



Land at Hart Plain Avenue, Waterlooville

Planning Supporting Statement (incorporating Statement of Community Engagement)

August 2022

FRONTIER

Gillings
Planning

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Introduction

1

1.1 This Planning Statement (incorporating the Statement of Community Engagement), prepared by Gillings Planning on behalf of Frontier Estates (WAT) Limited and The Cowplain School (“the Applicant”), is submitted in support of a full planning application, on Land at Hart Plain Avenue, Waterloooville.

1.2 The description of development for which planning permission is sought is as follows:

‘Erection of a care home (Use Class C2) and 6 dwellings (Use Class C3), parking, access, landscaping and other associated works.’

1.3 This statement provides a planning analysis to demonstrate that the submitted proposals are acceptable in planning terms and in accordance with relevant planning policy and guidance.

1.4 Submitted in parallel is a separate application to improve the drainage works at the school playing fields. The relationship between the applications is explained further within this statement.

1.5 Table 1 opposite sets out the documents submitted in support of the planning application which should be read alongside this Planning Statement. A Drawing Schedule is included within the covering letter for the planning application submission.

1.6 Frontier Estates Limited are a developer and facilitator of bespoke healthcare developments and residential schemes, alongside a variety of other sectors including offices, industrial and hotels.

1.7 The remainder of this statement is structured as follows:

- Section 2: Site Location and Description (including Planning History)
- Section 3: Development Proposals
- Section 4: Statement of Community Engagement
- Section 5: Planning Policy Context
- Section 6: Planning Analysis
- Section 7: The Planning Balance

Table 1 - Schedule of Supporting Documentation

Document	Technical CONSULTANT
Planning Application Form and ownership certificate	Gillings Planning
Design and Access Statement	WRDunn
Transport Statement and Travel Plan	RHDHV
FRA and Drainage Strategy	Ridge
Preliminary Ecological Assessment	The Landscape Partnership
Landscape Strategy	The Landscape Partnership
Sustainability Statement including BREEAM pre-assessment	Turley
Noise Assessment	Hawkins Environmental
Ground Investigation Report	Listers
Arboricultural Report and AIA	The Landscape Partnership
Nutrient Budget Assessment	Tetra Tech
Utilities Assessment	Rolton
Economic Benefits Assessment	Iceni Projects
Energy Strategy Report	Harniss

Site Location and Description

2

Site location

2.1 The application site is located in Waterlooville, within the grounds of the Cowplain School, approximately 500m to the west of the Queen's Inclosure wood.

2.2 The application comprises two distinct plots, both bordered to the north by Hart Plain Avenue and separated by a small number of residential dwellings (41, 41a and 43 Hart Plain Avenue).

2.3 Plot 1 is a triangular-shaped area of land (0.73ha), currently forming one corner of the school's playing field. This area of playing field is underused due to drainage issues. The plot is bounded by low hedging and trees along Hart Plain Avenue. Fencing defines the boundary with the existing residential dwellings to the east.

2.4 Plot 2 is a rectangular area of hardstanding (0.21ha) further to the east of the residential dwellings. This was previously used as Tennis Courts for the school but that use ceased some time ago and it is now used for sporadic parking in relation to the school. It currently has metal fencing



Image courtesy of Google

of approximately 1.8m high to all boundaries with low hedging positioned along Hart Plain Avenue. To its western boundary there is also close boarded fencing and a higher hedge which separates the site from the immediate neighbour at number 41 Hart Plain Avenue.

2.5 There are currently no existing accesses to the proposed development sites from the public highway.

Surrounding Area

2.6 Residential dwellings surround the application site to the north, and east beyond the school, with the school playing fields to the south and Hart Plain Infant and Junior Schools to the west. Further beyond to the west is Waterloooville Leisure Centre with retail parks located further to the south. The A3 London Road lies to the east providing routes to Guildford and London to the north and Portsmouth to the south.

2.7 Further to the east lies The Queens Inclosure which is a woodland providing walking and cycling routes through varied and diverse wildlife.

2.8 The site is well located in terms of access to shops and local facilities; Cowplain district centre is approximately 800m east providing small retail shops, cafes, takeaways, a pharmacy and Lidl supermarket. Waterloooville Town Centre is around 1.9km to the south of Hart Plain Avenue providing additional facilities including banks, pharmacies, cafes, a post office and a large Asda superstore.



2.9 There is a bus stop immediately adjacent to Cowplain School along Hart Plain Avenue, approximately 50m from the proposed residential development site and 150m from the proposed care home site. In addition, bus stops are located along Milton Road and the A3 London Road approximately 400m from the site. Services are provided to Waterlooville Town Centre, Havant Bus Station and Portsmouth. Bedhampton railway station is located approximately 6.2km to the south east. This provides services to Littlehampton, London Waterloo and Portsmouth.

2.10 The site is located in Flood Zone 1, where the risk of flooding is considered low. There are no Listed Buildings on or adjacent to the plots and they are not located within a Conservation Area. There are also no protected trees on or near to the sites.

2.11 In terms of constraints and designations it is therefore noted that:

- The site is located in Flood Zone 1, where the risk of flooding is low
- There are no Listed Buildings on or near to the site;
- It is not within a Conservation Area;
- There are no protected trees on or near to the site;
- There are no landscape or nature conservation statutory designations;
- There are no Public Rights of Way on, or within proximity, of the site.

Planning History

2.12 According to the Council's online planning register, there is no relevant planning history for the site.

Development Proposals

3

Overall Concept

3.1 The proposal seeks full planning permission for a 64 bed care home (within Use Class C2) on Plot 1 and 6 dwellings (within Use Class C3) on Plot 2.

3.2 The description of the development is as follows:

'Erection of a care home (Use Class C2) and 6 dwellings (Use Class C3), parking, access, landscaping and other associated works.'

3.3 The scheme submitted in this application is the product of an iterative design process following extensive pre-application engagement with the Local Authority and the local community as set out in the Statement of Community Engagement included in this statement.

3.4 The overall intention of the design team was to develop a scheme that sensitively integrates with the site and the surrounding area, taking into account the scale and appearance of surrounding development whilst creating a distinctive but sympathetic identity of its own.



Proposed Site Plan



Care Home

3.6 The care home, proposed to plot 1, will provide accommodation for the elderly with the capability for all care needs to be met on site. Lying firmly within Use Class C2, the proposed care home will be dual-registered so that it can deliver both nursing and residential care, enabling the delivery of dementia-specific care if appropriate. All rooms will be single occupancy (although can be linked as required) each with en-suite bathrooms. The bedrooms will exceed the Care Quality Commission's standards.

3.8 Care will be provided by an on-site care team that will be present 24-hours a day. The work will comprise shift patterns (the care team will not sleep onsite) and shift change-overs will tend to happen outside travel peak times. It is anticipated that the care home will employ circa 77 FTE. Employment positions would include carers, admin and overall management of the home as well as the indirect jobs and employment opportunities that will be created (through the supply chain etc).

[illegible]

3.9 The care home will provide 64 bedrooms set across 3 floors with a total floorspace of 3548.4sqm (GIA). The overall internal layout will comprise of the following:

- **Ground floor:** 25 en-suite bedrooms, along with a café (for residents and their visitors), and administrative areas. An internal bin storage area is proposed to the north east corner of the building. A separate service access is proposed to the east so that deliveries do not have to come through the main entrance.
- **First floor:** 29 en-suite bedrooms and a wide range of amenity facilities including a quiet room where activities can be planned, and three lounge/dining rooms. External terraces are also provided to enable residents to easily spend time outside.
- **Second Floor:** 10 en-suite bedrooms with a dining area and lounge. Back-of-house functions are also proposed to this level along part of the northern building including the kitchen, laundry, staff changing facilities and the plant room.

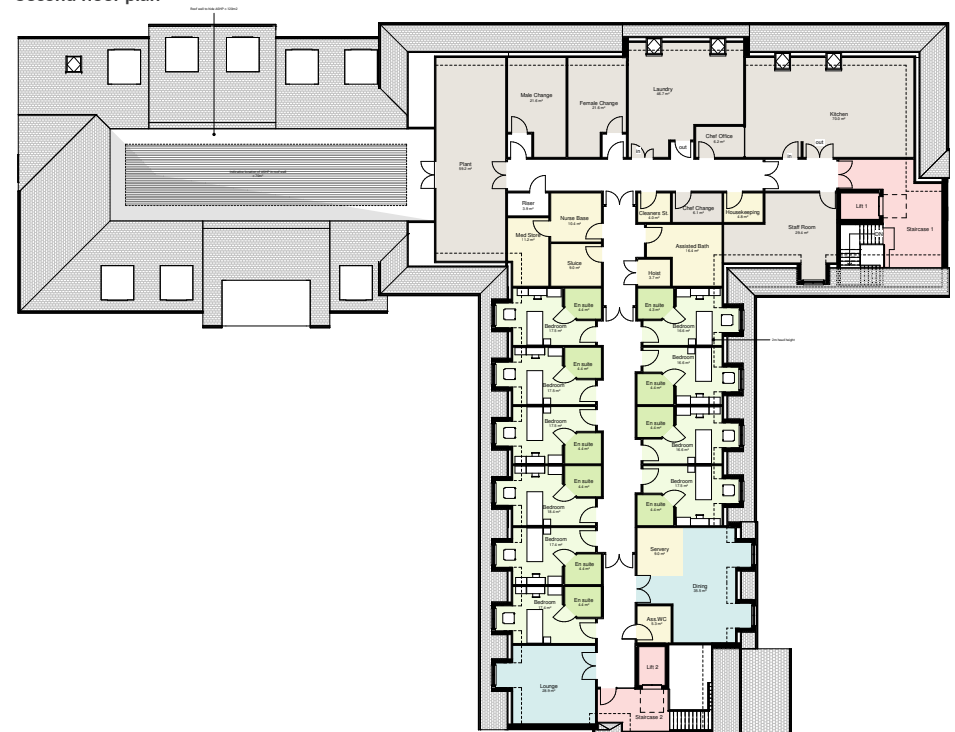
3.10 There are nursing stations and assisted bathrooms on each floor, as well as dining rooms and lounges/day rooms. These are strategically positioned to provide accessible destination points throughout the building.

3.11 The design approach to the building is for it to be dementia friendly so it will allow for easy navigation both inside and outside ensuring a safe environment. Level access will be provided throughout, to the bedrooms as well as the lounges and dining areas. Lifts will also be provided to all floors to allow easy access for all residents.

First floor plan



Second floor plan





North elevation

Scale and External Appearance

3.12 The scale and appearance of the proposed care home is detailed in the accompanying Design and Access Statement.

3.13 In terms of scale, the proposed care home will be part one, part two and part 2.5 storey in height with rooms within the roof space utilised to maximise efficiencies.

3.14 The appearance of the care home draws on the site context which suggests that a building of two full storeys plus accommodation within the roof could be achieved without creating a harmful impact to the local area.

3.15 The design approach has been carefully considered to ensure that the visual scale and mass responds positively to the site's context, noting the residential dwellings opposite the site and the open playing fields to the south.

3.16 The appearance of the home has been designed not to appear institutional but domestic in scale and appearance so as to provide a “home for life” for the residents. Varying roof designs are incorporated into the building to add interest and break up the elevations. This includes gables, dormers and terraces plus the use of different materials. An element of flat roof is proposed to the main building but this will be well screened by the main pitched and gable designs.

3.17 The frontage of the building that addresses Hart Plain Avenue will be screened by existing hedging and strengthened with new planting.

3.18 The resultant design provides an attractive building that also ensures the practical requirements for a care home are met and to ensure a safe and happy home environment for residents.

Access and Parking

3.19 Access to the care home would be provided via a new vehicle access point from Hart Plain Avenue. The proposed access would be located on the north-eastern corner of plot 1, approximately 43m east of the junction with Harwood Gardens.

3.20 A pedestrian footpath would be located to the east and west of the vehicular access carriageway which would connect Hart Plain Avenue to the development site. The footpath provides a safe and accessible route to the main entrance of the care home.

3.21 Parking provision for the care home would consist of 29 car parking spaces (including 2 accessible spaces). An ambulance pick-up/drop-off space is also provided as well as 10 cycle parking spaces close to the entrance of the home.

Refuse, Deliveries and Servicing

3.22 An internal refuse store is positioned to the north east corner of the care home. This is discretely positioned within the footprint of the building and accessed via a double set of doors to the east elevation.

3.23 All service and delivery vehicles will access the site via the main access with a sufficient turning space provided and a servicing area to allow for vehicles to park on site for short periods of time and leave in a forward gear.



Swept path analysis plan for care home

Residential Dwellings

Proposed Use and Layout

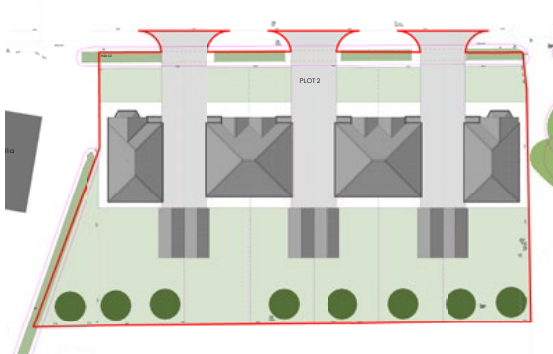
3.24 A total of 6 two storey dwellings within use class C3 are proposed to plot 2. Two dwelling types are proposed as specified in table 2:

Housing Type	Number of Bedrooms	Number of homes
Housing type 1 – detached	4 bed	2
Housing type 2 – semi-detached	3 bed	4
Total		6

Table 2: Type and number of dwellings

3.25 Each dwelling will benefit from a front and rear garden with fencing to the boundaries to provide privacy.

3.26 The layout of the dwellings reflects that within the existing street scene and are set back from the road in accordance with the context of the surrounding area. The two detached properties are



proposed to the east and west boundaries with the semi-detached dwellings located centrally. Distances between the dwellings are similar to that already present along Hart Plain Avenue.

Scale and External Appearance

3.27 The scale of house type 1 would be a detached two storey building with an attractive bay window positioned to the front façade and a pitched roof. House type 2 is a two storey semi-detached dwelling with a slightly larger pitched roof and central gable features.



3.28 The proposed building façades have taken inspiration from the local context to enhance the street-scape. Traditional red brick is proposed with grey tiles to help reflect that of the existing street scene.

Access and Parking

3.29 Each dwelling would have an access point from Hart Plain Avenue with a driveway for parking. The four semi-detached houses would each be allocated with two on-plot car parking spaces. The two detached houses would each be allocated with three on-plot car parking spaces. Each residential unit would be provided with a private driveway and off-street parking space/ garage. Cycle parking would be provided via garages or within secure rear gardens.

3.30 The existing hedgerow along Hart Plain Avenue is to be retained where possible but small sections will be removed to form new driveway access points.

Refuse and Deliveries

3.31 Refuse collection for the residential units would be undertaken on-street, along Hart Plain Avenue, similar to that undertaken for existing properties. Residents would likely have wheelie bins which can be moved to the front of the dwellings for waste collection days and then moved back into the rear garden area.

3.32 In terms of deliveries these would also take place from Hart Plain Avenue, double yellow lines,

which prohibit waiting at any time, are present to the east so would prevent long term parking of any delivery vehicles.

Trees and Landscaping

3.33 A Tree Survey has been conducted to categorise all trees present to both plots and assess their condition.

3.34 Plot 1 comprises a playing field and in terms of trees and vegetation all are confined to the northern boundary with Hart Plain Avenue. A managed hawthorn and blackthorn hedge fronts the road with a line of early mature trees (mix of ash, horse chestnut, poplar and oak) set to the south of the boundary hedge.

3.35 Plot 2 comprises a tarmac hard surfacing with a managed beech hedge along the northern side fronting Hart Plain Avenue. To the east of the tarmac surfacing are two oaks and two ash that are growing in a small area of soft landscaping adjacent to the school access.

3.36 A total of 28 trees/hedging were recorded as part of the tree survey and full details are within the accompanying arboriculture report.

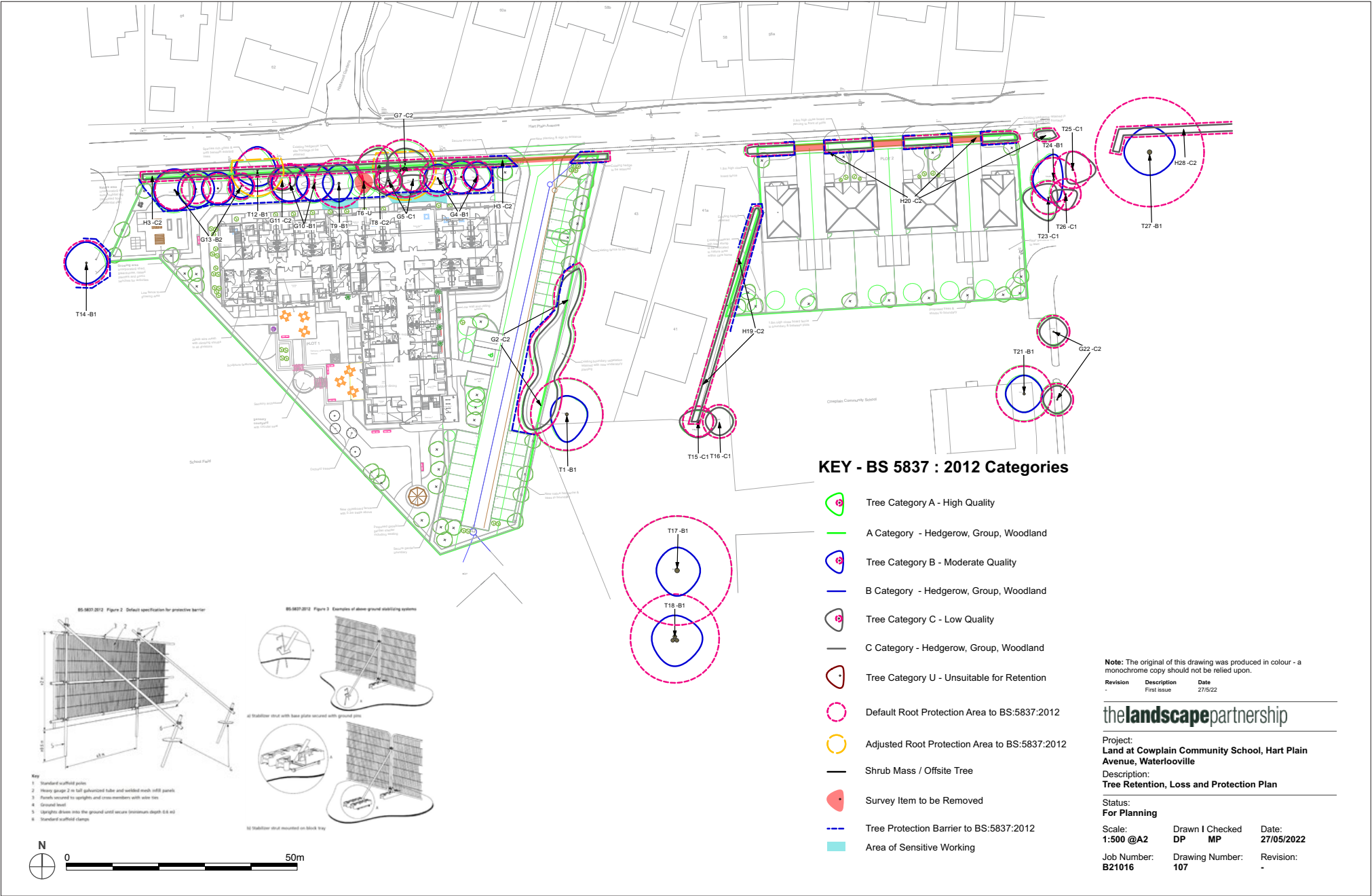
3.37 The proposals will require the removal of several short stretches of hedging along Hart Plain Avenue to form access points to the care home and dwellings. These are low quality hedges and therefore the small loss of these would not present a harmful impact to the character of the area.

3.38 A Horse Chestnut (T6) is located to the northern boundary adjacent to plot 1. This is proposed to be removed on the basis of its structural and physiological condition, regardless of the proposals.

3.39 The existing area of hard surfacing on plot 2 will be removed. Heras barriers will be installed prior to the surfacing removal, to align the southern side of the hedge. Once the hard surfacing has been removed, the heras barriers can be re-aligned to the positions as shown on the protection plan to protect the retained sections of hedge along the road frontage.

3.40 The conclusions of the submitted Arboricultural Impact Assessment and Method Statement is that the majority of the trees and hedging are being retained and protected as part of the proposals. The trees along the road frontage on the northern boundary are retained in an area of soft landscaping. The proposals only require the removal of several short stretches of hedge along the northern boundary.

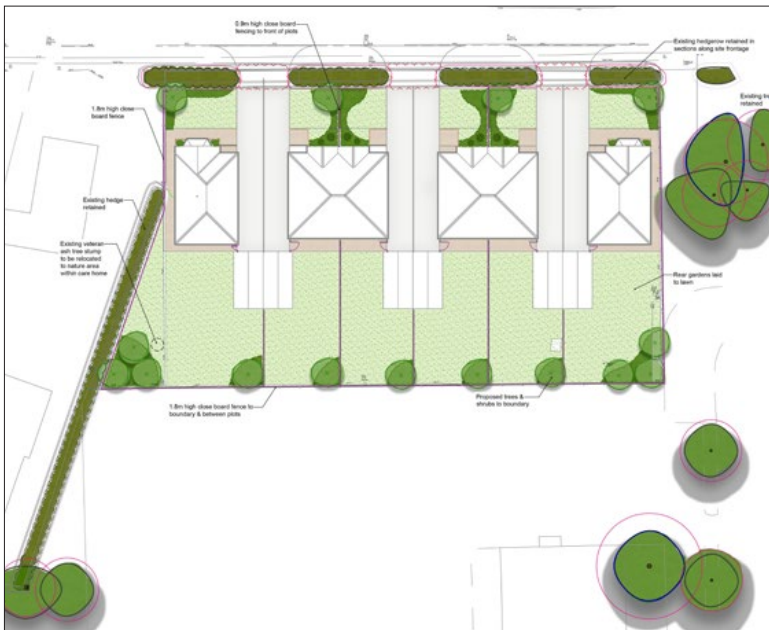
3.41 The landscaping schemes for both the care home and dwellings are an integral part of the design and proposals have been prepared by The Landscape Partnership which seek to assimilate and soften the development within the landscape.



- The retention of existing hedging along the northern boundary with Hart Plain Avenue;
- Species rich grass and bulb planting beneath existing tree canopies;
- A nature and growing area to the north west corner of the site, comprising of habitat logs, shed and green house structures with raised planters and benches for activities;
- Private patios from individual ground-floor bedrooms, defined by shrub planting with a connecting path leading to wider amenity areas;
- Communal external terraces with tables and chairs;
- Orchard trees, sculpture features and a sensory courtyard;
- An activity lawn and gazebo garden shelter with seating;
- Native planting to encourage biodiversity;
- Level pathways and seating areas throughout

3.44 The landscaping for the dwellings also seeks to provide a setting for the houses and secure private gardens for residents. The main features are as follows:

- The retention of existing hedging along the northern boundary with Hart Plain Avenue;
- 0.9m high close boarded fencing between each plot to the front;
- 1.8m high close boarded fencing to the rear boundaries of each plot with a pedestrian gate for access;
- The retention of the existing hedging to the western boundary with 41 Hart Plain Avenue
- Laid lawn areas to the front and rear
- Proposed trees and shrub planting



Landscaping scheme for residential dwellings

Ecology

3.45 A Preliminary Ecological Appraisal has been carried out by TLP for both plots and submitted in support of the planning application. The assessment includes a desk study and a Phase 1 Habitat Survey.

3.46 The site comprises part of a school playing field and asphalt sports pitch, with a boundary hedge and scattered trees. Collectively the habitats within the proposed development sites are assessed as being of value at the Parish level.

3.47 Overall the assessment confirms that no further surveys are required and recommends ecological enhancements within the development of both sites. This will be achieved through the use of the following mitigation measures:

- The use of native species where possible to support biodiversity;
- Retention of boundary hedges and scattered trees alongside the hedge, except where required for provision of new accesses;
- Relocation of a feature of value to stag beetles, namely an old ash stump and associated root ball, along with soil, from the residential site into the nature area of the care home;
- Contribution towards the Solent Recreation Mitigation Strategy, of £801 per house for the proposed dwellings;

- An appropriate contribution is suggested to the Havant Borough Council's nutrient neutrality mitigation scheme;
- 12 bat boxes suitable for a range of bat species, should be erected on retained trees;
- 12 bird boxes suitable for a range of bird species should be erected on retained trees;
- Creation of hedgehog highways through boundary fences.

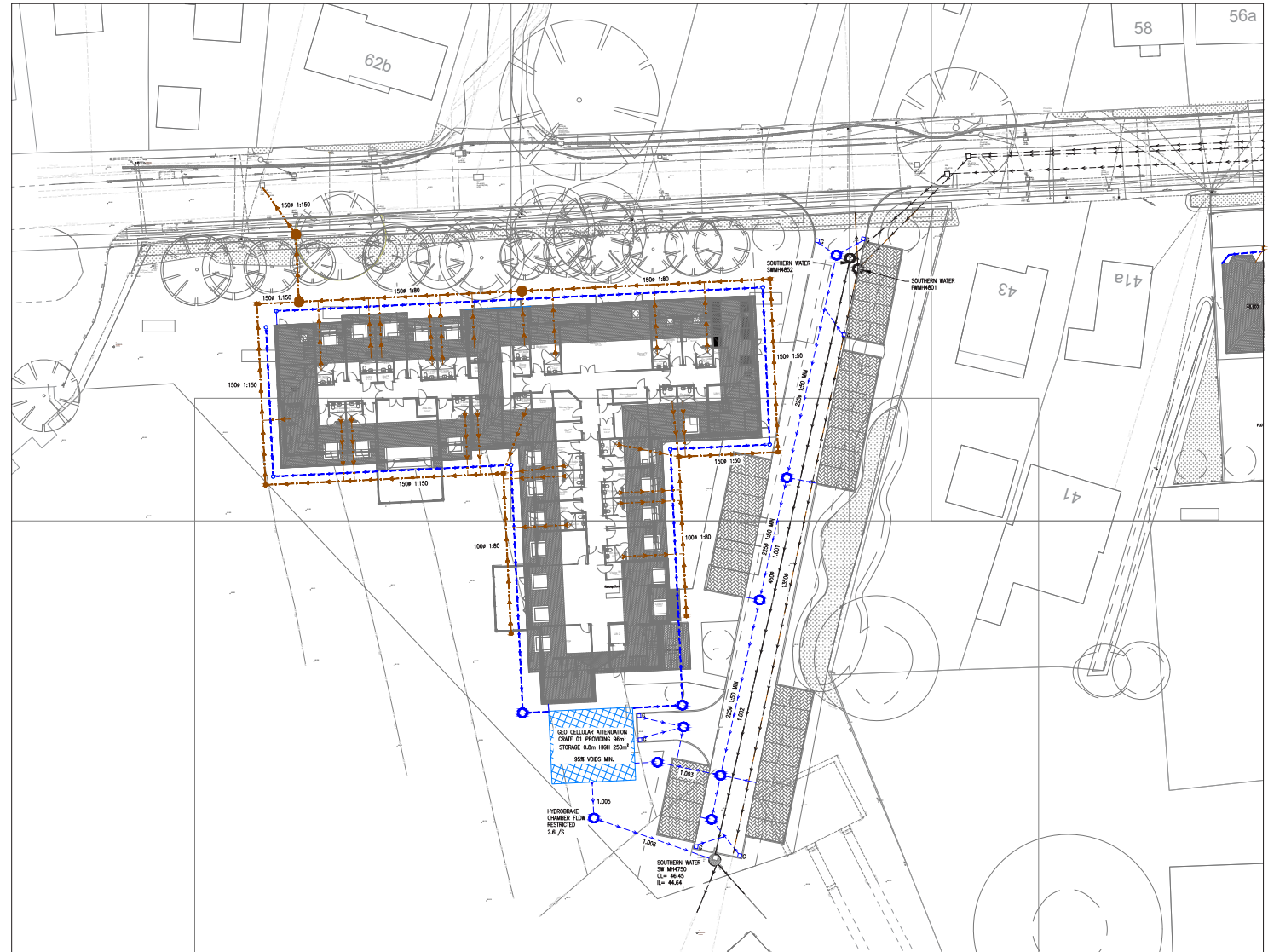
Flood Risk and Drainage

3.48 A Flood Risk Assessment and Drainage Strategy has been prepared with a drainage strategy plan for both plots. This accompanies the application and should be referred to in full.

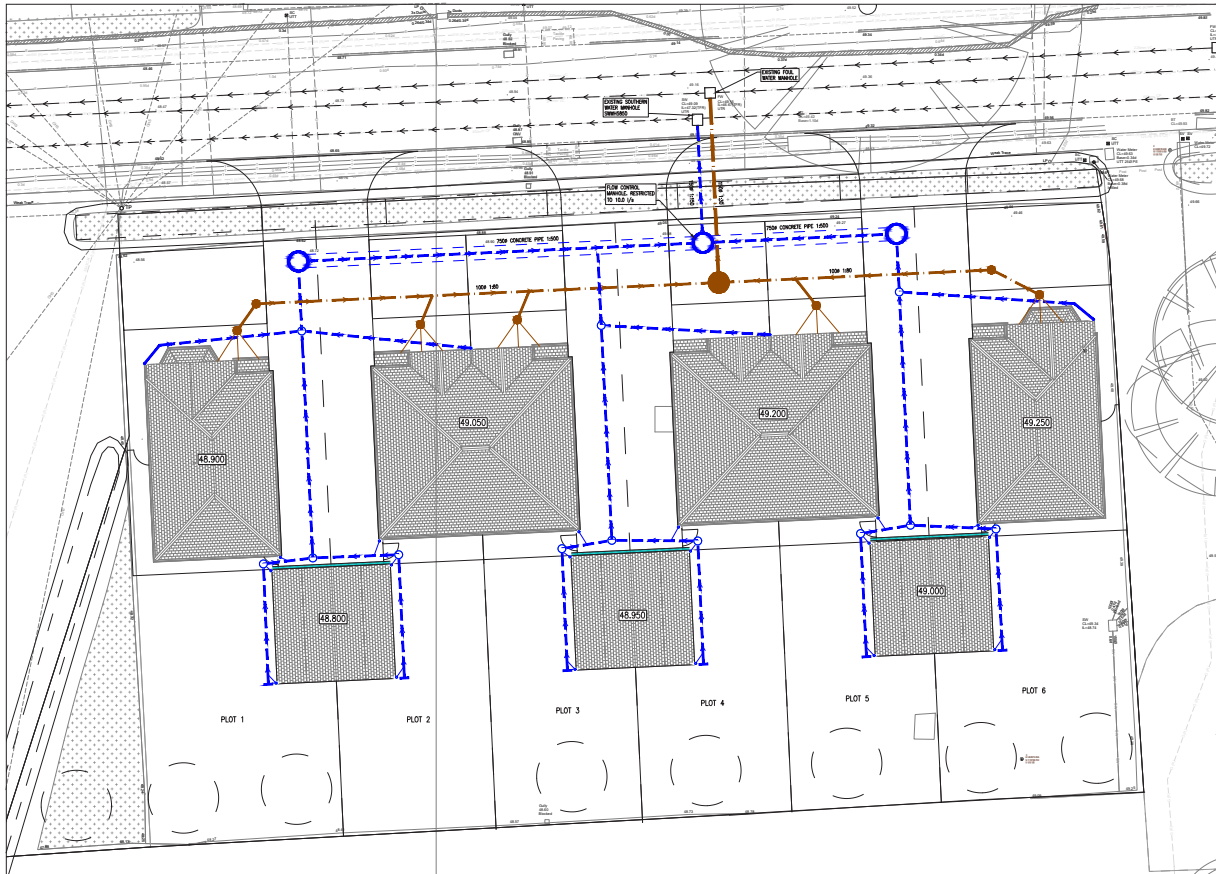
3.49 As noted in the site description, the site is located entirely within Flood Zone 1. The assessment concludes that there is a low risk of flooding from all sources (rivers, groundwater, artificial sources, surface water and sewers) and as such is suitable for development.

3.50 The underlying soils for both plots are known to be unsuitable for soakaways due to the groundwater vulnerability and therefore discharge of surface water via infiltration-based SuDS features (i.e. soakaways, infiltration basins or permeable paving) is not considered appropriate. It is not possible to discharge to the nearest watercourse due to distance, topography and obstructions from roads and existing buildings.

3.54 Overall the proposed development presents an opportunity to contribute to a reduction in flood risk by reducing the current rate of discharge to the public sewer network for the proposed residential properties. The incorporation of sustainable drainage systems can also seek to offer a reduction in peak runoff rates in accordance with the NPPF and Local Plan Policies.



Drainage plan of care home



Drainage plan of residential dwellings

Drainage Application

3.55 This application is submitted concurrently with an application for drainage works which seeks improvements to the school playing pitches.

3.56 Currently the playing fields suffer from drainage issues which prevents them being used during the winter months. The drainage application seeks the installation of pipes beneath the school playing fields to enable year round use. For further details please refer to the separate application.

Statement of Community Engagement

4.1 In accordance with national and local policy and guidance, a full programme of community and stakeholder engagement has been undertaken. This includes the following activities:

- Pre-application discussions with the relevant Authorities, including the Local Planning Authority (Havant Borough Council) and Sport England;
- Engagement with members of the public;

Pre-Application Discussions with the Council

4.2 In line with Government Guidance on best practice, pre-application discussions were undertaken with planning officers at Havant Borough Council.

4.3 An initial pre-application enquiry was submitted in January 2021 to understand the principle of development for an 80 bed care home and four dwellings. A virtual meeting took place on 29th March 2021 and a written response from the Council was received on 28th April 2021.

4.4 Overall it was confirmed that the site is within the defined urban area where development is considered acceptable in principle. It was however considered that consultation with Sports England would be required to demonstrate how the care home development would comply with adopted planning policies which seeks to retain sport pitches. In addition, concerns was raised regarding the bulk of the care home building. A reduced scheme was suggested to address this concern. In terms of the proposed dwellings these were considered well set out and in keeping to the character of the area.

4.5 A second pre-application enquiry was submitted to the Council in June 2021. This refined the scheme and sought advice on a 70-bed care home and 6 dwellings. A virtual meeting with the Council was undertaken on 26th August 2021 and a written response received from the Council on 4th October 2021.

4.6 It was considered that the built form and scale of the care home was still too large and it was considered to dominate the site with car parking positioned along the frontage. This was considered

a cramped layout with a poorly designed building and insufficient space for landscaping. It was suggested that the care home is further reduced in size and number of units to provide a better design and layout. In terms of the dwellings, no objections was raised and they are not considered to result in a significant adverse impact to the character of the area.

4.7 A third pre-application enquiry was submitted on 24th March 2022 for a further refined scheme for a 64 bed care home and 6 dwellings. A virtual meeting was undertaken on 4th May with the Council and written advice received on 16th May 2022.

4.8 The Council confirmed that the reduced scale of the care home was now acceptable as its layout and design was considered to overcome previous concerns as noted from the written advice below:

"The specific concerns outlined in the last pre-application centred around the built form and scale, and it being out of keeping with the character and appearance of the area. As the revised plans indicate through the reduction in units, amending the scale and layout of the proposal, have in our view overcome the previous concerns that were raised."

4.9 Havant Borough Council also supported the principle subject to all comments as provided by Sports England in pre-applications discussions (discussed further below)

Summary of pre-application discussions with the Council

4.10 Following the above advice significant amendments have therefore been made to the proposals which are summarised below:

- The scale of the care home has been reduced from an initial 80 bedrooms to 64 bedrooms
- The height has reduced significantly and it is now a part 1.5, part 2 and part 2.5 storey-building, and therefore its massing has been significantly reduced (the initial care home building was 2.5 storey throughout).
- Box dormers have been removed to simplify the massing
- The material choices have been amended to aid the scale
- The entrance to the building has been relocated from the northern to the eastern elevation, where it is now accessible via a dedicated footpath from Hart Plain Avenue.
- The car parking area has been moved from the front of the care home to the side, along the eastern boundary.
- The landscaping has been amended and detailed to minimise the hard standing.

Pre-Application Discussions with Sport England

4.11 Pre-application advice was sought from Sports England in December 2021. The details submitted highlighted the development proposals and that the playing field suffers from waterlogging and inadequate drainage, which restricts usage of the pitches during the majority of the winter. In the summer months, surface cracking is also an issue.

4.12 Written advice was received from Sports England in January 2022. This noted that the proposed development will result in the loss of playing field which has been previously used to accommodate a small sided football pitch. Advice was sought from the Athletics Club that confirmed this was no longer used. A like for like track should however be relocated within the remaining playing field area.

4.13 Further technical detail was also requested to fully assess the scheme including a specialist ground conditions assessment report and a scheme of works for demonstrating this side of the site suffers from poor drainage and is prone to waterlogging; as well as addressing the qualitative issues connected with and improving the remaining pitches.

4.14 Overall Sport England advised that they could *"...in principle reach a position where we consider the loss of playing field has been adequately mitigated and that there are benefits to sport which outweigh the harm caused by the loss of playing field"*.

Public consultation

4.15 It was considered that the most appropriate way to encourage community involvement in the proposal was through a leaflet distribution to residents, combined with a web-based consultation.

4.16 A consultation website offering an overview of the proposed development was created and made available in July 2021 from the following address: www.gillingsplanning.co.uk/waterlooville.

4.17 A leaflet was distributed to circa 343 local residents and businesses in the area surrounding the application site on 13th July 2021. This provided some initial details regarding the proposal and invited

An opportunity to express your views on the proposed development of a care home and 6 new homes on land off Hart Plain Avenue, Waterlooville



Cowplain School have identified two areas of land that are no longer required. Frontier Estates are working with the School to deliver a care home and new homes, which in turn will facilitate improvements to wider playing pitch and other facilities for the school.

Frontier Estates are a leading developer in the care home sector with extensive experience of delivering nursing and residential care accommodation for the elderly.

We would welcome any feedback that you may have, as we progress our proposals and prepare to submit a planning application later this year.

Our vision is to deliver a welcoming and modern care home for the elderly, along with a residential development of 6 new homes. To find out more about our plans, please visit our website, where you can also leave your comments:

Gillingsplanning.co.uk/waterlooville

If you do not have access to the internet, please feel free to call us instead.

FRONTIER

Tell us your views

We value the views of the local community and would like to know what you think of our proposals.

Please provide your feedback, ideally by Friday 30th July

Alternatively, please get in touch using the contact details below.

Contact: Karine Johnson ✉ karine@gillingsplanning.co.uk ☎ 02382 358 878 / 02382 358855

residents to visit the website and submit their views on the proposals through a variety of ways: phone, email or online questionnaire available directly from the website. Any feedback was requested 'ideally by 30th July'. A copy of the content of the consultation website can be found in Appendix 1.

4.18 A total of 51 responses were received from the online questionnaire and a number of residents (5) sent theirs separately by email. Notwithstanding some overall support for the proposal, the main points raised and the applicant's response to these are drawn out in Table 3.

Conclusion

4.19 In summary, the applicant has actively engaged with the local community and stakeholders to communicate and develop the proposals. This has met the requirements of the NPPF and the local guidelines, as set out in the Council's SCI. The pre-application engagement has ensured that the local community and key political stakeholders are well-informed of the proposals. Communication with interested parties remains on-going. As such, the applicant considers that the pre-application engagement undertaken with the local community and key stakeholders has been timely, meaningful, and effective.

Table 3 – Summary of Public Consultation comments

Residents' comments	Applicants' response
Parking – loss of parking spaces on the tennis courts will result in overspill on Hart Plain Avenue.	A Transport Statement has been prepared by RHDHV. A car parking accumulation has been undertaken for the care home which demonstrates sufficient space onsite for the development reducing any overspill onto Hart Plain Avenue. In terms of the current use of the tennis courts for parking, this is on an ad hoc basis and not the intended use of the land. Overall it is considered that the proposal would not adversely affect the safety of the highway network in accordance with the NPPF.
There is not enough parking for the care home.	
Impact to the character of the area	The care home has been designed with varying ridge heights and roof designs to help break up its mass and the dwellings are of a similar scale and design to those already present along Hart Plain Avenue. Overall this application seeks to present attractive buildings that will sit comfortably within their plots without appearing harmful or out of character to the surrounding area.
Need for a care home	The Desktop Market Analysis demonstrates that there is unmet, and rising, need in the catchment area (of 5km) and within the District more widely – which the proposed development will help meet.
Drainage	A drainage strategy supports the application and concludes that there is a low risk of flooding at the site and as such is suitable for development.
Construction of the buildings would be detrimental to the character of the area	The construction of the care home would likely only be for a short period of time (around 18 months) and hours for construction can be controlled by an appropriate planning condition to help mitigate this and reduce the impact on the local area.

Planning Policy Context

5

5.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning application be made with regard to the Development Plan, unless material considerations indicate otherwise.

5.2 This is reiterated at paragraph 47 of the National Planning Policy Framework (NPPF), which also makes clear that the NPPF is a material consideration in decision-making.

5.3 Accordingly, the main planning policy considerations pertinent to the proposed development are considered below.

The Development Plan

Adopted Planning Policy

5.4 The site is situated within the administrative area of Havant Borough Council. The adopted Development Plan comprises:

- Local Plan (Core Strategy) (adopted March 2011)
- Local Plan (Allocations) (adopted July 2014)

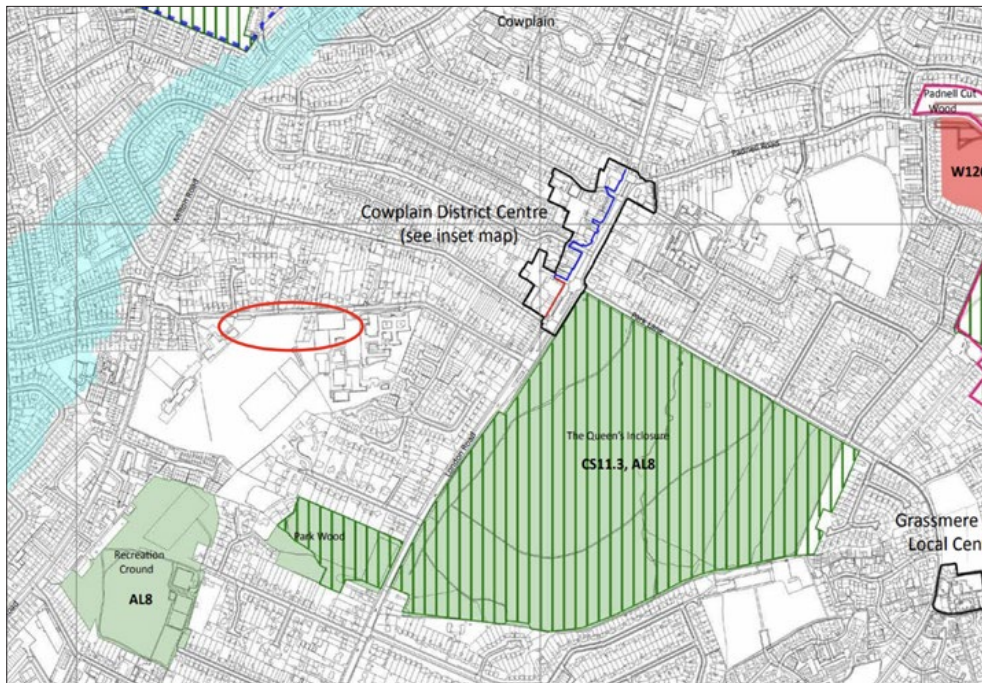


Local Plan

5.5 The adopted Policies Map shows that the site is located within the Urban Area of Waterloo, where new housing and other development will be concentrated and development on previously developed land will be prioritised, as set out in Core Strategy Policy CS17 (Concentration and Distribution of Development within the Urban Areas). The site is not shown as allocated for development or designated for any use.

5.6 The following policies of the Core Strategy are relevant to this proposal:

- **CS1 – Health and Wellbeing:** This policy seeks to ensure that good quality sport facilities are retained.
- **CS7 – Community Support and Inclusion:** This policy states that planning permission will be granted for development that provides educational and training improvements and where services for older people are provided.
- **CS9 – Housing:** This policy seeks to deliver 6,300 new dwellings between 2006 and 2026 and that dwellings are of an appropriate density and mix to meet local needs. In addition, it supports the provision of accommodation for the ageing population in sustainable locations.
- **CS14 – Efficient use of resources:** This policy seeks to ensure that residential developments achieve a levels 3 of the Code for Sustainable Homes and that non residential development over 500sqm achieve a BREEAM standard of 'very good'.
- **CS15 – Flood and Costal Erosion Risk;** This policy seeks to ensure that there is no net increase in surface water run-off. Priority should be given to incorporating Sustainable Drainage Systems (SuDS) to manage surface water drainage, unless it is proven that SuDS are not appropriate.
- **CS16 – High Quality Design:** This policy sets out the design standards and that new development should demonstrate how it responds to the local area; that its well connected through pedestrian and cycle routes, would not adversely affect the amenity of neighbours and that the layout creates a positive relationship between buildings. It also seeks to ensure that through sustainable design that mitigation of negative environmental benefits can be demonstrated.
- **CS17 – Concentration and distribution of development within the urban areas:** This policy states that development will be permitted where it makes the most effective use of land through the concentration of new housing and other development within the urban areas (to which Waterloo is one) and prioritises development on previously used land including redundant or underused land.



- **CS21 – Developer Requirements:** This policy states that development will be permitted if on site and or off site infrastructure requirements are met. Where appropriate the council will seek on-site provision or financial contributions to ensure infrastructure such as transport, housing, education, health, social, green infrastructure, public services, utility services, flood defences and the public realm.
- **DM1 – Recreation and Open Space:** This policy will only permit development of existing playing fields where it can be demonstrated that there is a surplus of provision and that it has been demonstrated that the land cannot be reasonably converted to another type of space. Where there is no identified surplus contributions to new provision of an equivalent or improved standard, both in terms of quality and quantity, will be required in line with the council's Open Spaces Plan and developer contributions policy.
- **DM7 – Elderly and Specialist Housing Provision:** This policy will permit developments for the elderly within the Urban Defined Areas providing that there is on site amenity for residents use, that the setting of the building is in keeping to the area, that sufficient servicing is proposed and that it would not result in the concentration of such uses.
- **DM8 – Conservation, Protection and Enhancement of Existing Natural Features:** This policy will only permit development where it protects and enhances local habits and landscapes.
- **DM10 – Pollution:** This policy states that development will only be permitted where it does not cause pollution of water, air, soil, noise, smell, smoke fumes etc.
- **DM11 – Planning for More Sustainable Travel:** This policy seeks to ensure that opportunities are considered for sustainable travel modes including safe and secure vehicle and cycle parking and that schemes are in sustainable locations that will encourage short distance trips via cycling and walking.
- **DM13 – Car and Cycle Parking on Residential Development:** This Policy will permit development where car parking and cycle storage is accordance with the Residential Car Parking and Cycle Provision SPD.
- **DM14 – Car and Cycle Parking on Development (excluding residential);** This policy states that development will only be permitted where it provides parking for cars, motor cycles and cycles in accordance with the relevant standards.

Other Material Considerations

5.7 The following material considerations are also relevant to this application:

- National policy (primarily set out in the National Planning Policy Framework and Planning Practice Guidance)
- Additional guidance: Supplementary Planning Documents (SPD) and other guidance.

National Planning Policy Framework

5.8 The National Planning Policy Framework (NPPF) July 2021 sets out the Government's policies for the planning system and is clear that *'the purpose of the planning system is to contribute to the achievement of sustainable development'* (Paragraph 7). The latter is defined, in Paragraph 8, as the convergence of *'three overarching objectives'*:

- Economic objective – *'To help build a strong, responsive and competitive economy'*
- Social objective – *'To support strong, vibrant and healthy communities'*
- Environmental objective – *'To contribute to protecting and enhancing our natural, built and historic environment'*.

5.9 Paragraph 10 establishes that at the heart of the NPPF is a presumption in favour of sustainable development and **Paragraph 11** confirms that development which accords with an up-to-date development plan should be approved without delay. Where there are no relevant development plan policies or where they are out-of-date, planning permission should be granted unless:

- The application of policies in the NPPF protecting areas or assets of particular importance provides a clear reason for refusing the proposed development; or
- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole.

5.10 Section 4 of the NPPF relates to decision-making and states that local planning authorities “*should approach decisions on proposed development in a positive and creative way....and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible*” (**paragraph 38**).

5.11 Paragraph 47 confirms that applications should be determined in line with the existing development plan, unless material conditions indicate otherwise.

5.12 It is confirmed in **paragraph 55** that the use of planning conditions (and obligations) should be considered for development that would otherwise be unacceptable. **Paragraph 57** goes on to confirm that planning obligations can only be used where they are necessary, directly relate and fairly and reasonably related to the development.

5.13 Section 5 relates to the delivery of a sufficient supply of homes and emphasises the Government’s objective to significantly boost the supply of homes. **Paragraph 62** advises that the size, type and tenure of housing for different groups (including older people) should be assessed and reflected in planning policies.

5.14 Paragraph 124 makes it clear that planning policies and decisions should support development that makes efficient use of land, taking into account the identified need for different types of housing, local market conditions and viability and the importance of securing well-designed, attractive and healthy places (amongst other things).

5.15 Paragraph 126 emphasises that good design is a key aspect of sustainable development “*The creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.*”

Planning Practice Guidance (PPG)

5.16 On 6 March 2014, the Department for Communities and Local Government (“DCLG”) launched the Planning Practice Guidance web-based resource.

Housing for Older People

5.17 There is a specific section of the PPG that addresses housing for older and disabled people and paragraph 001 (Reference ID: 63-001-20190626) states ‘the need to provide housing for older people is **critical**. People are living longer lives and the proportion of older people in the population is increasing’ (emphasis added). This paragraph continues by stating “offering older people a better choice of accommodation to suit their changing needs can help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems”. Paragraph 3 (Reference ID: 63-003-20190626) recognises that there are a range of housing needs for older people from accessible and adaptable general needs housing to specialist housing with high levels of care and support.

5.18 The PPG confirms that “*...The health and lifestyles of older people will differ greatly, as will their housing needs, which can range from accessible and adaptable general needs housing to specialist housing with high levels of care and support. For plan-making purposes, strategic policy-making authorities will need to determine the needs of people who will be approaching or reaching retirement over the plan period, as well as the existing population of older people*” (paragraph 003, Reference ID: 63-003-20190626).

5.19 Paragraph 006, Reference ID: 63-006-20190626 also notes that “*Plan-making authorities should set clear policies to address the housing needs of groups with particular needs such as older...people. These policies can set out how the plan-making authority will consider proposals for the different types of housing that these groups are likely to require. They could also provide indicative figures or a range for the number of units of specialist housing for older people needed across the plan area throughout the plan period*”.

5.20 The PPG goes on to note (at paragraph 012, Reference ID: 63-012-20190626) that “*Plans need to provide for specialist housing for older people where a need exists...*” It is up to each Authority to decide whether to allocate sites for specialist housing for older people – noting that this can provide greater certainty and “*...may be appropriate where there is an identified unmet need for specialist housing...*” (paragraph 013, Reference ID: 63-013-20190626).

5.21 It is clear that government guidance considers the provision of specialist housing for older people as contributing towards the overall housing supply for Authorities. The revisions to the PPG re-iterate previous guidance in confirming that “... *Local planning authorities can include the provision of housing for older and disabled people when preparing the Authority Monitoring Report*” (Paragraph: 007 Reference ID: 63-007-20190626) and that they “... *will need to count housing provided for older people against their housing requirement...*” (paragraph 016a, Reference ID: 63-016a-20190626).

5.22 There is a specific section of the PPG that addresses housing for older and disabled people. Paragraph 001 (Reference ID: 63-001-20190626) in this section states: ‘*The need to provide housing for older people is critical. People are living longer lives and the proportion of older people in the population is increasing*’. This paragraph continues by saying that “*offering older people a better choice of accommodation to suit their changing needs can help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems*”.

5.23 In the PPG Housing supply and delivery chapter, paragraph 035 (Reference ID: 68-035-20190722) advises that housing for older people including Class C2 residential institution can be included within the housing land supply, based on the amount of housing released as a result. The Housing Delivery Test Measurement sets a ratio of 1.8 for communal households, including residential institutions.

5.24 Overall, and where there is an identified unmet need for specialist housing, “...*local authorities should take a positive approach to schemes that propose to address this need*” (paragraph 016, Reference ID: 63-016-20190626). To summarise the NPPF, and its associated guidance, provides clear support for C2 uses where there is a need and that such a use can contribute towards the overall housing supply of the Borough.

Design

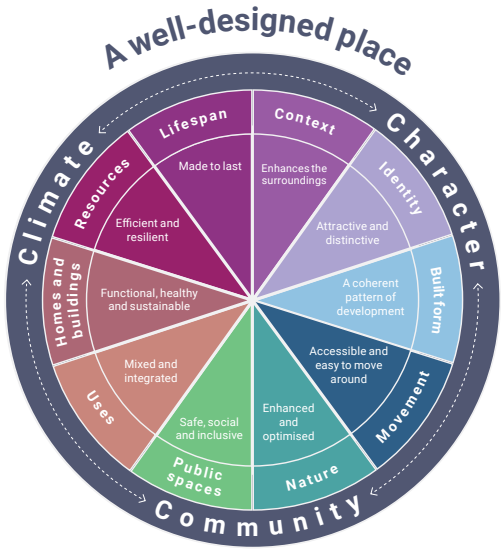
5.25 In the PPG category Design: process and tools, paragraph 001 (Reference ID: 26-001-20191001) states that ‘*well-designed places can be achieved by taking a proactive and collaborative approach at all states of the planning process, from policy and plan formulation through to the determination of planning applications and the post approval stage*’. The guidance then refers applicants to the National Design Guide, which ‘*sets out the characteristics of well-designed places and demonstrates what good design means in practice*’.

National Design Guide

5.26 The National Design Guide was published by the Ministry of Housing, Communities and Local Government in October 2019 and amended in January 2021 (to align with the NPPF and National Model Design Code).

5.27 It builds on the guidance set out in the NPPF and its accompanying Guidance, and outlines the Government’s priorities for well-designed places in the form of ten characteristics, as follows:

- Context – enhances the surroundings.
- Identity – attractive and distinctive.
- Built form – a coherent pattern of development.
- Movement – accessible and easy to move around.
- Nature – enhanced and optimised.
- Public spaces – safe, social and inclusive.
- Uses – mixed and integrated.
- Homes and buildings – functional, healthy and sustainable.
- Resources – efficient and resilient.
- Lifespan – made to last.



Supplementary Planning Documents and other guidance

5.28 The following Supplementary Planning Documents (SPD) and guidance have also been considered in developing the submitted proposals:

- Havant Borough Council Borough Design Guide SPD December 2011
- Havant Borough Council Parking SPD July 2016
- Havant Borough Housing SPD July 2011
- Community Infrastructure Levy - 1st August 2013

Havant Borough District Design Guide SPD

5.29 This design guide has been prepared to secure Council's design expectations with regard to new development and helps to identify and define the distinctive character and qualities of the borough that should be respectfully improved and enhanced through development.

Havant Borough Parking Standards SPD

5.30 This document relates to the amount of parking for new developments. Guidance is provided for the levels of car, motorcycle, cycle and disabled parking that should be provided within development schemes.

Havant Borough Housing SPD

5.31 This document seeks to help meet the housing needs of the borough with particular regard for those in need of affordable housing and to meeting the needs of the ageing population.

Community Infrastructure Levy

5.32 The adopted CIL Charging Schedule came into effect on 1st August 2013. According to the charging schedule residential dwellings within the borough for one or more dwelling is charged at a rate of £80 per sqm. CIL would not be sought for the care home as it falls within a C2 use class and the accommodation is not self-contained.

Sport England's Playing fields policy and guidance

5.33 The policy guidance states that Sport England will oppose planning permission for any development which would lead to the loss of, or would prejudice the use of, all or any part of a playing field unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.

5.34 Exception 4 concerns circumstances where *'the area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field:*

- *of equivalent or better quality, and*
- *of equivalent and greater quantity, and*
- *in a suitable location, and subject to equivalent or better accessibility and management arrangements'.*

Planning Analysis



6.1 This section analyses the suitability of the proposed development in the context of local and national planning policy. Starting with the principle, this section demonstrates that the proposed development represents sustainable development which is in accordance with the Development Plan and that the benefits of the scheme outweigh any other material considerations.

6.2 Reference is made within this section to assessments within technical reports that have been submitted in support of the planning application. Those should however be referenced in full as part of the assessment of the planning application.

Principle of Development

6.3 This section sets out how the proposed development is acceptable in principle in terms of use and form. There are four strands to consider in this regard:

- Location of the site
- Class C2 use to plot 1 and need for care beds
- Loss of Playing Field
- Provision of Housing

Location of the site

6.4 The site is within the Urban Area of Waterlooville where the principle of development is accepted which makes the most effective use of land as specified in Policy CS17 of the adopted Core Strategy (CS) and seeks to focus new housing and other development to the urban areas.

6.5 It should also be noted that the proposed care home is not out of character with the wider area where larger school buildings are already present along Hart Plain Avenue. The residential dwellings are also designed to reflect that of existing dwellings in the immediate area so as not to adversely impact on the appearance of the street scene.

6.6 With regards to accessibility, the site benefits from being in close proximity to a range of services and facilities, some of which are within walking distance as seen in the table opposite taken from the Transport Statement that accompanies the planning application. Policy DM11 seeks to ensure that opportunities are considered for sustainable travel modes and that developments are in sustainable locations to encourage short trips by

Amenity	Name	Distance
Town Centre	Waterlooville Town Centre	1.9km
GP Surgery	Cowplain Family Practice	850m
GP Surgery	Vine Medical Group	700m
Place of Worship	Cowplain Evangelical Church	950m
Pharmacy	Pharmacy	800m
Supermarket	Lidl Supermarket	600m
Supermarket	Co-Operative Food (Milton Road)	400m
Post Office	Horndea Post Office	500m

walking or cycling. In addition, Policy CS9 supports the provision of accommodation for the ageing population in sustainable locations.

6.7 The residents of the care home will have acute needs and are likely to be in their last 2 or 3 years of life, so it is unlikely that the care home residents themselves would access these services unaided and the accessibility of the site via car and sustainable non-car modes will more be to the benefit of staff and visitors.

6.8 The residents of the proposed dwellings would clearly have accessible access to a wide range of facilities including a GP, pharmacy, supermarket and post office, thereby reducing the need to travel by car.

6.12 In summary it is considered that the site is located within the Urban Area of Waterlooville where development is encouraged. The proposals therefore accord with the provisions of Policies CS9 and CS17 which support development in sustainable locations and encourages the most effective use of land. Furthermore, the site is easily accessible to the public transport network and the needs of pedestrians and cyclists have informed the design of the proposed scheme. On that basis, the terms of Policy DM11 are met.

and an activity lawn. All rooms would also have a satisfactory outlook with external patios area to ground floor accommodation.

6.18 A proposed class C2 use conforms with the site's context, and specifically with the predominance of residential development in the surrounding area and larger school buildings. It seeks to retain existing hedging along the northern boundary which fronts Hart Plain Avenue and will enhance this with additional native shrub/tree planting to provide an attractive setting, in keeping to the character of the area.

6.19 Furthermore, an appropriate servicing area is proposed to the east elevation of the building, allowing for deliveries and refuse collection to be undertaken away from the main entrance. Swept path analysis also demonstrates that all vehicles can enter the site, turn, and leave in a forward gear.

6.20 The kitchen, laundry room and plant room are proposed within the roof of the care home along its northern elevation, away from immediate neighbouring properties. Therefore, any undue disturbance to the amenities of neighbours would be minimised.

6.21 There are also no other care homes within proximity of the site. The nearest appears to be Nightingale Court located approximately 250m north east along Silvester Road. Further to the south is Two Beeches Nursing home which is located some 600m away along Wallis Road.

6.22 To demonstrate the need for a care home in the local area surrounding the application site, Christies & Co have prepared a Desktop Market Analysis. This assesses the need for care home bed spaces within a 5km catchment and is submitted in support of the planning application. It also examines the supply of existing homes within a 5km radius and this further demonstrates that there are in total 23 existing homes, some of which are converted and older buildings presenting a mixed quality to the area. Therefore, it is considered that there would not be an overconcentration of care homes within Waterlooville.

6.23 It is considered that the proposed care home would comply with the provisions of Policy DM7 as it has been demonstrated that there is appropriate amenity space for residents, that the building is in keeping to the character of the area, that sufficient servicing can be provided, that there would not be noise or disturbance to neighbouring properties and that there would not be an over concentration of care homes within the Waterlooville urban area.

6.24 In terms of need for the care home, the 2014 Partnership for South Hampshire (PfSH) SHMA (Strategic Housing Market Assessment) indicates that the growing older population will be a driver of housing need over the period to 2036. It identifies that the number of people aged 65 and over will rise 21% by 2021 from 2011 figures along with further increases post 2021. A more recent Specialist Housing Analysis (July 2020) prepared by Planning Policy at Havant Borough Council states that there

is a clear need for suitable housing for older people within Havant with approximately a third of the population likely to be an older person by 2036. Estimated future needs (using a now dated 2014 baseline) indicates a clear need for 2,475 registered care housing.

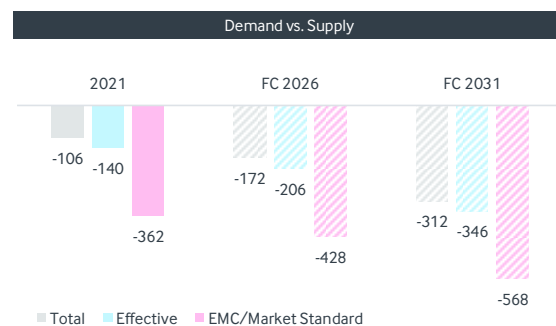
Figure 6: Estimated Future Needs for Extra Care Housing (2014 baseline)

	2014	2015	2020	2025	2030	2035
Sheltered Housing	1675	1713	1925	2288	2538	2813
Enhanced Sheltered/Extra Care	536	548	616	732	812	900
Registered Care	1474	1507	1694	2013	2233	2475

Source: Hampshire County Council

6.25 Furthermore, the NPPF (at paragraph 62) confirms that a mix of housing should be planned to meet the needs of differing groups within the community (which would include the elderly). This is re-emphasised in the PPG, at paragraph 017 – where it is noted that *“the need to provide housing for older people is critical as the proportion of older people in the population is increasing...”* and that housing assessments *“...can also set out the level of need for residential institutions...”*

6.26 The accompanying need assessment concludes that there is a material undersupply of total, effective and market standard beds (EMC) within just the 5km catchment area. The undersupply of EMC (or “future proof”) provision is pronounced; with an identified shortfall of 362 which is predicted to increase to 428 by 2026 and then increase further to 568 by 2031 as a consequence of the anticipated growth in the elderly population



6.27 The Desktop Market Analysis demonstrates that there is unmet, and rising, need in the catchment area (of 5km) and within the District more widely – which the proposed development will help meet. It is concluded that there is scope for a new high-quality facility within the local market, based on the favourable demographics, the mixed quality of existing supply, and a significant undersupply of future-proofed beds. Based on the evidence above it is clear that there is a need for elderly care accommodation. On this basis, the proposal accords with the provisions of paragraph 47 the NPPF, as well as policy DM7 of the CS.

Loss of Playing Field

6.28 It is acknowledged that the proposed development of a care home on Plot 1 would lead to the loss of land used as ‘playing field’. As stated in Sport England’s *Playing fields policy and guidance* (March 2018, updated December 2021), Sport England will oppose the grant of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or any part of a playing field unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.

6.29 Exception 4 concerns circumstances where *‘the area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field:*

- *of equivalent or better quality, and*
- *of equivalent and greater quantity, and*
- *in a suitable location, and*
- *subject to equivalent or better accessibility and management arrangements’.*

6.30 It is our view that the proposed development of plot 1 would meet Exception 4 of Sport England’s policy, as the loss of the area of playing field would enable the delivery of sport facilities of better quality and of equivalent quantity, in the same location, as part of the development.

6.31 Currently, the playing fields can only support use in spring, summer and early autumn. For most of late autumn and winter the area cannot be used for football or other winter sports due to persistent water-logging and standing water. It is therefore proposed to install improved drainage to the site consisting of lateral drains and a separate application has been submitted for these wider drainage works. Please refer to this application for further details of the scheme.

6.32 Frontier Estates intend to deliver the pitch improvements (i.e. the new drainage system) as part of their proposals for the development of the site and are willing to enter into a Section 106 agreement to address this.

6.33 The new drainage system will be designed by a specialist to be consistent with Sport England Type 4 construction to the drained pitch areas.

6.34 The installation of a new drainage system to the field will enable it to be used by the school and community groups all year round, improving the standard of facilities overall and allowing greater opportunity for use. Therefore, the proposal seeks to enhance the usability of the playing pitches for both the School and Community Use. This responds directly to Policy CS1 which supports sports facilities generally across the borough and Policy CS7 which seeks to provide for educational improvements. The proposal would also comply with Policy DM1 of the CS as development of part of the playing fields will allow for drainage works to the wider pitch, providing an improved standard, both in terms of quality and quantity.

6.35 Overall, while the proposed development would involve development upon existing playing fields, it would nevertheless seek to improve the recreational use of these playing fields, through enabling year-round all-weather use. In the long-term, it is considered that the proposed development would result in an improved playing fields provision at the application site, and as such it is considered that any short term harm to this provision would be suitably outweighed.

Provision of Housing (Plot 2)

6.36 The National Design Guide and Havant Borough District Design Guide SPD promote good design through layout, form and scale of buildings, their appearance, landscape, materials and their detailing. The proposed dwellings will deliver high quality, well designed residential accommodation that respect the existing character of the area.

6.37 Policy CS9 of the adopted CS seeks to provide housing for the community by delivering 6,300 new homes however this is based on a now dated Local Plan. The Five-Year Housing Land Supply Update (dated November 2021) indicates that the Council can only demonstrate 3.9 years of supply of housing with a 20% buffer.

6.38 Due to the under-delivery of housing in recent years within Havant there is a presumption in favour of sustainable development, and the 'tilted balance' will apply in accordance with Paragraph 11 of the NPPF. Therefore, planning permission should only be refused where the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

6.39 The proposal includes the provision of 6 dwellings providing 2x 4bedroom units and 4x 3 bedroom units within the urban area of Waterlooville where development is considered acceptable. While 6 units would only result in a small contribution to the housing supply, it would also be in a sustainable location (as summarised above) and on previously developed and unused land. The provision of housing to plot 2 would therefore present the most effective use of the site, assisting the Council in meeting their housing requirements in accordance with Policy CS9 of the adopted CS.

Summary of principle

6.40 The application site is within the urban area of Waterlooville, which is identified within the adopted Core Strategy as a focus for development in general terms.

6.41 The site is in a sustainable location close to existing facilities and there is unmet and growing need for care beds and market housing. Both the care home and proposed dwellings will help to contribute towards the Council's five year supply of housing with a combined contribution of 41 units (care home is equivalent of c. 35 units plus 6 dwellings).

6.42 Furthermore, while the proposed development would involve development upon existing playing fields, it would seek to improve the recreational use of these playing fields all year round, allowing for a greater opportunity of use.

6.43 Overall, and again as confirmed in the pre-application response received from the Council, the principle of development of the site (and the planning application proposal) is acceptable against the adopted planning policy context and the provisions of the NPPF.

Other Material Considerations

6.44 The principle of development is supported by the development plan and the remainder of this chapter examines material planning considerations to demonstrate that in all other regards the proposal conforms with the policy framework including the development plan and NPPF. Namely, these considerations are:

- Design and scale
- Highway Matters
- Drainage
- Ecology and Biodiversity
- Nutrient Neutrality
- Amenity impact
- Trees and landscaping
- Ground conditions
- Sustainability and Energy
- Noise
- Economic and Social Benefits

Design and Scale

6.45 An appraisal of the design approach is set out in the Design and Access Statement, prepared by Wrdunn which accompanies the planning application submission. That should be referenced in full.

6.46 The design of the proposed development has given full consideration to, and accords with, Policy CS16 of the adopted CS, including through:

- Responding and respecting the local context;
- Creating a positive relationship between buildings and streets;
- Provides high quality hard and soft landscaping proposals that will visibly improve and soften the development to the character of the area;
- Provides safe and accessible access for the use of all residents;
- Provides a sustainable design of buildings through construction methods, resource efficiencies and the provision of facilities for waste.

6.47 Overall the proposed care home is of a scale, form, height and mass that is compatible with the locality given existing large school buildings present to the area. Its scale has been reduced following pre-application discussions and its part 1, part 2 and part 2.5 storey height sits comfortably to the plot while also reflecting its function as a care home which requires ancillary uses (such as a hair salon, cinema and café) to provide residents with an enjoyable living space.

6.48 Furthermore, the design of the care home incorporates high quality durable materials that will contribute positively to the character of the area. The layout of the car parking and serving areas has also been sensitively positioned so as not to dominate the public realm.

6.49 It can be noted that the proposed care home design has been carefully considered so as to respect the local character of the sites surroundings. A part 2.5 storey scale is proposed with accommodation within the roof to maximum the use of the building. A traditional design concept is adopted, but with the introduction of staggered frontages and ridge lines to present a domestic appearance with the use of gables and dormers proposed to help break up the mass of the building. The care home is designed in segments defined by recesses, projecting bays, window variations and a mix of facing materials, adding interest to the elevations.

6.50 Internally, the building is designed to create a quality, homely living environment for residents and enable their care needs to be met in full. In addition to en-suite bedrooms there are a wide range of communal facilities provided to allow opportunities to socialise, and to create variety.

6.51 Trees and hedging are to be retained where possible and an extensive landscaping scheme seeks to provide attractive amenity areas for residents and their visitors while also helping to soften the impact of the care home to Hart Plain Avenue and create some biodiversity benefits. As noted previously the site has good access to public transport options

and will connect to the existing footpaths and cycle routes in the local area.

6.52 In terms of the proposed dwellings, these are designed to reflect that of existing properties in the immediate area with a two storey scale and pitched roof. Materials will also replicate that found in the locality with red brick and grey tiles proposed. The size of the dwellings and their layout within the plot would be similar to that of existing properties along Hart Plain Avenue and would therefore respond positively to the character and appearance of the area in accordance with Policy CS16 of the adopted CS.

Highway Matters

6.53 The accompanying Transport Statement provides a full assessment of the highways impact.

Access

6.54 The proposed access to the care home and dwellings have been designed following the completion of speed surveys. These, and pre application discussions with Hampshire County Council have confirmed that the visibility splays of 2.4m x 55m should be provided. This has been achieved, along with suitable junction separation distances.

6.55 A pedestrian and cycle access is also provided from Hart Plain Avenue.

6.56 As such the development is in accordance with Policy DM11 as a safe and secure access is proposed.

Trip generation

6.57 The Transport Statement confirms that the proposed care home development is anticipated to generate eight two-way vehicle trips in the traditional weekday AM peak hour of travel demand and 10 two-way vehicle trips in the traditional weekday PM peak hour. This equates to one vehicle movement, on average, every eight minutes during the weekday AM peak hour, and every six minutes along Hart Plain Avenue during the weekday PM peak hour periods.

6.58 The proposed residential units are anticipated to generate 4 two-way vehicle trips in the traditional weekday AM peak hour of travel demand and 3 two-way vehicle trips in the traditional weekday PM peak hour

6.59 Consequently, it is forecast that the development proposals would not have a material impact upon the operation of the local highway network.

6.60 As the anticipated trip generation resulting from the site is minimal, the proposal is expected to have a negligible impact on the local highway network in terms of potential trip generation.

Car and Cycle Parking

6.61 In terms of car parking for the care home, the Parking Standards confirm that the calculation based on the number of staff should be based on the number typically present on the site at any one time.

6.62 A parking accumulation survey has been undertaken and is described in full in the Transport Statement. This confirms that the proposed car parking provision of 29 spaces is sufficient to cater for the anticipated parking demands of the site. The maximum parking accumulation for the development is expected to occur between 13:00 and 14:00 when 14 spaces would be occupied. This equates to an anticipated maximum level of parking occupancy of 49%.

6.63 On this basis, the parking for the care home is considered acceptable.

6.64 In terms of the residential dwellings, parking is provided in accordance with the standards, with a minimum of two on plot spaces. Therefore, the proposal would be in accordance with Policies DM13 and DM14 of the adopted CS.

Highways summary

6.65 The NPPF identifies that '*Development should only be prevented or refused on transport ground where the residual cumulative impacts of development are severe*'. In accordance with the NPPF it has been demonstrated that the travel demand of the proposed development will not result in a severe impact, being assessed as negligible.

6.66 Policy DM11 seeks to ensure opportunities to ensure that opportunities are considered for sustainable travel modes including safe and secure vehicle and cycle parking in sustainable locations. In addition, Policies DM13 and DM14 permit

development where car parking and cycle storage are provided in accordance with the adopted car parking SPD.

6.67 This can be achieved on the care home site with 29 car parking spaces indicated on the proposed site plan and suitable space for the storage of cycles. For the dwellings suitable driveways are proposed for the parking of 2/3 cars off road and the storage of bikes within secure rear gardens. Furthermore, as previously demonstrated the site is well connected to local services and facilities within Waterlooville.

6.68 Therefore, it is considered that proposal complies with adopted Policies DM11, DM13 and DM14 of the CS.

Drainage

6.69 The application is accompanied by a Flood Risk Assessment and Drainage Strategy, which confirms that there will be a low risk of flooding at the site from all sources (rivers, groundwater, artificial sources, surface water and sewers). An assessment is made of the flood risk issues for the site from external sources and this considers that no mitigation is required as the risk of flooding is low.

6.70 In order to manage post development run off, adequate control measures are achievable within the site. These will ensure that surface water runoff is dealt with at the site and flood risk is not increased elsewhere.

6.71 A drainage strategy for the proposed development has been prepared to manage and reduce the flood risk posed by the surface water runoff from the site. It is proposed that surface water will be managed through oversized pipes, permeable paving, standard gullies and a geocellular tank. The dwellings propose a significant decrease in impermeable area and the care home proposes new impermeable areas which will be drained via SuDS scheme which is restricted to greenfield runoff rate. Both sites will be attenuated to flow rates agreed with Southern Water.

6.72 The implementation of the above measures is suggested to ensure that there is no risk of flooding at the site. The Flood Risk Assessment and Drainage Strategy therefore demonstrates that the proposed development will not pose a greater risk of flooding on the site itself or in its vicinity and that a robust drainage solution can be developed. On this basis, the proposals comply with policy CS15 which seeks to ensure that there is no net increase in surface water runoff.

Ecology and Biodiversity

6.73 Policy DM8 of the CS seeks to ensure that developments protect and enhance existing habitats.

6.74 The application is accompanied by an Ecological Appraisal which includes a desk study and a Phase 1 Habitat Survey.

6.75 The Phase 1 Habitat Survey involved classifying and recording habitat types and features of ecological interest and identified the potential for

protected species to be present by assessing habitat suitability. The following species were assessed:

- **Invertebrates** – The site has potential to support stag beetle in an old ash tree stump.
- It is recommended that this stump is retained, protected during the development, and incorporated into the garden of the respective dwelling. The landscape plan retains this and includes some ornamental planting around the stump to provide it with an incentive for householder acceptance. The impact of the proposed development with this mitigation in place would be **Neutral**.
- **Great crested newts** – There are no ponds within the site or within 250m of the site so there is considered to be a negligible value for this species and the impact of the proposed development will be **neutral**.
- **Reptiles** – The site has no potential to support protected, rare and/or priority reptiles. The value of the proposed development site for this group is **Negligible** and the impact of the proposed development is **Neutral**.
- **Breeding Birds** – The site is likely to be used by common breeding bird species, both for nesting and foraging with the trees and hedgerow being of greatest value. There would be a minor loss of nesting habitat due to loss of hedgerow and trees to form the access points, but the care home garden and residential gardens would more than mitigate for the losses. The unmitigated impact is considered to be **Minor Beneficial**.

- **Dormice** – There were no dormouse records returned for the site, and the habitats present offer an inadequate resource for this species. The site is therefore considered to be of **Negligible** value.
- **Badgers** – There were no badger records returned for the local area, and the habitats present on site are unsuitable for sett construction or foraging activity. The site is therefore considered to be of **Negligible** value for this species and the impact of the proposed development is **Neutral**.
- **Bats** – No trees were considered to have bat roost potential and so the impact of development is considered to be **Neutral**. Based on the evidence gained during the Phase 1 survey, the site is likely to be predominantly used for commuting and foraging purposes by small numbers of relatively common and widespread bat species. Street lighting is likely to restrict foraging along the hedgerow to the more light-tolerant urban species particularly pipistrelles. The value of the site to foraging and commuting bats is up to the **Parish/Neighbourhood** scale. The impact, considering loss of hedgerow sections to access but an increase in vegetation suitable for foraging, is likely to be **Minor Beneficial** for light-tolerant bat species.

6.76 In addition, while the development in isolation would have no impact on Chichester and Langstone Harbours SPA or other Solent European sites, housing growth in Havant and other Boroughs/ Districts alongside the Solent will result in an increase of recreational impacts to the SPA. Therefore, mitigation

for housing growth is to provide an increased warden service for the SPA, to manage recreational behaviour and prevent any increase in disturbance impacts from current levels. A financial contribution is required from developers, which for the 4-bedroom houses is currently £801 per house. No payment is necessary for a residential nursing home for people who are unable to independently leave that accommodation and which does not provide residents parking or allow pets. The payment of the mitigation, which can be secured by a S106 agreement, results in the recreational impact of the proposed development upon European sites being assessed as **Neutral**.

6.77 Overall, mitigation has been proposed, including the agreement to the Solent Recreation Mitigation Strategy, planting of hedgerow and other native planting, removal of vegetation without harming nests, and retention of the ash tree stump. This mitigation would reduce the impacts of the development proposals upon the habitats and species present to give rise to an overall **Neutral to Minor Beneficial** impact in accordance with Policy DM8 of the adopted CS.

Nutrient Neutrality

6.78 Chichester and Langstone Harbour SPA, and other Solent European sites are currently being harmed from an excess of nitrogen in the form of nitrates in the water. The nitrates are a plant nutrient. There is a consequent dense growth of algal mats which are smothering the mudflats, reducing the diversity of mudflat invertebrates and obstructing the feeding of estuary birds.

6.79 The nitrates come from agriculture habitats, and from treated sewage discharges. Havant Borough Council, similarly to other LPAs along the Hampshire coast, require that developments are 'nutrient neutral', i.e there is no net increase of nitrates entering the Solent via treated sewage.

6.80 The application is accompanied by a Nutrient Balancing Assessment, budget calculators and a European site avoidance and mitigation checklist. The applicant is willing to purchase credits in line with current advice to mitigate its impact in line with the Solent Recreation Mitigation Strategy.

Amenity impact to existing local residents

6.81 The proposed care home would be positioned to the west of the residential neighbour at 43 Hart Plain Avenue. The care home building is set back from this neighbour so as not to appear overbearing or create any adverse loss of privacy.

6.82 An existing fence will be retained along the eastern boundary and strengthened with new tree planting. In addition, existing boundary vegetation will be retained with new understorey planting. While car parking is proposed along the east boundary it is considered that sufficient screening is proposed to minimise the impact to this neighbour.

6.83 In terms of the proposed dwellings, to the west boundary is neighbouring property 45 Hart Plain Avenue. The dwellings are positioned in line with this

existing neighbour so would not result in any adverse loss of light or privacy. Furthermore, a new 1.8m close boarded fence is proposed along the western boundary and an existing hedge will be retained.

6.84 Other neighbouring properties are considered a sufficient distance from the proposed development so that no adverse impact would occur. Therefore, the proposals are considered to comply with Policy CS16 of the CS which seeks to ensure that the amenity of neighbours would not be adversely affected.

Trees

6.85 As noted in section 3 of this statement a Tree Survey and Arboricultural Impact Assessment has been prepared to categorise all trees present on the site and assess their condition.

6.86 The proposals will require the removal of several short stretches of hedging to create access points for both the care home and dwellings (H20-C2 and H3-C2). These are both low quality hedges and should not be considered a constraint to development. A horse Chestnut Tree (T6-U) is proposed to be removed on the basis of its structural and physiological condition, regardless of the proposals.

6.87 Heras barriers have been shown on the protection plan, which shall be installed prior to any site works being undertaken, and remain in place until all building work has been completed.

6.88 Two areas of sensitive working are highlighted in respect of the new resin bound path to the north of the care home that clips the outer edge of G4/G5 and T9. The existing turf layer can be scraped back and the path laid on top of the existing ground layer, without a need to excavate into the ground and remove any roots. Resin bound gravel surfacing is permeable and will allow water to permeate the surface. Therefore, the trees will not be impacted adversely.

6.89 Trees within G2 are a poor-quality group located on the east boundary of the proposed care home. The new parking bays clip the outer edge of the Root Protection Area. No mitigation measures are required due to the very minor nature of the encroachment which will not impact the trees.

6.90 A landscaping strategy has been prepared for both the dwellings and care home and seeks to demonstrate meaningful and effective landscaping for both sites. This indicates retained hedging and trees along the northern boundary of the site together with new planting to strengthen this. Proposed planting across the site includes mixed species, native hedgerows and trees. The proposal is therefore considered in accordance with Policy CS16 which seeks to ensure that new development responds to the area and creates a positive impact.

Ground Conditions

6.91 A site assessment of the ground conditions has been carried out by Listers and is submitted in support of this application.

6.92 This concludes that no remediation is considered necessary.

6.93 The assessment demonstrates that groundwater is locally encountered at depths of between 0.40m and 6.5m and that ground water monitoring carried out as part of the project revealed standing ground water levels between 0.68m and 1.51m below the existing ground level. No elevated concentrates of contaminants were recorded.

6.94 In addition, traditional soakaways are also not considered appropriate at the site due to the impermeable nature of underlying clay soils.

Sustainability and Energy

6.95 The provision of a care home and dwellings can be accepted as sustainable development – satisfying the three strands of sustainability (social, economic and environmental) as set out in the NPPF, which notes that, when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development.

6.96 A Sustainability and Energy Statement prepared by Turley and an Energy Strategy prepared by Harniss are submitted in support of the application and should be referenced in full. These documents set out the range of measures that will be incorporated into the proposed scheme, resulting in a high-quality, energy and resource efficient development.

6.97 The supporting energy documents provide an overview of the sustainability and energy strategy for the proposed development. It highlights the proximity of the site to existing services and facilities and how key policies are complied with.

6.98 In summary, and in recognition of climate emergency, the proposed design of the care home incorporates a range of measures to reduce carbon emissions, and mitigate and adapt (through long-term resilience) to the effects of climate change - which will protect and enhance the local environment. Those measures include:

- Reduced carbon emissions through the use of energy hierarchy, using a fabric first approach to design to reduce energy demand, helping mitigate the effects of climate change;
- Reduced emissions associated with private car travel though development in a sustainable location, with access to public transport and amenities, and provision of cycle storage
- Minimising water consumption by reducing flow rates, flush volumes, and specifying water efficient kitchen equipment;
- Provision of solar panels to the roof of the care home;
- Targeting BREEAM Very Good rating and;
- Incorporation of site wide SuDS - including permeable paving, and an attenuation basin to ensure that post development surface water-run off is no higher than pre-development run-off for the 1 in 100 year storm event plus a 40% allowance for climate change.

6.99 In terms of the BREEAM strategy, in line with Policy CS14 of the CS, the proposed care home will target a BREEAM rating of Very Good. Turley has undertaken a pre-assessment of the building (see Appendix 1 of the Sustainability and Energy Statement) using the New Construction 2018 'Multi-Residential' methodology. Table 1 sets out a potential route to BREEAM Very Good and targeted credits. It should be noted that the credits achieved as part of the final scheme may vary, as is the norm as the development progresses.

Noise

6.100 A detailed Noise Assessment, prepared by Hawkins Environmental, has been carried out at the site in order to determine whether as a result of noise, there are any significant constraints on developing the site for residential purposes. The assessment should be referred to in full.

6.101 Overall the assessment indicates that noise from surrounding roads and the wider environment, indicates that the site is considered a "low risk" under the Pro-PG, with noise levels below the Lowest Observed Adverse Effect Level (LOAEL). Therefore, the site is considered suitable for residential development and no specific measures are required to mitigate noise.

6.102 Policy DM10 of the CS seeks to ensure that development does not cause pollution including noise. Since it has been shown that the proposed development meets the guidance contained within BS 8233: 2014, it is considered that the proposed development adheres to the principles of the

NPPF since the new development will not be "put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution". It has also been demonstrated that in terms of noise, the proposals adhere to Policy DM10.

Economic and Social Benefits

6.103 In addition to meeting the accommodation needs of the elderly, the proposed care home will have wider social and economic benefits for the Borough. The application is supported by a Socio-Economic Benefits Statement prepared by Icen which should be referred to in full.

6.104 Overall the construction of the care home will create new job opportunities and once operational employment for circa 77 FTE both directly and indirectly. These will be in a range of positions including administrative and financial as well as direct care provision. The care home operation would have wider reaching economic impacts, through the supply chain and related spending in the local area.

6.105 The accompanying Socio-Economic Benefits Statement details the benefits further and summarises the following:

- Once complete and operational, the proposed development can be expected to directly or indirectly create **around 77 FTE jobs..**
- Investment in construction, worth an estimated **£10 million**, could temporarily support **a further 54 jobs per annum** throughout Havant during the build period

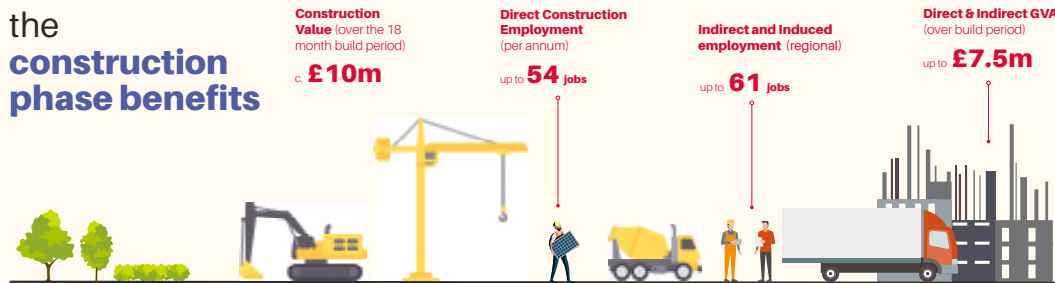
- The release of approximately **48 homes** from under occupation
- £23,000 in Council Tax payments and £45,000 from the New Homes Bonus scheme

6.106 In addition to the economic benefits the proposed care home would also create social benefits that will lead to positive health and wellbeing impacts for the future residents and wider Hampshire area. These can include the following benefits:

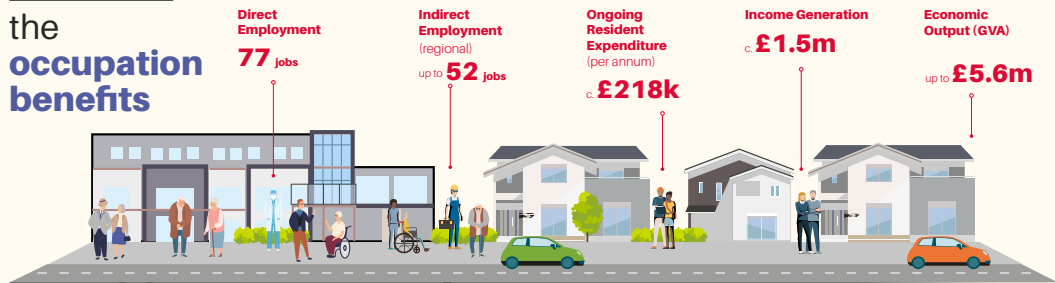
- Helping to meet the accommodation needs of the elderly;
- Provision of amenity space to encourage social interaction and promote wellbeing;
- Reduction of energy use in the construction and operational phases;
- Release of housing stock back onto the open market, by residents moving into the care home
- Increased wellbeing and reduced isolation
- Reduced falls by older people and reduced load on NHS services, including less bed-blocking in the hospital.

6.107 It is suggested that these benefits should weigh in favour of the scheme in applying the planning balance and in accordance with Policies CS9, CS16 and CS17 of the adopted CS.

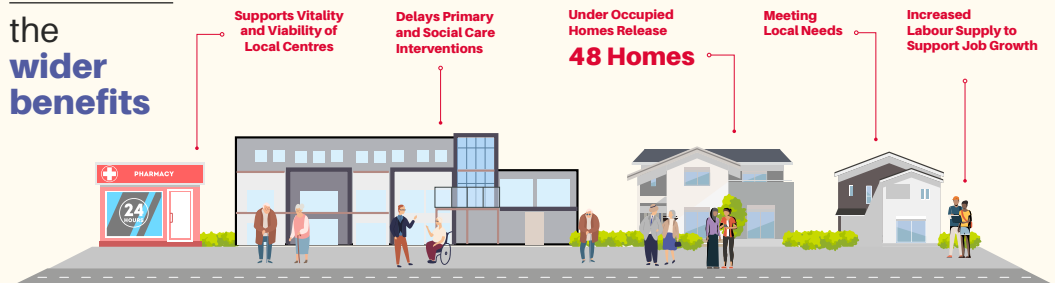
the construction phase benefits



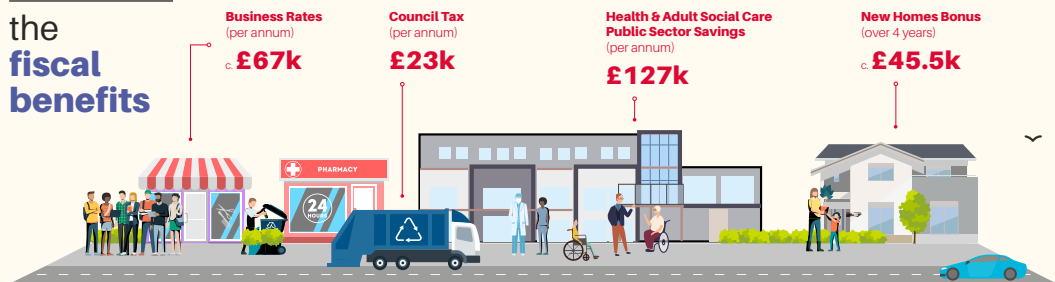
the occupation benefits



the wider benefits



the fiscal benefits



*Figures rounded

The Planning Balance

7

7.1 On the basis of the analysis set out in the above section, it is considered that the proposed development comprises sustainable development in the context of the policies set out within the NPPF and accords with the Development Plan. In summary, the proposal is considered:

- Environmentally Sustainable – the site is located within a sustainable location, within the development boundary of Waterloooville and makes effective use of the land. There is a demonstrable need for the type of accommodation provided and the location is suitable.
- Economically Sustainable – the proposal will generate a significant economic benefit in terms of employment and other increases in GVA, expenditure, etc.
- Socially Sustainable – the proposal will help meet a very significant need for elderly care, and a contribution to overall housing land supply in providing a range of accommodation types.

7.2 The proposed care home and dwellings are acceptable in principle in this location and the technical assessment work undertaken in support of the application confirms that there are no other material considerations which suggest any harm would outweigh the benefits of the proposed development. The benefits are extensive and weigh heavily in favour of the scheme.

7.3 The proposal comprises a well-designed and high-quality care home and dwellings, which are entirely appropriate to the context in terms of urban form and materials. The scale of the buildings responds to the surrounding area and respects the amenity of neighbouring properties.

7.4 While the proposed development would involve development upon existing playing fields, it would improve the recreational use of these playing fields, through enabling year-round all-weather use. In the long-term, it is considered that the proposed development would result in an improved playing fields provision and as such it is considered that any

short term harm to this provision would be suitably outweighed. On this basis, and taking into account the significant benefits arising from the scheme, it is respectfully considered that planning permission should be granted.

Land off Hart Plain Avenue
Waterlooville



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We value the views of the local community and would like to know what you think of the proposals

LEAVE
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Welcome | The Site | Proposed Development | Improvements to the Playing Pitches | Your Comments

Welcome

Welcome to our Public Consultation

Thank you for taking the time to visit this consultation website where you can view our emerging proposals for a new care home, 6 new homes and drainage works to the playing fields of Cowplain School.

The site is located on land off Hart Plain Avenue, Cowplain, Waterlooville. It currently forms part of the Cowplain School grounds.

In order to respond to an identified need within the local area, Frontier Estates Ltd are planning to bring forward a new care-led development on this site. The proposals comprise a high-quality 70-bedroom care home and a residential scheme of 6 dwellings. We are also proposing works to the playing pitches of the school.

We are keen to share our emerging proposals with the local community and would like to invite you to provide any feedback that you may have using the online survey. Your comments will help to shape the preparation of a planning application, which we plan to submit later this year.

Please explore the tabs above to learn about the proposals and use the contact details provided at the bottom of the page if you would like to discuss further.

Feedback can also be provided via the "Your comments" tab.

We look forward to hearing from you.

Frontier Estates

Frontier Estates Ltd are a leading developer in the care home sector with extensive experience of delivering nursing and residential care accommodation for the elderly. Frontier deliver carefully designed healthcare facilities that offer the highest level of care, service and flexibility for residents. This project is being led by Development Director Will Rees.

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The Site

Location and context

The site is located in Waterlooville, within the grounds of Cowplain School, on Hart Plain Avenue.

The Cowplain District Centre, comprising a range of shops and services is within walking distance (approximately 800m to the east). Waterlooville town centre is located approximately 2km to the south of the south.



Site location (Image courtesy of Google Maps, location approximate)

Site description

The site comprises two areas of land, both within the School grounds, which Cowplain School have identified as no longer required. These two plots are both bordered to the north by Hart Plain Avenue and separated by a small cluster of residential dwellings:

- A larger area (0.73ha) which is triangular-shaped and currently forming part of the school's playing field: it adjoins Hart Plain Infant School to the west, while the playing field lies to the south/south-west
- A smaller area (0.21ha) which is a rectangular area of handstanding, currently used as a car park: it is immediately adjacent to the Cowplain School (to the east) and associated car park (to the south)

The larger area is an underused part of the playing fields. The playing fields themselves are on clay and are either too dry or too wet to use for most of the year: they suffer from poor drainage and cannot be used during the majority of the winter and during the summer, surface cracking is a problem.

The smaller area is only used as an overflow car park area.

The site is not located in a Conservation Area and there are no listed buildings within it, or adjacent to it, nor any protected trees.



Current view of the site - site boundaries are approximate and for indicative purposes only (Image courtesy of Google Maps)

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Proposed Development

What are we proposing?

On the larger area: a 70-bedroom care home (Use Class C2) with associated landscaped gardens, access from Hart Plain Avenue and car parking.

On the smaller area: a residential scheme comprising 6 dwellings (Use Class C3).

When the new houses are built, parents will still be able to drop their children into school, with alternative arrangements made by the school to enable them to safely do so.



Proposed site layout

Care Home

The proposed care home will be set within a 2.5 storey building (with room in roof), a height that is comparable to that of the surrounding residential development. All bedrooms will be en-suite and will exceed Care Quality Commission standards. Communal facilities in the form of lounges, dining rooms, cafe and library will be provided throughout and each floor will benefit from a nurse's office, medical store and assisted bathroom, to ensure that residents can access the care they need with ease. As would be expected in purpose-built care homes, lifts will be provided to all floors.

The design of the elevations has been influenced by the surrounding context and pre-application discussions with Havant Borough Council. Building materials will accord with the palette of materials found within the surrounding area.

Attractive landscape gardens will be provided to the south of the care home, providing high quality outdoor space for residents to enjoy. This will incorporate raised gardens for residents to use in addition to sensory gardens to provide stimulation for residents, garden terraces and accessible footpaths throughout. Terraces opening onto the gardens will be provided where appropriate in addition to some balconies at upper floor level.

Access will be provided from Hart Plain Avenue, leading to a car park of 30 spaces (including dedicated spaces for disabled and ambulance use). The proposed parking provision is informed by a review of car parking spaces provided at residential care homes sited in similar locations throughout the country and by an assessment of the parking demand that the proposed care home is likely to generate – noting that in general, care homes do not create high levels of traffic, as residents do not own cars. We are working with the local planning and highway authorities to ensure that parking provision will be adequate and that there will be no overspill on Hart Plain Avenue.

A scheme of hard and soft landscaping for the scheme is being prepared. It is proposed to retain all the trees along the Hart Plain Avenue frontage to screen the car parking area from the street. Boundary treatments between the care home and the school will be carefully chosen and will include a 1.8m-high close-boarded fencing (with 0.3m trellis above) as well as new tree planting.

The proposed development will deliver a series of benefits, specifically the provision of high-quality care accommodation designed specifically for the elderly, providing opportunities for local residents to remain living locally when their care needs increase and freeing up existing homes within the local area



View of the entrance to the proposed care home



View of the care home from the school playing field to the south



North Elevation



East Elevation



South Elevation



West Elevation

Proposed elevations

New homes

In addition to the care home, our proposal will also deliver 6 new homes – 4 semi-detached (3 bedroom) and 2 detached (4 bedroom).

As illustrated on the site layout plan, each property will benefit from a front and rear garden, a driveway providing off-street parking as well as a detached garage. The existing hedgerow along Hart Plain Avenue will be retained for privacy but cut back to allow for access. The dwellings are positioned to respect the building line established by the neighbouring residential properties to the west.



Proposed elevations

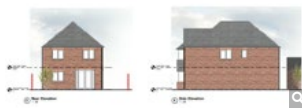
House Type 1



Elevation 1



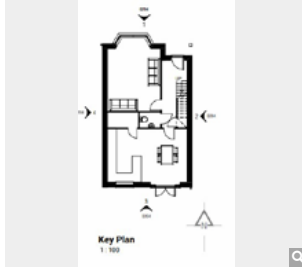
Elevation 2



Elevation 1



Elevation 2



Key Plan
1:100

House Type 2



Elevation 1



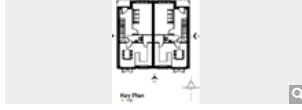
Elevation 2



Elevation 1



Elevation 2



Key Plan
1:100



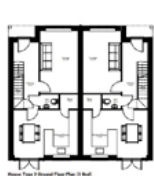
House Type 1 Second Floor Plan (3 Bed)



House Type 1 First Floor Plan (3 Bed)



House Type 1 Ground Floor Plan (3 Bed)



House Type 1 Second Floor Plan (4 Bed)

Floor Plans (House Type 1 and House Type 2)

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Improvements to the Playing Pitches

As part of the proposals, we are designing some detailed drainage works to the wider school playing pitches. This will help with drainage generally, making the pitches useable all year round. It also enables Cowplain School to mark out the pitches to allow for a wide range of summer and winter sports.

We are working on the detail of these proposals, but we anticipate they are likely to involve laying new tranches under the turf. This is a significant benefit of the proposal, enabling students to maximise the use of the outdoor space and sports opportunities available.

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Your Comments

We welcome your views

We value the views of our local community and would like to know what you think of the proposals.

Our plans are at an early stage and we are seeking comments before the proposals are finalised ahead of the submission of a planning application, later this year.

We have prepared a digital questionnaire to make it quick and easy for feedback to be provided. It should take just a couple of minutes to complete. Please send us your feedback using the questionnaire, ideally by Monday 19th July.

The questionnaire can be accessed by [clicking here](#).

Should you need to provide comments in other ways, please contact Karine Johnson of Gillings Planning by email via karine@gillingsplanning.co.uk or by calling 02382 358855.

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