Planning and Rights of Way Panel 23rd September 2025
Planning Application Report of the Director of Transport and Planning

Application address: 30 Glenfield Avenue, Southampton			
Proposed development: Change of use from class C3 (dwelling) to class C2 (children residential home).			
Application number:	25/00357/FUL	**Application type:**	FUL
Case officer:	Craig Morrison	**Public speaking time:**	5 minutes
Last date for determination:	14.05.2025	**Ward:**	Bitterne Park
Reason for Panel Referral:	Request by Ward Member/ Five or more letters of objection have been received	**Ward Councillors:**	Cllr Barnes-Andrews Cllr Cooper Cllr Webb
Referred to Panel by:	Cllr Harwood (Ward Member for properties opposite)	**Reason:**	Out of character Noise and disturbance Flood risk
Applicant: Chitongo		**Agent:** N/A	

Recommendation Summary	**Conditionally Approve**

Community Infrastructure Levy Liable	**No**
Biodiversity Net Gain Applicable	**No**

Reason for granting Permission
The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. Other material considerations have been considered and are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted. In reaching this decision the Local Planning Authority offered a pre-application planning service and has sought to work with the applicant in a positive and proactive manner as required by paragraphs 40-43 and 47 of the National Planning Policy Framework (revised 2024). Policies – CS 16, 18 and 19 of the of the Local Development Framework Core Strategy Development Plan Document (Amended 2015). Policies – SDP1, 4, 5, 10 and 16 of the City of Southampton Local Plan Review (Amended 2015).

Appendix attached			
1	Habitats Regulations Assessment	2	Development Plan Policies
3	Relevant Planning History	4	Management plan

Recommendation in Full

Conditionally Approve

1. The site and its context

1.1 30 Glenfield Avenue is an extended 2 storey detached property on the western side of Glenfield Avenue. The properties on both sides of Glenfield Avenue are located on higher ground than the road.

1.2 The area is primarily residential with a mixture of detached houses and semi-detached houses all with modest set backs from the road. To the south of the site is Beechwood Junior School. The site is located within flood zone 3

1.3 To the rear of the site is an approximately 15 metre length garden which contains a small outbuilding. To the side of the property is a car port and to the front are areas of planting, parking and areas for bin storage.

1.4 The current lawful use of the site is as a C3 dwellinghouse.

2. Proposal

2.1 The application proposes a change of use of the site to a C2 Residential Care Home. The applicant has stated that the use is for up to 3 children between 7 and 18 years of age supported by up to 3 care workers during the day time and up to 2 overnight (10pm to 7am). No external changes are proposed to the building. There is space to the front for off-street car parking for 2-3 vehicles.

3. Relevant Planning Policy

3.1 The Development Plan for Southampton currently comprises the "saved" policies of the City of Southampton Local Plan Review (as amended 2015) and the City of Southampton Core Strategy (as amended 2015) and the City Centre Action Plan (adopted 2015). The most relevant policies to these proposals are set out at ***Appendix 1***.

3.2 The National Planning Policy Framework (NPPF) was revised in 2025, Paragraph 232 confirms that where existing local policies are consistent with the NPPF, they can be afforded due weight in the decision-making process. The Council has reviewed the Development Plan to ensure that it is in compliance with the NPPF and are satisfied that the vast majority of policies accord with the aims of the NPPF and therefore retain their full material weight for decision making purposes, unless otherwise indicated.

4. Relevant Planning History

4.1 A schedule of the relevant planning history for the site is set out in ***Appendix 3*** of this report.

5. Consultation Responses and Notification Representations

5.1 Following the receipt of the planning application a publicity exercise in line with department procedures was undertaken which included notifying adjoining and nearby landowners, and erecting a site notice on the 25th April 2025. At the time of writing the report **37 representations** have been received from surrounding residents. The following is a summary of the points raised:

5.2 ***Inappropriate development near a school and in area with families and the elderly.***

Response

Policy CS16 of the Core Strategy sets out the importance of maintaining mixed communities and this is a well-established planning principle. It is considered that a well-managed home for young people (requiring additional care) can be accommodated in an established residential area. Otherwise it would be difficult to find an appropriate location anywhere in the city.

5.3 ***Impacts of Noise and Anti-Social behaviour***

Response

The property is detached and would therefore be unlikely to result in unacceptable noise transference to neighbouring properties from noise generated within the property. It is not considered that use of the garden would generate additional noise impacts compared to its use by a family.

The young persons will have an onsite warden and care 24/7 and there will be reduced potential for noise and disturbance given the commitment to on-site management. A condition can be imposed to ensure that there is adequate on site management in place to adequately manage the impacts of the care use and the behaviour of the young persons

5.4 ***Problems at applicant's other home within the city.***

Response

Planning permission runs with land rather than the applicant and, therefore, the application must be considered on material planning grounds. It is for other agencies including Ofsted to manage the safeguarding and operation of the children's home.

5.5 ***No Evidence of need provided of need or suitability of location***

Response

The Local Plan has no specific policies in relation to the provision of children's care homes and, therefore, there is no specific requirement to demonstrate a need for such facilities. However, there is a well documented local and national need for additional children's homes due to a significant increase in the number of looked after children in recent years and a difficulty in recruiting and retaining foster carers. It is also the case that there are children from Southampton that are looked after outside of the city.

5.6 ***Private for profit care homes not acceptable***

Response

As this application relates to land use the operator of the care home, and whether they are a private or public operator, is not a material planning consideration. The use of private companies is a matter for government policy to review. There are other private care homes operating in the city.

5.7 ***Notification inadequate***

Response

40 Letters were sent out to the nearest neighbours, and a site notice was posted. The application has, therefore, been publicised in accordance with the Development Management Procedure Order (2015). The Planning Department has exceeded the statutory consultation requirements and the level of response is noted.

5.8 ***Applicant has a contract with the City Council***

Response
The application has been considered on its planning merits as set out in this report. If the applicant holds a contract with the city council this does not incumber the Planning Department's decision-making process, and the application in this instance is being decided by the Planning and Rights of Way Panel. There is no conflict of interest in doing so.

5.9 ***Loss of Family Home***

Response
Policy CS16 recognises the need to maintain mixed and balanced communities and sets out circumstances where the loss of family homes are acceptable, including for residential care settings such as that proposed. The property would remain in residential use albeit providing housing for people with specific needs. Limited internal alterations are proposed making a conversion back to a C3 use a possibility in the future (subject to planning permission).

5.10 ***Risk of Flooding***

Response
The application site is in flood zone 3 (a high risk zone). However, the proposal would remain in a residential use and, therefore, would not be at greater risk of flooding. The site will have additional management too. This is explored further in this recommendation.

5.11 ***Parking and Traffic***

Response
The Council's Highways officer is content that the site including the existing car port can accommodate sufficient parking, subject to a condition requiring further details of the layout and surfacing.

5.12 ***Potential to become HMO***

Response
There is no permitted change of use to a HMO from either a C3 dwelling (existing) or C2 care home (proposed) use and, therefore, any such proposal would require a planning application which would be considered on its own merits.

Consultation Responses

5.13

Consultee	Comments
Highways	The proposed development is of a residential nature albeit in the form of a care home. The number of children is limited to 3 with an average staff numbers of 3 on a daily basis with the occasional visit from a manager/supervisor. Given the intended age range for the children is between 7 and 18 years old, it is most likelihood of the children owning cars would be low.

	The forecourt measures approximately 10.2m x 10.5m and could accommodate 2 vehicles easily and possibly 3 but will be a little tight considering the need to retain on site turning space. Furthermore, there is an under-croft side access which appears to have been used for parking. It does measure just over 2.4m and therefore is suitable for parking for 2 cars in a tandem arrangement. As such, the on-site parking with the tandem spaces is recommended to be 4 leaving space for vehicles to turn on site. This level is considered acceptable given the staff and children levels as well as the scale and nature of the development. Given the increase parking demand, the front boundary wall should have a height restriction of 600mm in order to secure pedestrian sightlines given the close proximity of the school. In summary, the application is supported subject to the following conditions: 1) Parking and on site turning. A parking layout plan to be submitted showing parking spaces and a turning area. The turning area is to be kept clear at all times. 2) Boundary treatment. Front boundary treatments must not exceed 600mm in height.
Cllr Harwood - Objection	- Harm to the character of the area - Impacts of noise, crime and anti-social behaviour - Application states property is occupied where it is believed to be empty - Flood risk not addressed.
Flood Risk Management	No Objection subject to conditions.

6.0 <u>Planning Consideration Key Issues</u>

6.1 The key issues for consideration in the determination of this planning application are:

- The principle of development
- Flood Risk
- Design and effect on character
- Residential amenity
- Parking highways and transport
- Habitats Regulations

6.2 <u>Principle of Development</u>

6.2.1 Policy CS16 (Housing Mix) supports the creation of a mixed and balanced community. Policy CS16 states that there should be no net loss of family homes on sites capable of accommodating a mix of residential units unless there are overriding policy considerations justifying this loss. However, the policy also states that this does not apply to specialist housing schemes entirely comprised of accommodation specifically for senior citizens, supported accommodation for people with disabilities and purpose built student accommodation. The proposal provides a much needed setting for children to be housed within the city where currently the city has a number of children housed outside of the city and away from families, friends and support networks. It is considered that this provides overriding policy considerations and as such, the principle of converting a family home to a care home is supported by the adopted Development Plan.

6.2.2 The applicant has explained within their submission that the property would be occupied by vulnerable persons who need care and assistance. There is a general need for this type of accommodation within the City, and this application would provide this accommodation without being in conflict with Policy CS16 of the Core Strategy. As this relates to a conversion, with the potential for similar occupation levels, there is no additional impact on the Special Protection Areas of the New Forest or Solent Waters and no mitigation is required. As such, the attached Habitats Regulations Assessment has screened out the need for further action on this matter.

6.2.3 In addition the property can be readily converted back into use as a family dwelling with minimal changes. The proposed change of use is considered acceptable in principle. No external significant alterations / extensions are proposed.

6.2.4 Furthermore, the proposed use would provide housing opportunities for vulnerable persons to live independently in the community whilst receiving support living outside of a residential institutional setting which promotes a greater diversity of household types as part of the mix and balance of the community. This benefit should be balanced against the impact to the character and amenity of the local area, in particular with regards to the intensification of use. The relevant impacts of the proposal are further assessed below.

6.3 Flood Risk

6.3.1 The majority of the site is located within Environment Agency Flood Zone 1 which is the low risk flood zone, defined as land having less than 1 in 100 annual probability of flooding from rivers or sea. The front garden / driveway are within Flood Zones 2 and 3. Flood Zone 2 is the medium risk flood zone which is defined as land carrying between a 1 in 100 and 1 in 1,000 annual probability of flooding from rivers. Flood Zone 3 is the highest risk.

6.3.2 The site is a change of use from C3 to C2. As per NPPF Paragraph 176, change of use applications are not subject to the Sequential and Exception Tests. In terms of the on-site risks, the front garden / driveway lies within Flood Zones 2 and 3. However they are outside of all modelled present day and climate change scenario flood extents. The site is at a low, medium and high risk of pluvial flooding in the front garden / driveway during the present day and climate change scenarios. Flood depths for the present day scenario are at low risk of flood depths exceeding 0.3m.

6.3.3 The use of conditions to prevent the use of ground floor rooms being used by service users, and to require the preparation and adherence to a flood emergency plan is considered sufficient to mitigate the low risk of flood harm identified above as arising from the proposed change of use. This has been accepted by the Council's flood consultee.

6.4 Design and effect on character

6.4.1 There are no external alterations to the dwelling itself proposed to facilitate the conversion with the existing residential layout of the property being reused. In addition, the introduction of a small household of this type would not be typically out of character of a community in a suburban residential area.

6.4.2 It is noted that additional car parking is required to the front of the site which would result in some harm to the character of the area however, hardstanding to the front of properties can be undertaken by householders using permitted development rights. The increased level of hardstanding while facilitated by the use proposed could be undertaken at the property in any case and similar developments appear to have taken place at 36 and 42 Glenwood Avenue.

6.5 Residential amenity

6.5.1 There are standards set out in section 2.2 of the Council's adopted Residential Design Guide SPD (2006) to protect the living conditions of the future occupiers to safeguard privacy, natural light and outlook in relation to habitable areas. The occupiers would have access to a private amenity space of approximately 170 sq.m at the rear of the property, which would exceed the requirements for a detached dwelling, as set out within Paragraph 2.3.14 of the Residential Design Guide.

6.5.2 In terms of internal living arrangements all bedrooms are of a good size, and the kitchen/dining room and living provide opportunities for the residents to socialise as well as having a good sized garden.

6.5.3 There would be at least 2 live-in staff members including overnight. The associated shift changes and vehicular movements would result in additional comings and goings in comparison to the existing use; however Glenfield Avenue appears to be a cut through between Bitterne Road West and Mousehole Lane and therefore the increase in vehicle movements would not result in a significant impact on the character or amenity of the area. However, a condition that restricts professional visitors (with the exception to a health emergency) to the working day can be imposed.

6.5.4 The nature and scale of the proposed use would not be dissimilar to a family group with older teenagers still living at home. The carers would act as parent figures or heads of the household by supervising and managing the behaviour of the occupants. Although the unrelated occupiers lead independent lifestyles, the nature of the C2 use is distinctly different in this sense to a House in Multiple Occupation (HMO), as there is a professional carer acting as the head of household, who ensures that the client's day to day activities and curfew follows their care plan.

6.5.6 The management of the noise and behaviour of the occupants would be controlled by the on-site carer(s), and a condition is recommended (condition 3) to ensure that there is adequate on site management in place to adequately manage the impacts of the care use as set out in the applicant's management plan (see ***Appendix 4***). The neighbours' concerns about disturbance due to internal noise can be enforced under separate legislation in relation to the control of statutory noise nuisance, but the Panel's decision should be made on the assumption that residents will behave reasonably. Concerns

regarding the use and access to the alley to the rear of the property would be addressed by providing details as part of the management plan including but not limited to the use of locked gates as necessary.

6.5.7 As such, the proposal is judged to have an acceptable impact on the character and amenity of the local area and, therefore, complies with saved local plan policy SDP1(i).

6.6 Parking highways and transport

6.6.1 The Council's Highways officer has indicated that 4 car parking spaces could be provided to the front and side of the property. Cycle storage can be secured through a condition and could be located within the existing garage. Persons in care are less likely to be in the ownership of a car than occupants of C3 dwellings. Therefore, on balance, taking into account the parking demand from existing family dwelling use, the proposed C2 use would be unlikely to generate significant increase in parking demand and the application is considered to be acceptable in this regard.

6.7 Habitats Regulations

As set out within the full Habitats Regulations Assessment at ***Appendix 1*** the change of use proposed would remain as a residential use and is unlikely to result in a significant or material increase in the number of people residing at the property. Therefore it would be unlikely to result in increased recreational pressure on nearby European Designated Sites or increase nitrates pollution. Therefore, a full Appropriate Assessment and mitigation on these matters is not considered to be necessary.

7. Summary

7.1 The proposed C2 use would not have an unacceptable impact on the character and appearance of the area, and would not result in adverse noise and disturbance to neighbour amenity. There is an acute need in the city for this type of accommodation and the current Development Plan confirms that such applications should not be treated as a loss of a family dwelling. Furthermore, it is not considered the proposed use would result in adverse parking behaviour.

8 **Recommendation**

8.1 On this basis it is recommended that conditional planning approval is given.

Local Government (Access to Information) Act 1985
Documents used in the preparation of this report Background Papers
1. (a) (b) (c) (d) 2. (b) (c) (d) (e) (f) (g) 4.(f) (g) (vv) 6. (a) (b) 7. (a)

Case Officer Craig Morrison for PROW Panel 23/09/25

Planning Conditions to include:

01. Full Permission Timing (Performance)
The development hereby permitted shall begin no later than three years from the date on which this planning permission was granted.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

02. Approved Plans (Performance)

The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule attached below.

Reason: For the avoidance of doubt and in the interests of proper planning

03. Management Plan (Pre-Occupation)

Notwithstanding the information already provided in the updated Supporting Statement, before the development hereby approved first comes into occupation, a detailed management plan shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall include details of the proposed levels of supervision of residents both on and off-site, and measures to manage the level of noise audible outside the premises. These measures shall include providing 24 hour contact details for the site's management, including a company representative, to provide liaison with neighbouring dwellings to address noise and disturbance complaints as they arise. The operator shall, thereafter, keep these contact details up to date. The development hereby approved shall operate in accordance with the agreed Management Plan

Reason: In the interests of the amenity and wellbeing of the local area.

04. Refuse & Recycling and Cycle storage facilities (Pre-Occupation)

Before the development hereby approved first comes into occupation, details of storage for refuse and recycling, and secure and covered storage for bicycles, shall be submitted to and approved in writing by the Local Planning Authority. The storage shall be provided in accordance with the agreed details before the development is first occupied and thereafter retained as approved. Unless otherwise agreed by the Local Planning Authority, except for collection days only, no refuse shall be stored to the front of the development hereby approved.

Reason: In the interests of visual amenity, the amenities of future occupiers of the development and the occupiers of nearby properties, in the interests of highway safety and to encourage cycling as an alternative form of transport.

05. Restricted Use (Performance)

Notwithstanding the Town and Country Planning (Use Classes) Order 1987 (as amended) or any Order revoking, amending, or re-enacting that Order, the development hereby approved shall be used only for the purposes indicated in the submitted details and not for any other purpose, including any other use within Use Class C2.

Reason: In the interest of the amenities of neighbouring occupiers and highways safety.

06. Visiting Hours (Performance)

With the exception of the 2 night shift care staff, or in the event of a health emergency, professional visitors in relation to the care and wellbeing of the residents shall not visit the property outside the hours of 08:00 to 18:00 each day.

Reason: In the interest of the amenities of neighbouring occupiers.

07. Maximum Occupants, Age Range and Vehicle Ownership (Performance)

Notwithstanding the Town and Country Planning (Use Classes) Order 1987 (as amended) or any Order revoking, amending, or re-enacting that Order, the development hereby approved shall be occupied by a maximum of 3 cared-for residents within the age range of 7 to 18 years old. The 3 residents shall not have access to a private car or van for their own personal use whilst living at the property.

Reason: In the interest of the amenities of neighbouring occupiers, the prevention of overspill parking and highways safety.

08. Retention of communal spaces (Performance)

The rooms labelled kitchen, living room and dining room shown on the plans hereby approved shall be retained for use by all of the occupants of the children's home, and their visitors, for communal purposes only for the duration of the use.
Reason: To ensure that suitable communal facilities are provided for the residents.

09. Flood Resilience (pre-occupation)

Flood resilience measures as detailed within Paragraph 5.6 of the FRA (dated August 2025) and within 'Extra flood resistance and resilience measures' in the Standing Advice shall be implemented whereby appropriate measures outlined with respect to pluvial flooding should be designed within the development. Flood resilience on the site should be verified through submission of appropriate evidence (including but not limited to final design drawings, verification report and photographs showing measure in place) to the Local Authority prior to first occupation of the development.
Reason: To ensure that the development is appropriately resilient to flooding in line with NPPF paragraph 181(b) and the Preparing a flood risk assessment: standing advice and reduce the time and costs associated with recovery should a flood occur.

10. Flood Resilient Occupation (performance)

No bedrooms shall be located on the ground floor of the property.
Reason: Due to the risk of pluvial flooding which can occur quickly and without sufficient warning and therefore to ensure that the users of the development will be safe in the event that flooding unexpectedly occurs in line with NPPF Paragraph 181(a).

11. Flood Emergency Plan (pre-occupation and performance)

A Flood Emergency Plan shall be submitted to and approved in writing in consultation with the LLFA and SCC Emergency Planning team prior to approval of prior to first occupation of the development hereby permitted.

The submitted plan should include information such as procedures in place at times of flooding including: monitoring Met Office Weather Warnings, safe routes of access and escape alongside how development will be evacuated prior to an extreme flood, details of the area of safe refuge and use of a flood kit available on site. The applicant should determine whether safe access and egress can be provided, as a 'sit and wait' approach should be avoided where possible. An area of safe refuge above an extreme flood event should be provided on site in the event that the site cannot be evacuated, which can be provided on the first floor of the property.

Guidance on producing a Flood Emergency Plan can be found within Preparing a flood risk assessment: standing advice and PPG.

The Plan shall be implemented before the development first comes into use and thereafter adhered to and updated by the owner of the site throughout the lifetime of the development.

Reason: to ensure that the users of the development will be safe in the event that flooding unexpectedly occurs in line with NPPF Paragraph 181(a).

Appendix 1

Habitats Regulations Assessment (HRA)

Application reference:	25/00357/FUL
Application address:	30 Glenfield Avenue Southampton SO18 4ER
Application description:	Change of use from class C3 (dwelling) to class C2 (children residential home).
HRA completion date:	22 April 2025

HRA completed by:

Lindsay McCulloch
Planning Ecologist
Southampton City Council
Lindsay.mcculloch@southampton.gov.uk

Summary

The project being assessed is as described above.

The site is located close to the Solent and Dorset Coast Special Protection Area (SPA), the Solent and Southampton Water SPA/Ramsar site and the New Forest Special Area of Conservation (SAC)/SPA/Ramsar site.

The site is located close to protected sites and as such there is potential for construction stage impacts. It is also recognised that the proposed development, in-combination with other developments across south Hampshire, could result in recreational disturbance to the features of interest of the New Forest SPA/Ramsar site and the Solent and Southampton Water SPA/Ramsar site.

In addition, wastewater generated by the development could result in the release of nitrogen and phosphate into the Solent leading to adverse impacts on features of the Solent Maritime SAC and the Solent and Southampton Water SPA/Ramsar site.

The findings of the initial assessment concluded that significant effects were possible. A detailed appropriate assessment was therefore conducted on the proposed development.

Following consideration of a number of avoidance and mitigation measures designed to remove any risk of a significant effect on the identified European sites, it has been concluded that the significant effects, which are likely in association with the proposed development, can be adequately mitigated and that there will be no adverse effect on the integrity of protected sites.

Section 1 - details of the plan or project	
European sites potentially impacted by plan or project:	▪ Solent and Dorset Coast Special Protection Area (SPA) ▪ Solent and Southampton Water SPA

European Site descriptions are available in Appendix I of the City Centre Action Plan's Habitats Regulations Assessment Baseline Evidence Review Report, which is on the city council's website	▪ Solent and Southampton Water Ramsar Site ▪ Solent Maritime Special Area of Conservation (SAC) ▪ River Itchen SAC ▪ New Forest SAC ▪ New Forest SPA ▪ New Forest Ramsar site
Is the project or plan directly connected with or necessary to the management of the site (provide details)?	No – the development is not connected to, nor necessary for, the management of any European site.
Are there any other projects or plans that together with the project or plan being assessed could affect the site (provide details)?	▪ Southampton Core Strategy (amended 2015) (http://www.southampton.gov.uk/policies/Amended-Core-Strategy-inc-CSPR-%20Final-13-03-2015.pdf ▪ City Centre Action Plan (http://www.southampton.gov.uk/planning/planning-policy/adopted-plans/city-centre-action-plan.aspx ▪ South Hampshire Strategy (http://www.push.gov.uk/work/housing-and-planning/south_hampshire_strategy.htm) The PUSH Spatial Position Statement plans for 104,350 net additional homes, 509,000 sq. m of office floorspace and 462,000 sq. m of mixed B class floorspace across South Hampshire and the Isle of Wight between 2011 and 2034. Southampton aims to provide a total of 15,610 net additional dwellings across the city between 2016 and 2035 as set out in the Amended Core Strategy. Whilst the dates of the two plans do not align, it is clear that the proposed development of this site is part of a far wider reaching development strategy for the South Hampshire sub-region which will result in a sizeable increase in population and economic activity.
Regulations 62 and 70 of the Conservation of Habitats and Species Regulations 2017 (as amended) (the Habitats Regulations) are clear that the assessment provisions, ie. Regulations 63 and 64 of the same regulations, apply in relation to granting planning permission on an application under Part 3 of the TCPA 1990. The assessment below constitutes the city council's assessment of the implications of the development described above on the identified European sites, as required under Regulation 63 of the Habitats Regulations.	

Section 2 - Assessment of implications for European sites

Test 1: the likelihood of a significant effect

- **This test is to determine whether or not any possible effect could constitute a significant effect on a European site as set out in Regulation 63(1) (a) of the Habitats Regulations.**

The proposed development is located close to the Solent and Dorset Coast SPA, Solent and Southampton Water SPA and Ramsar site and the Solent Maritime SAC. As well as the River Itchen SAC, New Forest SAC, SPA and Ramsar site.

A full list of the qualifying features for each site is provided at the end of this report. The development could have implications for these sites which could be both temporary, arising from demolition and construction activity, or permanent arising from the on-going impact of the development when built.

The following effects are possible:

- Contamination and deterioration in surface water quality from mobilisation of contaminants;
- Disturbance (noise and vibration);
- Increased leisure activities and recreational pressure; and,
- Deterioration in water quality caused by nitrates from wastewater

Conclusions regarding the likelihood of a significant effect
This is to summarise whether or not there is a likelihood of a significant effect on a European site as set out in Regulation 63(1)(a) of the Habitats Regulations.

The project being assessed is as described above. The site is located close to the Solent and Dorset Coast Special Protection Area (SPA), the Solent and Southampton Water SPA/Ramsar site and the New Forest Special Area of Conservation (SAC)/SPA/Ramsar site.

Concern has been raised that the proposed development, in-combination with other residential developments across south Hampshire, could result in recreational disturbance to the features of interest of the New Forest SPA/Ramsar site and the Solent and Southampton Water SPA/Ramsar site. In addition, wastewater generated by the development could result in the release of nitrogen into the Solent leading to adverse impacts on features of the Solent Maritime SAC and the Solent and Southampton Water SPA/Ramsar site.

The lawful use of the site at this time is as a C3 dwelling, which by definition within the Use Classes Order (1987)(As Amended) can be occupied by a family of up to 5 people. The use proposed would also have a maximum occupancy of 6 people (3 clients and 2 live in overnight carers). A condition is recommended to restrict the maximum occupancy to this level.

There is therefore a high level of confidence that the change of use proposed would not result in a material increase in the maximum number of people occupying the property and there would accordingly be no material impact on visitor numbers to nearby European Designated Sites or an increase in the levels of nitrates generated from waste water.

It is therefore considered that there would be no significant adverse impacts on the Solent and Southampton Water and New Forest Special Protection Areas and the New Forest Special Area of Conservation. **An Appropriate Assessment is therefore not required.**

Application 25/00357/FUL **APPENDIX 2**

POLICY CONTEXT

Core Strategy - (as amended 2015)

CS16	Housing Mix and Type
CS18	Transport: Reduce-Manage-Invest
CS19	Car & Cycle Parking

City of Southampton Local Plan Review – (as amended 2015)

SDP1	Quality of Development
SDP4	Development Access
SDP5	Parking
SDP9	Scale, Massing & Appearance
SDP10	Safety & Security
SDP16	Noise

H1	Housing Supply
H2	Previously Developed Land
H3	Special Housing Need
H5	Conversion to residential Use
H6	Housing Retention
H7	The Residential Environment

Supplementary Planning Guidance

Residential Design Guide (Approved - September 2006)

Parking Standards SPD (September 2011)

Other Relevant Guidance

The National Planning Policy Framework (2025)

The Southampton Community Infrastructure Levy Charging Schedule (September 2013)

Application 25/00357/FUL **APPENDIX 3**

Relevant Planning History

Case Ref	Proposal	Decision	Date
964/CC	ERECTION OF TWO DWELLINGS		01.02.1951
1044/R	ERECTION OF TWO DWELLINGS		13.07.1954
1073/45	ERECTION OF ONE HOUSE	Conditionally Approved	25.10.1955
880290/E	ERECTION OF A TWO STOREY REAR EXTENSION	Conditionally Approved	14.03.1988
25/00021/PLDC	Application for a lawful development certificate for proposed change of use from a dwelling (Class C3) to childrens residential home (Class C2).	Refuse	07.03.2025