

**Subject:** RE: APP/22/00487 - Nutrient Neutrality & SRMS - 78 Havant Road, Emsworth, PO10 7LH

**CAUTION:** This email came from outside of the council - only open links and attachments that you're expecting.

Hi Lesley,

I've now spoken with the applicant regarding the proposed pre-commencement conditions. They are happy to accept the conditions as set out.

With regards to your proposed condition 3 (one of the 'performance' conditions) please could I ask you to consider amending the so that the occupiers are restricted to persons over 60 (with the second person 55)? You will recall that I referred in my Planning Statement to the McCarthy & Stone scheme on Western Avenue (LPA Ref: APP/17/00633) where it was resolved by the committee to permit the application subject to a condition where the youngest occupier could be 60 (and the second person 55). The M & C scheme was for retirement living where the occupiers would be more 'active elderly' than the occupiers of the proposed scheme at 78 Havant Road, who require a certain amount of help and care with day to day living. Such occupiers can also be younger than 65 so it is important to the applicant that the planning permission does not exclude a part of the community who require this type of residential accommodation.

*"Occupation of the development hereby approved shall be restricted to:*

- a. Persons over the age of 60, unless in the case of a couple where one person is over the age of 60, the second person shall not be under the age of 55; or*
- b. Persons with mobility issues such that they require use of a wheelchair; or*
- c. Persons living as part of a single household with persons with mobility issues as set out in b) above; or*
- d. Persons who are living in the approved development as part of a single household with such a person as defined in a) above who have either:*
  - 1. Died while living in the approved development; or*
  - 2. Moved to reside in an institutional care home.*

**Reason:** *To secure the development for retirement accommodation and for those with mobility issues, for which there is a recognised need within Havant Borough, having regard to Policies CS9 and DM7 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework."*

With regards to the two issues of management of the communal areas and SUDs please could you require these details to be required by condition? My clients planned to operate, manage and maintain the communal areas in much the same way as they do at their two care homes. Staff and / or contractors clean and maintain the communal areas – with gardeners being employed to look after the external areas. My client would accept a condition requiring the submission of management plan for the maintenance of the developments communal areas.

Similarly, with SUDs, my client would accept a condition requiring the submission of a surface water drainage strategy which would incorporate SUDs and which could be worded to state that it should be maintained thereafter.

I hope this is acceptable to you.

Thank you for your help with this application.

Kind Regards,

Matt

**Matthew R. Pickup** MRTPI  
Chartered Town Planner