

January 2018
Our Ref: CRM.1112.009

Your Ref: APP/15/00303

David Eaves
Principal Planning Officer
Development Management
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

Dear David,

APPLICATION FOR A NON-MATERIAL AMENDMENT TO PLANNING CONSENT APP/15/00303 FOR THE HAVANT HEALTH AND WELL-BEING COMPLEX

This letter sets out details of a proposed Non-Material Amendment to Planning Consent APP/15/00303, detailed above. The amendments relate to minor rearrangements of internal spaces; changes to a small number of façades within the site; and changes to the site plan to accommodate paths adjacent to fire doors.

The requirement for the amendments has come about for several reasons. Firstly, further detailed design has identified that the changes would allow the site to accommodate the proposed development in a more efficient way. The changes also reflect the revised fire strategy and means of escape, and how the site will operate in practice.

The attached Appendix 1 provides an assessment to demonstrate that the proposed amendment constitutes an NMA.

Appendix 2 sets out in detail the changes proposed. This relates only to the plans that have been amended. Plans not detailed within appendix 2 remain unchanged.

I trust this amendment is met with your approval. Please do not hesitate to contact me if you require any further clarification in connection with the submission documents.

Yours sincerely



Lee Searles
Director of Planning

Appendix 1 – Assessment of criteria for the proposed change to Planning Consent APP/15/00303 being accepted as a Non-Material Amendment

The list below sets out in black a criterion for assessing whether a development constitutes a NMA. In blue, an assessment of the proposal against this criterion is provided. This demonstrates that the proposed amendments constitute a NMA:

- The development sought is outside of the redline boundary of the consented application.
The proposed changes are located within the consented redline application site, and there will be no change to the red line boundary.
- The application description differs from the original application.
The application description remains unaltered.
- The proposal would result in changes to the external details (for example, facing materials or roof shape) that would materially alter the appearance of the building.
The amendments include a small number of minor changes to the building façade, including minor alternations to the number, location and shape of windows and doors. The amendments are unlikely to be noticeable from outside of the site, and will not materially alter the appearance of the building.
- The amendment significantly increases the size of any part of the development.
There will be no change in the size of the development.
- The height of the building or structure is increased.
The amendments do not change the height of existing structures.
- The amendment results in a fundamental change in the position of the building.
The proposal will not change the position of the buildings within the site. Changes relate to internal rooms within the buildings.
- The amendment locates any part of the development closer to a neighbour.
No.
- The amendment results in a fundamental change in the design of the building.
No. Changes relate to minor amendments to the location, size and number of windows and doors.
- The amendment changes windows or doors in any elevation facing a neighbour which increases overlooking in any way.
No. The amendments will not result in an increasing in neighbours being overlooked.
- The amendment would result in a greater visual intrusion, loss of light or feeling of enclosure to neighbours.
No. There will be no changes to the position of the buildings.



- There were any relevant objections to the original proposal which would be compromised by the proposed amendment.
No.
- There has been enforcement action taken, for example non-compliance with approved plans.
No.

Appendix 2 – Description of Non-Material Amendment Sought

Introduction

This section sets out the planning history and context of the site, and describes the proposed amendments. It also confirms that the amendments will not result in any environmental impacts.

Site history and Context

The application site is located in Havant, at Grid Reference SU 72014 07139 (nearest postal code PO9 2EL). The land is currently derelict (brownfield), and has been so for several years. The site was made available by the County Council for development to meet the needs of local people, and the site is allocated within local policy for residential, care home and community health.

In December 2015 consent was granted through application APP/15/00303 for *‘Havant Health and Well-Being Campus, comprising an 80-bed nursing home, 51 affordable extra care flats, 48 affordable and market supported living flats, community hub facilities, landscaped amenity gardens, car parking, with vehicular access from River Way and Leigh Road and pedestrian access from Lavant Drive and Crossland Drive with associated infrastructure.’*

The applicant seeks to implement the above consent. However, several minor amendments are required to make the development operationally viable. Changes relate predominantly to the location of stairs and rooms within the building; and the location and size of a small number of doors and windows. All changes are marked by ‘clouds’ on the attached plans, and these are detailed below. Where changes relate to the façade, these are detailed on the elevation plans, where they can be seen more clearly.

Proposed amendments and justification

The proposed amendments are as follows:

598-PL-101 Rev E Proposed site plan (to replace plan 598-PL-101 C)

This plan shows the location of all amendments within the site. However, changes can be seen in more detail in the following plans.

598-PL-200 Rev E Care home supported living (N) Ground floor (to replace 598-PL-200 Rev C) and 598-PL-203 Rev E Extra care supported living- Ground floor (to replace 598-PL-203 Rev C)

There are no changes to the care home or extra care elements of this plan. Changes relate to the rooms around the Hub area. Starting at the area to the south of the Hub, the original plan shows stairs on the right-hand side. These have been moved to the left-hand side. There was originally an electrical room and incoming telecoms room opposite the stairs, which is now a seating area. The separate plant and tank rooms have been combined into one larger plant and tank room.

The spa/ treatment area has been relocated to this area, replacing the laundry room and staff office. The spa/ treatment area was previously more closely associated with the nursing home element of the site. The manager’s office is now situated towards the front of the Hub.

Moving north-westwards, the kitchen area has been re-configured, and the gym area has been moved to the west of the Hub. The plant/ equipment rooms running along the west of the Hub have been re-configured slightly. Outside of the main building, the AHU plantroom has been moved westwards slightly.

598-PL-204 Rev F Extra Care and Supported living – first floor (to replace 598-PL-204 Rev C) and 598-PL-205 Rev F Extra Care and Supported living- second floor (to replace 598-PL-205 Rev C)

To the north of the Extra Care accommodation, the location of the stairs and staff overnight accommodation has swapped.

Moving southwards, the seating area has increased in size to become a larger lounge area. On the second floor, and additional balcony has been added to the lounge area.

598-PL-207 Rev G Extra care supported living roof plan (to replace 598-PL-207 Rev C)

The roof plan reflects the relocation of the stairs, detailed above. The service hatch has therefore moved, to reflect the new position of the stairs. The lift shaft has been repositioned slightly. The double height atrium has been removed, along with the sky light associated with this.

598-PL-301 Rev E Extra care elevations 1 (to replace 598-PL-301 Rev C)

Top plan (301)

Starting at the right-hand side, an extra door has been added to the ground floor immediately adjacent to the windows. Moving leftwards, two additional balconies are proposed, and the number of windows has reduced slightly. On the ground floor, windows have been replaced with doors and full-length windows. Further to the left, the positioning of the doors has been amended slightly.

Bottom plan (302)

The arrangement of windows has altered slightly. In addition, a number of window planters have been removed from the façade.

598-PL-302 Rev E Extra care elevations 2 (to replace 598-PL-302 Rev C)

Top plan (305)

Towards the left-hand side, the shape of the windows has been amended. Moving to the right, on the ground floor the location of the doors has changed slightly.

598-PL-307 Rev E Supported living elevations (to replace 598-PL-307 Rev C)

Second plan (329)

Towards the left of the plan, the windows on the ground floor have been replaced with a door. Similarly, further towards the right, a number of windows on the ground floor have been replaced with doors.

598-PL-303 Rev E Hub elevations (to replace 598-PL-303 Rev C)

The columns supporting the glulam structure have moved back slightly, allowing cars to pull up and open their doors more easily. There has been a minor change to the number of windows towards the right of the plan.

598-PL-304 Rev E Care home elevations 1 (to replace 598-PL-304 Rev C)

Top plan (308)

There have been minor amendments to the location of doors towards the right-hand side of the site. In addition, the location of the Hub Plant/ AHU building has changed, as detailed above.

Consideration of Environmental Impacts

The amendments described above relate to the relocation of non-residential rooms within the buildings, and minor changes to the façades of the buildings. There are no changes that would impact upon ecology,



trees, drainage, flood risk, hydrology, emissions or heritage. In terms of visual impacts, the amendments are very minor, and relate to slight movements to the location and size of doors and windows. These changes are unlikely to be noticeable once the development is constructed.

Internal changes to the layout and size of rooms allow the site to better accommodate the proposed development. The site will be required to comply with all relevant regulations.

Conclusion

This NMA sets out a proposed amendment to Planning Consent APP/15/00303 to make a number of minor changes to the internal layout and facades of the buildings. These amendments will not result in any adverse impacts compared to the consented scheme.

Appendix 3- Details of consented and revised plans

Consented plan	Amended plan
598-PL-101 rev C	598-PL-101 Proposed site plan Rev E
598-PL-200 rev C	598-PL-200 Care home supported living (N) Ground floor Rev E
598-PL-203 rev C	598-PL-203 Extra care supported living- Ground Floor Rev E
598-PL-204 rev C	589-PL-204 Extra care and supported living- First Floor Rev F
598-PL-205 rev C	598-PL-205 Extra care and supported living- Second Floor Rev F
598-PL-207 rev C	598-PL-207 Extra care supported living roof plan Rev E
598-PL-303 rev C	598-G-303 Hub elevations Rev E
598-PL-302 rev C	598-PL-302 Extra care elevations 2 Rev E
598-PL-301 rev C	598-PL-301 Extra care elevations 1 Rev E
598-PL-304 rev C	598-G-304 Care home elevations 1 Rev E
598-PL-307 rev C	598-PL-307 Supported living elevations – south block Rev E