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H213/3.1.1/HBC-13

11 August 2022

Issued via the Planning Portal, ref: PP-11429665

Havant Borough Council,
Planning Department,
Public Service Plaza,
Civic Centre Road,
Havant
PO9 2AX

Dear Sir/Madam,

**Portsdown View Care Home (on Land at Forty Acres Farm), Havant Road, Havant
PLANNING APPLICATION**

With reference to the above Care Home development, please find enclosed the following information, submitted via the Planning Portal in respect of a full planning application:-

Forms

Application form duly completed.
CIL Liability Forms

Existing Drawings (Havant Borough Council planning reference APP/21/01348)

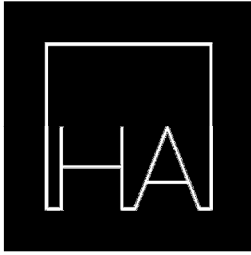
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S96A-01-C	Ground Floor Plan
S96A-02-C	First Floor Plan
S96A-03-C	Second Floor Plan
S96A-04-B	Roof Plan
S96A-05-B	Elevations
S96A-06-B	Sectional Elevations
S96A-07-B	Visualisations
S96A-08-C	Site Plan Proposed
S96A-09-B	Refuse Store
S96A-10-B	Coloured Elevations
S96A-11-B	Coloured Elevations

Proposed Drawings

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L01-A	Location Plan
PL-01-A	Ground Floor Plan
PL-02-A	First Floor Plan
PL-03-A	Second Floor Plan
PL-04-A	Roof Plan
PL-05-A	Elevations
PL-06-A	Sectional Elevations



PL-07-A	Visualisations
PL-08-A	Site Plan
PL-09-A	Refuse Store/Fences
PL-10-A	Coloured Elevations
PL-11-A	Coloured Elevations

Documents

H213 - Design & Access Statement
H213 - Planning Statement
H213 - External Building Materials V4
AES Sustainability Consultants Ltd, BREEAM 2014 Pre-Assessment Report
Carterwood Key Metrics 5 mile catchment

Scope of Supporting Information

The Council has a list of validation requirements for planning applications, and as a result of the care home currently being under construction, as approved under planning references APP/18/00450 and APP/21/01348, the majority of specialist reports were provided under those applications, we provide the following commentary:

Air Quality Assessment

Under planning reference APP/18/00450, an Air Quality Assessment was submitted in support of that application demonstrating compliance with planning policy.

As the care home development works have commenced on site, complying with planning condition no. 1 of planning reference APP/18/00450, a further report is not required to be submitted for this planning application.

Biodiversity/ Ecological Assessment

Under planning reference APP/18/00450, Ecological Impact Assessments were prepared to support the planning application/discharging of planning condition demonstrating compliance with planning policy.

As the care home development works have commenced on site, complying with planning condition no. 1 of planning reference APP/18/00450, a further report is not required to be submitted for this planning application.

Drainage (Surface Water and SuDS) and Foul Sewage Assessment

Under planning reference APP/18/00450, a full drainage strategy was submitted in support of that application demonstrating compliance with planning policy.

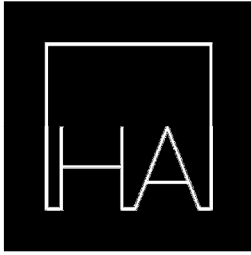
We do however provide a copy of Ward Associates Consulting Engineers Drainage Layout drawing 3124 SL(5)500 rev C with this application.

Nutrient Assessment

We enclose a copy of the Nutrient Neutrality Budget Calculator duly completed and would welcome discussions on this document once the application is validated.

Flood Risk Assessment

A Flood Risk Assessment (FRA) was submitted under planning reference APP/18/00450 where the care home site was identified in flood zone 1 and so the zone at least risk of flooding. Given the care home site area is less than 1 hectare in size, a FRA is not required.

**Land Contamination Assessment**

Under planning reference APP/18/00450, a Land Contamination Assessment was submitted in support of that application/discharging of planning condition demonstrating compliance with planning policy. As the care home development works have commenced on site, complying with planning condition no. 1 of planning reference APP/18/00450, a further report is not required to be submitted for this planning application.

Landscaping

We enclose a copy of ACD Environmental soft landscaping proposal drawings:

PRI23620-11 E-Composite

PRI23620-11 E-Sheet 1

PRI23620-11 E-Sheet 2

PRI23620-11 E-Sheet 3

PRI23620-11 E-Sheet 4

We also enclose a copy of the Soft Landscape Management and Maintenance Plan ref: PRI23620man.

Lighting Assessment

We enclose a copy of the proposed external lighting layout drawing 9120/E(90)001A produced by Charles Scott and Partners.

Noise Impact Assessment

Under planning reference APP/18/00450, a noise impact assessment was submitted in support of the application.

As the care home development works have commenced on site, complying with planning condition no. 1 of planning reference APP/18/00450, a further report is not required to be submitted for this planning application.

Sustainability Statement (BREEAM)

The applicant is committed to promoting sustainable developments and in accordance with the objectives of Policy CS16 the proposed building is capable of meeting the Council's best practice sustainability criteria. A pre-assessment report for condition 18 of planning reference APP/18/00450 confirming compliance with the Council's BREEAM minimum 'Excellent' requirement was submitted to and approved the local planning authority. A copy of the pre-assessment is provided with this application. For information we will shortly be submitting the Design Stage Assessment to the BRE for Certification purposes.

Transport Statement

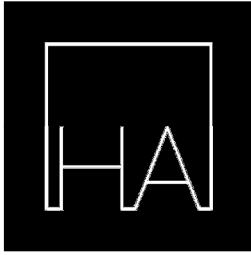
We enclose a copy of a Transport Statement ref: 2206-027/TS/01 A produced by Transport Planning Associates.

Travel Plan

We enclose a copy of a Travel Plan ref: 2206-027/TP/01 A produced by Transport Planning Associates.

Tree Survey/ Arboricultural Implications

Under planning reference APP/18/00450, an Arboricultural Report was submitted and approved. The report did not identify trees within the boundary of the care home site and no recommendations were made. We have therefore not provided a Tree Survey report.



Utilities Assessment

Under planning reference APP/18/00450, a utilities statement was submitted in support of the application.

As the care home development works have commenced on site, complying with planning condition no. 1 of planning reference APP/18/00450, a further report is not required to be submitted for this planning application.

Ventilation/Extraction details

Under planning reference APP/18/00450 there was no planning condition relating to ventilation/extraction details for the care home and therefore assume that no details are required for submission. If it is deemed necessary for the development, we request that details relating to ventilation/extraction systems be reserved by planning condition.

Statement of Community involvement

Our client is preparing a website where the local community can view and comment on the proposals. The local community will be advised by the local press and social media outlets as to when the proposals will be available to view. It is anticipated the website will be active by the time the planning application is validated. We will provide further details to you once the website goes live.

Background to the proposal

Planning permission reference APP/18/00450 was granted on 17 January 2020 for the Erection of 320 dwellings, 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 non-material planning permission for the care home was granted on 28 July 2020 for internal changes and external alterations under planning reference APP/20/00510.

A further non-material planning permission was granted on 11 March 2022 for internal changes and external alterations under planning reference APP/21/01348.

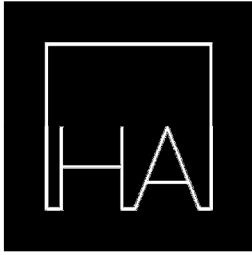
Since the granting of planning reference APP/18/00450 Barratts/David Wilson Homes have implemented their housing schemes and undertook enabling works (site strip, drainage connections and access road) to provide the infrastructure to the care home site. Construction works of the 66-bed care home began in October 2021. As of July 2022 the construction of the care home has included the installation of foundations, drainage works, formation of car park to base course, external walls up to wallplate, internal walls and floors and the placing of roof trusses with roof covering completed to 50% of the building.

Proposal

The planning approved drawings were layouts that had been agreed between the developer and a care home operator who would be taking over the building upon its completion. However, the operator has identified an increase in demand for care beds in the local area.

The proposal within this planning application seeks to address this demand through the reconfiguration of floorspace within the building to provide 5 no. additional bedrooms, from 66-beds to 71-beds.

The proposed changes relate to care home's internal reconfiguration and has nominal effect on the building's external appearance, landscaping/amenity space provision approved under planning reference APP/21/01348 – refer to Design and Access Statement for full details.



In summary, the proposed 71-bed Care Home will replace the previously consented scheme for a 66-bed Care Home, which was approved as part of a wider planning application (Planning Application Reference APP/18/00450).

The applicant will separately pay the planning application fee.

I trust the above and enclosures provide you with ample information to assess the planning application however if you require any additional information, please do not hesitate to contact myself

Yours faithfully

A handwritten signature in blue ink, appearing to be 'M Hay', with a stylized, cursive flourish extending from the bottom left.

M Hay
For Hay Associates Ltd

Enc