

APRIL 2021|

**PROPOSED DEVELOPMENT FOR THE ERECTION OF 44 NO. APARTMENTS  
FOR OLDER PEOPLE**

**SITE OF THE RISE AND THREE NEIGHBOURING PROPERTIES,  
STANFORD HILL, LYMINGTON**

**TOPIC BASED STATEMENT OF COMMON  
GROUND**

**BETWEEN:**

**NEW FOREST DISTRICT COUNCIL**

**AND**

**PEGASUS GROUP  
on behalf of Renaissance Retirement Ltd**

<b>Signed:</b>  JAMES GILFILLAN	<b>Signed:</b>  CHRIS COX
<b>Name:</b> James Gilfillan	<b>Name:</b> Chris Cox, Pegasus Group
<b>On behalf of:</b> New Forest District Council	<b>On behalf of:</b> Renaissance Retirement Ltd
<b>Date:</b> 28/4/21	<b>Date:</b> 28/4/21

## **CONTENTS:**

Page No:

<b>1.0 Introduction .....</b>	<b>1</b>
<b>2.0 Common Ground .....</b>	<b>1</b>

## **1.0 Introduction**

1.1 This is a further topic based Statement of Common Ground agreed between Renaissance Retirement Ltd (the appellant) and New Forest District Council (the Council) in relation to the Site of The Rise and three neighbouring properties, Stanford Hill, Lymington.

## **2.0 Common Ground**

### **Heritage**

2.1 With regard to the Act, it can be said that; the decision maker shall have special regard to the desirability of preserving the [listed] building or its setting or any features of special architectural or historic interest which it possesses and special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that [conservation] area.

2.2 The appeal proposal does not include any works to or within the boundary of a heritage asset. Any impact that the appeal proposal may have will be limited to the significance of the relevant heritage asset that comes from its setting

### **Housing Need and Specialist Housing Need**

2.3 There is a current unmet need for specialist housing for older people, including sheltered housing.

2.4 The scheme constitutes a sheltered housing scheme and aligns with the according definition provided within Planning Practice Guidance.

2.5 The scale of the need for specialist housing for older people is not agreed. However, to provide some clarity on the parties positions:

- Using a methodology that uses 2014-based household projections, the

New Forest District Council Demographic Projections Final Report (July 2017) report (figure 4.8, page 46) identifies a need for an additional 2,175 units of specialist housing (all types but excluding registered care) for older people in the period 2016 to 2036 (or 109 units per annum) in the New Forest (excluding the National Park). The appellant disagrees with these figures.

- The Appellant's position on the need for specialist housing for older people is set out in Mr Appleton's evidence, which concludes that there is a current shortfall (at 2020) of 1,806 Market sector 'age exclusive and retirement' homes in New Forest District. By 2035, this need rises to 3,042 Market sector 'age exclusive and retirement' homes. Across all types and tenures of specialist housing for older people, Mr Appleton identifies a total need for 6,864 units of accommodation by 2035. The Council disagrees with these figures.

### **Planning Policy and Benefits**

- 2.6 The proposal would be a windfall site and contribute to the trajectory of 400 homes per annum, over the period 2021-2026.
- 2.7 The Council has not yet progressed preparation of the Part 2 Local Plan Review, but intends to begin this process very soon. There is no made Neighbourhood Plan for Lymington.
- 2.8 There is no local planning policy requirement to provide renewable energy as part of the proposal.
- 2.9 The appellant's position is that the proposal is in accordance with the Development Plan. The Council disagrees, and alleges that the proposal is in conflict with only the following Development Plan policies and guidance:

### **Local Plan 2016-2036 Part 1: Planning Strategy (Adopted July 2020)**

-Policy STR1

-Policy ENV3

**The Local Plan Part 2: 'Site and Development Management' (April 2014)**

-Policy DM1

**Lymington Local Distinctiveness SPD**