse store for Plots 27-30. This is shown on Refuse and Cycle Store drawing PL030 Rev A which shows opening outward doors as requested by the JWCT. Details requested by the JWCT in respect of lighting, level access and width of pathways can reasonably be secured as part of a detailed waste collection strategy secured by condition.

In terms of vehicular parking, the PPIG requires 84 car parking spaces for the 30 dwellings proposed based on the size of the dwellings and that the site is in Parking Zone 2. A total of 94 spaces are proposed for the dwellings (including six visitor spaces) in convenient locations within garages or adjacent to dwellings as shown on the Site Plan Showing Parking Allocation drawing PL202. Cycle parking is required at two spaces per dwelling and would be provided at this level in garages and bike storage sheds.

The PPIG requires one vehicular space per four residents plus 0.5 spaces per FTE staff for the care home. Cycle parking is required at one space per six staff. The proposed 60 bed care homes would generate a need for 15 resident spaces. The applicant has stated that a maximum of 23 employees would be on site at any one time, resulting in a requirement for 11.5 spaces.

The application includes provision for 30 spaces (including x2 disabled), a delivery space and pick-up/drop-off area. A cycle store for twelve bikes would be provided.

The submitted travel plan outlines a number of measures that would seek to promote sustainable modes of transport and reduce dependency on private car use.

The site is located between 400-700m from Odiham Local Centre which would provide a walkable or cyclable option for some residents. The site is approximately 300m from Robert May's Secondary School and adjacent to a recreation ground.

In this instance with due regard to the accessibility of the site and subject a condition requiring a travel plan, the proposed vehicular and cycle parking for the residential and care home elements of the proposal is in accordance with the quantum sought in the PPIG and provides appropriate, sufficient and adequate parking as required by HLP32 Policies INF3 and NBE9(f) and HLP06 Saved Policy GEN(vii).

The ONWNP allocation of the site (Policy 2vii, criteria d) requires that a car parking/drop-off area together with bicycle parking be provided within the site to serve, via pedestrian access only, the existing pre-school building in Recreation Road. The proposed site plan shows a ten-space car park within the pre-school land, but concern is raised regarding the absence of a drop-off area or bicycle parking, contrary to the above policy. Furthermore, the absence of a drop-off area may lead to the new residential road leading to proposed Plots 27-30 being used for this purpose. Odiham Parish Council have also stated that a larger car park is required. In response, the applicant has advised that a 13-space car park can be provided.

The car park would be located on the pre-school land, the provision of which would need to be secured by legal agreement. The provision of car park to serve existing and potential future pre-school provision is part of the site's allocation, supported in principle by the Parish Council and Local Planning Authority. Whilst the specific policy requirements of ONWNP Policy 2vii in relation to a drop-off area (or explanation as to how the proposed parking would negate the need for drop-off parking) together with bicycle parking have not been met, the detailed design of the car park would need to form part of the required planning obligation.

ONWNP Policy 2vii (criteria i) requires a footpath for pedestrians and cyclists along the northern boundary of the site between Alton Road and Firs Lane. The proposed site plan (PL203 Rev E) shows a footpath and cycle path along the northern boundary of the site from Alton Road to its west boundary. The detailed design of this path could reasonably be conditioned.

ONWNP Policy 2vii (criteria j) requires a footpath for pedestrians and cyclists alongside Firs Lane, from its junction with Alton Road to the public open space at Hereford Close, to provide a pedestrian route between RAF Odiham to Robert May's School. As a footpath has already been provided alongside Firs Lane there is no outstanding requirement for this to be provided within this application.

The proposed development is therefore considered to be acceptable in terms of highways, servicing and parking matters and the proposal would accord with the requirements of HLP32 Policies NBE9 and INF3.

### **Flood Risk and Drainage**

The site is with Flood Zone 1 (the lowest risk area) and is not in a causal flooding area, surface water indicative flood problem area or groundwater flooding indicative flood problem area.

The site extends to 2.58ha and a Flood Risk Assessment and Drainage Strategy Report have been submitted. It is proposed that surface water runoff would be managed through infiltration and foul water to the existing public sewer.

One of the reasons for refusal in respect of the previous application at the site was due to it not having been demonstrated that the proposed infiltration was feasible. In this instance, infiltration testing results have been provided.

The Local Lead Flood Authority (LLFA, Hampshire County Council) has raised no objection subject to planning conditions requiring a detailed surface water drainage strategy based on the principles within the submitted Drainage Strategy Report and drainage strategy maintenance plan.

No objection has been raised by Thames Water. The Council's Drainage Engineer has raised no objection in relation to surface water flooding and ground water flooding but advised that should advise on the surface water drainage strategy. No objection has been raised by the Council's Flood Risk Management Officer.

The site is in a low floor risk area and a feasible drainage strategy has been proposed. Subject to the conditions recommended by the LLFA, flood risk will be managed such that over its lifetime, the development would not increase the risk of flooding elsewhere and will be safe from flooding as required by HLP32 Policy NBE5, ONWNP Policy 12 and the NPPF (para. 163).

## **Ecology and Trees**

The application proposes new hedgerows, native planting, bird and bat boxes and a bat corridor on the north and west boundaries. A biodiversity metric has been submitted that confirms that the development would deliver a net gain for biodiversity.

The Council's Biodiversity Officer has raised no objection to the application subject to the recommendations in the submitted Preliminary Ecological Appraisal being implemented and provision of an environmental management plan. These could reasonably be conditioned. The Biodiversity Officer would also be consulted on any future reserved matters application in relation to landscaping.

Subject to the recommended condition, the application would conserve and enhance biodiversity as required by HLP32 Policy NBE4 and the NPPF (para. 170).

The submitted Arboricultural Method Statement identifies a maximum of seven trees to be removed. Six category U dead/dying Ash trees would be felled. A category C hawthorn tree would also be felled to accommodate the proposed site access from Alton Road. Existing perimeter trees would be retained and protected where required during construction. Landscaping is a reserved matter, but additional tree planting is proposed within the site, principally on south and west boundaries and on street frontages. Full details would be provided at reserved matters stage.

No objection has been raised by the Council's Tree Officer subject to development taking place in accordance with the Arboricultural Method Statement which includes

Tree Protection Plan. This can be secured by condition. The Tree Officer would be consulted on any future reserved matters application in relation to landscaping.

Subject to the recommended conditions, the application would not adversely impact upon trees and complies with HLP32 Policy NBE9 and HLP06 Policy CON8 in this regard.

### **Planning Obligation**

As identified in the relevant sections of this report, a planning obligation will be required to secure the affordable housing and self-build dwelling in accordance with HLP32 Policies H1 and H2.

The ONWNP allocation at Policy 2viii (criteria e) requires 0.25 ha of land to be provided within the site to enable the improvement of pre-school provision in the Parish, this is included within the application proposal. This is reflective of a key 'Goal and Objective' of the ONWNP which is to ensure an adequate supply of pre-school places in the Parish (paras. 2.2 and 4.10-4.13).

As identified above, the ONWP requires a car park/drop-off area to serve the pre-school and the principle of a car park for pre-school use is agreed. A 36-space car park is sought by OPC to serve existing and future pre-school use. OPC have advised that the existing pre-school adjacent to the site are seeking to increase numbers, but current numbers are restricted due to parking limits. The existing pre-school is served by a ten-space car park and there is a future aspiration to extend the pre-school into this existing car park.

The applicant has indicated a 10-space car park within the pre-school land on the application site. Following discussions with officers and OPC, the applicant has indicated that they are willing to provide a car park of 13 spaces.

The LPA do have some concerns that a 36-space car park that would fill the majority of the pre-school land would not contribute to good place-making or the promotion of sustainable modes of transport. Notwithstanding this, it is recognised that parking is a necessary and important part of pre-school provision and additional parking is required as part of the site's allocation. It is recommended that a car park of not less than 20 spaces is provided on the pre-school land within the application site. This would reflect the initial proposal for a ten-space car park plus re-providing the ten-space car park serving the existing pre-school; this will allow the existing car park to be used for a future expansion of the pre-school if needed. The detailed design of the car park should form part of the planning obligation. It should be well landscaped. The planning obligation will also need to cover future ownership and maintenance of the pre-school land.

The provision of 30 new dwellings and a 60-bed care home would have the potential to impact upon existing infrastructure and/or create demand for existing infrastructure.

Consideration has been given to potential infrastructure requirements and any necessary planning contributions. This is with due regard to relevant development plan policies and guidance and representations made, most notably from OPC and Hampshire County Council Children's Services Department as the Local Education Authority (LEA).

The provision of any off-site infrastructure or financial contribution must meet the requirements of the Community Infrastructure Regulations 2010 (as amended) (Regulation 122) and NPPF (para. 56). These are that they are:

- Necessary to make the development acceptable in planning terms
- Directly related to the development.
- Fairly and reasonably related in scale and kind to the development.

HLP32 Policy INF1 states: "*Where required to make otherwise unacceptable development acceptable, development proposals must make appropriate provision for infrastructure, on and off-site, and/or through financial contributions to off-site provision.*"

The key overarching test is that any contribution is necessary to make otherwise unacceptable development acceptable.

During consideration of the application, requests for contributions have been received as below:

Project and Source	LPA Comments
OPC - Odiham Village Gateway Scheme  Contribution sought for the provision of two gates on the approach to Odiham on the B3349 to notified motorists of the upcoming village and to reduce speed.  Maximum of £4,000 (£2,000 per gate)	The proposed development would introduce a new junction and additional traffic onto the B3349. It is the only major development site on this approach and, as such, would be directly related to the proposals. The gates would be on the approach to Odiham from the B3349 and the provision of two gates (one on each side of the road) on this approach (only) is fairly and reasonably related to the scale and kind of the development which the LHA have identified as generating approximately 20-25 vehicle movements in network peaks.  The ONWNP (paras. 4.6-4.9) identifies traffic management as an aim and objective, stating that although traffic signage should be kept to a minimum, it should be located at the extremities/entrances to the village.  The application has confirmed a willingness to provide this contribution.

<p><b>OPC – The Bridewell</b></p> <p>Contribution sought towards the improvement of this community building.</p> <p>£40,000 towards toilets</p>	<p>The Bridewell has recently been acquired by OPC as a community building but requires works to become more accessible and usable. OPC have identified additional toilet provision and a lift as required improvements. Additional toilet provision has been costed at £40,000.</p> <p>In response, the applicant has queried whether this level of contribution is proportionate to the proposed development. A contribution of £5,000 is offered towards improvements to the Bridewell.</p> <p>The proposed housing and care home would introduce new residents to Odiham and place an additional demand upon community services. A contribution towards community facilities is therefore necessary and directly related to the development. At this stage, a contribution of £40,000 has not been demonstrated to be fairly and reasonably related in scale and kind to the development. However, the application site is the largest of those allocated in the ONWNP such that a significant contribution would be anticipated.</p> <p>The principle of a contribution to The Bridewell is therefore agreed and it is recommended that the final level of contribution is discussed and agreed between the applicant, OPC and officers.</p>
<p><b>LEA - Secondary Education</b></p> <p>Robert Mays School</p> <p>£50,000 towards reconfiguration of ICT/computing rooms</p>	<p>The LEA have advised that the housing element of the proposed development would generate an estimated 6.3 additional secondary school children. The application site is approximately 300m from Robert May's School and the development would place additional demand on the school's facilities such that a contribution to secondary education facilities is necessary and directly related to the development.</p> <p>The LEA, in discussion with the School, have identified a requirement for improvements to ICT/computing facilities to assist with the School's digital strategy. The intention is to increase capacity to 32 workstations which</p>

	<p>requires new desks, electrical and network cabling, flooring and computers. This has been costed at £50,221.21 for alterations to building and fixtures.</p> <p>The application site is the largest of those allocated in the ONWNP such that a significant contribution would be anticipated to secondary education. A specific and costed project has been identified by the School and a contribution of £50,000 towards this project from a development of 30 new dwellings is fairly and reasonably related in scale and kind to the development.</p> <p>The application has confirmed a willingness to provide this contribution.</p>
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## **Other Planning Considerations**

### Impact on the Thames Basin Heath Special Protection Area

The site is outside of the Thames Basin Heath Special Protection (TBHSPA) 5km zone of influence but between 5-7km from the TBHSPA. HLP32 Policy NBE3 states that residential development of over 50 net new dwellings in this area may be required to provide mitigation measures. In this instance, 30 net new dwellings are proposed. The Habitats Regulations Assessment that was prepared for the ONWNP concluded that impacts from the residential nursing care home can be reasonably excluded in terms of any impact on the fragile habitat of the TBHSPA (ONWNP para. 3.25). This conclusion would also be in line with HLP32 Policy NBE3 and with the Avoidance Strategy in respect of the potential impact that care homes would have on the TBHSPA.

As identified in this report, the proposed care home is proposed as a residential care and nursing home, and this would be secured by planning condition.

Given the above, the proposed development would not have any adverse effect on the TBHSPA in accordance with SEP Saved Policy NRM6 and HLP32 Policies NBE3 and NBE4.

### Safeguarding

The site is located close to RAF Odiham and the Ministry of Defence (MoD) have therefore been consulted. No response has been received.

In response to the previous application, the MoD raised no objection subject to conditions relating to the design of infiltration features and swales to reduce the

potential for attracting hazardous birds, a bird hazard management plan and a construction management strategy including details of any tall equipment and lighting. Such conditions would reasonably relate to the current application and are recommended.

### Equality Impact

The Council has a responsibility to promote equality of opportunity, eliminate unlawful discrimination and promote good relations between people who share protected characteristics under the Equalities Act and those who do not. The Public Sector Equality Duty under the Equality Act 2010 identifies 'age' as a 'protected characteristic'. The proposed care home would provide accommodation for older persons and the application raises no adverse equality impact issues.

### **Planning Balance**

The provision of 30 dwellings, including affordable housing if secured, would make a contribution to the Council's housing land supply and this would support the NPPF objective of significantly boosting the supply of homes (para. 59). This is a planning and public benefit that is a significant benefit but would be given moderate weight at this time. This is because the Council can demonstrate a very robust 10.2-year housing land supply (HDC Five Year Housing Land Supply from 1 April 2020, published September 2020) and a 241% housing delivery rate (Government Housing Delivery Test: 2019 measurement, published 13.02.2020).

The provision of a self-build plot would also be a significant benefit, given the limited supply of such provision that has been secured since the adoption of the HLP32 and the demand which is indicated through the Council's Self Build & Custom Housebuilding Register.

The provision of a 60-bed care home providing specialist C2 accommodation for the needs of groups with specific housing requirements is supported by the NPPF (paras. 59 and 61). The HLP32 recognises that there is likely to be a very substantial increase in the number of older people residing within the District over the plan period. This planning and public benefit is given significant weight.

The provision of land for future pre-school use would also be a planning and public benefit. The provision of the above would also contribute to the aims and objectives of the ONWNP.

There would also be economic benefits to the local economy during the construction (temporary jobs and spending) and operational phases (employment within the care home and spending in the local economy).

Whilst the development would introduce built form on to what is currently open agricultural greenfield land, the site has been allocated as a development site through

the Neighbourhood Plan process and the appropriate balancing exercise was undertaken as part of that process.

The proposed development would not result in any harm to the designated heritage assets comprising of the OCA, the two listed buildings located on the opposite side of Alton Road from the application site and any archaeological remains which may be present at the site.

## **CONCLUSION AND RECOMMENDATION**

Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise (Planning and Compulsory Purchase Act 2004 38(6) and NPPF paras. 2 and 47).

The application has been assessed against the development plan and relevant material considerations. The proposed development would be in substantial accordance with the development plan as a whole and would respond appropriately to the site's allocation in the ONWNP. It would also bring a number of public and planning benefits and, subject to completion of the necessary legal agreement and planning conditions, is recommended for approval.

### **Recommendation:**

**A. That the Head of Place be delegated authority to GRANT planning permission subject to the completion of a Planning Obligation (S106) agreement to secure: affordable housing, self-build house, pre-school land with car park and financial contributions to Odiham Village Gateway Project, The Bridewell community building and secondary education AND subject to the following Conditions:**

## **PLANNING CONDITIONS**

### **1 Reserved Matters**

No development shall commence before approval of the details of landscaping of the site (hereinafter called the "reserved matter") has been obtained from the Local Planning Authority in writing.

Application for approval of the reserved matter shall be made to the Local Planning Authority before the expiration of 3 years from the date of this planning permission.

The development hereby permitted shall be begun either before the expiration of 5 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved whichever is the sooner.

#### **Reason**

To comply with Section 92 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

### **2 Approved Plans**

The development hereby approved shall be carried out in accordance with the following plans and documents:

Location Plan 18/068 PL001

Site Plan PL002 Rev E

Site Plan Showing Unit Designations PL201

Site Plan Showing Parking Allocation PL202

Site Plan Showing Road Hierarchy & Walking/Cycling Routes PL203

Site Plan Showing with Ridge Heights PL002 Rev E

Plans & Elevations Plot 1 PL003 Rev B

Plans & Elevations Plot 2 PL004 Rev B

Plans & Elevations Plots 3-4 PL005 Rev B

Plans & Elevations Plot 5 PL006 Rev B

Plans & Elevations Plot 6 PL007 Rev B

Plans & Elevations Plot 7 PL008 Rev B

Plans & Elevations Plot 8 PL009 Rev B

Plans & Elevations Plot 9 PL010 Rev B

Plans & Elevations Plot 10 PL011 Rev B

Plans & Elevations Plot 11 PL012 Rev B

Plans & Elevations Plot 12 PL013 Rev B

Plans & Elevations Plots 13-14 PL014 Rev C

Plans & Elevations Plots 15-16 PL015 Rev C

Plans & Elevations Plots 17-20 PL016 Rev C

Plans & Elevations Plot 21 PL017 Rev B

Plans & Elevations Plot 22 PL018 Rev B

Plans & Elevations Plots 23-26 PL023 Rev A  
Plans & Elevations Plots 27-30 PL019 Rev B  
Proposed Care Home Floor Plans PL020 Rev B  
Proposed Care Home Elevations Sheet 1 of 2 PL021 Rev B  
Proposed Care Home Elevations Sheet 2 of 2 PL022 Rev B  
Street Scenes PL024  
Sections Thro' Proposed Footpath PL025 Rev A  
Additional Proposed Sections PL026  
Refuse and Cycle Store Details PL030 Rev A  
Landscape Plan PL200 Rev A

Planning, Design and Access Statement (Aspire, March 2021)  
Proposed Materials Schedule  
Affordable Housing Statement (Aspire, March 2021)  
Schedule of Accommodation  
Transport Statement (RPG, Feb 2021)  
Residential Travel Plan (RGP, Jan 2020)  
Climate Change Statement (Aspire, July 2021)  
Energy Statement (Therm Energy, April 2019)  
Flood Risks Assessment (Patrick Parsons, July 2019)  
Drainage Strategy Report (Patrick Parsons, July 2019)  
Soil Infiltration Testing (Jomas, 01.04.2021)  
Desk Study/Preliminary Risk Assessment Report (Jomas, 10.04.2019)  
Preliminary Ecological Appraisal (David Archer Associates, Jan 2020)  
Preliminary Ecological Appraisal Update (David Archer Associates, 25.01.2021)  
Preliminary Ecological Appraisal Response to Ecology Officer Comments (David Archer Associates, 14.05.2021)  
Breeding Bird Survey Report (David Archer Associates, Aug 2019)  
Arboricultural Method Statement (David Archer Associates, Jan 2020)

#### Reason

To ensure that the development is carried out in accordance with the approved plans.

### 3 Construction Management Plan

No development shall commence until a Construction Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The Plan shall include details of:

- a) A programme of construction works
- b) Methods and phasing for construction works
- c) Contractor parking
- d) Arrangements for deliveries associated with all works
- e) Access and egress arrangements for any plant and machinery
- f) Locations of any temporary site buildings, compounds, construction material and plant storage areas

g) Protection of pedestrian routes during construction

The development shall take place in accordance with the approved Construction Management Plan.

Reason

To protect the amenity of nearby residential occupiers and to satisfy Hart District Local Plan (Replacement) 1996-2006 Saved Policy GEN1.

#### 4 Surface Water Management Plan

No development shall commence until a detailed Surface Water Drainage Scheme for the site, based on the principles within the approved Drainage Strategy Report (Patrick Parsons, July 2019), has been submitted to, and approved in writing by, the Local Planning Authority. The Scheme shall include details of

- a) A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment.
- b) Detailed drainage layout drawings at an identified scale indicating catchment areas, referenced drainage features, manhole cover and invert levels and pipe diameters, lengths and gradients.
- c) Detailed hydraulic calculations for all rainfall events, including the listed below. The hydraulic calculations should take into account the connectivity of the entire drainage features including the discharge location. The results should include design and simulation criteria, network design and result tables, manholes schedule tables and summary of critical result by maximum level during the 1 in 1, 1 in 30 and 1 in 100 (plus an allowance for climate change) rainfall events. The drainage features should have the same reference that the submitted drainage layout.
- d) Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753.
- e) Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.

The development shall take plan in accordance with the approved Surface Water Drainage Scheme.

Reason

To ensure that the proposed development would not increase the risk of flooding elsewhere, be safe from flooding and to satisfy Hart Local Plan (Strategy and Sites) 2032 Policy NBE5 and Odiham and North Warnborough Neighbourhood Plan Policy 12.

#### 5 Archaeology

No development shall commence until an Archaeological Written Scheme of Investigation has been submitted to, and approved in writing by, the Local Planning Authority. The Scheme shall include details of

- a) A programme of archaeological assessment. The assessment should take the form of trial trenches located across the proposed development area to ensure that any archaeological remains encountered within the site are recognised, characterised and recorded.
- b) A programme of archaeological mitigation of impact, based on the results of the trial trenching.

The development shall take plan in accordance with the approved Archaeological Written Scheme of Investigation.

Following completion of archaeological fieldwork, a report will be produced in accordance with an approved programme submitted by the developer, and approved in writing by the Local Planning Authority, setting out and securing appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement.

Reason: To assess the extent, nature and date of any archaeological deposits, to mitigate the effect of the works associated with the development, to ensure that information regarding these heritage assets is preserved by record for future generations, to contribute to our knowledge and understanding of our past and to satisfy Hart Local Plan (Strategy and Sites) 2032 Policy NBE8.

## 6 Materials

Notwithstanding Condition 2, no above ground works shall take place until full details of proposed external materials to be used on the buildings and hard surfaces hereby approved have been submitted to, and approved in writing by, the Local Planning Authority. The details shall include materials details and elevations and plans showing where the proposed materials will be used. The development shall take plan in accordance with the approved materials details.

Reason

To ensure a high-quality appearance and to satisfy Hart Local Plan (Strategy and Sites) 2032 Policy NBE9, Hart District Local Plan (Replacement) 1996-2006 Saved Policy GEN1 and Odiham and North Warnborough Neighbourhood Plan Policy 5.

## 7 Environmental and Ecological Management Plan

No above ground works shall take place until an Environmental and Ecological Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The Plan will provide details of how the recommendations for enhancement within the approved Preliminary Ecological Appraisal (David Archer Associates, Jan 2020) will be incorporated into the development. The development shall

take plan in accordance with the approved Environmental and Ecological Management Plan.

Reason

To deliver ecological enhancements and to satisfy Hart Local Plan (Strategy and Sites) 2032 Policy NBE4 and Odiham and North Warnborough Neighbourhood Plan Policy 12.

8 Photovoltaic Panels

No above ground works shall take place until full details of the proposed photovoltaic panel have been submitted to, and approved in writing by, the Local Planning Authority. The details shall include their design, location(s) and how they will deliver a minimum of 20% of the development's energy demand (regulated and upregulated). The development shall take plan in accordance with the approved details.

Reason

To reduce the impact of the development on climate change and to satisfy Hart Local Plan (Strategy and Sites) 2032 Policy NBE9 and Odiham and North Warnborough Neighbourhood Plan Policies 5 and 12.

9 Surface Water Drainage System Maintenance

No part of the development shall be occupied until details of the maintenance arrangements for the surface water drainage system have been submitted to, and approved in writing by, the Local Planning Authority. The details shall include: maintenance schedules for each drainage feature type and ownership and details of protection measures. The development shall take plan in accordance with the approved details.

Reason

To ensure that the proposed development would not increase the risk of flooding elsewhere, be safe from flooding and to satisfy Hart Local Plan (Strategy and Sites) 2032 Policy NBE5 and Odiham and North Warnborough Neighbourhood Plan Policy 12.

10 Waste Collection Strategy

No part of the development shall be occupied until a Waste Collection Strategy has been submitted to, and approved in writing, by the Local Planning Authority. The development shall take place in accordance with the approved Strategy.

Reason

To ensure that adequate refuse storage is provided, satisfactory collection arrangements are in place and to satisfy Hart Local Plan (Strategy and Sites) 2032 Policies NBE9 and INF3.

## 11 Care Home Travel Plan

The care home hereby approved shall not be occupied until a Care Home Travel Plan has been submitted to, and approved in writing, by the Local Planning Authority. The development shall take place in accordance with the approved Plan.

### Reason

To promote sustainable transport and to satisfy Hart Local Plan (Strategy and Sites) 2032 Policy INF3.

## 12 Contamination Watching Brief

During construction, in the event that contamination not previously identified is found to be present, development on that part of the development shall be stopped immediately and details of the contamination shall be reported immediately in writing to the Local Planning Authority.

Development shall not re-start until the following details have been submitted to, and approved in writing by, the Local Planning Authority:

- a) A scheme outlining a site investigation and risk assessments designed to assess the nature and extent of any contamination on the site.
- b) A written report of the findings to include: a description of the extent, scale and nature of contamination, an assessment of all potential risks to known receptors, an update of the conceptual site model (devised in the desktop study), identification of all pollutant linkages and, unless otherwise agreed in writing by the Local Planning Authority, and identified as unnecessary in the written report, an appraisal of remediation options and proposal of the preferred option(s) identified as appropriate for the type of contamination found on site and (unless otherwise first agreed in writing by the Local Planning Authority).
- c) A detailed remediation scheme designed to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment. The scheme should include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, site management procedures and a verification plan outlining details of the data to be collected in order to demonstrate the completion of the remediation works and any arrangements for the continued monitoring of identified pollutant linkages;

Before any part of the development is occupied or used and, a verification report demonstrating the effectiveness of the remediation works carried out and a completion certificate confirming that the approved remediation scheme has been implemented in

full in that development phase shall be submitted to, and approved in writing by, the Local Planning Authority.

The above site works, details and certification submitted shall be in accordance with the approved scheme and undertaken by a competent person in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

**Reason**

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors and to satisfy Hart Local Plan (Strategy and Sites) 2032 Policy NBE11.

**13 Arboricultural Method Statement Compliance**

The development shall take place in accordance with the recommendations and measure in the approved Arboricultural Method Statement (David Archer Associates, Jan 2020).

**Reason**

To protect existing trees and to satisfy Hart Local Plan (Strategy and Sites) 2032 Policy NBE9 and Hart District Local Plan (Replacement) 1996-2006 Saved Policy CON8.

**14 Energy Assessment Compliance**

The development shall take place in accordance with the measures in the approved Energy Statement (Therm Energy, April 2019). For the avoidance of doubt, this includes the emissions reductions at Table 3 of the Statement.

**Reason**

To reduce the impact of the development on climate change and to satisfy Hart Local Plan (Strategy and Sites) 2032 Policy NBE9 and Odiham and North Warnborough Neighbourhood Plan Policies 5 and 12.

**15 Sustainable Water Use**

All new dwellings within the development must meet the water efficiency standard of 110 litres/person/day.

**Reason**

To reduce water demand in to satisfy Hart Local Plan (Strategy and Sites) 2032 Policy NBE7.

## 16 Provision and Maintenance of Vehicular and Cycle Parking

The approved parking facilities for vehicles (including electric vehicle changing points) and cycles for the approved dwellings and care home as identified on drawing no. Site Plan Showing Parking Allocation PL202 shall be provided prior to occupation of any part of the development, or in accordance with any phasing programme subsequently agreed with the Local Planning Authority, and shall not be used for any purpose other than the parking of vehicles and cycles and access shall be maintained at all times to allow them to be used as such.

### Reason

To ensure that the development is provided with adequate parking to prevent the likelihood of on-street car parking and to satisfy Hart Local Plan (Strategy and Sites) 2032 Policies NBE9 and INF3, Hart District Local Plan (Replacement) 1996-2006 Saved Policy GEN1 and North Warnborough Neighbourhood Plan Policy 5.

## 17 Care Home Use

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), or any order revoking and re-enacting that Order with or without modification, the care home hereby approved shall only be used as a residential care home and nursing home within Class C2 Residential Institutions of the Town and Country Planning (Use Classes) Order 1987 (as amended).

### Reason

To ensure that the development is carried out in accordance with the assessments and to satisfy North Warnborough Neighbourhood Plan Policy 2(vii).

## 18 No Accommodation at Second Floor Level

Notwithstanding Schedule 2, Part 1, Class AA and Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting this Order with or without modification) no upward extensions or enlargements of the dwellinghouses hereby approved consisting of additions or alterations to their roofs shall be carried out without the prior written approval of the Local Planning Authority.

### Reason

In order to protect the character and appearance of the Odiham Conservation Area, to ensure that the development is carried out in accordance with the submitted assessments and to satisfy North Warnborough Neighbourhood Plan Policy 2(vii).

## 19 Construction Hours

No development, working on the site or delivery of materials shall take place at the site except between 07:30 hours to 18:00 hours weekdays or 08:00 to 13:00 hours

Saturdays. No development, working on the site or delivery of materials shall take place on Sundays, Bank Holidays or Public Holidays.

Reason

To protect the amenity of nearby residential occupiers and to satisfy Saved Policy GEN1 of the Hart District Local Plan (Replacement) 1996-2006.

**OR**

**B. If by 11.11.2020 the Planning Obligation has not been progressed to the satisfaction of the Head of Place then the Head of Place is delegated authority to REFUSE planning permission for the following reasons:**

- 1 The proposed development does not make adequate provision for the provision of affordable housing. As such, the proposal is contrary to Policy H2 of the Hart Local Plan (Strategy and Sites) 2032, Policy 4 of the Odiham and North Warnborough Neighbourhood Plan and the aims of the National Planning Policy Framework.
- 2 The proposed development does not make adequate provision for the provision of pre-school land. As such, the proposal is contrary to Policy 2vii (criteria e) of the Odiham and North Warnborough Neighbourhood Plan.
- 3 The proposed development does not make adequate provision for the provision of infrastructure, including community infrastructure, local highway/transportation mitigation and environmental enhancements. As such, the proposal is contrary to Policy INF1 of the Hart Local Plan (Strategy and Sites) 2032.