



PLANNING POLICY STATEMENT
Full Planning Application

Portsmouth View Care Home,
St. Agnes Close,
Bedhampton,
Havant,
Hampshire,
PO9 3FJ



CONTENTS

1.0	INTRODUCTION	3
1.1	Supporting Documentation	3
2.0	PLANNING HISTORY	4
2.1	Planning Conditions	4
3.0	PLANNING POLICY	14
3.1	National Planning Policy Framework	14
3.2	Local Planning Policy	15
3.3	Application of Local Policies	15
4.0	CONCLUSION	17



1.0 INTRODUCTION

This Planning Policy Statement is submitted on behalf of Bedhampton Care Home Limited in support of proposals for former land at Forty Acres Farm, comprising a 71-bed care home (Use Class C2) with associated access, car and cycle parking, landscaping, and amenity space provision, within a 320-dwelling residential estate.

This full planning application is submitted in relation to previously approved planning application reference APP/18/00450, comprising 320 dwellings, a 66-bed care home, provision of public open space, habitat mitigation zone, allotments, closure of existing access and creation of 2 new access points and associated infrastructure. The application requests a modest increase from a 66-bed to a 71-bed care home.

Details of the site, proposal, requested amendments and local planning policies can be found within supporting the Design and Access Statement.

1.1 SUPPORTING DOCUMENTATION

The application is accompanied by the following drawings and supporting documents:

DRAWINGS

Location Plan	L01
Ground Floor Plan	PL-01-A
First Floor Plan	PL-02-A
Second Floor Plan	PL-03-A
Roof Plan	PL-04-A
Elevations	PL-05-A
Sectional Elevations	PL-06-A
Visualisations	PL-07-A
Site Plan	PL-08-A
Bin Store	PL-09-A
Coloured Elevations	PL-10-A
Coloured Elevations	PL-11-A

SUPPORTING INFORMATION

Design and Access Statement	H213-DAS
External Building Materials V4	



2.0 PLANNING HISTORY

Planning permission was granted on 17 January 2020 under planning reference APP/18/00450 for the “Erection of 320 dwellings (including a 30% provision of affordable homes), 66 bed care home, provision of public open space, habitat mitigation zone, allotments, closure of existing access and creation of 2 new access points and associated infrastructure following demolition of existing buildings.”

A subsequent non-material planning permission was granted on 28 July 2020 for internal changes and external alterations under planning reference APP20/00510.

A secondary non-material planning permission was granted on 11 March 2022 for internal changes and external alterations under planning reference APP21/01348.

2.1 PLANNING CONDITIONS

Details for planning conditions relating to planning reference APP/18/00450 are as follows:

Note: conditions relevant to the care home site only are highlighted in grey.

Condition	Wording	Discharge Notes
1	The development must be begun not later than three years beginning with the date of this permission.	Care home construction commenced 04 October 2021.
2	<i>(Replaced by S96A non-material change application planning reference APP/21/01348, approved 11 March 2022)</i> The development hereby permitted shall be carried out in accordance with the following approved plans: • PROPOSED GROUND FLOOR PLAN S96A-01-REV C • PROPOSED FIRST FLOOR PLAN S96A-02-REV C • PROPOSED SECOND FLOOR PLAN S96A-03-REV C • PROPOSED ROOF PLAN S96A-04-REV B • PROPOSED ELEVATIONS S96A-05-B • PROPOSED SECTIONAL ELEVATIONS S96A-06-REV B • PROPOSED SITE PLAN S96A-08-REV C • PROPOSED REFUSE STORE PLAN S96A-09-REV B • PROPOSED CARE HOME COLOURED ELEVATIONS S96A-10-REV B • PROPOSED CARE HOME COLOURED ELEVATIONS S96A-11-REV B • PROPOSED CARE HOME LOCATION PLAN S96A-L01-REV B	Current construction works align with the approved drawings.
3	No development (excluding site clearance, demolition work, archaeological investigations, investigations for the purpose of assessing ground conditions, remedial work in respect of any	Sitewide condition dealt with by Barratt & David Wilson Homes.



	contamination or other adverse ground conditions and the diversion and laying of services) shall take place until a further detailed Scheme of Soft and Hard Landscape Works has been submitted to and approved in writing by the Local Planning Authority. These details shall include: Written specifications (including cultivation and other operations associated with plant and grass establishment, - Planting methods, tree pits & guying methods, - schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, - Retained areas of grassland cover, scrub, hedgerow, trees, and woodland, - Manner and treatment of watercourses, ditches, and banks, - Details of all hard surfaces, such as paths, access ways, seating areas and parking spaces, including their appearance, depth, and permeability, - Means of enclosure, in particular boundary walls and planting around properties and including their frontages, including any retaining structures, - The type of street lighting including calculations, contour illumination plans and means to reduce light pollution - A timetable for implementation of the soft and hard landscaping works. The scheme of Soft and Hard Landscaping Works shall be implemented in accordance with the approved timetable. Any plant which dies, becomes diseased or is removed within the first five years of planting, shall be replaced with another of similar type and size, unless otherwise agreed in writing by the Local Planning Authority.	
4	Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour, and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.	Part-discharge on 24 September 2021, relating to External Building Materials V2. Approved 04 May 2022, relating to External Building Materials V3. This application will not deviate from External Building Materials V3, however V4 has been included in this submission.
5	No development shall commence until a detailed Landscape and Ecological Management Plan	Sitewide condition dealt with by Barratt & David Wilson Homes.



	(LEMP) has been submitted to and agreed in writing by the Local Planning Authority. This shall include, but not be restricted to: 1 Details of all avoidance and mitigation measures in relation to SPA bird species; 2 Details of habitat management measures including restricting fertiliser application to avoid an increase in nitrogen outputs; 3 Provision of dog waste bins; 4 Details of ecological enhancement measures for the remainder of the application site. All mitigation and enhancement features shall be permanently retained and maintained. The development shall be carried in accordance with the approved details.	
6	Prior to any demolition, construction or groundwork commencing on the site the approved tree protective measures, including fencing and ground protection, as shown on Barrell Arboricultural assessment and method statement 16270-AA-MW and 16270-BT2 shall be installed. The Council's Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with Tree Protection Plan (telephone 023 92 446525). No arboricultural works shall be carried out to trees other than those specified and in accordance with the submitted Tree Survey. Within the fenced area(s), there shall be no excavations, storage of materials or machinery, parking of vehicles or fires.	Sitewide condition dealt with by Barratt & David Wilson Homes.
7	No development shall commence until a detailed Management and Monitoring Strategy has been submitted to and approved in writing by the Local Planning Authority. This shall be in accordance with the approved Winter Bird Mitigation Strategy (August 2019) and shall include: • Details of suitable fencing and screening vegetation to deter access by cats, dogs, and the public; • Planting specification for scrub and hedgerows using only native species; • Landscaping within the mitigation area, including the retention of the existing tree line within the mitigation area, unless otherwise agreed in writing the Local Planning Authority; • Details of a suitable grassland seed mix and methodology for establishment;	Sitewide condition dealt with by Barratt & David Wilson Homes.



	• Details of management measures prior to and after transfer to the suitable management body; • Details and specification of interpretive media; • Details of frequency and methodology of post-development monitoring. The development shall be carried out in accordance with the approved details.	
8	No development shall take place, including any works or demolition, until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved plan shall be implemented and adhered to throughout the entire construction period.	Approved on 24 March 2022.
9	Development shall proceed in strict accordance with the ecological avoidance and mitigation measures detailed within the Report to Inform Habitats Regulations Assessment Stage 1 and Stage 2 (August 2019) and The Winter Bird Mitigation Strategy (August 2019) unless otherwise agreed in writing by the Local Planning Authority. All avoidance and mitigation features shall be permanently retained and maintained in accordance with the agreed details.	Sitewide condition dealt with by Barratt & David Wilson Homes.
10	Prior to the commencement of development (With the exception of site access outlined in Appendix F of the Transport Assessment on plans 041-0023-003 Rev: H and 041-0023-004 Rev: H and site clearance works, or such other date or stage in development agreed in writing with the Local Planning Authority), a Materials Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Materials Management Plan shall demonstrate the general suitability of soils at the source location; and include measures to ensure that the quality of spoils transported under the plan are; a) consistent with the general characterisation of the source site, and; b) appropriately documented Other than soils purchased from a soil supplier, the transfer to the site of soils from any source location not characterised within the Materials Management Plan shall not be permitted unless specifically agreed in writing by the Local Planning Authority prior to their deposition. The development shall be carried out in accordance with the approved details.	Sitewide condition dealt with by Barratt & David Wilson Homes.
11	Prior to the commencement of any specific phase of development approved by this planning	Sitewide condition dealt with by Barratt & David Wilson Homes.



permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), an assessment of the nature and extent of contamination at the site, whether originating from within or outside the curtilage, shall be submitted to and approved in writing by the Local Planning Authority.

The assessment shall be undertaken by competent persons, and the findings presented as a written report. The assessment may comprise separate reports as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;

- 1) A site walk-over survey &/or sufficient desk-based research to identify;
 - All relevant previous uses of the site
 - Potentially significant contaminants associated with those uses
 - Uncertainties relating to previous use or associated potential contaminants
 - A conceptual site model identifying all relevant sources, exposure pathways and receptors, and;
 - A summary of potentially unacceptable risks arising from contamination at the site.
- 2) A site investigation based on (1), to provide sufficient data and information to adequately identify & characterise any physical contamination on or affecting the site, and to inform an appropriate assessment of the risks to all receptors that may be affected, including those off site.
- 3) The results of an appropriate risk assessment based upon (1) & (2), and where unacceptable risks are identified, a Remediation Strategy that includes;
 - o appropriately considered remedial objectives, o an appraisal of remedial &/or risk mitigation options, having due regard to sustainability, and; o clearly defined proposals for mitigation of the identified risks.
- 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the Remediation Strategy (3) are complete, identifying any requirements for longer-term monitoring of pollutant linkages, maintenance, and arrangements for contingency action. All elements shall be adhered to unless agreed in writing by the Local Planning Authority.



12	Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance with condition 11 shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan, and must demonstrate that site remediation criteria have been met. Where longer-term monitoring of pollutant linkages is identified as being necessary, the report shall clearly set out plans for monitoring, provision for maintenance, relevant triggers, and contingency actions (a "long-term monitoring and maintenance plan"). The long-term monitoring and maintenance plan shall be implemented as approved.	Sitewide condition dealt with by Barratt & David Wilson Homes.
13	No individual dwelling as being subject to high levels of noise, as indicated on plan SK05 of WYG Noise Assessment dated August 2019, shall be occupied unless and until mitigation has been installed and demonstrated through post validation testing to determine compliance with the noise impact assessment as provided by WYG in the Noise Assessment: August 2019). Such testing can be achieved using sample dwellings, as per the measurement positions. This shall be submitted to and agreed in writing by the Local Planning Authority. This report is to confirm the expected noise levels within the proposed dwellings have been achieved and are in line with those levels laid out in BS8233:2014, and recommended for indoor ambient noise levels for dwellings, especially in relation to living rooms and bedrooms i.e. during the day (07:00 to 23:00) 35 dB L Aeq,16 hour and at night (23:00 to 07:00) 30 dB L Aeq,8 hour for bedrooms. the glazing and ventilation strategy mitigation measures outlined in the WYG Noise Assessment dated August 2019, shall be retained at all times, unless otherwise agreed in writing by the Local Planning Authority.	Sitewide condition dealt with by Barratt & David Wilson Homes.
14	No dwellings shall be occupied until the following drainage details have been submitted to and approved in writing by the Local Planning Authority: ' Details of consent from the Sewerage Authority for a connection to the public sewer for the development. The development shall be implemented in accordance with the approved details.	Sitewide condition dealt with by Barratt & David Wilson Homes.
15	No development shall take place until a scheme showing measures to protect the public sewers has been submitted to and approved in writing by the	Sitewide condition dealt with by Barratt & David Wilson Homes.



	Local Planning Authority. The development shall be carried out in accordance with the approved details.	
16	No development shall commence until a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk Assessment - RCP Ref TRS/BSO/E4409/16785 has been submitted and approved in writing by the Local Planning Authority. The submitted details shall include: - A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment. - Detailed drainage calculations to demonstrate existing runoff rates and volumes are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change. - Evidence that a 10% urban creep has been included within the calculations. - Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria - calculations and plans should be provided to show where above ground flooding might occur and where this would pool and flow. - Maintenance regimes of entire surface water drainage system including individual SuDS features, including a plan illustrating the organisation responsible for each element, together with evidence that those responsible/adopting bodies are in discussion with the developer. - Drainage arrangements along the western boundary of the site with Westways to demonstrate that surface water runoff will not cause flooding to these adjacent properties.	Sitewide condition dealt with by Barratt & David Wilson Homes.
17	The development permitted shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (dated 20th April 2018) and the following mitigation measures detailed within the FRA: - Existing ground levels are to be raised to a minimum of 4.4m above Ordnance Datum (AOD) for the extent indicated on drawing number BSO/E4519/029 B (Appendix G of the FRA). - Finished floor levels are set no lower than 4.7m above Ordnance Datum (AOD). The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance	Sitewide condition dealt with by Barratt & David Wilson Homes.



	with the timing / phasing arrangements embodied within the Flood Risk Assessment (FRA) (dated 20th April 2018), unless otherwise agreed in writing by the Local Planning Authority.	
18	Before the commencement of the care home hereby permitted, written documentary evidence demonstrating that the development will achieve at minimum a level of 'Excellent' against the Building Research Establishment Environmental Assessment Method (BREEAM) Standard, in the form of a design stage assessment, shall be submitted to the Local Planning Authority (LPA) for its approval, unless an otherwise agreed timeframe is agreed in writing by the LPA.	Pre-assessment approved on 24 September 2021.
19	Prior to the occupation of the care home hereby permitted, written documentary evidence proving that the development has achieved at minimum a level of 'Excellent' against the BREEAM Standard in the form of post construction assessment and certificate as issued by a legitimate BREEAM certification body shall be submitted to the Local Planning Authority for its approval.	Details to be submitted following completion of the care home.
20	No development shall be carried out within 3m of the high-pressure gas pipeline and no piling or boreholes within 15m without the prior written consent of the Local Planning Authority in consultation with Southern Gas Networks.	Sitewide condition dealt with by Barratt & David Wilson Homes.
21	No development shall take place until a Construction Traffic Management Plan plans and particulars specifying the following matters has been submitted to and approved in writing by the Local Planning Authority. The provision to be made within the site for: i) construction traffic access ii) the turning of delivery vehicles iii) provisions for removing mud from vehicles iv) the contractors' vehicle parking during site clearance and construction of the development; v) a material storage compound during site clearance and construction of the development. vi) construction traffic routes and their management and control vii) adequate provision for addressing any abnormal wear and tear to the highway viii) a programme for construction. Thereafter, throughout such site clearance and implementation of the development, the approved construction traffic access, turning arrangements, mud removal provisions, parking provision and storage	Sitewide condition dealt with by Barratt & David Wilson Homes.



	compound shall be kept available and used as such.	
22	The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve each individual dwelling hereby permitted shall be made fully available for use prior to that dwelling being first brought into use and shall be retained thereafter for their intended purpose.	Sitewide condition dealt with by Barratt & David Wilson Homes.
23	No development shall take place until the applicant has secured the implementation of a programme of archaeological assessment in accordance with a Written Scheme of Investigation that has been submitted to and approved in writing by the Local Planning Authority. The assessment should take the form of trial trenches, some of which should be targeted upon the possible archaeological features identified by the geophysical survey. The remaining trenches should be spread across the site and located within the footprints of the proposed houses, garages, and access roads so that any as yet unrecorded archaeological remains encountered are recognised, characterised, and recorded.	Sitewide condition dealt with by Barratt & David Wilson Homes.
24	Following completion of archaeological fieldwork, a report shall be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports, publication, and public engagement.	Sitewide condition dealt with by Barratt & David Wilson Homes.
25	No part of the housing (C3) element of the development hereby permitted shall be occupied until a water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority. All measures necessary to meet the agreed water efficiency calculation must be installed before first occupation and retained thereafter.	Sitewide condition dealt with by Barratt & David Wilson Homes.
26	The care home (C2) element of the development hereby permitted shall not be occupied until a water efficiency calculation has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority. All measures necessary to meet the agreed water efficiency calculation must be installed before first occupation and retained thereafter.	Details submitted 20 July 2022.



27	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B, C, and E, of Schedule 2, Part 1 of the Order shall be carried out on plots 21-36, for the avoidance of doubt these are the properties adjacent to west boundary of the site, with the residential properties of Westways, without the prior written consent of the Local Planning Authority.	Sitewide condition dealt with by Barratt & David Wilson Homes.
28	Prior to the occupation of the development full details of the Electrical Vehicle Charging points, as shown on plan PL16 Rev: A shall be submitted to and approved in writing by the Local Planning Authority. The details shall include samples, location and / or a full specification of the materials to be used externally on the buildings. Only the materials so approved shall be used, in accordance with any terms of such approval.	Approved on 04 May 2022.
29	Prior to the commencement of any dwellings on site in any approved phase', a verification report demonstrating that the level changes across the site, as identified in the level strategy plans: Proposed level sections LS-06 P1, BSO-E4519-007-HSheet 1, BSO-E4519-008-G- Sheet 2 and BSO-E4519-009-H- Sheet 3, have been carried out in accordance with the approved plans shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.	Sitewide condition dealt with by Barratt & David Wilson Homes.
30	No dwelling hereby permitted shall be first occupied anywhere on the site until the road(s) serving that dwelling have been laid to at least base course.	Compliance condition – no information required for submission.
31	Prior to occupation of adjacent properties, the visibility splays hatched green on the following plans provided by the Highway Authority - Highways1, Highways2, Highways3, Highway4, Highways5, Highways6, Highways7, Highways8 and Highways9 should be provided. Nothing within the approved visibility splays shall exceed 1 metre above the level of the adjacent carriageway (including the land level and any walls, fences, and vegetation). Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) these visibility splays shall be maintained in accordance with the above details shown at all times.	Sitewide condition dealt with by Barratt & David Wilson Homes.



3.0 PLANNING POLICY

3.1 NATIONAL PLANNING POLICY FRAMEWORK

Paragraph 10 of the NPPF sets out a presumption in favour of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation, and improved productivity; and by identifying and coordinating the provision of infrastructure.
- b) a social objective – to support strong, vibrant, and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to contribute to protecting and enhancing our natural, built, and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Paragraph 61 provides the overarching objective in promoting housing choice stating that: 'The size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, **older people**, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes.'

Older people are defined in the NPPF as 'People over or approaching retirement age, including the active, newly retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.'

The Planning Practice Guidance (PPG) supports the National Planning Policy Framework. The PPG addresses the need for older people's accommodation in various sections, with the most recent versions being dated September 2018. In assessing how local authorities should address the need for older person's housing, PPG refers to this need as 'critical' stating that:

'The need to provide housing for older people is critical as people are living longer lives and the proportion of older people in the population is increasing.'

In supporting a prosperous rural economy, paragraph 83 of the NPPF states that planning decisions should enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings. Paragraph 84 continues by noting that "Planning policies and decisions should recognize that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport.... The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist."

Paragraph 82 requires that development be integrated effectively with existing businesses and community facilities.

Paragraph 124 encourages the creation of high-quality buildings and places stating that: 'Good design is a key aspect of sustainable development, creates better places in which to live and work and helps



make development acceptable to communities.' Paragraph 127 further states that developments should be visually attractive because of good architecture, layout, and appropriate and effective landscaping (criterion b), sympathetic to local character and history (criterion c), establish or maintain a strong sense of place (criterion d) and create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users (criterion f).

Paragraph 158 states that development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test. Paragraph 159 continues by noting that if it is not possible for development to be in zones with a lower risk of flooding (considering wider sustainable development objectives), the exception test may have to be applied. The exception test is to be informed by a strategic or site-specific flood risk assessment and will need to demonstrate that:

- a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and
- b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

3.2 LOCAL PLANNING POLICY

The Havant Borough Council Core Strategy, adopted in March 2011, clearly seeks to promote development within Havant and Bedhampton. The provision of a 71-bed care home increases the housing options for the elderly and creates opportunities for them to remain in their local community, yet with the care and safety they require.

The following planning policies have been implemented into the proposed scheme:

CORE STRATEGY CS1:	Health and Wellbeing
CORE STRATEGY CS2:	Employment
CORE STRATEGY CS7:	Community Support and Inclusion
CORE STRATEGY CS9:	Housing
CORE STRATEGY CS16:	High Quality Design
CORE STRATEGY CS19:	Effective Provision of Infrastructure
CORE STRATEGY CS20:	Transport and Access Strategy
DEVELOPMENT MANAGEMENT POLICY DM7:	Elderly and Specialist Housing Provision
DEVELOPMENT MANAGEMENT POLICY DM11:	Planning for More Sustainable Travel
DEVELOPMENT MANAGEMENT POLICY DM13:	Car and Cycle Parking on Residential Development
SUPPLEMENTARY PLANNING DOCUMENT:	Parking Standards

3.3 APPLICATION OF LOCAL POLICIES

The principle of development has been established by planning permission references APP/18/00450 and APP/21/01348.

The application of the local plan throughout the design, ensures conditions are considered, and therefore the proposal is justified by the following special circumstances:

- CS1 / DM11: Increased footpath and cycle use is encouraged through the design of the pedestrian routes to the site through Harbour Place and from Havant Road to the entrances of Portsdown View, and cycle storage and washing facilities encouraging sustainable methods of transport to and from the site.
- CS2: Employment will be generated within the site including nursing and care, managerial, coordination and maintenance staff. Employment for external workers will also be generated, predominantly for healthcare professionals and exterior maintenance purposes.



- CS7: The modest increase in care bedrooms will provide much needed care facilities for elderly residents in Havant, Bedhampton and surrounding areas, enabling residents to stay within their home borough and maintain connection with the wider community through the home's designated minibuses and internal events.
- CS9: The whole development site including the 71-bed care home and residential dwellings provides a mixed community within this domestic area whilst ensuring accommodation for the aging population is supplied to meet the variety of care and nursing needs.
- CS9: The entirety of the scheme on the Forty Acres Farm land has been delivered in a phased manner to enable residents to occupy completed dwellings and create a growing sense of community.
- CS16: The approved care home does not have an adverse impact upon the character and appearance of the area and will only aim to enhance the local streetscape by incorporating into the local surroundings and residential masterplan.
- CS16: The care home is of a high-quality, innovative design, whilst also considering the needs of those with disabilities, ensuring safe access to all relevant areas both internal and externally around the home.
- CS16: The scheme aims to greatly mitigate environmental impact and strives to achieve a BREEAM "Excellent" rating.
- CS19: The placement of the care home and residential dwellings within one area provides the co-location of residential amenities, facilitating joint infrastructure to both uses of the site.
- CS20 / DM11: The location, storage facilities and infrastructure to the site promotes use of existing and developing sustainable transport methods including walking, cycling, and using bus and train services, making the home accessible to all users whilst maintaining environmental considerations.
- DM7: The layout, both internal and external, of the home is designed with residents in mind, ensuring ample amenity, activity and personal space is provided whilst also providing the highest-quality care and services, including the laundry, kitchen, and resident chefs.
- DM13: Car and cycle parking standards are met through the provision of 30 car parking bays including 2 disabled bays, a delivery bay, mini-bus bay and 5 no. cycle parking storage racks.



4.0 CONCLUSION

Established by previously approved planning permission references APP/18/00450 and APP/21/01348, the principal design, scale, and layout of the proposed development, as well as the proposed increase in care bedrooms, have been carefully considered to ensure that the locally and nationally aging population has been catered for throughout the borough of Havant. The location within Harbour Place also heightens the sense of community within a mixed residential development and considering the proximity to the nearby towns.

The proposal creates a modern, high-quality care facility which continues to provide an exemplar in terms of standard of facilities and the provision of support and care. The care home will be registered with the Care Quality Commission, providing 24-hour support and care for the frail elderly, and meeting a full range of residential, nursing and dementia care needs.

Environmental impact has also been greatly considered through the layout of the site and encouragement of sustainable transport methods. BREEAM assessments have also been carried out, with planning conditions running to the completion of the build to ensure future construction reduces carbon footprint, safeguarding future impact on the environment.