

Application No: 18/00538/FULL Full Application

Site: Former Rufus Lodge Site, Tatchbury Mount Hospital, Sterne Road, Tatchbury Mount, Calmore, Southampton, SO40 2RZ

Proposal: One and two storey building comprising a 10No. bed low secure residential unit for patients (Use Class C2a) with associated facilities, associated landscaping with open space; creation of access; parking spaces; 3.2 metre high mesh fence; 1.1 metre high post & rail fence; Photovoltaic Panels & Solar Thermal Panels

Applicant: Mr P Tutt, Southern Health NHS Foundation Trust

Case Officer: Clare Ings

Parish: NETLEY MARSH

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

CP7 The Built Environment
CP8 Local Distinctiveness
CP14 Business and Employment Development
DP1 General Development Principles
DP6 Design Principles
DP17 Extensions to Non Residential Buildings and Uses

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 8 - Promoting healthy and safe communities
Sec 11 - Making effective use of land
Sec 12 - Achieving well-designed places
Sec 15 - Conserving and enhancing the natural environment
Sec 16 - Conserving and enhancing the historic environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Netley Marsh Parish Council: Recommend refusal. Comment: there may be a flooding issue at the site; consideration of the Environment Agency map for "Risk of Flooding from Surface Water" as opposed to the planning flood maps is more appropriate

8. CONSULTEES

8.1 Archaeologist: No objection, subject to condition.

8.2 Ecologist: No objection.

8.3 Tree Officer: No objection, subject to condition.

8.4 Highway Authority (HCC): No objection, subject to a condition for cycle storage.

8.5 Hampshire County Council Flood and Water Management: Further information/clarification sought on the Sustainable Drainage Report. A verbal update will be provided at the committee meeting.

9. REPRESENTATIONS

9.1 No comments received.

10. RELEVANT HISTORY

10.1 Application for Prior Notification under Part 11 (Class B) of the Town and Country (General Permitted Development) (England) Order 2015 (as amended) for demolition of Rufus Lodge (18/00368) - determined that no further details were required on 13 June 2018.

10.2 Of relevance: 5.2m high security fence and 3.2 high fences; external alterations to windows and parapets (12/97859) granted at Woodhaven on 21 November 2012.

11. ASSESSMENT

11.1 Rufus Lodge is a primarily single storey building lying within the Southern Health NHS campus at Tatchbury Mount. It lies at the western end of the campus, on lower lying ground with other administrative buildings to the north. It is accessed off a central spine road. To the south, the land, which is well wooded, rises to the Scheduled Ancient Monument (SAM) of Tatchbury Mount. There are areas of car parking, and a number of significant trees within the wider campus.

- 11.2 The existing building on the site is scheduled to be demolished following the submission of application no. 18/00368 to be replaced by another building with a two storey central core and single storey wings. It would be used for a 10-bed low-secure learning disability residential unit (LDRU) (as opposed to the previous use of the building which was offices for staff based at Tatchbury Mount). The 10 bedrooms would occupy a single wing of the building, with the remainder comprising numerous rooms associated with the necessary treatment and therapy associated with the patients. A kitchen, dining room, laundry, various stores, medical rooms etc. would also make up the accommodation. The building would lie within a landscaped setting and would be seen against a backdrop of mature trees. Amenity areas would be provided which would then be secured by means of 3.2m high mesh secure fencing.
- 11.3 The key issues for consideration are the need for the proposal; the design of the proposed building; and its impact on the immediate and wider surroundings, including trees, traffic, drainage and the nearby Scheduled Ancient Monument.
- 11.4 The redevelopment of the Rufus Lodge site is part of a wider re-organisation of the NHS mental health services for children and young people. The LDRU would be relocated from Woodhaven, another building within the wider campus of Tatchbury Mount at its eastern end, which would then be used as a Child and Adolescent Mental Health Service Unit (CAMHS LSU). These changes are required as part of the Government's aspirations to deliver intensive, comprehensive, multi-disciplinary treatment and care for patients with challenging or disturbed behaviour within low secure units. Other buildings within the campus are also used for associated residential uses. There is therefore a wider need for the facility and the accommodation it would provide and, whilst it would serve a wider area than the National Park or even the District, given the uses already prevalent at Tatchbury Mount, it would seem appropriate to redevelop an existing redundant building and maintain the existing nature of use of the wider campus. The need is therefore considered acceptable in this context.
- 11.5 Whilst the proposed building would occupy a similar footprint to that previously at the site, the level of floorspace would be considerably greater (the existing building is approximately 850m², and the proposal is for some 1570m²). However, the size of the building has been dictated by the necessary accommodation required to cater for all patients' needs and to provide a safe, secure and dignified environment. It is also considered that it would comfortably fit within its site, still allowing for space between it and the adjoining buildings. The building would be seen against the backdrop of the mature trees rising to the rear of the site, and would not breach the tree line.

- 11.6 The design of the building is also considered acceptable. It would be in contrast to the previous unremarkable building, having pitched roofs rather than flat expanses, and would also introduce some elements of cladding in the central section. Whilst it would be contemporary in design, it would have limited impact outside the wider site, being viewed only by visitors and staff associated with the wider hospital grounds.
- 11.7 The site has a number of mature trees which are prominent within the wider hospital site, and provide amenity to patients, staff and visitors and therefore should be retained. The proposed building and access lie outside the root protection area (RPA) of the majority of the trees in the vicinity of the proposal, although the submitted plans show that the RPA of a Horse Chestnut tree would be encroached upon. However, tree protection measures have been submitted, and provided these are followed (which can be conditioned), any damage to the tree would be limited.
- 11.8 Given the nature of the occupants of the proposed development, there is unlikely to be any additional recreation impact on the sensitive area of the National Park requiring any financial contributions to be made. Details of other enhancement and mitigation measures have been submitted, and these are considered to be appropriate (clarification has been provided). However, it is appropriate to include a condition requiring the findings of the submitted Ecological Report to be followed.
- 11.9 A Transport Statement has been submitted which states that a total of 52 staff would be employed, working in shifts, but that only approximately 12 staff would be on site at any one time. The provision of 22 spaces is therefore considered to be sufficient and no objections have been received. However, there is no provision for any cycle parking storage, and such provision should be made. The applicants have been made aware of this, and would accept a condition requiring these details prior to the occupation of the building.
- 11.10 The site lies in close proximity to the Tatchbury Mount SAM, but it is clear that the site has been extensively developed in the past, thus the likelihood of further finds would be reduced. However, it is suggested that only the areas of the site that have been previously undisturbed should be the subject of an archaeological watching brief, which has now been submitted. Any development should therefore only be carried out in accordance with that brief, and this can be conditioned.
- 11.11 The Parish Council has raised concerns over possible flooding of the site. It should be noted that the site lies within Environment Agency Flood Zone 1 (low probability of fluvial or sea flooding) and is not a new development, although it would cover a larger footprint. The applicants have advised that they are not aware of any flooding associated with the development at the site. In

relation to surface water flooding, the Environment Agency's map for "Risk of Flooding from Surface Water" indicates that the site and area is at low risk from surface water flooding. A surface water drainage strategy has also been submitted with the application.

- 11.12 In conclusion, it is considered that there is a need for the development and that the site represents an appropriate location for such development. The proposed building would be acceptable in terms of its scale, massing and design, and would not affect either trees or the adjacent SAM. There are no objections in relation to highway matters and the scheme would be the subject of a sustainable drainage strategy. Permission is therefore recommended subject to conditions.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Development shall only be carried out in accordance with drawing nos: 110 Rev P1, 111 Rev P1, 112 Rev P2, 113 Rev P1, 120 Rev P1, 121 Rev P2, 295 Rev T1, 296 Rev T1, WS18028-105 Rev P2, TSP-KC/RUFUS/001, 130 Rev P3, 131 Rev P1, 132 Rev P1, 355 Rev T1. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

Reason: To ensure an acceptable appearance of the building in accordance with policies CP7, CP8, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.

- 3 No development shall take place above slab level until samples or exact details of the facing and roofing materials have been submitted to and approved in writing by the New Forest National Park Authority.

Development shall only be carried out in accordance with the details approved.

Reason: To ensure an acceptable appearance of the building in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 Prior to the occupation of the development, details of the cycle storage within the site shall be submitted and approved in writing by the National Park Authority. The development shall not be occupied until these arrangements have been implemented. The cycle storage shall be retained thereafter.

Reason: To ensure adequate cycle parking provision is made in the interest of highway safety and to comply with Policies DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010) and Section 9 of the National Planning Policy Framework.

- 5 Unless otherwise agreed in writing by the National Park Authority, development shall only take place in accordance with the recommendations for ecological mitigation and enhancement which are set out in the ecological report hereby approved. The specified measures shall be implemented and retained at the site in perpetuity.

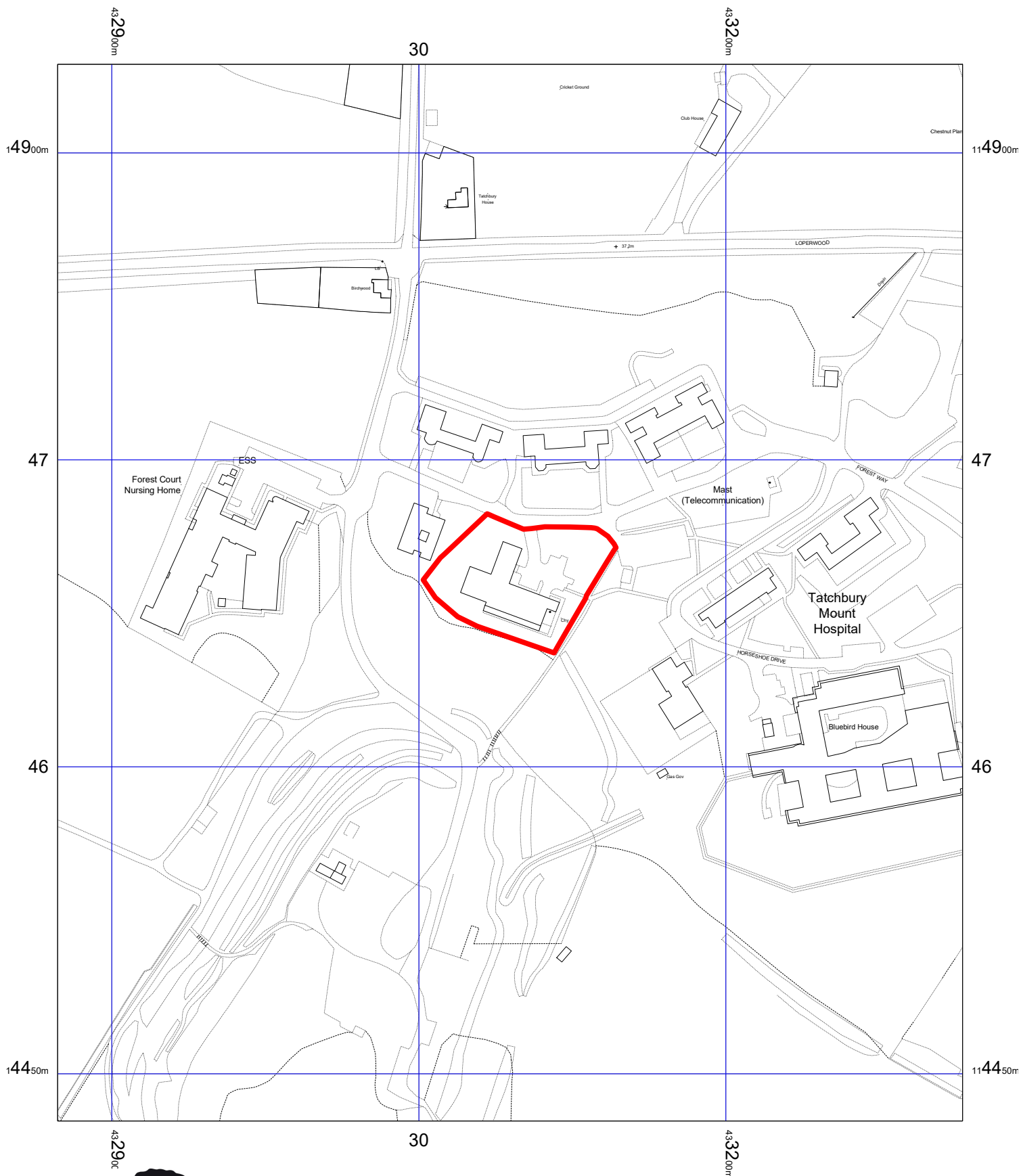
Reason: To safeguard protected species in accordance with Policies DP1 and CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 6 No development shall take place other than in accordance with the submitted Written Scheme of Investigation. The site shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the submitted Written Scheme of Investigation, and provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: The site lies in close proximity to a Scheduled Ancient Monument, and to comply with policy CP7 of the New Forest National Park Core Strategy and development Management Policies DPD (December 2010).

- 7 The trees/hedges on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the submitted arboricultural statement.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policies DP1 and CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).



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