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Dear Lesley,

Response to Consultee response from your Heritage Team for a full planning approval for 5 Aged persons dwellings within the Grounds of Eastleigh House.

Eastleigh House

Policy CS11 of the Core Strategy states that planning permission will be granted for development that: Protects and where appropriate enhances the borough's statutory and non statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

Policy CP16 (1a) of the Core Strategy states Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design: Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site.

Policy DM20 of the Allocations Plan states that development proposals must conserve and enhance the historic assets of Havant.

One of the key results of the implementation of this application would be an improved outcome for the listed asset in both use and Longevity. The 5 bungalows make the site as a whole workable as a retirement complex for the over 60s. A demographic which would take greater care of the Property and its surrounds. The use as aged persons accommodation will require a different type of Facilities manager, (normally a full or part time site manager) who's roles and responsibilities would include the upkeep of the site and buildings in a pro active preventative maintenance role rather than a reactive one.

Rachel McMurray's consultation response states – 'while the level of harm is less than substantial, she opined that '...the development would result in significant harm to the setting of the listed building'. She acknowledges that '*...this harm weighs against the public benefits of the proposal*' (ie the supply of aged-persons units) but does not rehearse how the balance should be struck. It appears that the conservation issue is finely-balanced and the balance in favour of the proposal could be tipped if the 'need for aged persons units' was to be given close attention.

Paragraph 2.02 of the 'Background Paper: Housing to meet the needs of the Ageing Population and Specialist Care' published by Havant Borough Council in 2011 as a background paper to the Local Development Framework, stated that '*The Council has seen an increase in the number of planning applications for retirement living schemes and care facilities...These developments are well*

subscribed but *do not necessarily meet the full needs of a population wishing to remain independent for longer.*' Paragraph 4.01 of the 'Housing SPD' acknowledged the '*...important housing issue of our ageing population*' and suggested that a separate SPD be prepared. That SPD has now become available and indicates in paragraph 3.10 a '*clear need to plan for suitable housing for the ageing population in Havant with about a third of the population of the Borough likely to be an older person by 2036 when based on the 2021 projection. Policies in the HBLP will therefore need to maximise the provision of homes which are readily adaptable and accessible for older persons, within the constraints of viability*'.

Figure 5: Havant residents aged 60 and over, 2016 and projected figures

	2011 Figures	2015 Projection	2021 Projection	60+ population increase from 2011 – 2021
Person Count	33621	35028	38462	4841
% of total persons	28%	29%	30%	14.4%

Source: Hampshire County Council Small Area Population Forecasts 2014

The proposal offers 5 Dedicated Aged Persons dwellings but has the potential to offer an 'extra care' element with little adaption/ alteration for people with disabilities. The Specialist Housing Analysis published in July of this year states;

'Around 30% of the Borough's population is expected to be aged 60 years or above by 2036 which means there is a clear need to provide dwellings which are sufficiently flexible for changing lifestyles and needs. It is recognised that it is better to build accessible housing from the outset rather than having to make adaptations at a later stage. This will enable older people to continue living in their own homes for longer and for extra care to be provided in situ.'

The Council has identified a need for aged persons accommodation but has not produced a figurative requirement for unit numbers.

Whilst the bulk of this statement has been given to tipping the balance in favour of the proposed development with regard to the requirement of the Housing type proposed outweighing the 'Less than Substantial level of harm'. We are also sensitive to the aims of the councils heritage officer to protect the Listed building and its setting. Eastleigh House has now been surrounded by New Residential development and its setting and outlook has materially changed in recent years. We offer that the proposed development of aged persons accommodation offers no greater visual impact than the approved development that surrounds and bounds the site. The application site is very well screened along all boundaries by existing and proposed vegetation obscuring views of the low proposed New accommodation from outside the site. Whilst the views from Eastleigh House are now predominantly of the nearby development on its boundaries. If it is the councils opinion that there may be a more appropriate position or design we would be happy to talk.

The Heritage officers assessment of the application states '*It is considered that whilst the listing focuses on the architectural merit of the property, the formalised open space about the building to the west and mainly south and east, contributes significantly to its setting. Whilst the site has been*

made significantly smaller due to the new housing to the north, it is not considered that this part of the site formed a key part of the buildings setting.

The Heritage officer has stated that the North of the Site was not considered a Key part of the Buildings setting however we would submit that that part of the site As viewed from the public realm and set out as amenity and recreation formed a more formalised setting than the location of the proposed. Can the principles that allowed the development of that part of the site be applied here. The land to which the application relates currently consists of a raised sporadic Lawn and Boundary planting in far greater quantity than would have been required if this were not a listed building. In considering the setting and landscape character of the application site we understand that the open nature of the plot flowing on to views through the countryside was indeed an important part of the setting of this building, Now however the implementation of the Housing to the South has materially changed this outlook and the relationship of the area proposed for development and the Listed Building. The application will of course allow for the implementation of a formal Garden and new Lawn between the existing and proposed and we would be happy to implement a stronger landscaping scheme if desired which may be secured by condition. The proposed bungalows are significantly lower and subservient to the main dwelling, The ridge heights are lower than the conservatory of the Listed Building and set off to the side do not hinder the outlook to the south from Eastleigh House. We selected a hipped roof in slate to complement the existing dwelling and proposed similar quality materials for the building envelopes.

The approval of the submitted application offers the applicant the possibility of retaining the whole development as an aged persons site guaranteeing the viability and vitality of the Historic building for the foreseeable future and is a small step towards the council meeting its aim of providing sufficient Aged Persons accommodation within the Borough.

The 'Heritage Team response' that the case against Development for Five Aged Persons bungalows on 'setting' grounds acknowledged that the prospective harm is 'less than substantial'. It is apparent that the 30% increase in aged population predicted for next year over the 2011 figure and as stated in section 3 of the specialist housing analysis 2020 proves both the requirement and lack of provision for aged persons accommodation within the borough.

With regards to the comments received 22/09/20 We would be pleased to address them as follows. The landscape team have raised a query regarding the access to the site. The previous approval for Eastleigh house offers access between the dwellings and the main road by a mixture of shared access road and paths from parking areas. The proposal would utilise the same methods as previously approved. We have revised the site plan to show disabled parking bays in accordance with the requirements of Approved Document M 2015 Table 2. To address the concerns about the location of the bin store we propose a swap of the Bin and Cycle storage as indicated on the revised Site plan, this will locate the store away from the dwellings but within travel distance. Although secured by design suggests cycle stores should be placed in a position where they can be surveilled by residents we take on board the consultees comments and agree the new location indicated adjacent to the Side of Plot 3. We assume that Hard and soft landscaping and boundary treatments would be agreed and secured by condition.

Tree Officers Comments;

The Tree officer has raised concerns over pressure to have trees pruned due to their proximity to the Rear private amenity space of plots 4 and 5. The relationship to the trees in particular for Plots 4 and 5 was considered during the preparation of the application and positioned to keep them outside the RPA's of the on and off site trees which naturally gave them more Private amenity than plots 1 to 3 it should also be considered that there is other substantial amenity space all around the plots. We

would be happy to consider the addition of Side windows and an internal alteration to these two plots which would relocate the living room, and add additional light and outlook.